

CURRENT RENT ROLL (IN-PLACE)

Property Address	Unit / Description	Lease Type	Monthly Rent	Annual Rent	Occupancy
5217 Claremont St	Main Residence	Long-Term	\$2,650	\$31,800	Occupied
5221 Claremont St	Garage Apartment	Long-Term	\$1,000	\$12,000	Occupied

Total Monthly Rent: \$3,650

Total Annual Rent: \$43,800

Current Occupancy: 100%

HISTORICAL RENT PERFORMANCE (SUMMARY)

Property Address	Unit	Rental History	Notes
5217 Claremont St	Main Residence	Consistently rented over past 5 years	Mix of Airbnb and long-term tenants
5221 Claremont St	Garage Apartment	Rented past 12+ months	Stable long-term tenant

NOTES & ASSUMPTIONS

- Rents reflect in-place performance at time of listing
- No projected rent increases assumed
- Historical performance demonstrates consistent tenant demand
- Supporting documentation available upon request during diligence