

RENT ROLL
123 - 129 N. Glendora Ave. as of June 1, 2026

ADDRESS	TENANT	START DATE	SQ.FT.	CURRENT RENT	RENT PSFT	CAM	TERMINATION	INCREASE	SECURITY DEPOSIT	NOTES
123 + 125 N. Glendora Avenue Glendora, CA 91741	Luis Cordova <i>Glendora Music and Arts School</i>	4/1/2024	2,700	\$6,000.00	\$2.50	\$0.00	3/31/2031	5% min 9% max (April)	\$3,000.00	Rent adjusted each April. Landlord maintains HVAC system
127 N. Glendora Avenue Glendora, CA 91741	Circle Time Marina Gantioque Gantioque Corp.	6/1/2023	728	\$1,823.00	\$2.50	\$0.00	Month to Month	N/A	\$1,400.00	Landlord pays water
129 N. Glendora Avenue Glendora, CA 91741	Jaclyn Buchoura <i>Studio 129</i>	4/1/2023	938	\$1,875.00	\$2.00	\$0.00	4/30/2031	5% min 9% max	\$750.00	Landlord maintains HVAC system and pays water.
Total Rent				\$9,698.00		\$0.00				

Disclosure: This Rent Roll has been prepared for discussion purposes only. Buyer is responsible to review actual leases in detail in order to make any valuation determinations.