Rent Roll

As of 11/1/2026, Flats Base-2, Current, Future leases

Prepared By: MidCity Flats
4525 North Boulevard
OFC 206
Baton Rouge, LA 70806

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Recurring Charges	Recurring Credits	Total	Deposits Held	Prepayments	Balance Due
Flats Base-2													
701		3/18/2023	2/28/2027	- /1 Bath	Monthly	3/1/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
702		6/1/2026	5/31/2027	- /1 Bath	Monthly	6/1/2026	995.00	995.00	0.00	995.00	0.00	0.00	(520.00)
703		11/1/2026	10/31/2027	- /1 Bath	Monthly	11/1/2026	995.00	995.00	0.00	995.00	0.00	0.00	1,000.00
704		2/1/2025	2/28/2027	- /1 Bath	Monthly	2/1/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
705		10/1/2026	9/30/2027	- /1 Bath	Monthly	10/1/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
706		2/1/2023	at-will	- /1 Bath	Monthly	2/2/2024	995.00	995.00	0.00	995.00	750.00	0.00	0.00
707		12/20/2024	12/31/2026	- /1 Bath	Monthly	1/1/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
708		2/1/2023	at-will	- /1 Bath	Monthly	2/1/2024	1,250.00	1,275.00	250.00	1,025.00	845.00	0.00	25.00
709		7/1/2025	7/31/2027	- /1 Bath	Monthly	7/1/2025	995.00	995.00	0.00	995.00	750.00	0.00	(1,502.00)
710		8/1/2026	7/31/2027	- /1 Bath	Monthly	8/1/2026	995.00	1,020.00	0.00	1,020.00	750.00	0.00	0.00
711		5/1/2023	at-will	- /1 Bath	Monthly	5/1/2025	998.00	998.00	0.00	998.00	1,000.00	0.00	0.00
712		2/1/2024	1/31/2027	- /1 Bath	Monthly	2/1/2026	995.00	1,020.00	0.00	1,020.00	750.00	0.00	0.00
713		5/15/2024	3/31/2027	- /1 Bath	Monthly	4/1/2026	1,090.42	1,090.42	0.00	1,090.42	0.00	0.00	0.00
801		9/15/2026	9/30/2027	- /1 Bath	Monthly	9/15/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
802		10/5/2026	10/31/2027	- /1 Bath	Monthly	10/5/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00
803		8/1/2026	7/31/2027	- /1 Bath	Monthly	8/1/2026	995.00	995.00	0.00	995.00	750.00	0.00	0.00

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								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
804		7/15/2026	7/31/2027	- /1 Bath	Monthly	7/15/2026	995.00	1,020.00	0.00	1,020.00	750.00	0.00	0.00
805		7/1/2025	at-will	- /1 Bath	Monthly	7/1/2025	995.00	995.00	0.00	995.00	0.00	0.00	0.00
806		1/20/2023	at-will	- /1 Bath	Monthly	1/20/2024	995.00	995.00	0.00	995.00	750.00	0.00	995.00
807		3/1/2023	at-will	- /1 Bath	Monthly	3/1/2024	925.00	925.00	0.00	925.00	750.00	0.00	0.00
808		6/1/2025	5/31/2027	- /1 Bath	Monthly	6/1/2026	1,100.00	1,100.00	0.00	1,100.00	750.00	0.00	0.00
Mid City Flats-unit 206				1 Bed/1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
TBD				- /1 Bath			--	0.00	0.00	0.00	0.00	0.00	0.00
Total for Flats Base-2							**$21,283.42**	**$21,383.42**	**$250.00**	**$21,133.42**	**$13,095.00**	**$0.00**	**($2.00)**

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Grand totals

	Amount
Market rent	$975.00
Rent	$21,283.42
Recurring charges	$21,383.42
Recurring credits	$250.00
Deposits held	$13,095.00
Balance due	($2.00)

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
- /1 Bath	22	1	21	95.45%					
1 Bed/1 Bath	1	1	0				975.00	975.00	
Totals and averages	**23**	**2**	**21**	**91.30%**			**$975.00**	**$975.00**	

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
Flats Base-2	23	2	21	91.30%			975.00	975.00	
Totals and averages	**23**	**2**	**21**	**91.30%**			**$975.00**	**$975.00**	