

Rent Roll

12741 Groveview St, Garden Grove, CA 92840

Unit	Beds / Baths	Actual Rent	Annual	Est. Market Rent	Monthly Upside	Move-In	Tenancy	Last Increase	Next Increase	Notes
A	2 Bed / 1 Bath	\$1,615/mo	\$19,380	\$2,200/mo	+\$585/mo	11/12/2001	Month-to-Month	3/1/2021	8/1/2026 → \$1,744	
B	3 Bed / 1.25 Bath	\$2,000/mo	\$24,000	\$2,400/mo	+\$400/mo	3/13/2021	Month-to-Month	N/A	8/1/2026 → \$2,160	
C	1 Bed / 1 Bath	\$1,800/mo	\$21,600	\$1,800/mo	+\$0/mo	N/A	Month-to-Month	N/A	N/A	Vacant & renovated. \$1,800 reflects estimated market rent.
D	3 Bed / 1.25 Bath	\$1,925/mo	\$23,100	\$2,400/mo	+\$475/mo	12/1/1996	Month-to-Month	9/15/2021	8/1/2026 → \$2,079	
TOTAL	4 Units	\$7,340/mo	\$88,080/yr	\$8,800/mo	+\$1,460/mo					