

Rent Roll Summary — 764 Terraine Ave

Unit Breakdown & Rent Schedule

Unit #	Unit Mix	Estimated Market Rent (Gross)	Actual In-Place Rent	Variance / Market Upside
Unit 1 (764)	2 Bed / 1 Bath	\$3,400 / mo	\$2,630 / mo	-\$770 / mo (Below Market)
Unit 2 (766)	2 Bed / 1 Bath	\$3,385 / mo	\$3,150 / mo	-\$235 / mo (Near Market)
Unit 3 (770)	1 Bed / 1 Bath	\$2,200 / mo	\$0 / mo	-\$2,200 / mo (Owner Occupied / Vacant / Opportunity)
Total Monthly	3 Units	\$8,985 / mo	\$5,780 / mo	+\$3,205 / mo Market Upside
Total Annual	—	\$107,820 / yr	\$69,360 / yr	+\$38,460 / yr Market Upside

Key Highlights & Income Analysis

- **Estimated Gross Market Rent:** \$8,985/month (\$107,820/year).
- **Actual Monthly Collections:** \$5,780/month (\$69,360/year) in current in-place rent.
- **Loss to Lease / Upside Potential:** The property operates at a 35.67% discount relative to market value, offering \$3,205/month (\$38,460/year) in rental upside upon unit turnover or adjustment.