



Rent Roll

As of 1/6/2025, Sterling Capital Enterprises LLC, Current leases, All units

Prepared By: Sun-Pro Realty and Management
 5656 Isabelle Avenue
 Ste #12
 Port Orange, FL 32127

													Recurring		
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due		
900 South Peninsula Drive															
106	VACANT			2 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00		
107	VACANT			2 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00		
110	Camisha Hall	1/1/2023	12/31/2025	- /1 Bath	Monthly	1/1/2025	1,400.00	1,400.00	0.00	1,400.00	1,000.00	0.00	0.00		
112	Mary Stocks	4/1/2023	3/31/2025	- /1 Bath	Monthly	4/1/2024	1,350.00	1,350.00	0.00	1,350.00	1,100.00	0.00	0.00		
114	Joan Alamo	9/1/2022	6/30/2025	- /1 Bath	Monthly	7/1/2024	1,450.00	1,450.00	0.00	1,450.00	750.00	0.00	0.00		
200	Emily Holden	7/31/2023	7/31/2025	- /1 Bath	Monthly	8/1/2024	1,350.00	1,350.00	0.00	1,350.00	1,300.00	0.00	(0.21)		
203	Patricia M. Swann	4/1/2023	3/31/2025	- /1 Bath	Monthly	4/1/2024	1,350.00	1,350.00	0.00	1,350.00	1,100.00	0.00	0.00		
204	Sheila P. Davis	4/1/2023	3/31/2025	- /1 Bath	Monthly	4/1/2024	1,450.00	1,450.00	0.00	1,450.00	1,400.00	0.00	0.00		
206	Travis O. Anglin, Jessica A. Anglin	5/1/2022	6/30/2025	- /1 Bath	Monthly	7/1/2024	1,200.00	1,200.00	0.00	1,200.00	1,100.00	0.00	1,922.92		
209	Frances P. Ferguson	11/1/2022	10/31/2025	- /1 Bath	Monthly	11/1/2024	1,300.00	1,300.00	0.00	1,300.00	1,025.00	0.00	0.00		
210	Logan Smith, Terry brown	9/2/2024	8/31/2025	2 Bed/1 Bath	Monthly	9/2/2024	1,195.00	1,195.00	0.00	1,195.00	1,195.00	0.00	0.00		
211	Sebastian Rueda	12/20/2023	12/31/2025	2 Bed/1 Bath	Monthly	1/1/2025	1,295.00	1,295.00	0.00	1,295.00	1,195.00	0.00	0.00		
212	Heather Croteau	4/12/2024	4/30/2025	2 Bed/1 Bath	Monthly	4/12/2024	1,350.00	1,350.00	0.00	1,350.00	1,350.00	200.00	0.00		
213	Edith Dean, Randall Dean	1/1/2023	12/31/2025	- /1 Bath	Monthly	1/1/2025	1,300.00	1,300.00	0.00	1,300.00	500.00	0.00	238.83		
300	BOBBI JOY	9/1/2024	9/30/2025	2 Bed/1 Bath	Monthly	9/1/2024	1,195.00	1,195.00	0.00	1,195.00	1,792.50	0.00	0.00		



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Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
301	Hope Walton	10/27/2023	10/31/2025	2 Bed/1 Bath	Monthly	11/1/2024	1,225.00	1,275.00	0.00	1,275.00	1,150.00	0.00	(9.23)
302	Jose Garcia	7/17/2024	7/31/2025	2 Bed/1 Bath	Monthly	7/17/2024	1,195.00	1,195.00	0.00	1,195.00	1,195.00	0.00	0.00
306	Deonte Hannah, nir elimelech	5/15/2024	5/31/2025	2 Bed/1 Bath	Monthly	5/15/2024	1,350.00	1,350.00	0.00	1,350.00	2,700.00	0.00	0.00
Total for 900 South Peninsula Drive							\$20,955.00	\$21,005.00	\$0.00	\$21,005.00	\$19,852.50	\$200.00	\$2,152.31



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Grand totals

	Amount
Market rent	\$0.00
Rent	\$20,955.00
Recurring charges	\$21,005.00
Recurring credits	\$0.00
Deposits held	\$19,852.50
Balance due	\$2,152.31

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
2 Bed/1 Bath	9	2	7	77.78%	3,996	999			
- /1 Bath	9	0	9	100.00%					
Totals and averages	18	2	16	88.89%	3,996	999			

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
900 South Peninsula Drive	18	2	16	88.89%	3,996	999			
Totals and averages	18	2	16	88.89%	3,996	999			