

MONTE VISTA APARTMENT COMPLEX, LA HABRA
(3 PARCELS/APNs)

PROPERTY OFFERED FOR SALE

\$3,920,000.00

275 MONTE VISTA ST LA HABRA, CA. 90631

281 MONTE VISTA ST LA HABRA, CA. 90631

291 MONTE VISTA ST LA HABRA, CA. 90631

**EACH PROPERTY ADDRESS IS ON AN INDIVIDUAL PARCEL
WITH INDIVIDUAL APNs**

Value added return with increased market rent opportunities

11 RENTAL UNITS

6 -- 2 BEDROOM / 1 BATH UNITS

5 – 3 BEDROOM / 2 BATH UNITS

Narrative:

Allow me to present a truly exceptional investment opportunity.

This well-maintained 11-unit apartment complex (on three individual APN#s - to be sold together) is comprised of three separate buildings situated on three individual lots & APN #s, all accessed through a single entry. Two of the buildings each contain three 2-bedroom, 1-bath units, while the third building consists of five 3-bedroom, 2-bath units. Each unit is thoughtfully appointed with in-unit laundry hookups, enclosed garage parking, and additional on-site parking. All units are individually metered and are in excellent condition throughout. The seller has provided analyzed rental income totaling approximately \$241,800.00 annually, along with a detailed outline of analyzed operating expenses, both of which are included for your review. Additionally, recent capital improvements have been completed across the property, further underscoring the quality and value of this offering. The property is fully occupied with long-term tenants. Please do not disturb tenants under any circumstances. Floor plans for both the 2-bedroom and 3-bedroom units are available and attached for your review. Should you have any questions or require additional information, please do not hesitate to Contact Kris Burdett 909-851-5768 or myself, Larry Black 951-312-4609 - The Heritage Group DRE #00674504

-----2026 CURRENT RENT ROLL, AS OF DEC.2025-----
Annualized Rental Income \$241,800.00

BUILDING 275 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 275: CURRENT: \$1650 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1300.00 OCCUPIED SINCE: 1/10/19
UNIT 277: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$675.00 OCCUPIED SINCE: 6/29/98
UNIT 279: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1150.00 OCCUPIED SINCE: 11/01/12
\$4900

BUILDING 281 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 281: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1100.00 OCCUPIED SINCE: 5/1/09
UNIT 283: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: 750.00 OCCUPIED SINCE: 9/01/2000
UNIT 285: CURRENT: \$1625* P/M LAST INCREASE: 10/01/25
SECURITY DEPOSIT: \$975.00 OCCUPIED SINCE: 02/2007
*Section 8 subsidized Tenant

4875

BUILDING 291 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 291: CURRENT: \$1925 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1500.00 OCCUPIED SINCE: 11/24/12
UNIT 293: CURRENT: \$1925 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 04/09/11
UNIT 295: CURRENT: \$2025* P/M LAST INCREASE: 10/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 11/12/07
*Section 8 subsidized Tenant

UNIT 297: CURRENT: \$2550 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$2450.00 OCCUPIED SINCE: 03/02/24
UNIT 299: CURRENT: \$2050 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$1950.00 OCCUPIED SINCE: 11/01/24

10375

-----Jan 1, 2025 RENT ROLL -----

2025 Annualized Rental Income 231,600.00

BUILDING 275 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 275: CURRENT: \$1550 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1300.00 OCCUPIED SINCE: 1/10/19
UNIT 277: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$675.00 OCCUPIED SINCE: 6/29/98
UNIT 279: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1150.00 OCCUPIED SINCE: 11/01/12
-----\$4600-----

BUILDING 281 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 281: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1100.00 OCCUPIED SINCE: 5/1/09
UNIT 283: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: 750.00 OCCUPIED SINCE: 9/01/2000
UNIT 285: CURRENT: \$1525* P/M LAST INCREASE: 10/01/25 -
SECURITY DEPOSIT: \$975.00 OCCUPIED SINCE: 02/2007
*Section 8 subsidized Tenant

4650

BUILDING 291 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 291: CURRENT: \$1875 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1500.00 OCCUPIED SINCE: 11/24/12
UNIT 293: CURRENT: \$1875 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 04/09/11
UNIT 295: CURRENT: \$1900* P/M LAST INCREASE: 10/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 11/12/07
*Section 8 subsidized Tenant

UNIT 297: CURRENT: \$2450 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$2450.00 OCCUPIED SINCE: 03/02/24
UNIT 299: CURRENT: \$1950 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$1950.00 OCCUPIED SINCE: 11/01/24

10058

2025 Annualized expense

\$42,444.00

2025 PROPERTY TAXES: \$11512

Insurance: \$9103

Management: \$5400

Yard Maintenance: Yard \$3700. Tree Service: \$1680

Utilities: Water: \$1930

Trash: \$7706

Electric: \$242

Misc.:

Accounting \$840.

Assoc. Dues \$412

Dump Fees: \$25

P.O. Box \$188

Stamps \$41

Advertisement \$301

Entertainment: \$534

General Building Maintenance:

Hardware: \$1776

Smoke Alarms \$309

Fire Ext. Service. \$147

Drains: \$375

Handymen Service: \$2675

Painting \$1020.

General Repairs: \$1694

Plumbing: \$885

Electrical: \$885

A/C Service: \$1122

DECEMBER 2024 HISTORICAL DATA

MONTE VISTA APARTMENT COMPLEX

2024 ANNUALIZED RENTAL INCOME BASED ON DEC 2024

RENT ROLL: \$231,300.00

2024 DECEMBER RENT ROLL

BUILDING 275 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 275: CURRENT: \$1550 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1300.00 OCCUPIED SINCE: 1/10/19

UNIT 277: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$675.00 OCCUPIED SINCE: 6/29/98

UNIT 279: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1150.00 OCCUPIED SINCE: 11/01/12

4600

BUILDING 281 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 281: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1100.00 OCCUPIED SINCE: 5/1/09

UNIT 283: CURRENT: \$1525 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: 750.00 OCCUPIED SINCE: 9/01/2000

UNIT 285: CURRENT: \$1525* P/M LAST INCREASE: 10/01/25
SECURITY DEPOSIT: \$975.00 OCCUPIED SINCE: 02/2007

*Section 8 subsidized Tenant

4575

BUILDING 291 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 291: CURRENT: \$1875 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1500.00 OCCUPIED SINCE: 11/24/12

UNIT 293: CURRENT: \$1875 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 04/09/11

UNIT 295: CURRENT: \$1950* P/M LAST INCREASE: 10/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 11/12/07

*Section 8 subsidized Tenant

UNIT 297: CURRENT: \$2450 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$2450.00 OCCUPIED SINCE: 03/02/24

UNIT 299: CURRENT: \$1950 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$1950.00 OCCUPIED SINCE: 11/01/24

10100

2024

Rental Expense Data

2024 ANNUALIZED RENTAL EXPENSES

Annualized expense

\$42,012.00

2024 Capital Improvements

\$32,581.00

2024 PROPERTY TAXES: \$11050

Insurance: \$6717

Management: \$5400

Accounting \$840.

Assoc. Dues 350

Dump Fees: \$25

P.O. Box \$170

Stamps \$41

Advertisement \$269

Entertainment: \$500

Utilities: Water: \$1135

Trash: \$7706

Electric: \$821

Yard Maintenance:

Yard \$3980. Sprinklers: \$380. Tree Service: \$1680

\$29803

General Building Maintenance:

Plumbing & Electrical repairs: \$425

Garage Repairs: \$671

Plumbing \$1832

Drywall / Mold remediation: \$2296

Hardware: \$2119

Rain Gutters: \$1280

Misc. \$3136

Smoke Alarms \$309

Fire Ext. Service. \$137

\$12209

Capital Improvements

Painting Labor: \$11474/11766 – paint: \$292

Carpet: \$4165

Flooring: 1125

Counter Tops & Cabinet: \$3759

\$32581

NOTE: 2024
Exterior painting – apts
Apt: 297 Interior Remodel
New Flooring – Cabinets, counter tops & interior Paint

General Notes & Historical Improvements

2015

New Roofs, on units

January-March 2022

New roofs on garages
New Facia boards installed

April 2022

New Vinyl Windows

October – November – 2022

New exterior stucco & trim
Painted all houses & garages.

2023

Fumigation of units & garages.

2024

Exterior painting – apt
Apt: 297 Interior Remodel
New Flooring – Cabinets, counter tops & interior Paint

NOTES

All 3-bedroom units have a 2-car garage. All but one of the 2 Bedroom units have a 1 car garage. (One Garage spaces is held by the owners for a maintenance unit for the complex. Therefore, One of the 2-bedroom units, currently unit 275, is not provided with any garage space).

Exterior lighting of units.

Currently, the owner pays the exterior lighting electricity for units, 275, 277, 281, 283, and 295. Estimated at \$400.00* annually
(*Included in the annualized expenses)

Parking Spaces

All Tenants have assigned open parking spaces

PLEASE BE AWARE THIS INFORMATION WAS PROVIDED BY THE SELLERS AND NOT INDEPENDENTLY VERIFIED BY THE BROKERS. THE BROKERS DO NOT CONFIRM OR WARRANT ANY OF THIS NUMBERS TO BE CORRECT. ALL BUYERS MUST FACT CHECK. KNOW THAT TYPOS OR ERRORS MAY BE WITH THIS OUTLINE/ BROKERS DID NOT FACT CHECK OR SUPPLY THIS INFORMATION OR REPRESENT THESE NUMBERS AS TRUE FACTS - THE BUYER IS ADVISED TO VERIFY AND INDEPENDENTLY VERIFY THIS INFORMATION - DO NOT RELY ON THESE FIGURES TO PURCHASE THIS PROPERTY. EX: MULTIPLE MEASUREMENTS HAVE BEEN CONDUCTED ON THE UNITS WITH DIFFERING RESULTS. - ALL PROSPECTIVE BUYERS MUST VERIFY ALL INFORMATION AND NEVER RELY ON THE INFORMATION HERE IN OR OF OTHERS TO PURCHASE THIS SUBJECT PROPERTY.

MONTEVISTA 2025
CALDWELL-BORDETT PARTNERSHIP

TOTAL RENTS 236,466
~~215,562~~

PARTNER DRAWS

PROPERTY TAXES - 11512

MICKEY - 80,000

BILL - 85,000

MORTGAGE

PRINCIPAL 6083

INTEREST 10,846

MANAGER 5400

INSURANCE 9103

UTILITIES

WATER - 1930

TRASH 7706

ELECTRIC 2420

MISC

ACCOUNTING - 540

ASSOC. DUES - 412

P.O. BOX - 188

STAMPS 41

DUMP FEES 25

ADVERTISING 301

ENTERTAINMENT 534

MAINTENANCE

YARD CARE - 3700

TREE TRIM - 1680

PAINT 1020

ELECTRIC 820

PLUMBER 885

DRAINS 375

A/C 1122

HANDYMAN 2675

HARDWARE 1776

SMOKE ALARMS 309

FIRE EXT. SUP 149

BILL MILEAGE - 4320 x 70 (3024)*

H/C 2136

285 = 1333

295 - 803

MONTE VISTA RENTS

JANUARY 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	1/3 1550 CA
277	1525	1/4 1525 - CK
279	1525	1/5 1525 CA
281	1525	1/6 1525 CA
283	1525	1/6 1525 CA
285	1525	1/6 192 - mo 1553 HC
291	1875	1/3 1875 CA
293	1875	1/6 1875 CK
295	1900	1/6 CA 1097 1097
297	2450 - 12/6 2450 CK	1/2 H/C 803
299	1950	1/6 1950 - CK

H/C 2089

MONTE VISTA RENTS

FEBRUARY 2025

UNIT	RENT	DATE RENT RECEIVED
275	2/4 1550 CR	
277	2/5 1525 CR	
279	2/5 1525 CR	
281	2/7 1525 CC	
283	2/7 1525 CR	
285	2/5 1525 T/S 239 * H/C 1286	
291	1875	2/5 1875 CA
293	1875	2/4 1875 - CR
295	1875	2/4 HC 803 T/S <u>1097</u>
297	2450	2/4 2450 CR
299	1950	2/5 1950 CA

H/C 2089 311

285- 1256 - 239

MONTE VISTA RENTS

295- 803 - 1097

MARCH 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	3/1 1550 CA
277	1525	3/5 1525 CK
279	1525	3/3 1525 CA
281	1525	
283	1525	3/8 1525. CA
285	1525	3/8 1525 - CK 3/1 H/C - 1286 3/5 MO - 239
291	1875	3/3 1875 CA
293	1875	3/5 1875 CK
295	1875	3/3 T/S 1097 - CA H/C 803 3/1
297	2450	3/3 2450 CK.
299	1950	3/3 1950 CA

H/c 2089 711
285- 1286 - 239
295- 803 - 1097

MONTE VISTA RENTS

APRIL 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	4/2 1550 - CA
277	1525	4/3 1525 - CR
279	1525	4/4 1525 - CA
281	1525	4/4 1525 CR
283	1525	4/4 1525. CR
285	1525	4/1 HC 1286 4/5 TS 239 mo
291	1875	4/2 1875 CA
293	1875	4/3 1875 - CR
295	¹⁹⁰⁰ 1875	4/1 HC 803
297	2450	4/2 TS 1097 - 4/3 2450 CR
299	1750	4/4 1750 - CA

2729 H/c 285 - 1286 - 239
 275 1443
 457 - TS

MONTE VISTA RENTS

MAY 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	5/1 5 1550 - CA
277	1525	5/7 1525 CK
279	1525	5/6 1525 CA 5/7
281	1525	5/6 1525 CK
283	1525	5/7 1525 CK
285	1525	5/2 H/c 1286 TS - 239 * 5/12
291	1875	5/3 1875
293	1875	5/6 1875 - CB
295	1875 ¹⁹⁰⁰	
297	2450 - 5/3 2450 CK	5/2 - TS 457 - 5/2 - H/c 1443
299	1950	5/6 1750 CA

5/31 - H/C 2929

285 1286 - 239

295 1443 - 457

MONTE VISTA RENTS

JUNE 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	6/3 1550 CA
277	1525	6/5 1525 CA
279	1525	6/3 1525 CA
281	1525	6/3 1525 CC
283	1525	6/5 1525 CK
285	1525	5/31 1286 - H/C 6/7 239 - PNO
291	1875	6/3 1875 CA
293	1875	6/3 1875 CK
295		5/31 1443 - H/C
297	2450 6/3 CK	6/3 457 - T.S
299	1950	6/3 1950 - CA

RENT INCREASES TO HOUSING

H/C
2376

285-1286-239
295 1090-810

285 # 14914

295 # 12139

MONTE VISTA RENTS

JULY 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	7/2 1550 CA
277	1525	7/3 1525 CA
279	1526	7/2 1525 CA.
281	1525	7/3 1525-CC
283	1525	7/5 1525- CA CK
285	1525	7/2 H/C 1286 7/7 239-CC
291	1875	7/3 1875 CA
293	1875	7/5 1875 CK
295	1900	7/2 H/C 1090
297	2450	7/5 75 810-CA
299	1950	7/5 2450 CK 7/5 1950-CA

H/c 285-1286-239
295 1090-810

MONTE VISTA RENTS

AUGUST 2025

UNIT	RENT	DATE RENT RECEIVED
275	1550	8/4 1530 CA
277	1525	8/6 1525 CK
279	1525	8/4 1525 CA
281	1525	8/4 1525 CK
283	1525	8/6 1525 CK
285	1525	8/4 H/c 1286 8/7-15 239
291	1875	8/4 1875 CA
293	1875	8/6 1875 CK
295	1900	H/c 1090 8/4 T/S 810 CA
297	2450	8/4 2450 CK
299	1950	8/4 1950 CA

H/A ~~205-1286-239~~
295-1090-810

9/3 H/c 1556

MONTE VISTA RENTS

SEPTEMBER 2025

288 - 1286 = 239
295 - 250 = 1650

UNIT	RENT	DATE RENT RECEIVED
275	1650	9/2 1650 CA
277	1625	9/1 1625-CK
279	1625	9/2 1625-CA HC 1286 F 239
281	1625	9/3 1625 CK
283	1625	9/2- 1625 CK
285	1525 1525	9/2 H/c - 1286 TD - 239-9/9
291	1925 25	* 9/3 1925- CA
293	1925 25	
295	1900	T/S 250 250 9/2 H/c - 1890 1650
297	2550	25 9/3 2550 CK
299	2050	9/3 2050 CA

H/C 1670

245 - ~~35~~ ²⁸⁴ + ~~174~~ 1741
285 - 1386
TS 239

MONTE VISTA RENTS

OCTOBER 2025

UNIT	RENT	DATE RENT RECEIVED
275	1650	10/1 1650 CA
277	1625	10/4 1625 CK
279	1625	10/1 1625 CA
281	1625	10/3 1625 CK
283	1625	10/4 1625-CK
285	1625	H/C 1386 - 10/2 T/S 239 10/6 MB
291	1925	10/1 1925 CA
293	1925	10/4 1925 CK
295	2025	TS - 174 1741
297	2550	H/C 375 284 - 10/2
299	2050	10/1 2550 CK 10/3 2050 CA

H/c 1670

295- 1386

T 239

MONTE VISTA RENTS

295- 284

T 1741

NOVEMBER 2025

UNIT	RENT	DATE RENT RECEIVED
275	1650 1625	11/3 1650 CA
277	1625	11/5 1625 CK
279	1625	11/3 1625 CA
281	1625	11/1 1625 CK
283	1625	11/5 1625 CK
285	1625	H/c 1386 11/3 11/3 239 MO T.S.
291	1925	11/3 1925 CA
293	1925	11/5 1925 CK
295	2025	11/3 T/S- 1741
297	2550	H/c 284 11/3 2550 CK
299	2050	11/3 2050 CA

H/c 12/1

1670

285 - 1386

T/S 239

295 - 284

T/S 1741

2025

MONTE VISTA RENTS

DECEMBER 2025

UNIT	RENT	DATE RENT RECEIVED
275	1650	12/3 1650 CA
277	1625	12/3 1625 CK
279	1625	12/3 1645 CA
281	1625	12/3 1625 CK
283	1625	12/3 1625 CK
285	1625	12/5 239 MO 12/1 1386 - H/C
291	1925	12/3 1925 CA
293	1925	12/3 1925 CK
295	2025	T/S 1741
297	2550	H/C 284 - 12/1
299	2050	12/3 - 2651 - 101 - WATER 12/3 2050 CA

TOTAL H/C 26,559

RENTS 212,107

238,666

MONTEVISTA 2024
CALDWELL - BURDITT PARTNERSHIP

NO DEPOSITS CONVERTED TO RENTS

BEGINNING BALANCE - 64,892.1

TOTAL RENTS - 215,562

ENDING 55,389.2

218,226

PARTNER DRAWS

MORTGAGE PMTS - 16,929

WILLIAM - 65,000

CONTRIBUTION - 500

INTEREST ONLY - 11,077

MICKY 70,000

PROP TAXES - 11,050

PROP INS 6,717

MANAGER 5,400

UTILITIES

WATER 1,135

CARPET CLEAN - 125 ^{MISC} ~~CLEANING~~ MEM. DUES 350

CLEANING - 200 ^{Cleaning} ACCOUNTING - 840 ^{legal & prof}

TRASH 7,706

FIRE EXT. SVC 137 ^{other} P.O. BOX - 170 ^{ORDER BY}

ELEC 821

ADVERTISING - 269

ENTERTAINMENT - 500 ~~misc exp~~

MISC

MAINTENANCE

YARD CARE 3,980 - SPRINKLERS - 380

TREE TRIMMING - 1,680

ELEC. REPAIRS - 425 ^{plumbing} ~~elect~~

GARAGE DOOR REPAIRS - 671

REPLACEMENTS

PLUMBING - 1,832 ^{plumbing & elec}

2/10 CARPETS 4,165

PAINTING - LABOR - 11,474 > 11,766

3/18 FLOORING 1,125

PAINTS - 292

3/1 COUNTER TOPS 3,759

DRYWALL REPAIR / MOLD REMEDIATION - 2,296

+ CABINETS

MISC REPAIRS - 3,136

HARDWARE = 2,119 ^{supplies} ^{supplies}

MILEAGE 4,850 x .67

MILEAGE 7,850 x .67

RAIN GUTTERS = 1,280

226,464
226,464

226,464

MONTE VISTA RENTS

JANUARY 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	1/1 1450 CK
277	14 50 ²⁵	1/6 1425 CK
279	1425	1/5 1425 CASH
281	1425	1/5 1425 CK
283	1425	1/5 1425 CK
285	1425	12/31/2 H/C 1245 1/5 MD - 180
291	1775	1/5 1775 CASH
293	1775	1/5 1775 - CK
295	1775	12/30 H/C 1402 1/5 CASH - 373
297	1775	
299	1875	1/17 REFUSED TO PAY RENT 1/5 775 - CASH GAVE NOTICE 1/17 1100 CASH

H/C 2635 2/12
~~285~~ = ~~1233~~ 1233
 275-1402

MONTE VISTA RENTS

FEBRUARY 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	2/1 1450- CK
277	1425	2/7 1425 CK
279	1425	2/2 1425 CASH
281	1425	2/7 1425 CASH
283	1425	2/12 - 1425 CK
285	1425	H/C 2/2 1233 1233 ? MO 2/7 192
291	1775	2/8 1775- CA.
293	1775	2/7 1775 CK
295	1775	H/C 2/2 1402
297	VAC-	2/2 373 CASH
299	1950	MOVED NO RENTS 2/2 1950 CASH

H/c 2635 3/1

285- ~~1245~~ 1233

295- 1402

MONTE VISTA RENTS

MARCH 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	3/1 1450 - CK
277	1425	3/5 1425 CK
279	1425	3/1 1425 CA.
281	1425	3/5 1405 cr
283	1425	20 CA
285	1425	3/5 - 1425 - CK 4/10 - 1233 3/1 T - 192 - 3/7
291	1775	3/1 1775 CA
293	1775	3/6 1775 CK
295	1775	H/c 1402 3/1 T - 373
297		REC. 1200 SEC DEP. 3/1
299	1950	3/5 1950 CASH

H/c 2635 4/2

MONTE VISTA RENTS

285 TS 192
295 T/S 405 374

APRIL 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	4/1 1450 CR
277	1425	4/5 1425 CR
279	1425	4/4 1425 CA
281	1425	4/4 1425 800 CR 625 CA
283	1425	4/10 1425 CR
285	1425	4/2 H/c 1253 4/5 mo 192
291	1775	4/4 1775 CA
293	1775	4/5 1775 CR
295	1775	4/2 H/c 1401 EXTRA 32 4/5 CA 405
297	2450	3/28 2450 - CR 3/28 1250 - BAR OF SAC DEPT
299	1950	4/5 1950 CASH
		TOTAL 2450

H/C 2603 - 5/2

285- T.S - 285- T.S 192

295- T/S 405

MONTE VISTA RENTS

MAY 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	5/1 1450 CK
277	1425	5/4 1425 CK
279	1425	5/4 1425 CA
281	1425	5/4 1425 CK
283	1425	5/8 1425 CK
285	1425	H/C 1233 - 5/2 TS 192 192 5/6 M.O.
291	1775	5/4 1775 CA
293	1775	5/6 1775 CK
295	1775	H/C 1401 T/S 373 CA 5/4
297	2450	5/1 2450 CK 374
299	1950	5/4 1950 - CA

H/C 2603 6/1
 285 T/S - 6/82
 H/C 2603
 275 T/S - 4/92
 285 T/S -

MONTE VISTA RENTS

JUNE 2024

UNIT	RENT	DATE RENT RECEIVED
275	1450	6/1 1550 - CK
277	1425	6/4 1425 - CK
279	1425	6/4 1425 CA
281	1425	6/6 1425 1000 CA 425 CK
283	1425	6/4 1425 CK.
285	1425	6/1 H/C 1233 6/6 T/S. 192
291	1775	6/1 1775 CA
293	1775	6/5 1775 CK
295	1775	6/1 H/C 1370 - 20
297	2450	6/4 T/S 385 6/4 2450 CK
299	1950	6/4 1850 CA -100

* 7/20 -

MAIL RENT INCREASES *

²⁹⁵
295 - MAILED 7/20
TO OCHA 7/24

MONTE VISTA RENTS

JULY 2024

H/c - 2603

285 T.S 192 - 1233

295 T.S 405 - 1370

UNIT	RENT	DATE RENT RECEIVED
275	1550	7/6 1450 CR
277	1550 1525	7/6 1525 CR
279	1525	7/5 1525 CA
281	1525	7/6 1525 - CC
283	1525	7/5 1525 CR
285	1425	7/2 H/c 1233 7/6 T/S 192
291	1875	7/5 1875 CA.
293	1875	7/6 1875 - CR
295	1775	7/5 T/S 420 CA
297	²⁰ 2450	7/2 H/c 1370 <hr/> 7/5 2450 CR
299	1950 ⁻¹⁰⁰	7/5 2050 CA

Hc - 8/2 2603
285 - T.S - 192 - 1233
295 - T.S 408 - 1370

MONTE VISTA RENTS

AUGUST 2024

UNIT	RENT	DATE RENT RECEIVED
275	1550	8/1 1550 - CK
277	1525	8/3 - 1525 - CK
279	1525	8/3 1525 CA
281	1525	8/3 1525 CC
283	1525	8/5 1525 CK
285	1425	8/2 H/C 1233 8/6 T.S 192
291	1875	8/3 1875 CASH
293	1875	8/7 1875 CK
295	1275	8/2 H/C 1370
297	2450	8/1 2450 CK
299	1950	8/3 2050 - CASH

+100

H/C - 2603
 H/C - 2603
 185 - T/S 192 - 1233
 375 - T/S 402 - 1070

MONTE VISTA RENTS

SEPTEMBER 2024

UNIT	RENT	DATE RENT RECEIVED
275	1550	9/2 1550 CK
277	1525	9/4 1525-CK
279	1525	9/4 1525-CA
281	1525	9/10 1525 1200 CK 325-CA
283	1525	9/10 1525 CK
285	1425	H/C 8/31 - 1253 T/S 9/7 - 192-mo
291	1875	9/4 1875 CA
293	1875	9/6 1875 CK
295	1775	H/C 8/31 1370 T/S 405 9/1
297	2450	9/4 2450-CA
299	1950	9/4 1950 CA

H/o 283 - 1333 TS-192

295 - 1495

T/S 405

MONTE VISTA RENTS

OCTOBER 2024

UNIT	RENT	DATE RENT RECEIVED
275	1550	10/7 - 1950 - CA
277	1525	10/7 1525 - CK
279	1525	10/7 1525 - CA
281	1525	10/7 1525 CC
283	1525	10/7 1525 CK
285	1525	10/7 - 192 mo H/C 10/2
291	1875	10/7 1875 CA
293	1875	10/7 1875 CK
295	1900	10/7 405 CA
297	2450	H/C 10/2 1495 10/7 - 2450 CK
299	1950	10/7 1950 CA

9175
 10050

 19225

H/C - 2828

285 - $\frac{1333}{192}$

MONTE VISTA RENTS
NOVEMBER 2024

295 - $\frac{1495}{405}$

UNIT	RENT	DATE RENT RECEIVED
275	1550	11/4 1550 + 200 ^{ELEC} CK
277	1525	11/5 1525 - CK
279	1525	11/5 1525 - CASH
281	1525	11/7 1525 - CK
283	1525	11/7 1525 - CK
285	1525	H/C 11/2 1333 11/7 - 192 MO
291	1875	11/4 1875 CASH
293	1875	11/5 1875 CK
295	1900	H/C 11/2 1495
297	2450	11/5 - 405 CASH
299	1950	11/5 - 2450 CK 11/5 1950 - CASH

MONTE VISTA RENTS

DECEMBER 2024

UNIT	RENT	DATE RENT RECEIVED
275	1550-	12/4 1550 - CK
277	1525 - 12/5 - CK RET NSF	12/4 1525 $\frac{1}{2}$ CK
279	1525	12/4 1525 CA
281	1525	12/4 - 1525 - CA
283	1525	12/4 1525 - CK
285	1525	12/2 H/C 1333
291	1875	12/3 1875 - CA
293	1875	12/5 1875 - CK
295	1900	12/4 CASH 1100 12/2 H/C 803 } 1903 } 1900 + 300
297	2450	12/4 - CK 2450
299	1950	12/4 CA 1950

285 - $\frac{1333}{H/C}$
 285 - $\frac{1333}{192}$
 295 - $\frac{803 - HC}{1097 - TS}$