

CASA BRET HARTE

SUMMARY & RENT ROLL | 17-UNIT MULTIFAMILY INVESTMENT

CURRENT OCCUPIED UNITS	CURRENT OCCUPANCY	CURRENT MONTHLY RENT	POTENTIAL MONTHLY RENT	MONTHLY UPSIDE	ANNUAL RENT UPSIDE
15	88.2%	\$29,027	\$38,812	\$9,785	\$117,420

CURRENT RENT ROLL													
TENANT NAME	LEASE START	LAST RENT CHANGE	UNIT	DEPOSIT	CURRENT RENT	POTENTIAL RENT	BED / BATH	Approximate Sq. Ft.	RENT CURRENT?	PARKING	ADDITIONAL PARKING	TENANCY	NOTES
Christina Reyes, Virgenia Dalisay, Gemma Austria Salvador Austria	2/1/22	3/1/26	101	\$1,200	\$2,070	\$2,395	2 / 1.5	951	Yes	2		MTM	Water/Garbage Paid
Daisy Contreras	6/19/21	3/1/26	102	\$1,950	\$2,070	\$2,395	2 / 1.5	951	Yes	7		MTM	Water/Garbage Paid
Gil Ayi Ahite	1/24/22	3/1/26	103	\$1,950	\$2,070	\$2,395	2 / 1.5	951	Yes	17		MTM	Water/Garbage Paid
Wangjia Xu & Lican Jiang	9/7/15	3/1/26	201	\$1,200	\$1,835	\$2,395	2 / 1.5	951	Yes	9		MTM	Water/Garbage Paid
Vacant			202	-	-	\$2,395	2 / 1.5	951	N/A	18		N/A	Vacant, currently being marketed for rent, available to show prospective buyers
David Harisay	11/7/08	3/1/26	203	\$1,200	\$1,750	\$2,395	2 / 1.5	951	Yes	16		MTM	Water/Garbage Paid
Marco Del Rio & Nicholas Wong	8/1/19	3/1/26	204	\$1,700	\$1,985	\$2,395	2 / 1.5	951	Yes	13		MTM	Water/Garbage Paid
Alfredo and Maria Gutierrez	8/14/26	N/A	205	\$1,200	\$1,895	\$1,895	1 / 1	661	Yes	1	Space 20 - \$20/mo.	N/A	No Utilities included
Vacant			206			\$2,395	2 / 1.5	951	N/A	23		N/A	Vacant, undergoing a full remodel at seller's expense
Efeoghene Sagua	10/1/22	3/1/26	207	\$1,950	\$2,070	\$2,395	2 / 1.5	951	Yes	22		MTM	Water/Garbage Paid
Modesto, Susana Asuncion Meneses & Celedonia De Vera	11/1/20	3/1/26	301	\$1,550	\$2,060	\$2,395	2 / 1.5	951	Yes	21	Space 3 - \$20/mo.	MTM	Water/Garbage Paid
Bianca Rios & Blanca Duarte	1/1/19	3/1/26	302	\$1,650	\$2,015	\$2,395	2 / 1.5	951	Yes	12		MTM	Water/Garbage Paid
Jenny Flores (Manager)			303	-	\$1,492	\$1,492	2 / 1.5	951	Yes	5		MTM	On-site manager; Water/Garbage Paid
Carlos Alejandro Reyes Gonzalez	10/1/23	3/1/26	304	\$1,950	\$2,070	\$2,395	2 / 1.5	951	Yes	10		MTM	Water/Garbage Paid
Edward Rodriguez & Ann Wong	11/1/18	3/1/26	305	\$1,350	\$1,740	\$1,895	1 / 1	661	Yes	14		MTM	Water/Garbage Paid
Olga & Vladislav Fedoseyeva	1/23/15	3/1/26	306	\$1,200	\$1,835	\$2,395	2 / 1.5	951	Yes	11	Space 15 - \$20/mo.	MTM	Water/Garbage Paid
Alejandro Morales	9/1/23	3/1/26	307	\$1,950	\$2,070	\$2,395	2 / 1.5	951	Yes	19		MTM	Water/Garbage Paid
TOTALS				\$22,000.00	\$29,027.00	\$38,812.00	32/25	18,650*		24	\$60 / month		

PARKING SUMMARY		
Total Spaces	24	Vacant Space Numbers 4, 6, 24
Assigned	21	Additional Rented Parking Spaces 3, 15, 20
Vacant	3	Monthly Parking Income \$60 / month

*Total Square Footage including comon spaces. Source: County Record

RENT ROLL NOTES
Vacant units are shown with no current rent. Potential rent reflects the owner-provided market estimate. All occupied tenants are represented as current on rent and on month-to-month tenancies. Prospective purchasers should independently verify tenancy, lease, rent, deposit, parking, and occupancy information.