

RENT ROLL - 4/9/2026
1152 N Poinsettia Pl

Unit #	Unit Type	SF	Status	Current Rent	Move-In	Years Occ.	Available Rent Increase as of 5/2026			Market Rent	Notes
							2026 Scheduled	\$6 Recapture	Total Sched. Rent		
1	2+1.5	750		\$2,495	5/15/2025	0.97	\$2,495	\$6	\$2,501	\$2,800	
2	1+1	578		\$727	3/1/1978	48.21	\$743	\$6	\$749	\$2,200	
3	1+1	578		\$659	9/1/1963	62.72	\$674	\$6	\$680	\$2,200	
4	1+1	578		\$1,717	2/1/2013	13.26	\$1,755	\$6	\$1,761	\$2,200	Notice served 3/18/26, eff. 5/1/26
5	0+1	326	Vacant	\$0			\$1,750	\$6	\$1,756	\$1,750	
6	0+1	418		\$1,625	9/27/2025	0.60	\$1,625	\$6	\$1,631	\$1,750	
7	1+1	578		\$1,631	1/19/2019	7.29	\$1,668	\$6	\$1,674	\$2,200	Notice served 3/18/26, eff. 5/1/26
8	1+1	578		\$1,995	2/28/2025	1.18	\$2,040	\$6	\$2,046	\$2,200	Notice served 3/18/26, eff. 5/1/26
9	1+1	578	Vacant	\$0			\$2,200	\$6	\$2,206	\$2,200	
10	2+2	850		\$2,795	9/15/2023	2.64	\$2,858	\$6	\$2,864	\$3,200	Notice served 3/18/26, eff. 5/1/26
11	2+2	945		\$2,595	1/1/2026	0.34	\$2,595	\$6	\$2,601	\$3,200	
12	1+1	578		\$1,167	7/1/2022	3.84	\$1,193	\$6	\$1,199	\$2,200	Notice served 3/18/26, eff. 5/1/26
13	1+1	578		\$1,377	2/24/2011	15.20	\$1,408	\$6	\$1,414	\$2,200	Notice served 3/18/26, eff. 5/1/26
14	1+1	550		\$2,045	4/15/2023	3.05	\$2,091	\$6	\$2,097	\$2,200	Notice served 3/18/26, eff. 5/1/26
15	0+1	418		\$1,677	8/25/2015	10.70	\$1,715	\$6	\$1,721	\$1,750	Notice served 3/18/26, eff. 5/1/26
16	0+1	418		\$1,575	10/15/2025	0.55	\$1,575	\$6	\$1,581	\$1,750	
17	1+1	578	Vacant	\$0			\$2,200	\$6	\$2,206	\$2,200	
18	1+1	578		\$1,843	11/20/2020	5.45	\$1,885	\$6	\$1,891	\$2,200	Notice served 3/18/26, eff. 5/1/26
19	1+1	578	Manager	\$1,887	11/1/2024	1.50	\$1,887	\$6	\$1,893	\$2,200	On-Site Manager
20	2+2	945		\$2,772	12/15/2017	8.39	\$2,834	\$6	\$2,840	\$3,200	Notice served 3/18/26, eff. 5/1/26
Total		11,978		\$30,582			\$37,192	\$120	\$37,312	\$45,800	
Storage/ADU		0+1	550							\$2,000	
Total		12,528		\$30,582			\$37,192	\$120	\$37,312	\$47,800	Existing kitchen, bathroom, plumbing, etc.
Annual				\$366,989			\$446,298	\$1,440	\$447,738	\$573,600	

*Scheduled Rent includes 2.25% WeHo rent stabilization increases for applicable units, eff. 5/1/2026

# of Units	Unit Type	SF	Current	2026 Scheduled	2026 Scheduled	Market
4	0+1	395	\$1,219	\$1,666	\$1,672	\$1,750
12	1+1	576	\$1,254	\$1,645	\$1,651	\$2,200
1	2+1.5	750	\$2,495	\$2,495	\$2,501	\$2,800
3	2+2	913	\$2,721	\$2,762	\$2,768	\$3,200
20		11,978	\$30,582	\$37,192	\$37,312	\$45,800
	0+1 (ADU)	550				\$2,000
21		12,528	\$30,582	\$37,192	\$37,312	\$47,800