

# Rent Roll

19 UNITS: 222 F STREET NEEDLES CA 92363

Unit Number	Configu_ration	Lease Start Date	Lease End Date	Monthly Rent	Square Foot	Status
#1	Studio	02/01/2026	02/01/2027	\$750.00	313 Sf	Occupied
#2	Studio	01/01/2026	01/01/2027	\$750.00	367 Sf	Occupied
#3	Studio	11/01/2025	01/01/2026	\$800.00	360 Sf	Occupied
#4	Studio	10/01/2025	10/01/2026	\$800.00	330 Sf	Occupied
#5	Studio	03/03/2025	03/03/2026	\$650.00	299 Sf	Occupied
#6	Studio	11/01/2025	11/01/2026	\$900.00	368 Sf	Occupied
#7	Studio	08/01/2025	08/01/2026	\$800.00	316 Sf	Occupied
#8	Studio	09/01/2025	09/01/2026	\$800.00	360 Sf	Occupied
#9	Studio	07/01/2025	07/01/2026	\$650.00	240 Sf	Occupied
#10	1-Bed	09/01/2025	09/01/2026	\$900.00	360 Sf	Occupied
#11	Studio	10/01/2025	10/01/2026	\$750.00	240 Sf	Occupied
#12	1-Bed	07/01/2025	07/01/2026	\$900.00	360 Sf	Occupied
#13	Studio	10/22/2025	10/22/2026	\$800.00	270 Sf	Occupied
#14	Studio	10/24/2025	10/24/2026	\$800.00	270 Sf	Occupied
#15	1-Bed	09/01/2025	09/01/2026	\$930.00	460 Sf	Occupied
#16	1-Bed	05/01/2025	05/01/2026	\$900.00	348 Sf	Occupied
#17	Studio	04/01/2025	04/01/2026	\$650.00	295 Sf	Occupied
#18	1-Bed	10/11/2025	10/11/2026	\$800.00	340 Sf	Occupied
#19	1-Bed	06/01/2025	06/01/2026	\$900.00	336 Sf	Occupied
<b>TOTAL</b>				<b>\$15,230.00</b>	6.232 Sf	
<b>Gross Rental Income:</b>				<b>\$182,760.00</b>		

This rent roll provides a summary of rental units, tenant information, lease terms, and current occupancy status. It is updated regularly to reflect changes in tenancy and rental rates. Note: Rental agreements signed year by year.

NEEDLES FINANCIALS..

PROPERTY ADDRESS:

**222 F STREET, NEEDLES CA 92363**

**ASKING PRICE \$1,295.000                      CAP RATE 8.16%**

TOTAL (Annually).....\$182,760.00

Less 3% Vacancy.....\$ 5,482.00

**GROSS OPERATING INCOME.....\$177,278.00**

EXPENSES:

Gas.....\$ 2,000.00

Maintenance.....\$ 1,400.00

Electricity.....\$ 13,800.00

Water/Trash/Sewer.....\$ 10,800.00

Property Taxes (new).....\$ 14,115.00

Cable.....\$ 6,000.00

Insurance.....\$ 13,125.00

Property Management.....\$ 0.00

Total Expenses.....\$ 61,240.00

**GROSS OPERATING INCOME.....\$ 177,278.00**

Less Expenses.....\$ 61,240.00

Add. Expense Reimbursement.....\$ 0.00

**NET OPERATING INCOME.....\$ 116,038.00**