

Rent Roll

OWNER 6543 Montecito Blvd LLC									
PROPERTY ADDRESS 6543 Montecito Blvd	CITY Santa Rosa	STATE CA	ZIP CODE 95409						
TOTAL NUMBER OF UNITS: 3	NUMBER OF VACANT UNITS: 0								
Unit #	Address	TENANTS NAME	SQ. FEET (approx)	CURRENT RENT IN PLACE	RENT PER SF	OCCUPANCY DATE	LEASE EXPIRATION of MTM	DATE LAST RENT INCREASE	ANY RENT CONCESSIONS
A1	6543 Montecito Blvd Unit A	Brandy L Egan Solomon DDS MSD PC	678	\$ 2,002.40	2.95	9/8/2016	9/7/2026	9/8/2025	N
A2	6543 Montecito Blvd Unit A	Ankita Kakar Dental Corp	968	\$ 2,652.25	2.74	3/15/2023	3/31/2028	4/1/2025	N
B	6543 Montecito Blvd Unit B	Los Molcajetes Bar and Grill LLC (Business Office)	898	\$ 1,346.00	1.50	10/27/2020	10/31/2026	11/1/2025	N
			2,544	\$ 6,000.65					

MONTHLY RENT SCHEDULE:

(1) Greentree Ortho Contributes \$200.00 toward utilities (included in this figure)

Greentree Rent Schedule:

9/8/2020 through 9/7/2021: \$1,525.00/month; then
 9/8/2021 through 9/7/2022: \$1,586.00/month; then
 9/8/2022 through 9/7/2023: \$1,649.44/month; then
 9/8/2023 through 9/7/2024: \$1,698.93/month; then
 9/8/2024 through 9/7/2025: \$1,749.90/month; then
 9/8/2025 through 9/7/2026: \$1,802.40/month.

Option Terms: Two 36 months, Market Rent, Notice Due 7/7/26, Second Notice Due 7/7/29

\$ 2,741.66	Monthly Mortgage Payment
\$ 715.46	Monthly Property Tax Payment
\$ 118.42	Monthly Property Insurance Payment
\$ 3,575.54	Total Monthly PITI

Operating Expenses (Landlord Paid)

\$ 49.00	Monthly Security System
\$ 400.00	Monthly Electric Approx. (Only Greentree)
\$ 80.00	Monthly Natural Gas Approx.
\$ 150.00	Monthly Water/Sewer
\$ 153.00	Monthly Trash/Recycling
\$ 80.00	Monthly Landscaping
\$ 114.00	Monthly Pest Control
\$ 212.00	Monthly Repair and Maintenance Reserve
\$ 1,238.00	Total Monthly OpEx Expense

\$ 3,575.54	Monthly PITI
\$ 1,238.00	Monthly OpEx
\$ 4,813.54	Total Monthly Expense

AKDC Rent Schedule:

3/15/2023 through 3/31/2023: \$1,000.00/partial month; then
 4/1/2023 through 9/30/2023: \$2,000.00/month; then
 10/1/2023 through 3/31/2024: \$2,500.00/month; then
 4/1/2024 through 3/31/2025: \$2,575.00/month; then
 4/1/2025 through 3/31/2026: \$2,652.25/month; then
 4/1/2026 through 3/31/2027: \$2,731.82/month; then
 4/1/2027 through 3/31/2028: \$2,813.78/month.

Option Terms: Two 60 months, FMV Rent, Notice Due 180/240
 240 = 8/4/2027, 180 = 10/3/2027

2025-2026 Annual Prop Tax Amt	\$ 8,585.52
2025-2026 Annual Ins Amount	\$ 1,421.00

Quarterly Security System Amount	\$ 147.00
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\$ 6,000.65	Total Monthly Rent
\$ 4,813.54	Total Monthly Expense
\$ 1,187.11	Net Gain (Loss)

2025-2026 R&M Reserve Annual Amt	\$ 2,544.00	Sq. Ft. x \$1.00
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Los Molcajetes Rent Schedule:

11/1/2021 through 10/31/2022: \$1,150.00/month; then
 11/01/2022 through 10/31/2023: \$1,196.00/month; then
 11/01/2023 through 10/31/2024: \$1,244.00/month; then
 11/01/2024 through 10/31/2025: \$1,294.00/month; then
 11/01/2025 through 10/31/2026: \$1,346.00/month.

Option Terms: 36 months, Market Rent, Notice Due 8/31/26