

919 N. OXFORD AVENUE

Lease Summary - Current Rent, Deposits and Rent Increase Dates

Unit	Unit Type	Current Status	Current Monthly Rent	Security Deposit	Last Rent Increase Effective
1	2 BR / 1.5 BA	Month-to-Month	\$800.00	Not provided	No increase notice provided
2	2 BR / 1 BA	Month-to-Month	\$2,195.00	\$2,695.00	No increase documented after 04/01/2023 lease commencement
3	3 BR / 1.5 BA	Month-to-Month	\$1,258.75	\$850.00	03/01/2025
4	2 BR / 1 BA	Month-to-Month	\$1,601.60	\$1,495.00	03/01/2025
5	1 BR / 1 BA	Month-to-Month	\$1,773.00	\$1,550.00	03/01/2025
6	1 BR / 1 BA	Month-to-Month	\$1,664.00	\$1,600.00	02/01/2024

Total Current Monthly Apartment Rent: \$9,292.35 | Annualized: \$111,508.20

Owner-reported allocation: Tenants pay electricity, gas, and trash attributable to their respective units. Landlord pays water for the entire property and electricity serving the property/common grounds that is not attributable to individual-unit usage.

Confidentiality and Verification: Tenant names and contact information have been omitted. This summary is based on owner-supplied records and does not amend any tenancy. Seller and representatives make no representation or warranty, express or implied. Buyer and buyer's advisors must independently investigate, verify, and satisfy themselves regarding all leases, amendments, notices, deposits, lawful rents, tenant status, and all matters affecting the property.