

RENT ROLL

427 N 15th St, Cottonwood, AZ 86326

As of July 28, 2026

Space / Unit	Tenant(s)	Agreement Date	Lease Status	Monthly Base Rent	Annualized Base Rent	Payment Status	Utilities / Other Charges	Notes
RV 1	Detta Cavanagh	12/28/2023	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	Rent based on printed lease term.
RV 2	Juan Covarrubias; Jenny Covarrubias	07/14/2023	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	
RV 3	Glenn Cooper	03/26/2020	Month-to-month	\$325.00	\$3,900.00	Current	Tenant pays separately metered electric; variable.	
RV 4	Patricia Ackerman	09/27/2022	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	Verify current Space 4 occupancy.
RV 5	Tracy Lottis; Rick Osborn	10/07/2021	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	
RV 6*	Anne Marie Phillips	03/07/2026	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	Space number inferred from file sequence.
RV 7	Mary Flury	05/09/2023	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	Rent based on printed lease term.
RV 8	Janet Bishop	05/04/2025	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	Rent based on printed lease term.
RV 9	Cheryl Martin	03/10/2025	Month-to-month	\$450.00	\$5,400.00	Current	Tenant pays separately metered electric; variable.	
Residence	Deborah Engebretson	10/15/2018	Month-to-month after 09/30/2019	\$1,100.00	\$13,200.00	Current	Owner: gas, water, garbage and electric up to \$150; tenant pays overage/other.	Initial fixed term expired 09/30/2019.
TOTAL SCHEDULED BASE RENT				\$5,025.00	\$60,300.00	All Current	Excludes variable electric and other charges	

Rent Roll Notes: All tenant payments are current as of the date shown. The former David and Kim Buell Space 4 agreement marked 'Left 7/1/24' is excluded. Patricia Ackerman is shown as the current RV 4 tenant. RV 6 is inferred from the document sequence. Base rent excludes separately metered electric, electric overages, and other variable charges.

IMPORTANT INFORMATION

This rent roll was prepared from the rental agreements and information supplied for the property. It is not a substitute for independent verification. A buyer should verify tenant occupancy, lease status, rents, charges, payment history, and balances. Gerchick Real Estate has not independently audited the records and makes no representation or warranty concerning their completeness or accuracy.