Rent Roll

As of 6/19/2025, 120 2nd Street - The Flats, Current leases, All units

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

Unit	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Recurring Charges	Recurring Credits	Recurring Total	Deposits Held	Prepayments	Balance Due
120 2nd Street - The Flats												
1, Winder	6/2/2025	5/31/2026	1 Bed/1 Bath	Monthly	6/2/2025	875.00	875.00	0.00	875.00	0.00	0.00	845.83
2, Winder	11/2/2024	10/31/2025	1 Bed/1 Bath	Monthly	11/2/2024	900.00	970.00	0.00	970.00	900.00	0.00	0.00
3, Winder	12/16/2023	1/31/2026	1 Bed/1 Bath	Monthly	2/1/2025	900.00	945.00	0.00	945.00	875.00	0.00	0.00
4, Winder	2/1/2025	1/31/2026	1 Bed/1 Bath	Monthly	2/1/2025	900.00	970.00	0.00	970.00	1,800.00	0.00	0.00
5, Winder	3/14/2022	at-will	1 Bed/1 Bath	Monthly	5/1/2025	850.00	985.00	0.00	985.00	100.00	0.00	154.94
6, Winder	12/16/2024	11/30/2025	1 Bed/1 Bath	Monthly	12/16/2024	900.00	945.00	0.00	945.00	900.00	0.00	2,660.00
7, Winder	7/27/2024	6/30/2025	1 Bed/1 Bath	Monthly	7/27/2024	875.00	910.00	0.00	910.00	875.00	0.00	0.00
8, Winder	3/14/2022	4/30/2026	1 Bed/1 Bath	Monthly	5/1/2025	850.00	895.00	0.00	895.00	100.00	0.00	0.00
9, Winder	8/14/2024	7/31/2025	1 Bed/1 Bath	Monthly	8/14/2024	875.00	910.00	0.00	910.00	875.00	0.00	0.00
10, Winder	9/19/2023	8/31/2025	1 Bed/1 Bath	Monthly	9/1/2024	875.00	910.00	0.00	910.00	875.00	0.00	0.00
11, Winder	7/13/2024	6/30/2025	1 Bed/1 Bath	Monthly	7/13/2024	875.00	935.00	0.00	935.00	1,750.00	0.00	0.00
12, Winder	12/23/2022	12/31/2025	1 Bed/1 Bath	Monthly	1/1/2025	900.00	935.00	0.00	935.00	850.00	0.00	0.00
13, Winder	3/14/2024	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2025	850.00	895.00	0.00	895.00	850.00	0.00	1,445.50
14, Winder	2/15/2025	1/31/2026	1 Bed/1 Bath	Monthly	2/15/2025	900.00	970.00	0.00	970.00	900.00	0.00	0.00
15, Winder	9/18/2024	8/31/2025	1 Bed/1 Bath	Monthly	9/18/2024	850.00	885.00	0.00	885.00	850.00	0.00	0.00
16, Winder	3/2/2024	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2025	900.00	945.00	0.00	945.00	850.00	0.00	0.00
17, Winder	4/10/2025	3/31/2026	1 Bed/1 Bath	Monthly	4/10/2025	875.00	920.00	0.00	920.00	1,750.00	0.00	226.25
18, Winder	12/2/2024	11/30/2025	1 Bed/1 Bath	Monthly	12/2/2024	900.00	945.00	0.00	945.00	900.00	0.00	0.00
19, Winder	3/14/2022	5/31/2026	1 Bed/1 Bath	Monthly	6/1/2025	850.00	895.00	0.00	895.00	100.00	0.00	(875.00)
20, Winder			1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
21, Winder	7/8/2022	7/31/2025	1 Bed/1 Bath	Monthly	7/1/2024	875.00	935.00	0.00	935.00	850.00	0.00	0.00
22, Winder	2/27/2023	1/31/2026	1 Bed/1 Bath	Monthly	2/1/2025	900.00	970.00	0.00	970.00	850.00	0.00	0.00
23, Winder	7/7/2023	6/30/2026	1 Bed/1 Bath	Monthly	7/1/2024	875.00	900.00	0.00	900.00	1,312.00	0.00	170.25
24, Winder	3/29/2025	2/28/2026	1 Bed/1 Bath	Monthly	3/29/2025	875.00	920.00	0.00	920.00	875.00	0.00	0.00
25, Winder	4/1/2025	3/31/2026	2 Bed/1 Bath	Monthly	4/1/2025	1,250.00	1,275.00	150.00	1,125.00	850.00	0.00	0.00

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26, Winder	3/14/2022	4/30/2026	2 Bed/1 Bath	Monthly	5/1/2025	1,050.00	1,095.00	200.00	895.00	100.00	0.00	(937.72)
Total for 120 2nd Street - The Flats						**$22,525.00**	**$23,735.00**	**$350.00**	**$23,385.00**	**$20,937.00**	**$0.00**	**$3,690.05**

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Grand totals

	Amount
Market rent	$26,600.00
Rent	$22,525.00
Recurring charges	$23,735.00
Recurring credits	$350.00
Deposits held	$20,937.00
Balance due	$3,690.05

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/1 Bath	24	1	23	95.83%	9,792	408	24,000.00	1,000.00	2.45
2 Bed/1 Bath	2	0	2	100.00%	1,900	950	2,600.00	1,300.00	1.37
Totals and averages	**26**	**1**	**25**	**96.15%**	**11,692**	**450**	**$26,600.00**	**$1,023.08**	**$2.28**

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
120 2nd Street - The Flats	26	1	25	96.15%	11,692	450	26,600.00	1,023.08	2.28
Totals and averages	**26**	**1**	**25**	**96.15%**	**11,692**	**450**	**$26,600.00**	**$1,023.08**	**$2.28**