

Collections Update: Since the last report, collections have deteriorated. Only **Unit 7** remains current. Units 2, 3, 5, and 6 have each fallen into delinquency (or worsened), and Unit 4 remains non-paying beyond one year. Combined outstanding arrears across the portfolio now total an estimated **\$30,707.96+**. Immediate collections/legal action is recommended on Units 2, 3, 4, and 6.

CURRENT MONTHLY COLLECTIONS \$1,600.00 Unit 7 only — sole paying/current unit	TOTAL CONTRACTUAL RENT ROLL \$9,598.08 Full scheduled rent if all units were paying	CURRENT ANNUALIZED NOI (RUN-RATE) -\$11,821.00 \$19,200 actual collections minus \$31,021 expenses	TOTAL ARREARS OUTSTANDING \$30,707.96+ Combined past-due balance, Units 2, 3, 4, 5 & 6
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VERIFIED PORTFOLIO RENT ROLL — STATUS AS OF 9/17/2026

UNIT	TENANT NAME	LAYOUT	MONTHLY RENT	STATUS	EST. AMOUNT OWED
#1	Vacant	1 Bed / 1 Bath	\$0.00	VACANT	—
#2	Yamileth Beltran	1 Bed / 1 Bath	\$2,000.00	DELINQUENT	\$8,600.00
#3	Stephanie Legorreta	2 Bed / 1 Bath	\$2,485.00	3 MONTHS DELINQUENT	\$7,455.00
#4	Sandra Curry	Studio (0/1)	\$449.08	OVER 1 YEAR DELINQUENT	\$5,388.96+
#5	Eugenio Navarro	1 Bed / 1 Bath	\$1,514.00	1 MONTH DELINQUENT	\$1,514.00
#6	Katelyn Zacarias	Studio (0/1)	\$1,550.00	5 MONTHS DELINQUENT	\$7,750.00
#7	Nerio Castillo	1 Bed / 1 Bath	\$1,600.00	CURRENT / PAYING	—
TOTAL CURRENT PORTFOLIO CONTRACTUALS			\$9,598.08	—	\$30,707.96+

ANNUAL OPERATING EXPENSES

EXPENSE CATEGORY	ANNUAL AMOUNT
Property Taxes (Actual)	\$12,150.00
Water & Sewer (Utility)	\$10,800.00
Property Insurance	\$8,071.00
TOTAL OPERATING EXPENSES	\$31,021.00

ARREARS BY UNIT

TOTAL OUTSTANDING \$30,707.96+ Units 2, 3, 4, 5 & 6 combined — Unit 4 balance reflects a 12-month minimum estimate against its \$449.08 studio rent; true balance is likely higher given “over 1 year” status.
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