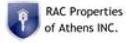


Rent Roll

As of 6/19/2025, Sunset Village, Current leases, All units

Prepared By: RAC Properties of Athens, INC
2891 Monroe Highway
Suite 103
Bogart, GA 30622

Recurring												
Unit	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
Sunset Village												
301 C, Winder	3/31/2022	5/31/2026	2 Bed/1 Bath	Monthly	6/1/2025	925.00	970.00	0.00	970.00	100.00	0.00	0.00
301 D, Winder	1/25/2025	12/31/2025	2 Bed/1 Bath	Monthly	1/25/2025	1,000.00	1,070.00	0.00	1,070.00	2,000.00	0.00	(150.00)
301 E, Winder	6/1/2025	5/31/2026	2 Bed/1 Bath	Monthly	6/1/2025	1,100.00	1,170.00	0.00	1,170.00	1,100.00	0.00	(400.00)
301 F, Winder	1/9/2025	12/31/2025	1 Bed/1 Bath	Monthly	1/9/2025	975.00	1,000.00	0.00	1,000.00	975.00	0.00	0.00
309 B, Winder	3/18/2025	3/31/2026	- / -	Monthly	3/18/2025	475.00	510.00	0.00	510.00	0.00	0.00	0.00
C1, Winder	10/15/2024	9/30/2025	2 Bed/1 Bath	Monthly	10/15/2024	1,000.00	1,035.00	150.00	885.00	850.00	0.00	90.15
C2, Winder	1/3/2025	12/31/2025	2 Bed/1 Bath	Monthly	1/3/2025	1,050.00	1,095.00	0.00	1,095.00	1,050.00	0.00	(15.00)
C7, Winder	11/20/2024	10/31/2026	3 Bed/2 Bath	Monthly	11/20/2024	1,350.00	1,420.00	0.00	1,420.00	1,350.00	0.00	0.00
C8, Winder	3/31/2022	5/31/2026	2 Bed/1 Bath	Monthly	6/1/2025	1,000.00	1,045.00	0.00	1,045.00	100.00	0.00	0.00
C9, Winder	3/13/2024	2/28/2026	2 Bed/2 Bath	Monthly	3/1/2025	1,250.00	1,320.00	0.00	1,320.00	1,250.00	0.00	0.00
C10, Winder	3/9/2024	2/28/2026	3 Bed/2 Bath	Monthly	3/1/2025	1,350.00	1,420.00	0.00	1,420.00	1,350.00	0.00	(0.25)
Total for Sunset Village						\$11,475.00	\$12,055.00	\$150.00	\$11,905.00	\$10,125.00	\$0.00	(\$475.10)



Rent Roll

As of 6/19/2025, Sunset Village, Current leases, All units

Prepared By: RAC Properties of Athens, INC
2891 Monroe Highway
Suite 103
Bogart, GA 30622

Grand totals

	Amount
Market rent	\$12,900.00
Rent	\$11,475.00
Recurring charges	\$12,055.00
Recurring credits	\$150.00
Deposits held	\$10,125.00
Balance due	(\$475.10)

Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	6	0	6	100.00%			7,050.00	1,175.00	
1 Bed/1 Bath	1	0	1	100.00%			1,000.00	1,000.00	
- / -	1	0	1	100.00%	900	900	800.00	800.00	0.89
3 Bed/2 Bath	2	0	2	100.00%			2,800.00	1,400.00	
2 Bed/2 Bath	1	0	1	100.00%			1,250.00	1,250.00	
Totals and averages	11	0	11	100.00%	900	900	\$12,900.00	\$1,172.73	\$1.30

Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Sunset Village	11	0	11	100.00%	900	900	12,900.00	1,172.73	1.30
Totals and averages	11	0	11	100.00%	900	900	\$12,900.00	\$1,172.73	\$1.30