

**RENT ROLL for 1535 E 4th Steet, Long Beach, CA 90802**

<u>UNIT</u>	<u>TENANT</u>	<u>USE</u>	<u>AREA(SF)</u>	<u>% OF</u>	<u>RENT/MO</u>	<u>PRO FORMA</u>	<u>PSF</u>	<u>ANNUAL</u>	<u>PRO FORMA</u>	<u>BASIS</u>	<u>START</u>	<u>EXPIRE</u>
1537 E 4th	Jerry's	RET	200	6.90%	\$ 2,491	\$ 2,491	\$ 12.46	\$ 29,892	\$ 29,892	MG	Oct-16	Oct-26
1535 E 4th-Front	3BD/1BA	APT	1500	51.72%	\$ 2,150	\$ 3,600	\$ 1.43	\$ 25,800	\$ 43,200	MG	May-13	MTM
1535 E 4th- 1 bed	1BD/1BA	APT	300	10.34%	\$ 1,115	\$ 1,500	\$ 3.72	\$ 13,380	\$ 18,000	MG	May-13	MTM
1535 1/2 E 4th -Back	1BD/1BA	APT	900	31.03%	\$ 1,850	\$ 2,400	\$ 2.06	\$ 22,200	\$ 28,800	MG	Nov-19	MTM
<b>Total</b>			2900					<b>\$ 91,272</b>	<b>\$ 119,892</b>			

Sq footage is approx  
 Rent as of 6/1/2024