

OCTOBER 2026 RENT ROLL

822 E Carol Avenue | Phoenix, Arizona 85020

Four-unit property | 3 occupied units | 1 vacant unit

Rent-roll data as of October 6, 2026

4	75%	\$2,770.00	\$200.00
TOTAL UNITS	OCCUPANCY	OCCUPIED BASE RENT	UTILITY FEES

MONTHLY RENT AND FEES

UNIT	STATUS	MONTHLY BASE RENT / ASKING	UTILITY FEE	RENT + UTILITY FEE
1	Occupied	\$895.00	\$25.00	\$920.00
2	Vacant / market	\$995.00	\$0.00	\$995.00
3	Occupied	\$950.00	\$150.00	\$1,100.00
4	Occupied	\$925.00	\$25.00	\$950.00
TOTAL	Incl. vacant unit	\$3,765.00	\$200.00	\$3,965.00

RENT ROLL NOTES

Occupied versus vacant rent: Occupied monthly base rent totals \$2,770.00. The vacant Unit 2 is listed at a market rent of \$995.00. The \$3,765.00 base-rent total includes that vacant asking rent.

Utility fees: Monthly fees total \$200.00. Unit 3’s \$150.00 fee includes electric, gas, water, sewer, and trash.

Source reporting: Vacancy is 25%. The supplied report does not include rent collected or an outstanding-balance column.

Tenant privacy: Tenant names and individual lease dates are omitted from public marketing. Tenant leases will be provided only after the property is under contract to protect tenant privacy.