

PadSplit Rent Roll

5038 N 18th Avenue | Phoenix, AZ 85015

As of October 7, 2026 | Source: Owner-supplied information

9 rooms | 5 occupied | 4 vacant | 55.6% occupancy

ROOM-BY-ROOM RENT SCHEDULE

Room	Status	Monthly rent	Annualized rent	Occupancy
Room 1	Occupied	\$805.00	\$9,660.00	100.0%
Room 2	Occupied	\$805.00	\$9,660.00	100.0%
Room 3	Occupied	\$805.00	\$9,660.00	100.0%
Room 4	Occupied	\$805.00	\$9,660.00	100.0%
Room 5	Occupied	\$805.00	\$9,660.00	100.0%
Room 6	Vacant	-	-	0.0%
Room 7	Vacant	-	-	0.0%
Room 8	Vacant	-	-	0.0%
Room 9	Vacant	-	-	0.0%
Current total 5 occupied		\$4,025.00	\$48,300.00	55.6%
Potential 9 rooms		\$7,245.00	\$86,940.00	100.0%

OWNER-SUPPLIED COST SUMMARY | 5 OCCUPIED ROOMS

Cost / expense	Monthly	Annual
Vacancy allowance (7%)	\$281.75	\$3,381.00
PadSplit platform fee (8% of gross rents)	\$322.00	\$3,864.00
Property taxes	\$134.58	\$1,615.00
Insurance	\$150.00	\$1,800.00
Management	\$550.00	\$6,600.00
Internet	\$320.00	\$3,840.00
Electricity	\$400.00	\$4,800.00
Total listed costs	\$2,158.33	\$25,900.00
Net income after listed costs	\$1,866.67	\$22,400.00

Annual rent is monthly rent multiplied by 12, not historical collections. Full occupancy potential assumes all nine rooms rent at \$805 per month. The owner's 7% vacancy allowance and 8% platform fee are applied to current gross rent of \$4,025 per month.

Figures are supplied by the owner and have not been independently verified. Only supplied expenses are shown; water/sewer/trash, maintenance, gas and landscaping were not provided. Buyer to independently verify rents, occupancy, expenses and all material facts.