

WEST COVINA TERRACE APARTMENTS

1127-1131 E Garvey Avenue North, West Covina, CA 91790

RENT ROLL | MONTHLY OPERATING SNAPSHOT | AS OF AUGUST 2026

| CURRENT MONTHLY RENT | PROJECTED MONTHLY RENT | VACANT UNITS |
|----------------------|------------------------|--------------|
| \$41,676.81          | \$44,926.81            | 2            |

| PROPERTY SUMMARY                                                                |
|---------------------------------------------------------------------------------|
| 28 UNITS   YEAR BUILT 1958   BUILDING AREA 18,382 SQ FT   LOT SIZE 33,829 SQ FT |
| Based on Information obtained from Public Records                               |

| UNIT-LEVEL RENT ROLL |            |          |              |                    |
|----------------------|------------|----------|--------------|--------------------|
| Unit                 | Floor Plan | Status   | Monthly Rent | Annual Rent Income |
| 1127-3               | 1BR/1BA    | Occupied | \$1,738.28   | \$20,859.36        |
| 1127-4               | Studio     | Occupied | \$1,450.00   | \$17,400.00        |
| 1127-5               | 1BR/1BA    | Occupied | \$1,550.00   | \$18,600.00        |
| 1127-6               | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1127-7               | 1BR/1BA    | Occupied | \$1,550.00   | \$18,600.00        |
| 1127-8               | 1BR/1BA    | Occupied | \$1,700.00   | \$20,400.00        |
| 1127-9               | 2BR/1BA    | Occupied | \$505.99     | \$6,071.88         |
| 1127-12              | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1127-14              | Studio     | Vacant   | \$1,450.00   | \$17,400.00        |
| 1127-15              | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1127-16              | 1BR/1BA    | Occupied | \$1,550.00   | \$18,600.00        |
| 1127-17              | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1127-18              | 1BR/1BA    | Occupied | \$1,700.00   | \$20,400.00        |
| 1127-19              | 2BR/1BA    | Occupied | \$2,100.00   | \$25,200.00        |
| 1131-3               | 2BR/1BA    | Occupied | \$1,890.00   | \$22,680.00        |
| 1131-4               | Studio     | Occupied | \$1,627.50   | \$19,530.00        |
| 1131-5               | 1BR/1BA    | Occupied | \$1,523.00   | \$18,276.00        |
| 1131-6               | 1BR/1BA    | Occupied | \$1,632.00   | \$19,584.00        |
| 1131-7               | 1BR/1BA    | Occupied | \$1,623.00   | \$19,476.00        |
| 1131-8               | 1BR/1BA    | Vacant   | \$1,800.00   | \$21,600.00        |
| 1131-9               | 2BR/1BA    | Occupied | \$2,191.39   | \$26,296.68        |
| 1131-12              | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1131-14              | Studio     | Occupied | \$1,289.73   | \$15,476.76        |
| 1131-15              | 1BR/1BA    | Occupied | \$1,455.23   | \$17,462.76        |
| 1131-16              | 1BR/1BA    | Occupied | \$1,769.09   | \$21,229.08        |
| 1131-17              | 1BR/1BA    | Occupied | \$1,500.00   | \$18,000.00        |
| 1131-18              | 1BR/1BA    | Occupied | \$1,800.00   | \$21,600.00        |
| 1131-19              | 2BR/1BA    | Occupied | \$2,031.60   | \$24,379.20        |
| CURRENT TOTAL        |            |          | \$41,676.81  | \$500,121.72       |
| PROJECTED RENT TOTAL |            |          | \$44,926.81  | \$539,121.72       |