



Rent Roll

As of 3/30/2026, 3-06. 4540-48 55th Street, Current leases

Prepared By: Sunset Property Management
and Realty
2321 Morena Blvd., Suite F
San Diego, CA 92110

Recurring											Deposits Held	Prepayments	Balance Due
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total			
3-06. 4540-48 55th Street													
4540	Ryan Cariss	9/1/2025	at-will	Studio/1 Bath	Monthly	9/1/2025	1,555.00	1,555.00	0.00	1,555.00	700.00	0.00	0.00
4542	Maria Isabel Cerda	3/2/2026	2/28/2027	1 Bed/1 Bath	Monthly	3/2/2026	1,495.00	1,495.00	0.00	1,495.00	1,495.00	0.00	0.00
4544	Maria Telles-Cisneros, Enrique Hernandez	9/1/2025	at-will	2 Bed/1 Bath	Monthly	9/1/2025	1,915.00	1,980.00	0.00	1,980.00	800.00	0.00	0.00
4546	Elizabeth Rojano, Elizabeth Micklus, Carlos Cid	9/1/2025	at-will	2 Bed/1 Bath	Monthly	9/1/2025	1,950.00	2,015.00	0.00	2,015.00	1,400.00	0.00	0.00
4548	Robert Adams, Schatzi Adams Cosigner, Maya Gipson, Robert Gipson Cosigner	9/1/2025	7/25/2026	1 Bed/1 Bath	Monthly	9/1/2025	2,045.00	2,090.00	0.00	2,090.00	1,500.00	0.00	0.00
Total for 3-06. 4540-48 55th Street							\$8,960.00	\$9,135.00	\$0.00	\$9,135.00	\$5,895.00	\$0.00	\$0.00



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Grand totals

	Amount
Market rent	\$0.00
Rent	\$8,960.00
Recurring charges	\$9,135.00
Recurring credits	\$0.00
Deposits held	\$5,895.00
Balance due	\$0.00

Summary by bed/bath

		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Studio/1 Bath	1	0	1	100.00%	400	400			
1 Bed/1 Bath	2	0	2	100.00%	1,100	550			
2 Bed/1 Bath	2	0	2	100.00%	1,700	850			
Totals and averages	5	0	5	100.00%	3,200	640			

Summary by property

		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
3-06. 4540-48 55th Street	5	0	5	100.00%	3,200	640			
Totals and averages	5	0	5	100.00%	3,200	640			