

RENT ROLL

822 E Carol Avenue | Phoenix, Arizona 85020

TOTAL UNITS	OCCUPANCY	SCHEDULED MONTHLY INCOME	ANNUALIZED SCHEDULED INCOME
4	100%	\$3,790.00	\$45,480.00

CURRENT RENT SCHEDULE

UNIT	STATUS / TERM	BASE RENT	UTILITY INCOME	TOTAL MONTHLY	MOVE-IN	LEASE START	LEASE END
Unit 1	Occupied / MTM	\$895.00	\$25.00	\$920.00	05/20/2024	05/20/2024	Month-to-Month
Unit 2	Occupied	\$795.00	\$25.00	\$820.00	10/06/2025	10/06/2025	10/05/2026
Unit 3	Occupied	\$950.00	\$150.00	\$1,100.00	02/17/2026	02/17/2026	01/31/2027
Unit 4	Occupied	\$925.00	\$25.00	\$950.00	10/03/2025	10/03/2025	10/02/2026
TOTAL		\$3,565.00	\$225.00	\$3,790.00			

MONTHLY INCOME SUMMARY	
Base rent	\$3,565.00
Utility reimbursements	\$225.00
Total additional income	\$225.00
Total scheduled monthly income	\$3,790.00

PROPERTY NOTES
Unit 3 utility reimbursement includes electric, gas, water, sewer and trash.
Tenant names have been redacted. Figures are presented from owner/manager records as of September 10, 2026 and should be independently verified during due diligence.