

RESIDENTIAL RENT ROLL

760-778 W Wickenburg Way | Wickenburg, Arizona 85390

TOTAL / OCCUPIED UNITS	OCCUPANCY	IN-PLACE MONTHLY INCOME	GROSS POTENTIAL MONTHLY
6 / 3	50%	\$2,835.00	\$5,670.00

CURRENT RESIDENTIAL RENT SCHEDULE

UNIT	STATUS / TERM	BASE RENT	RUBS	SCHEDULED MONTHLY	MOVE-IN	LEASE START	LEASE END
Unit 1	Occupied	\$895.00	\$50.00	\$945.00	11/14/2025	11/14/2025	01/31/2027
Unit 2	Occupied / MTM	\$895.00	\$50.00	\$945.00	05/15/2025	05/15/2025	Month-to-Month
Unit 3	Vacant	\$895.00	\$50.00	\$945.00	-	-	-
Unit 4	Occupied	\$895.00	\$50.00	\$945.00	02/01/2026	02/01/2026	01/31/2027
Unit 5	Vacant	\$895.00	\$50.00	\$945.00	-	-	-
Unit 6	Vacant	\$895.00	\$50.00	\$945.00	-	-	-
GROSS POTENTIAL		\$5,370.00	\$300.00	\$5,670.00			

RESIDENTIAL INCOME SUMMARY		PRESENTATION NOTES	
In-place base rent (3 occupied units)	\$2,685.00	Tenant names have been redacted. Unit 2 is shown as month-to-month based on active occupancy after the stated lease-end date.	
In-place RUBS	\$150.00		
Total in-place monthly income	\$2,835.00	This schedule covers the six residential apartments only. Commercial NNN income is not included. Figures are from owner/manager records as of September 10, 2026 and should be independently verified during due diligence.	
Vacant-unit scheduled income	\$2,835.00		
Gross potential monthly income	\$5,670.00		