

Padraza Units - Pickering St Rent Roll											
Property Address	Unit / Street #	Beds	Baths	Tenant Name	Current Rent	Market Rent	Security Deposit	Lease Expiration	Status	Notes	
6520 Pickering St	Front House	3	1.5	Barbara Caldera	\$2,100	\$2,100	\$1,650	Off Lease	Occupied	Property Manager. Section 8. Possible rent discount for management duties.	
6522 Pickering St	Unit A	2	1	Gabriela Mendoza	\$2,145	\$2,145	\$2,550	Off Lease	Occupied	Rent up to date.	
6522 Pickering St	Unit B	1	1	Edmundo Tercero & Sandra Baca	\$1,750	\$1,750	\$0	Current	Occupied	Rent up to date. Deposit unknown.	
6522 Pickering St	Unit C	2	1	Vacant	\$0	\$2,145	\$0	Vacant	Vacant	Needs work.	
6522 Pickering St	Unit D	1	1	Louis Gomez & Cynthia Aguayo	\$1,475	\$1,750	\$0	July 2026	Occupied	Under market rent. Deposit unknown.	
				Total Monthly:	\$7,470	\$9,890	\$4,200				
				Annualized Totals:	\$89,640	\$118,680	\$50,400				