

PRO FORMA RENT ROLL

1 Bath 1 Bed PRO FORMA RENT \$1,175

2 Bath 2 Bed PRO FORMA RENT \$1,350

Unit	BD/BA	Sqft	Status	Move-in	Lease To	Total	Rent Income	Insurance Services	Washer/Dryer Rental	WST	Pet Rent
Terravita - 3909 North Nellis Blvd Las Vegas, NV 89115-2768											
101	1/1.00	555	Current	08/14/2025	07/31/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
102	1/1.00	650	Vacant-Unrented			\$1,194.50	\$1,175.00	\$19.50			
103	2/2.00	906	Current	01/01/2026	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
104	2/2.00	930	Current	05/15/2025	05/15/2026	\$1,519.50	\$1,350.00	\$19.50	\$50.00	\$100.00	\$0.00
105	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
106	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
107	2/2.00	930	Current	07/30/2024	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
108	2/2.00	930	Current	12/03/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
109	1/1.00	650	Current	08/23/2025	07/31/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
110	1/1.00	555	Current	01/02/2026	12/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
111	2/2.00	906	Vacant-Rented	05/01/2026		\$1,469.50	\$1,350.00	\$19.50		\$100.00	
112	2/2.00	906	Current	09/01/2014	08/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
113	2/2.00	930	Current	08/09/2024	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
114	2/2.00	930	Vacant-Rented	04/24/2026		\$1,469.50	\$1,350.00	\$19.50		\$100.00	
115	1/1.00	555	Office								
116	2/2.00	906	Current	04/10/2026	05/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
117	2/2.00	1,005	Current	12/09/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
118	1/1.00	770	Current	08/01/2025	07/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
119	2/2.00	1,005	Current	04/22/2024	04/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
120	2/2.00	1,005	Current	09/05/2024	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
121	1/1.00	770	Current	10/01/2025	09/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
122	2/2.00	1,005	Current	05/30/2024	02/28/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
123	2/2.00	1,005	Current	12/01/2013	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
124	1/1.00	770	Current	11/01/2024	04/30/2026	\$1,329.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$35.00
125	2/2.00	1,005	Current	07/29/2023	09/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
126	2/2.00	1,005	Current	10/27/2023	04/30/2026	\$1,494.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$25.00
127	1/1.00	770	Vacant-Unrented			\$1,294.50	\$1,175.00	\$19.50		\$100.00	
128	2/2.00	1,005	Current	09/19/2025	09/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
129	2/2.00	1,005	Current	08/07/2023	02/28/2027	\$1,504.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$35.00
130	2/2.00	1,005	Current	10/06/2023	04/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
131	2/2.00	1,005	Current	11/20/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
132	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
133	2/2.00	1,005	Current	07/31/2024	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
134	2/2.00	1,005	Current	11/06/2025	10/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
135	2/2.00	1,005	Current	10/01/2025	09/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
136	2/2.00	1,005	Current	06/01/2024	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
137	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
138	2/2.00	930	Current	07/17/2025	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
139	2/2.00	906	Current	07/06/2024	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
140	2/2.00	906	Current	12/12/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
141	2/2.00	930	Current	04/04/2024	04/30/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
142	2/2.00	930	Current	11/01/2025	10/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
143	2/2.00	1,005	Current	09/01/2023	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
144	2/2.00	1,005	Current	04/01/2025	03/31/2027	\$1,494.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$25.00
145	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
146	1/1.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
147	2/2.00	1,005	Current	09/01/2025	08/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
148	2/2.00	1,005	Current	05/24/2024	05/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
149	2/2.00	1,005	Current	03/04/2026	04/30/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
150	2/2.00	1,005	Current	03/01/2026	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
201	1/1.00	555	Vacant-Unrented			\$1,294.50	\$1,175.00	\$19.50		\$100.00	
202	1/1.00	650	Current	08/04/2023	08/31/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
203	2/2.00	930	Current	04/01/2024	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
204	2/2.00	930	Current	05/13/2020	06/30/2026	\$1,539.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$70.00
205	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
206	2/2.00	906	Current	10/15/2025	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
207	2/2.00	930	Current	02/05/2025	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
208	2/2.00	930	Current	11/20/2024	04/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
209	1/1.00	650	Vacant-Rented	04/25/2026		\$1,294.50	\$1,175.00	\$19.50		\$100.00	
210	1/1.00	555	Vacant-Rented	05/01/2026		\$1,294.50	\$1,175.00	\$19.50		\$100.00	
211	2/2.00	906	Current	06/18/2025	05/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
212	2/2.00	930	Current	07/11/2024	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
213	2/2.00	930	Current	08/01/2025	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
214	2/2.00	930	Current	02/23/2026	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
215	2/2.00	930	Current	10/12/2020	02/28/2025	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
216	2/2.00	906	Current	04/01/2026	04/30/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
217	2/2.00	1,005	Current	01/19/2026	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
218	1/1.00	770	Current	04/10/2026	05/31/2027	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
219	2/2.00	1,005	Current	05/01/2024	04/30/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
220	2/2.00	1,005	Current	02/03/2026	01/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
221	1/1.00	770	Vacant-Unrented			\$1,294.50	\$1,175.00	\$19.50		\$100.00	
222	2/2.00	1,005	Current	07/13/2023	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
223	2/2.00	1,005	Current	03/06/2026	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
224	1/1.00	770	Current	03/20/2026	03/31/2027	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
225	2/2.00	1,005	Current	04/02/2026	05/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
226	2/2.00	1,005	Current	06/09/2025	05/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
227	1/1.00	770	Vacant-Unrented			\$1,194.50	\$1,175.00	\$19.50		\$100.00	
228	2/2.00	1,005	Current	04/15/2021	05/31/2026	\$1,494.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$25.00
229	2/2.00	1,005	Current	03/07/2025	02/28/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
230	2/2.00	1,005	Current	01/15/2026	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
231	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
232	2/2.00	1,005	Current	01/20/2025	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
233	2/2.00	1,005	Current	04/28/2025	04/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
234	2/2.00	1,005	Current	01/18/2026	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
235	2/2.00	930	Current	01/02/2026	12/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
236	2/2.00	1,005	Current	12/08/2025	05/31/2026	\$1,519.50	\$1,350.00	\$19.50	\$50.00	\$100.00	\$0.00
237	2/2.00	930	Current	08/16/2025	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
238	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
239	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
240	2/2.00	906	Current	09/21/2021	10/31/2026	\$1,494.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$25.00
241	2/2.00	930	Current	11/01/2015	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
242	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
243	2/2.00	1,005	Current	12/24/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
244	2/2.00	1,005	Current	10/15/2025	10/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
245	2/2.00	1,005									