

RENT ROLL — CORRECTED FROM FIELD NOTES

10791-10811 Palma Vista Ave, Garden Grove, CA 92840 • 16 Units (16 × 1BR/1BA)

Reflects field walk. Replace with seller certified rent roll before external distribution.

ASSUMPTION — Market Rent / Unit (Pro Fo \$2,000

Unit	Type	SF	Tenancy	Status	In-Place Rent	Scheduled	Pro Forma
BUILDING 1 — 10791 Palma Vista Ave • APN 089-651-06							
Unit 1	1BR/1BA	625	10 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 2	1BR/1BA	625	10 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 3	1BR/1BA	625	10 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 4	1BR/1BA	625	17 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 5	1BR/1BA	625	1 mo	Occupied	\$2,000	\$2,000	\$2,000
Unit 6	1BR/1BA	625	6 mo	Occupied	\$2,000	\$2,000	\$2,000
Unit 7	1BR/1BA	625	—	Occupied	\$1,625	\$1,625	\$2,000
Unit 8	1BR/1BA	625	—	Occupied	\$1,500	\$1,500	\$2,000
Building 1 Subtotal					\$13,625	\$13,625	\$16,000
BUILDING 2 — 10811 Palma Vista Ave • APN 089-651-07							
Unit 9	1BR/1BA	625	1 yr	Occupied	\$2,000	\$2,000	\$2,000
Unit 10	1BR/1BA	625	8-10 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 11	1BR/1BA	625	8-10 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 12	1BR/1BA	625	2.5 yr	Occupied	\$1,850	\$1,850	\$2,000
Unit 13	1BR/1BA	625	1 mo	Occupied	\$2,000	\$2,000	\$2,000
Unit 14	1BR/1BA	625	6-7 yr	Occupied	\$1,625	\$1,625	\$2,000
Unit 15	1BR/1BA	625	New	Occupied	\$2,000	\$2,000	\$2,000
Unit 16	1BR/1BA	625	4 mo	Occupied	\$2,000	\$2,000	\$2,000
Building 2 Subtotal					\$14,725	\$14,725	\$16,000
TOTAL — MONTHLY					\$28,350	\$28,350	\$32,000
TOTAL — ANNUAL					\$340,200	\$340,200	\$384,000

Other Income — Storage (monthly) \$150
 Other Income — Laundry (monthly) \$250
Other Income — ANNUAL **\$4,800**

In-place collected (occupied units): monthly \$28,350

Footnote: 100% occupied (16 of 16). 10791 Unit 5 leased at \$2,000.

Notes

New flooring

+\$150/mo storage income