



# Rent Roll

As of 2/2/2026, 1722 Waverly Place, Current leases

Prepared By: Smart Rentals LLC  
 2301 S Big Bend Blvd  
 Maplewood, MO 63143

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Recurring			Deposits Held	Prepayments	Balance Due
								Charges	Credits	Total			
<b>1722 Waverly Place</b>													
A	[REDACTED]	4/1/2020	5/31/2026	1 Bed/1 Bath	Monthly	6/1/2025	900.00	960.00	10.00	950.00	0.00	0.00	(10.00)
B	[REDACTED]	5/1/2025	4/30/2026	1 Bed/1 Bath	Monthly	5/1/2025	799.00	898.00	0.00	898.00	799.00	0.00	0.00
B1	[REDACTED]	10/6/2023	3/31/2026	1 Bed/1 Bath	Monthly	4/1/2025	699.00	759.00	0.00	759.00	650.00	0.00	759.00
C	[REDACTED]	2/1/2026	6/30/2027	1 Bed/1 Bath	Monthly	2/1/2026	799.00	898.00	0.00	898.00	0.00	0.00	898.00
C2	[REDACTED]	11/1/2024	4/30/2026	1 Bed/1 Bath	Monthly	11/1/2024	749.00	809.00	0.00	809.00	0.00	0.00	0.00
D	[REDACTED]	10/1/2024	4/30/2027	3 Bed/1 Bath	Monthly	10/1/2025	1,449.00	1,548.00	0.00	1,548.00	0.00	0.00	0.00
E	VACANT			2 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
F	[REDACTED]	6/1/2025	5/31/2026	2 Bed/2 Bath	Monthly	6/1/2025	1,299.00	1,398.00	0.00	1,398.00	1,299.00	0.00	0.00
Garage	VACANT			- / -			--	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total for 1722 Waverly Place</b>							<b>\$6,694.00</b>	<b>\$7,270.00</b>	<b>\$10.00</b>	<b>\$7,260.00</b>	<b>\$2,748.00</b>	<b>\$0.00</b>	<b>\$1,647.00</b>



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## Grand totals

	Amount
Market rent	\$899.00
Rent	\$6,694.00
Recurring charges	\$7,270.00
Recurring credits	\$10.00
Deposits held	\$2,748.00
Balance due	\$1,647.00

## Summary by bed/bath

Bed/Bath	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/1 Bath	5	0	5	100.00%	3,750	750			
3 Bed/1 Bath	1	0	1	100.00%	1,300	1,300			
2 Bed/1 Bath	1	1	0		1,300	1,300	899.00	899.00	0.69
2 Bed/2 Bath	1	0	1	100.00%	1,300	1,300			
- / -	1	1	0		1,300	1,300			
<b>Totals and averages</b>	<b>9</b>	<b>2</b>	<b>7</b>	<b>77.78%</b>	<b>8,950</b>	<b>994</b>	<b>\$899.00</b>	<b>\$899.00</b>	<b>\$0.90</b>

## Summary by property

Property	No. of Units	Occupancy			Square Feet		Market Rent		
		Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1722 Waverly Place	9	2	7	77.78%	8,950	994	899.00	899.00	0.90
<b>Totals and averages</b>	<b>9</b>	<b>2</b>	<b>7</b>	<b>77.78%</b>	<b>8,950</b>	<b>994</b>	<b>\$899.00</b>	<b>\$899.00</b>	<b>\$0.90</b>