

## PROPERTY CONDITION REPORT

### **One on 4th**

713 West 4th Avenue  
Stillwater, Oklahoma 74074

April 14, 2022

Partner Project Number: 22-362181.2

Prepared for:

**BankPlus, a Mississippi Banking Corporation**

Mobile, AL 36602



April 14, 2022

BankPlus, a Mississippi Banking Corporation  
Tracy Rippey  
1 St Louis Street, Suite 4200  
Mobile, AL 36602

Subject: Property Condition Report  
One on 4th  
713 West 4th Avenue  
Stillwater, Oklahoma 74074  
Partner Project No. 22-362181.2

To Whom It May Concern:

Partner Assessment Corporation is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jenny Redlin at (310) 765-7243 or [jredlin@partneresi.com](mailto:jredlin@partneresi.com).

Sincerely,  
Partner Assessment Corporation



Timothy J. Casey  
Senior Project Manager



Jenny Redlin  
Relationship Manager

# EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

## Executive Summary

Partner Assessment Corporation (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this Property Condition Assessment was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
<b>Name</b>	One on 4th Apartments
<b>Address</b>	713 West 4th Avenue
<b>Additional Address</b>	410 South Hester Street
<b>City, State and Zip Code</b>	Stillwater, Oklahoma 74074
<b>Property use</b>	Residential (Student Housing)
<b>Land acreage (acres)</b>	2.14 per ALTA Survey
<b>Number of Apartment buildings</b>	One
<b>Number of other buildings</b>	One
<b>Number of floors</b>	Five-story with partial finished basement (apartment building); Five-story (parking garage)
<b>Approximate Percentage of Parcel Occupied by Improvements</b>	100%
<b>Year built</b>	2016
<b>Gross building area (sf)</b>	231,966 per assessor
<b>Net building area (sf)</b>	190,621 per Rent Roll
<b>Number of residential units</b>	198
<b>Number of beds</b>	475
<b>Foundation / Substructure</b>	Concrete slab-on-grade
<b>Superstructure</b>	Concrete masonry unit (CMU) load bearing walls Conventional wood-framing
<b>Façade</b>	Painted stucco, brick masonry, painted fiber cement siding and metal panels
<b>Roof type</b>	Low slope, thermoplastic polyolefin (TPO) roofing system
<b>Parking area</b>	Adjacent five-story parking garage
<b>Parking space count</b>	323
<b>ADA-designated parking count</b>	Provides eight ADA accessible parking spaces, of which, none are van-accessible parking spaces
<b>HVAC system</b>	Packaged units and split system units
<b>Water supply piping</b>	PEX
<b>Electrical branch wiring</b>	Copper
<b>Number of elevators</b>	Three
<b>Fire suppression</b>	Wet-pipe sprinkler system
<b>Fire alarm</b>	Central system with local notification and outside dialer

## **Overall Condition**

Based on the systems and components observed during the site visit, the subject property appeared to be in fair condition. The overall level of preventative maintenance appeared to be poor. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented as well.

## **Reported Capital Expenditures**

No recent or planned capital improvements were reported by property management.

## **Immediate and Short-Term Repair Items**

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action; however, should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

## **Replacement Reserve Items**

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property; however, not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

## **Cost Exclusions**

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

## **Deviation from ASTM E2018**

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

## **Recommendations for Additional Investigations**

During the observations at the subject property, the following suspect conditions were determined to warrant further investigation. Further detail of the issues observed is provided in the following sections of the report.

### **Building Envelope concern:**

Several areas of damaged cementitious finish system were observed above dwelling unit windows in isolated locations around the building. The cementitious finish system was cracking at its termination or in the middle of the wall. There did not appear to be any type of through-wall flashing above the window. Partner also did not observe any control joints or weep screeds at system terminations. Partner observed what appeared to be a metal framing member exposed at the window head condition. Partner recommends a building envelope investigation to assess this detail and to determine remedial repairs.

Several areas of deteriorated soffits were observed on the north side and northeast corner of the building. The soffit collapsed in the northeast corner location exposing the soffit materials. The soffit appears to be constructed out of gypsum board. One area of soffit appeared to consist of a cementitious finish system applied to gypsum wall board. Partner recommends further investigation into the construction of the soffits and exterior sheathing around the building.

### **Roof drainage concern:**

The height of the overflow roof drains measured approximately four inches above the plane of the roof. Partner recommends further investigation into the design of the overflow drain height to insure this height is not too high and adequate back-up stormwater overflow drainage is in place.

### **Plumbing concern:**

Partner observed an area of removed drywall at the corridor ceiling on the first floor adjacent to the observed down dwelling units exposing the PVC sanitary sewer piping from a restroom on the second floor. Maintenance staff reported that the PVC piping had separated from the PVC fittings causing a sanitary sewer line leak that caused damage to the drywall at the ceiling. It was reported that this same situation has occurred at several other locations within the subject building where sanitary sewer lines had disconnected. Partner recommends further evaluation of the buildings sanitary sewer lines by a local licensed plumber to determine the overall concern and a method and cost for repair.

**Hard water concern:**

Maintenance staff reported that tenants have complained about calcium deposits in faucets and shower heads blocking the flow of domestic water. A water filtration system is not provided at the subject property. Additional routine maintenance will be necessary and should be expected moving forward due to the reported hard water issues. Partner recommends consideration of the integration of a water filtration system to reduce or eliminate the calcium deposit issues. As this recommendation is considered an "up-grade" a cost for this work is not provided in the cost tables.

**Electrical concern:**

Light fixtures throughout the corridors of the subject building were not working. Maintenance staff reported that they had multiple electricians on site to diagnose and repair the issue with the light fixtures, without success. Maintenance staff has ordered replacement lighting ballasts for the nonfunctioning lights but has not had the opportunity to conduct the replacement work. It is not certain that the ballast replacement will fix the problem. Partner recommends an inspection by a local licensed electrician of the nonfunctioning lights to determine a cure to the problem and to make the necessary repairs.

**TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION**

One on 4th

713 W 4th Avenue

Stillwater, Oklahoma 74074

Partner Project No. 22-362181.2

April 14, 2022

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
<b>2.0 Regulatory Compliance</b>					
	None Noted				
<b>3.0 Site Improvements</b>					
<b>3.2.8</b>	Covers to the electrical boxes on the light poles were not provided exposing the electrical wiring inside. Partner recommends installing the electrical box covers at the light poles.	1	LS	\$500	\$500
<b>4.0 Structural Frame and Building Envelope</b>					
<b>4.3.1</b>	Several areas of damaged cementitious finish system were observed above dwelling unit windows in isolated locations around the building. The cementitious finish system was cracking at its termination or in the middle of the wall. There did not appear to be any type of through-wall flashing above the window. Partner also did not observe any control joints or weep screeds at system terminations. Partner observed what appeared to be a metal framing member exposed at the window head condition. Partner recommends a building envelope investigation to assess this detail and to determine remedial repairs.	1	LS	\$4,000	\$4,000
<b>4.3.1</b>	Several areas of deteriorated soffits were observed on the north side and northeast corner of the building. The soffit collapsed in the northeast corner location exposing the soffit materials. The soffit appears to be constructed out of gypsum board. One area of soffit appeared to consist of a cementitious finish system applied to gypsum wall board. Partner recommends further investigation into the construction of the soffits and exterior sheathing around the building. The cost is included in the above line item.				
<b>4.4.2</b>	The height of the overflow stormwater roof drains measured approximately four inches above the plane of the roof. Partner recommends further investigation by a local roofing consultant into the design of the overflow drain height to insure this height is not too high and adequate back-up stormwater overflow drainage is in place.	1	LS	\$500	\$500
<b>5.0 Mechanical and Electrical Systems</b>					
<b>5.1</b>	Partner observed an area of removed drywall at the corridor ceiling on the first floor adjacent to the observed down dwelling units exposing the PVC sanitary sewer piping from a restroom on the second floor. Maintenance staff reported that the PVC piping had separated from the PVC fittings causing a sanitary sewer line leak that caused damage to the drywall at the ceiling. It was reported that this same situation has occurred at several other locations within the subject building where sanitary sewer lines had disconnected. Partner recommends further evaluation of the buildings sanitary sewer lines by a local licensed plumber to determine the overall concern and a method and cost for repair.	1	LS	\$3,500	\$3,500

**TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION**

One on 4th

713 W 4th Avenue

Stillwater, Oklahoma 74074

Partner Project No. 22-362181.2

April 14, 2022

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
5.1	Maintenance staff reported that tenants have complained about calcium deposits in faucets and shower heads blocking the flow of domestic water. A water filtration system is not provided at the subject property. Additional routine maintenance will be necessary and should be expected moving forward due to the reported hard water issues. Partner recommends consideration of the integration of a water filtration system to reduce or eliminate the calcium deposit issues. As this recommendation is considered an "up-grade" a cost for this work is not provided in the cost tables.				
5.3	Light fixtures throughout the corridors of the subject building were not working. Maintenance staff reported that they had multiple electricians on site to diagnose and repair the issue, without success. Maintenance staff has ordered replacement ballasts for the nonfunctioning lights but has not had the opportunity to conduct the replacement work. It is not certain that the ballast replacement will fix the problem. Partner recommends an inspection by a local licensed electrician of the nonfunctioning lights to determine a cure to the problem and to make the necessary repairs. A cost allowance for additional evaluation only is provided.	1	LS	\$3,500	\$3,500
5.5.1	Current inspection tags were not observed on the fire risers. Inspection tags were attached to the fire risers but were left blank. Partner recommends that all testing, inspections and certifications should be performed at once. If this work has been performed, the certificates should be properly posted at the fire risers.	2	EA	\$2,500	\$5,000
5.5.2	Current inspection tags were not observed on the main fire alarm control panel (FACP). Property management reported that the last date of inspection was on July 14, 2021; however, documentation was not provided to Partner. All testing, inspections and certifications should be performed at once. If this work has been performed, the certificates should be properly posted at the subject site.	1	LS	\$1,500	\$1,500
<b>6.0 Interior Elements</b>					
6.5.2	Dwelling units were identified to be in an un-rentable condition at the time of the site visit. Ten units were down due to flooding from frozen sprinkler heads. Two units were down due to plumbing backups. All 12 down units are currently undergoing remediation and repairs. Partner recommend returning all the down units to a rentable condition.	12	UNIT	\$15,000	\$180,000
<b>7.0 Accessibility</b>					
	None Noted				
<b>8.0 Water Intrusion and Microbial Growth</b>					
	None Noted				

**TOTAL \$ 198,500**



**TABLE 2 - LONG-TERM COST OPINION**

One on 4th  
713 W 4th Avenue  
Stillwater, Oklahoma 74074

Partner Project No. 22-362181.2  
April 14, 2022

Number of beds: 475  
Site effective age (years): 3  
Inflation rate: 2.5%  
Evaluation period (years): 12

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site	Qty	Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost			
3.0 Site Improvements																									
3.2.2	Concrete paving, Restripe	5	3	2	323	969	Stall	\$15		\$ 4,845					\$ 4,845					\$ 4,845		\$ 14,535			
3.2.9	Swimming pool liner, Resurface	12	1	11	1	1	LS	\$9,000												\$ 9,000		\$ 9,000			
3.2.9	Pool filtration/circulation equipment, Replace	10	3	7	1	1	LS	\$3,000							\$ 3,000							\$ 3,000			
4.0 Structural Frame and Building Envelope																									
4.3.1	Exterior cleaning, painting, sealing	8	3	5	198	198	UNIT	\$600						\$ 118,800								\$ 118,800			
4.3.1	Exterior cleaning, masonry pointing, sealing	8	3	5	198	198	UNIT	\$100						\$ 19,800								\$ 19,800			
5.0 Mechanical and Electrical Systems																									
5.1	Unit water heater, Replace	12	3	9	198	132	EA	\$700									\$ 23,100	\$ 23,100	\$ 23,100	\$ 23,100		\$ 92,400			
6.0 Interior Elements																									
5.1 / 6.3	Common/support area carpeting, Replace	7	1	6	10,000	10,000	SF	\$3.00						\$ 30,000								\$ 30,000			
5.1 / 6.3	Common/support area wall and ceiling, Repaint	10	1	9	10,000	10,000	SF	\$1.25									\$ 12,500					\$ 12,500			
5.1 / 6.3	Common/support area wall finishes, Replace	10	1	9	20,000	20,000	SF	\$2.50									\$ 50,000					\$ 50,000			
5.1 / 6.3	Common/support area FF&E, Replace	10	1	9	1	1	LS	\$20,000									\$ 20,000					\$ 20,000			
6.5.2	Apartment carpet, Replace	7	1	6	198	198	EA	\$700					\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800		\$ 138,600			
6.5.5	Apartment dishwasher, Replace	12	1	11	198	66	EA	\$450												\$ 14,850	\$ 14,850	\$ 29,700			
6.5.5	Apartment microwave, Replace	12	1	11	198	66	EA	\$200												\$ 6,600	\$ 6,600	\$ 13,200			
6.5.5	Apartment washer, Replace	12	1	11	198	66	EA	\$600												\$ 19,800	\$ 19,800	\$ 39,600			
6.5.5	Apartment dryer, Replace	12	1	11	198	66	EA	\$500												\$ 16,500	\$ 16,500	\$ 33,000			
Uninflated Totals:										\$	-	\$ 4,845	\$	-	\$	-	\$ 138,600	\$ 49,800	\$ 27,645	\$ 19,800	\$ 125,400	\$ 42,900	\$ 109,650	\$ 105,495	\$ 624,135
Inflated Totals:										\$	-	\$ 4,966	\$	-	\$	-	\$ 152,988	\$ 56,344	\$ 32,060	\$ 23,536	\$ 152,788	\$ 53,576	\$ 140,361	\$ 138,419	\$ 755,038

**Uninflated cost per bed per year: \$109**  
**Inflated cost per bed per year: \$132**

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## FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figure 1: Site Location Map

Figure 2: Site Plan

Appendix A: Site Photographs

Appendix B: Supporting Documentation

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# 1.0 INTRODUCTION

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## 1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

## 1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

## 1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include; however, are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

## 1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair	In working condition; however, may require immediate or short-term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

## 1.5 User Reliance

Partner was engaged by Varsity Invest, LLC, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of Varsity Invest, LLC, a Delaware Limited Liability Company, One on 4th, DST, a Delaware Statutory Trust and One on 4th LeaseCo, LLC, a Delaware Limited Liability Company. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

## 2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

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### 2.1 Site Reconnaissance

Date: April 1, 2021  
Weather: Clear skies with temperature in the high 40's to mid-60's °F  
Field Assessor: Jeremy Rogers, Associate AIA  
Escort: Kaitlin Wommack, One on 4th, Community Manager, 405-571-3061

#### Limiting Conditions

The performance of this assessment was limited by the following condition(s):

- Observed tenant areas were selected by the escort. The observed conditions are presumed to be indicative of areas throughout the subject property.
- The escort has been associated with the subject property for 18 months and was cooperative during the property observations. Ms. Wommack appeared to be somewhat knowledgeable about the subject property history and maintenance practices.
- A pre-survey questionnaire was not completed at the time of the assessment.
- Spare sprinkler heads were not observed in the spare's cabinet.

### 2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Ms. Wommack has been associated with the subject property for 18 months and was cooperative during the property observations. Ms. Wommack appeared to be somewhat knowledgeable about the subject property history and maintenance practices.

In addition to the above-referenced escort, the following personnel associated with the subject property were interviewed as part of the preparation of this report. Information obtained from the interviews is incorporated into the appropriate Sections of this report.

Individual	Position or Title	Contact Number
Mr. Joe Alvarez	Maintenance Tech	(405) 384-6705
Mr. Dennis Mattheyer	Maintenance Supervisor	(405) 384-6705

The persons interviewed were cooperative and appeared to be somewhat knowledgeable about the subject property history and maintenance practices.

## 2.3 Regulatory Compliance Inquiry

<b>Building Codes</b>		City Clerk of Stillwater Oklahoma	
Contact:	Ms. Teresa Kadavy	Telephone:	405-742-8243
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
	No open violations reported.		
<b>Fire or Life Safety</b>		Stillwater Fire Department	
Contact:	Mr. Terry Essary	Telephone:	405-742-8308
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
	No open violations reported.		
<b>Zoning</b>		City Clerk of Stillwater Oklahoma	
Contact:	Ms. Teresa Kadavy	Telephone:	405-742-8243
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
	No open violations reported. The subject property was reported to be compliant with current zoning regulations. According to the city zoning official, the subject property is zoned T-6 and Transect 6 Zone – Urban Core.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

## 2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Tax Assessor property information
- Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- ALTA/ACSM Survey, Keystone Engineering, 06/09/2015
- ALTA/ACSM Survey, Keystone Engineering, 07/30/2020
- Rent roll, March, 2022
- Offering Memorandum
- Zoning Report, Zoning and Site Requirements Summary, PZR Report, on behalf of Fortress Credit CO LLC, September 9, 2020
- Property Condition Report, EBI Consulting, on behalf of Streamline Realty Funding, LLC, August 25, 2020
- Certificate of Occupancy, Dated February 19, 2019

## 3.0 PROPERTY CHARACTERISTICS

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### 3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is irregularly-shaped and comprises approximately 2.14 acres.

### 3.2 Site Improvements

#### 3.2.1 Topography and Storm Water Drainage

The general vicinity is relatively flat. The subject property appears to slope from south down to the north.

Storm water from the roof of the subject building is removed by internal roof drains. Storm water from building bump outs with small roofs drain to gutters and downspouts that discharge directly into the storm sewer system. Storm water at the landscaped areas and paved areas is removed primarily by sheet flow action across the paved and landscaped surfaces, which drain to the public right-of-way and to on-site storm water drains.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

#### *Survey Condition and Analysis*

The topography appeared to be in fair overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping and outlets, is anticipated throughout the evaluation period.

#### 3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking garage. Signalization is not provided at the entrance point to the subject property.

Concrete pavement is provided at the right-of-way approaches. Concrete pavement is utilized throughout the subject property.

According to the property management, the parking garage provides 323 total parking spaces, including eight ADA accessible parking spaces, of which, none are van-accessible parking spaces.

Curbing placed along the service drive consists of cast-in-place concrete.

#### *Survey Condition and Analysis*

Pavement appeared to be in good structural condition.

Pavement markings and striping appear to be in fair condition. Reapplication of markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.



Curbing appeared to be in good condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

### **3.2.3 Walkways, Grade-Level Steps and Ramps**

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete and concrete paver construction. Ramps and steps accommodate sidewalk grade changes.

#### ***Survey Condition and Analysis***

The pedestrian concrete walkways appear to be in fair overall condition. Limited cracking was noted throughout. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

### **3.2.4 Landscaping and Irrigation**

Landscaped areas consisting of grass-covered lawns, floral plantings, trees and shrubs are provided in areas not occupied by the building, walkways, or pavement. An underground automatic irrigation system is provided.

#### ***Survey Condition and Analysis***

Vegetative materials appeared to be in fair overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

Although operation of the sprinkler system was not directly tested, components are assumed to be in proper working order, based on the general appearance and as reported by property management. The overall conditions of the landscaping and maintenance practices by the landscape service appeared to be inadequate. Routine maintenance is anticipated during the evaluation period.

### **3.2.5 Retaining Walls**

Retaining walls were observed on the northeast corner of the site, and in the pool courtyard area. The walls are constructed with brick masonry and cast-in-place concrete.

#### ***Survey Condition and Analysis***

The retaining walls appeared to be in fair condition. Routine maintenance is anticipated during the evaluation period. Painting of the concrete retaining walls is anticipated during the evaluation period and can be performed as part of the building exterior paint and maintenance as discussed in Section 4.3.1.

### **3.2.6 Site and Building Signage**

Signage was limited to wall mounted signage at the northwest corner of the building and above the leasing office entrance.

#### ***Survey Condition and Analysis***

The signage appeared to be insufficient but in fair condition. Address identification signage was not provided. Sign painting or replacement can be performed on an as-needed basis during the evaluation period as part of routine maintenance.

### **3.2.7 Perimeter Walls, Gates and Fences**

Perimeter walls, gates and fencing are not provided.

### **3.2.8 Exterior Lights**

Outdoor lighting is provided by pole-mounted light fixtures located in courtyard areas. Soffit areas over entryways have recessed can lighting. Limited quantities of bollard-type walkway lights are present at walkways in the courtyard areas. Timers and photocells control exterior lighting.

The parking garage has light fixtures suspended from the structure above.

#### ***Survey Condition and Analysis***

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported by property management to be sufficient for the subject property.

The light fixtures were reported by property management and appeared to be in fair overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period. Covers to the electrical boxes on the light poles were not provided exposing the electrical wiring inside. Partner recommends installing the electrical box covers at the light poles. An opinion of cost for this work is included in Table 1.

### **3.2.9 Site Amenities**

Parking is provided in a five-level parking structure located on the southeast side of the property.

The subject property has one in-ground, outdoor swimming pool. The pool is constructed of concrete with a painted plaster finish and ceramic tile at the water line. A concrete coping is located around the edge of the pool and surrounding deck surfaces are concrete. Equipment is located in a dedicated room adjacent to the pool and consists of filters and circulating pumps. Exposed circulation piping is PVC.

Several pergola type structures are provided at seating areas in one of the two courtyards. Pergolas are constructed out of steel columns and beams. Wood slats are connected to the steel framing.

A steel framed canopy with metal slats is provided over the outdoor counter area adjacent to one of the grilling areas in the courtyard.

Additional amenities include a fitness center, bicycle storage, dog park and outdoor grilling areas.

#### ***Survey Condition and Analysis***

The recreational facilities and site amenities appeared to be in fair overall condition. Routine maintenance is anticipated during the evaluation period.

The swimming pool appears to be in fair overall condition. No damage was observed or reported by property management. Budgeting for pool resurfacing and equipment replacement over the evaluation period is anticipated. An opinion of cost for this work is included in Table 2.

The fitness center and tot-lot were observed in good condition. Routine maintenance is expected throughout the evaluation period.

### **3.2.10 Utility Service Providers**

Utility	Provider	Meter configuration and location
Storm Water	City of Stillwater	
Electric	City of Stillwater	The building meter is located on the south side of the building
Gas	Not provided	NA
Water	City of Stillwater	The building meter was not observed
Sanitary Sewer	City of Stillwater	

### **Survey Condition and Analysis**

No issues or service deficiencies were reported by property management. Routine maintenance is anticipated during the evaluation period.

### **3.2.11 Special Utility Systems**

Special utility systems are not present.

## 4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

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### 4.1 Foundation/Substructure

Construction documents were not provided for review. Observations of the foundation and substructure at the subject building was limited to the cast-in-place concrete slab. Observations of the foundation and substructure at the parking garage was limited to the cast-in-place concrete slab and below grade concrete walls.

#### ***Survey Condition and Analysis***

Evidence of structural distress indicative of foundation settlement was observed. Cracking of the foundation walls was observed in isolated areas around the building.

Minor settling of the building was reported by the maintenance staff at the time of the site walk through. Maintenance staff further reported that a structural assessment had been conducted by a licensed engineer that concluded the settling was within an acceptable parameter. Partner was not provided with engineers report. Partner observed areas of linear and step cracking at CMU block load bearing walls on the first floor of the subject building in the corridor adjacent to the bike storage room. Linear cracking was also observed in select locations of the drywall in corridors throughout the subject building. Partner recommends monitoring of the building structures including the foundations during the evaluation period.

### 4.2 Building Frame

Construction documents were not provided for review. Observation of the building frame were limited to partition wall wood framing and wood floor framing. Cast-in-place concrete walls and CMU block were observed on the lower level of the subject building in a service corridor.

#### ***Survey Condition and Analysis***

Evidence of structural distress indicative of framing failure was observed. See Section 4.1 above for details. Partner observed areas of linear and step cracking at CMU block load bearing walls on the first floor of the subject building in the corridor adjacent to the bike storage room.

### 4.3 Facades or Curtain Walls

#### ***4.3.1 Exterior Walls***

The exterior walls of the building consist of fiber cement board paneling system, brick masonry veneer, curtain wall glazing system, and a cementitious finish system.

Soffits appeared to be painted gypsum board.

#### ***Survey Condition and Analysis***

The exterior walls appeared to be in generally fair condition. Routine maintenance is anticipated during the evaluation period.

Several areas of damaged cementitious finish system were observed above dwelling unit windows in isolated locations around the building. The cementitious finish system was cracking at its termination or in the middle of the wall. There did not appear to be any type of through-wall flashing above the window. Partner also did not observe any control joints or weep screeds at system terminations. Partner observed what appeared to be a metal framing member exposed at the window head condition. Partner recommends a building envelope investigation to assess this detail and to determine remedial repairs. An opinion of cost is included in Table 1.

Several areas of deteriorated soffits were observed on the north side and northeast corner of the building. The soffit collapsed in the northeast corner location exposing the soffit materials. The soffit appears to be constructed out of gypsum board. One area of soffit appeared to consist of a cementitious finish system applied to gypsum wall board. Partner recommends further investigation into the construction of the soffits and exterior sheathing around the building. An opinion of cost for this work is included in Table 1.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Table 2.

#### **4.3.2 Windows**

Windows were observed to be double-pane, operable units in the dwelling units. Window framing was observed to be aluminum or vinyl. Windowsills are integral with the window frame system.

Windows at the building entrances are part of a curtainwall glazing system consisting of full height, low-e or solar tinted glazing in aluminum frames that incorporates the entry doors.

Steel lintels are provided at the top of the windows set in the masonry openings.

#### ***Survey Condition and Analysis***

Windows appeared to be in fair overall condition. No signs of window leaks or condensation were evident during the observation. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

#### **4.3.3 Doors**

The main entrances consist of single or a pair of aluminum-framed doors with full-height glazing set in an aluminum curtainwall system. Hardware includes horizontal exit bars, exterior pulls, closers and deadbolts.

Secondary doors are painted, hollow metal set in metal frames. The doors have exterior lever handles, closers and deadbolts.

Balcony access doors consist of swing type insulated metal door with double pane glass in a metal frame with integrated windows.

#### ***Survey Condition and Analysis***

Doors appeared to be in fair overall condition. Routine maintenance is anticipated during the evaluation period.

#### **4.3.4 Parapets**

Exterior walls extend above the roof plane as parapets and are capped with sheet steel copings. Roof materials cover the inboard sides of the parapets. The materials terminate under the coping or metal counterflashing.

#### ***Survey Condition and Analysis***

Parapets appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

### **4.4 Roof**

#### **4.4.1 Roofing Materials**

Roof coverings consist of a mechanically fastened, single-ply thermoplastic polyolefin membrane.

The roofing materials extend vertically up the inboard side of the parapet walls, terminating under counter-flashings and metal copings.

Flashing materials appeared to be similar to the roofing membrane.

Access to the two roofs is provided by ship ladders in two of the stairwells. A locked door at the top of the stairs prevents tenants from gaining access to the roof.

#### ***Survey Condition and Analysis***

The roofing systems appear to be in fair poor overall condition. According to property management, the membrane is the originally installed system. Based on our observations, the reported age appears to be reasonable. Roof leakage was not observed and or reported by property management. Expenditures consistent with routine maintenance are anticipated for the duration of the evaluation period.

According to the site escort, roof maintenance and repairs are conducted by a roofing contractor.

#### **4.4.2 Roof Drainage**

Storm water runoff for the roofs is directed to roof drains connected to internal leaders. Partner observed leader piping at conductor heads connected to downspouts that drained into the storm water system in the courtyard areas.

#### ***Survey Condition and Analysis***

Roof drains appeared to be in fair overall condition. Roof drains should be repaired or replaced as needed during roof replacement activities.

The height of the overflow stormwater roof drains measured approximately four inches above the plane of the roof. Partner recommends further investigation into the design of the overflow drain height to insure this height is not too high and adequate back-up stormwater overflow drainage is in place. An opinion of cost for this work is provided in Table 1.

Isolated areas of roof ponding were noted in isolated locations. Ponding typically occurs when the roof insulation or decking is not properly sloped to allow for complete drainage or water flow through the roof drainage system is impeded.

Although ponding may decrease the useful life of the roof, decking and insulation repairs are not practical or recommended. The noted area should be monitored for accelerated deterioration.

#### ***4.4.3 Balconies, Stairs, Upper-Level Walkways and Breezeways***

Exterior stairs and fire escapes are not present.

Balconies are constructed of concrete slabs. Balconies are supported by walls on three sides. Balcony railings are metal. Soffits are enclosed and appear to be constructed of drywall.

Interior stairs are constructed of steel stringers and closed risers with concrete-filled steel pan treads. Open sides are protected by steel pipe guardrails and steel pipe handrails are located on walls at closed sides. Observed steel components are painted and the concrete treads are exposed.

Construction of interior stairs at townhouse multi-story units could not be observed due to the installed carpet finish. A hand rail is provided on one of the adjacent walls.

#### ***Survey Condition and Analysis***

Stairs and balconies appear to be in fair condition. Routine maintenance is anticipated throughout the evaluation period. Painting of the stairs, balconies, and guard rails can be performed in conjunction with the painting of the building exterior and interior common areas.

## 5.0 MECHANICAL AND ELECTRICAL SYSTEMS

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### 5.1 Plumbing, Domestic Hot Water and Sewer Systems

Domestic water piping was reported to be PEX by Mr. Mattheyer. Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is PEX.

Sanitary drainage and vent piping was reported to be PVC by Mr. Mattheyer. Observation of visible vent piping indicates that the piping is PVC.

Domestic hot water is provided by 36-gallon capacity tank, electric water heaters installed in dedicated closets. Units are predominately manufactured by A.O. Smith. Observed domestic hot water supply piping is not insulated.

#### ***Survey Condition and Analysis***

The plumbing systems were reported by property management to be in fair overall condition. Evidence of leaks or faulty piping was observed.

The sanitary drainage and vent system was reported by property management to be in fair to poor overall condition. Partner observed an area of removed drywall at the corridor ceiling on the first floor adjacent to the observed down dwelling units exposing the PVC sanitary sewer piping from a restroom on the second floor. Maintenance staff reported that the PVC piping had separated from the PVC fittings causing a sanitary sewer line leak that caused damage to the drywall at the ceiling. It was reported that this same situation has occurred at several other locations within the subject building where sanitary sewer lines had disconnected. Partner recommends further evaluation of the buildings sanitary sewer lines by a local licensed plumber to determine the overall concern and a method and cost for repair. An opinion of cost is provided in Table 1.

Maintenance staff reported that tenants have complained about calcium deposits in faucets and shower heads blocking the flow of domestic water. A water filtration system is not provided at the subject property. Additional routine maintenance will be necessary and should be expected moving forward due to the reported hard water issues. Partner recommends consideration of the integration of a water filtration system to reduce or eliminate the calcium deposit issues. As this recommendation is considered an "up-grade" a cost for this work is not provided in the cost tables.

The water heaters appeared to be in good overall condition. The water heaters were reported by property management to be three years old. Based on estimated useful life, replacement of the water heaters is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The domestic water booster pump system was noted in good working condition. Replacement of the pumps is not anticipated during the evaluation period.



## **5.2 Heating, Air Conditioning and Ventilation**

The majority of the heating and cooling are provided by direct expansion HVAC split systems. Each system has a condensing unit located on the roof and a fan coil/furnace unit located in dedicated closets. Manufactured by York, the condensing units have a typical input capacity ranging from 1.5- to 5-tons and use R410A refrigerant. The furnace units provide heat through electric resistance coils. Distribution of the conditioned air is by concealed ductwork and temperature control is by a local thermostat.

A portion of the heating and cooling is provided by HVAC packaged units that are located on the roof. The packaged unit was manufactured by York and the unit has an input capacity of 7.5-tons. Cooling is provided by direct expansion and appeared to utilize R410A refrigerant while the heating is provided by electric resistance coils / gas-fired heating coils. Conditioned air is distributed through sheet metal ducts to diffusers located in the finished ceilings. Fresh air is supplied by intakes on the side of the package units. Return air is collected by concealed sheet metal ducts through ceiling-mounted intakes.

Accessory areas such as storage, equipment areas, and mechanical rooms are heated by electric resistance, cabinet unit heaters that are either ceiling-hung or wall-mounted.

### ***Survey Condition and Analysis***

According to property management, the mechanical equipment is maintained by an outside vendor.

The split systems and packaged units appeared to be in good overall condition. According to the site contact, the packaged unit is approximately five years old.

The HVAC equipment is reported by property management and appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

## **5.3 Electrical**

Electrical service is delivered via pad-mounted, utility-owned transformers located on the south side of the building. Main electrical service is rated at 3,000 amp, 208Y/120 volt, 3 phase/4 wire at the main distribution panel. Electrical service amperage provided to units was not noted at the site and the site escorts were not able to provide the amperage. Electrical service provided to units is provided with 208Y/120 volt, three phase main distribution panels. The subject property is individually metered. Breaker panels are located in each unit and on each floor in electrical rooms. Observed panels were manufactured by Eaton.

Electrical branch wiring was reported to be copper by Mr. Mattheyer. Wiring was observed to be copper at a breaker panel where the cover had previously been removed in a dwelling unit.

Ground fault circuit interrupter (GFCI) outlets were observed in kitchens and bathrooms.

### ***Survey Condition and Analysis***

No indications of aluminum wiring were observed or reported by property management. Circuit breakers are provided for overcurrent protection. Fuses were not observed in the areas surveyed and property management reported that fuses were not present in the subject buildings. Federal Pacific Stab Lok breaker panels were not present in the observed units or reported to be present by property management.

Light fixtures throughout the corridors of the subject building were not working. Maintenance staff reported that they had multiple electricians on site to diagnose and repair the issue with the light fixtures, without success. Maintenance staff has ordered replacement lighting ballasts for the nonfunctioning lights but has not had the opportunity to conduct the replacement work. It is not certain that the ballast replacement will fix the problem. Partner recommends an inspection by a local licensed electrician of the nonfunctioning lights to determine a cure to the problem and to make the necessary repairs. A cost allowance for additional evaluation only is included in Table 1.

## **5.4 Vertical Transportation**

### **5.4.1 Elevators**

Three elevators are provided. According to posted signs and placards, the elevators were manufactured by Otis and the capacity is 3,500 pounds.

The interior cab finishes consist of tile flooring and stainless-steel panel wall and ceiling finishes.

The control panel is provided with illuminated push button floor indicators, alarm button, emergency pull button and emergency phone. The elevator is provided with audible floor indicators and optical sensors that automatically open the doors when an obstruction is encountered.

#### ***Survey Condition and Analysis***

The elevators appeared to be in good overall condition. Operation permits were not provided in the cabs of the elevators. Elevator testing was not reported and testing certificates were not posted.

The elevator is reported by property management to be maintained through a service contract with Otis. The service contract is reported by property management to provide for minor repairs and maintenance activities.

Routine maintenance, including inspection, testing and minor repairs, is anticipated throughout the evaluation period.

Partner could not observe the elevator equipment. It was reported that the elevator equipment location was locked by Otis and that it was located between floors of the subject building.

## **5.5 Life Safety and Fire Protection**

### **5.5.1 Fire Suppression Systems**

The building is protected by a fire protection system consisting of a wet-pipe automatic sprinkler system. Water is supplied via a fire sprinkler line from the municipal main that is fitted with flow and tamper switches and a backflow prevention device.

The fire suppression system is supplemented by a 200 gallon-per-minute fire pump powered by a 10.1 HP electric motor manufactured by A-C Fire Pump Systems and a 1/3 HP jockey pump motor manufactured by Bluffton Motor Works. A fire department connection is located at each floor adjacent to the fire riser. Fire sprinkler piping was observed to be steel. Sprinkler heads in the spare's cabinet were not observed.

Fire extinguishers were observed in corridors, elevator lobbies and in mechanical/electrical spaces. Fire hydrants are located at several points adjacent to the parking lot.

#### ***Survey Condition and Analysis***

The fire suppression system appeared to be in fair overall condition. Current inspection tags were not observed on the fire risers. Inspection tags were attached to the fire risers but were left blank. Partner recommends that all testing, inspections and certifications should be performed at once. If this work has been performed, the certificates should be properly posted at the fire risers. An opinion of cost for this work is included in Table 1.

The fire extinguishers are reported by property management to be inspected on a yearly basis, with the last inspection having occurred in July of 2021. Current inspection tags were observed on the fire extinguishers. Routine maintenance, including regularly scheduled testing and as-needed replacement, is anticipated during the evaluation period.

Fire hydrants were noted to be in good condition. Routine maintenance is anticipated through the evaluation period.

#### ***5.5.2 Alarm Systems***

The fire alarm system was reported by property management and was observed to be comprised of hardwired smoke detectors, heat detectors, pull stations and alarm horn/strobes. A central fire alarm control panel (FACP) monitors the initiating devices. The FACP was manufactured by Honeywell and includes a remote dialer manufactured by Honeywell. The system is fully-addressable and is reported by property management to be monitored by Murphy's TSI.

Hardwired smoke detectors are provided in each dwelling unit.

#### ***Survey Condition and Analysis***

The fire alarm system appeared to be in good overall condition and is reported by property management to be tested on an annual basis. Current inspection tags were not observed on the main fire alarm control panel (FACP). Property management reported that the last date of inspection was on July 14, 2021; however, documentation was not provided to Partner. All testing, inspections and certifications should be performed at once. An opinion of cost for this work is provided in Table 1. If this work has been performed, the certificates should be properly posted at the subject site.

Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

#### ***5.5.3 Other Systems***

Emergency lighting is typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations are indicated by illuminated exit signs.

#### ***Survey Condition and Analysis***

The observed components appeared to be in fair overall condition. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

## 6.0 INTERIOR ELEMENTS

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### 6.1 Common Areas

Significant common areas at the subject property consist of the entry lobby, leasing office, business/computer room, game room, pool lounge, fitness center, common restrooms, lounge/study areas at each floor, elevator cabs, stairwells, corridors, and elevator lobbies. Corridor finishes consist of carpet, painted gypsum board walls and painted gypsum board. Lighting consists of suspended fixtures. Stairwell and interior corridor doors are painted metal doors equipped with panic-bar hardware and closers. Common area furnishings consist of sofas, chairs, and tables.

#### ***Survey Condition and Analysis***

Common area finishes were observed to be in good to fair overall condition. Replacement of the common area hard floor coverings, soft finishes (carpet, paint, and wall coverings) and fixtures, furniture and equipment (FF&E) is anticipated during the evaluation period. An opinion of cost is included in Table 2.

### 6.2 Amenities and Special Features

The building is equipped with a bike storage room for tenant use. The bike storage room has metal bike racks for bike storage. The floors and ceiling are exposed concrete, and the walls are concrete and CMU block.

#### ***Survey Condition and Analysis***

Amenities and furnishings were observed to be in fair overall condition. Routine maintenance is anticipated during the evaluation period.

### 6.3 Support Areas

Support areas consist of management office and maintenance room.

Doors are typically metal doors set in painted metal frames. Hardware consists of lever handles.

#### ***Survey Condition and Analysis***

Interior support area finishes are in good to fair overall condition. Replacement of the common area hard floor coverings, soft finishes (carpet, paint, and wall coverings) and fixtures, furniture, and equipment (FF&E) is anticipated during the evaluation period. An opinion of cost is included in Table 2.

### 6.4 Commercial Tenant Spaces

Commercial tenant spaces are not provided.

## 6.5 Residential Spaces

### 6.5.1 Unit Types and Quantities

Approximately 10% of the residential units, including a minimum of 50% of vacant units and 100% of down units were observed.

Multifamily Apartment Unit Summary Type	Quantity	Average Area (SF)	Total Area (SF)	Occupied Units	Vacant Units	Down Units
Studio	37	444	16,426	24	10	3
1 Bed / 1 Bath	32	576	18,421	31	0	1
2 Bed / 2 Bath	55	867	47,700	47	3	5
4 Bed / 4 Bath	74	1,434	106,092	63	7	4
<b>Total</b>	<b>198</b>	<b>-</b>	<b>188,639</b>	<b>165</b>	<b>21</b>	<b>12</b>

Observed tenant spaces were selected by property management based on tenant cooperation and privacy concerns.

Observed spaces		
Unit ID	Status (O,V,M,D)	Condition notes
Unit 004 (2 BD / 2 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 005 (2 BD / 2 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 006 (2 BD / 2 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 007 (4 BD / 4 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 008 (Studio)	D	Flood damage remediation underway-sprinkler head burst
Unit 014 (Studio)	D	Flood damage remediation underway-sprinkler head burst
Unit 017 (4 BD / 4 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 018 (4 BD / 4 BA)	D	Flood damage remediation underway-plumbing backup
Unit 020 (1 BD / 1 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 023 (4 BD / 4 BA)	V	Finishes in good condition
Unit 031 (4 BD / 4 BA)	D	Flood damage remediation underway-plumbing backup
Unit 178 (Studio)	D	Flood damage remediation underway-sprinkler head burst
Unit 128 (2 BD / 2 BA)	D	Flood damage remediation underway-sprinkler head burst
Unit 240 (2 BD / 2 BA)	O	Finishes in good condition
Unit 272 (Studio)	V	Finishes in good condition
Unit 203 (Studio)	V	Finishes in good condition
Unit 302 (Studio)	O	Finishes in good condition
Unit 303 (Studio)	O	Finishes in good condition
Unit 410 (2 BD / 2 BA)	V	Finishes in good condition
Unit 422 (Studio)	V	Finishes in good condition
Unit 171 (2 BD / 2 BA)	D	Unit currently used as storage/work area for ongoing unit restoration
Unit 152 (4 BD / 4 BA)	M	Finishes in good condition

### 6.5.2 Unit Interior Finishes

Unit flooring is comprised of wood-look vinyl flooring at kitchen and living areas, ceramic tile in bathrooms and carpet in bedrooms.

Walls and ceilings are typically painted gypsum board. The shower/tub enclosure is provided with a one-piece fiberglass surround.

Entrance doors are typically solid core wood set in metal frames. Hardware includes a locking lever handle activated by card key, and peep hole. Interior doors are also solid core wood set in metal frames with a locking lever handle.

### ***Survey Condition and Analysis***

The dwelling unit finishes appeared to be in fair condition. During the evaluation period, resident unit interior painting can be expected; however, this work is considered part of the operational routine maintenance budget associated with unit turnover and costs are not included in this report. Based on estimated useful life (EUL), replacement of the floor coverings is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Dwelling units were identified to be in an un-rentable condition at the time of the site visit. Ten units were down due to flooding from frozen sprinkler heads. Two units were down due to plumbing backups. All 12 down units are currently undergoing remediation and repairs. Partner recommend returning all the down units to a rentable condition. An opinion of cost for this work is provided in Table 1.

### ***6.5.3 Cabinetry and Fixtures***

The kitchens are equipped with a stainless-steel sink, composition board cabinets and granite countertops. Typical bathroom fixtures include a floor-mounted, tank-type commode, a lavatory with a vanity, wall mirror and a shower/bathtub arrangement.

### ***Survey Condition and Analysis***

According to the property management, kitchen and bathroom fixtures are replaced as-needed or during tenant turnover. Overall, the fixtures appeared to be in fair condition with no significant deficiencies.

### ***6.5.4 Soft Goods***

Soft goods are not provided.

### ***6.5.5 Hard Goods and Appliances***

Hard goods include bed frame, dresser, dining table with chairs, bar top stools, desk with chair, couch, coffee table, and entertainment stand.

The kitchens are provided with one-piece electric range-ovens with microwave above, refrigerators, dishwashers, and garbage disposal.

Stackable washers and dryers are provided at studio, one bedroom and two-bedroom dwelling units while side-by-side washers and dryers are provided in four-bedroom dwelling units.

### ***Survey Condition and Analysis***

Hard goods and appliances appeared to be in fair condition. Based on observed conditions and estimated useful life (EUL), replacement of the hard goods and a portion of the appliances is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Based on the anticipated minimal cost of the garbage disposals, they can be replaced as needed as part of routine maintenance.

## 7.0 ACCESSIBILITY

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### 7.1 Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

#### ***Survey Condition and Analysis***

Based on current use, the subject property is a "public accommodation".

Based upon our limited survey, no readily apparent limitations were found or reported by property management.

Of note, the subject property does not have designated parking for the leasing office. The leasing office directly accesses a street that does not allow street parking.

Future renovations or alteration of the subject property may require additional proportional compliance with ADA requirements. This determination should be made by the local governing authority when permit acquisition for renovation is made.

## 7.2 Fair Housing Amendments Act

The Fair Housing Amendments Act of 1988 (FHAA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497). The Act requires design and construction to meet the seven design requirements listed below.

**Requirement 1:** Accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.

**Requirement 2:** Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.

**Requirement 3:** Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.

**Requirement 4:** An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.

**Requirement 5:** All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.

**Requirement 6:** Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.

**Requirement 7:** Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

The subject property was first occupied after March 13, 1991; as such, it is required to comply with the provisions for new construction buildings under the FHAA. Based on our limited observations, no readily apparent limitations were found or reported by property management.

Statements regarding Fair Housing Amendments Act (FHAA) compliance are not based on a comprehensive FHAA review. The above limited comments and conclusions are based solely on a visual assessment of the accessible areas observed at the time of the site walk through. Only visual observations were made without taking any physical measurements. Any technical analyses made are based on the appearance of the improvements and the evaluator's judgment of the physical condition of the subject property components at the time of this assessment. This limited scope FHAA review is not a comprehensive FHAA audit.



## 8.0 MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

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### 8.1 Moisture and Microbial Growth

Microbial growth (e.g., mold or fungus) typically occurs when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities).

A limited visual and olfactory survey for the conspicuous presence of mold was conducted as part of this assessment. Destructive sampling and air quality analysis was not included in the scope of work. The observation consisted of gaining entry to interior spaces and visually evaluating the accessible areas.

#### ***Survey Condition and Analysis***

Property management reported that significant mold or microbial growth has not been observed at the subject property, that tenant occupants have not had complaints concerning mold or microbial growth and that a formal indoor air quality management plan is not in effect.

Significant flood damage caused by broken sanitary lines and busted fire suppression water lines due to freezing were reported by property management.

Evidence of water damage and/or suspect microbial growth was not observed during the survey. Down units affected by flooding were undergoing remedial repairs during the site visit.

Visual or olfactory indications of significant suspect microbial growth were not observed.

### 8.2 Pest Management

A limited visual survey for the conspicuous presence of pests, vermin and damage caused by potential wood-destroying organisms including granular pellets, mud tubes, dry rot, or swarming activity was conducted as part of this assessment. This report is not intended to be construed, perceived, or substituted for a termite report. Additional indications of organism activity may be present in crawl spaces, excavated sections around the foundation, behind wall access and attic spaces, that were not observed.

According to property management, a Termite Bond is not in effect at the subject property.

Visual indications of wood-destroying organisms were not noted. In addition, the observed structures are constructed with masonry façades and do not have significant amounts of exposed wooden elements.

## 9.0 NATURAL HAZARD INFORMATION

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Partner referenced readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

### 9.1 Flood Zone

According to the Flood Insurance Rate Map, Community Panel Number 40119C0227F, dated May 16, 2007, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

### 9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 1, an area with low probability of damaging ground motion.

### 9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone IV, an area with design winds speeds up to 250 miles per hour. The subject property does not appear to be located in a special wind region or hurricane-susceptible zone.

## 10.0 OUT OF SCOPE CONSIDERATIONS

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These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings and flammability issues/regulations.

**Activity Exclusions-** These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;

- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

## 11.0 LIMITATIONS

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This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

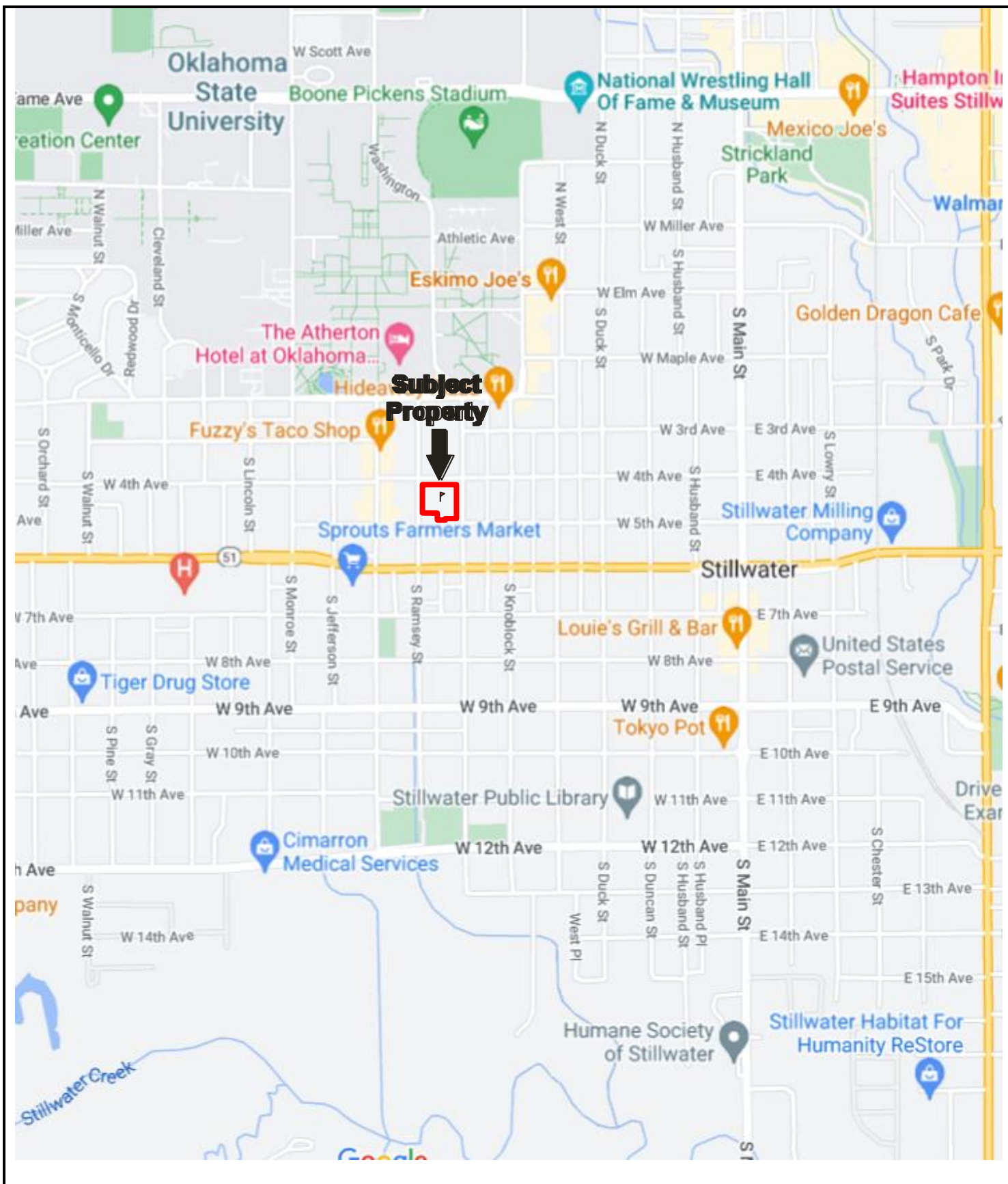
This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

## **FIGURES**

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- 1. SITE LOCATION MAP**
- 2. SITE PLAN**





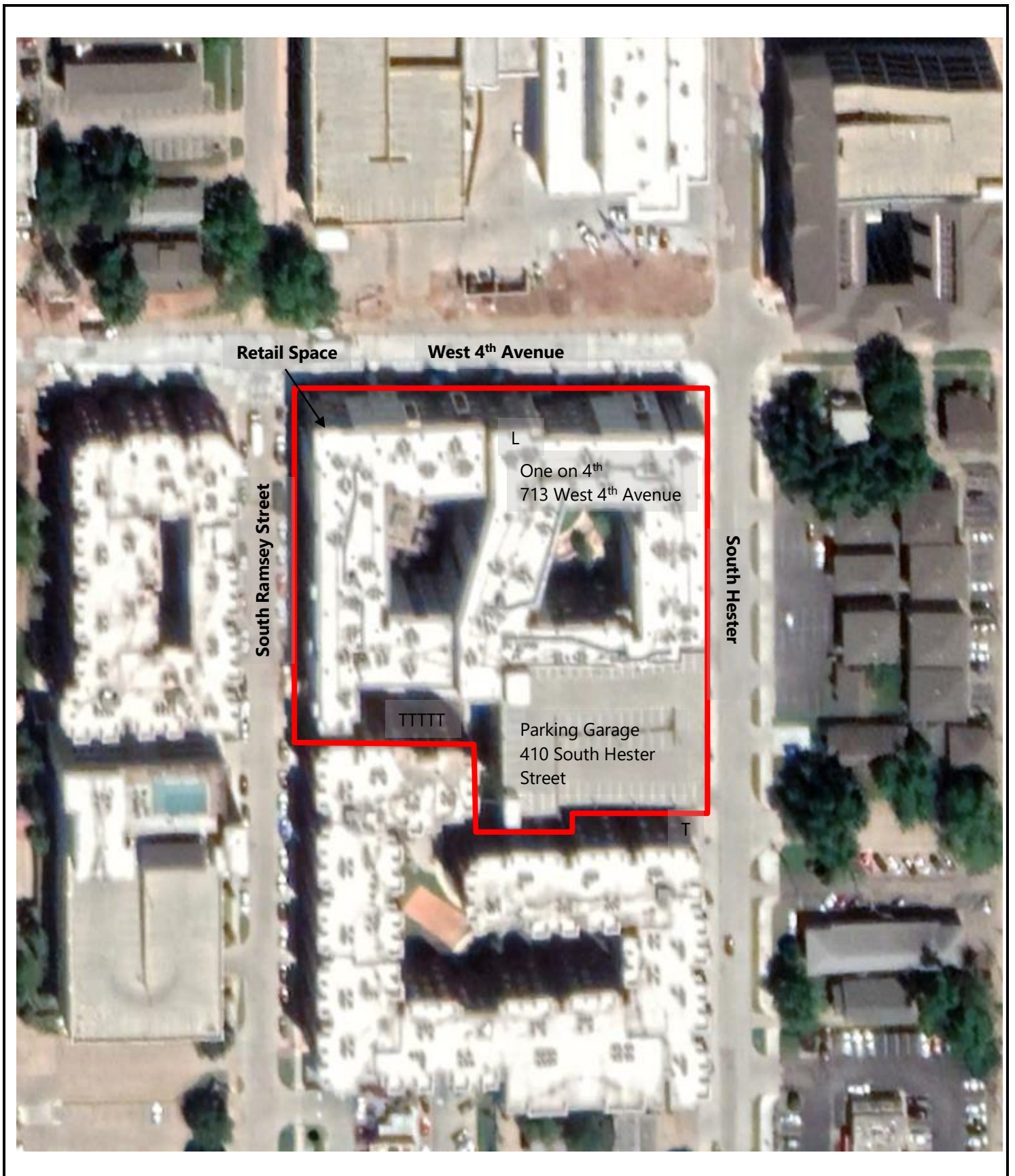
Drawing Not To Scale

KEY:  
Subject Property 

**FIGURE 1: SITE LOCATION MAP**  
Project No. 22-362181.2

**PARTNER**





KEY:

Subject Property	
Transformer	
Leasing Office	

**FIGURE 2: SITE PLAN**  
Project No. 22-362181.2

## **APPENDIX A: SITE PHOTOGRAPHS**

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1. Typical stormwater drain in landscaped areas at internal courtyards



2. Typical stormwater drain in landscaped areas at internal courtyards



3. Downspout at courtyard draining directly into the storm sewer system, typical



4. Concrete pavement at vehicular access point to parking garage

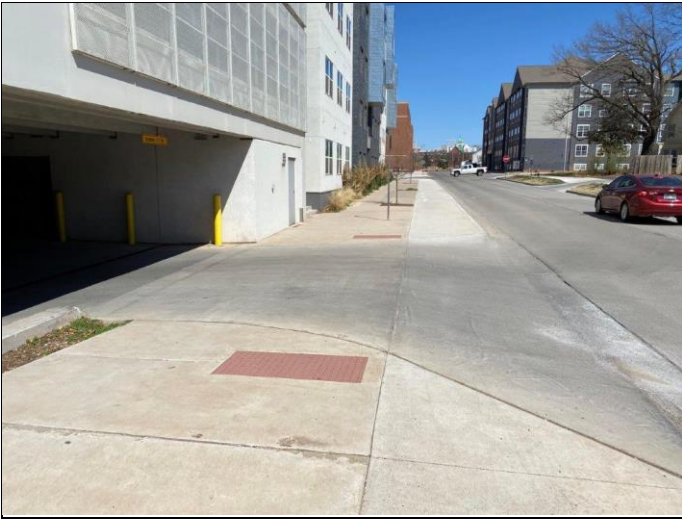


5. Concrete pavement at parking garage

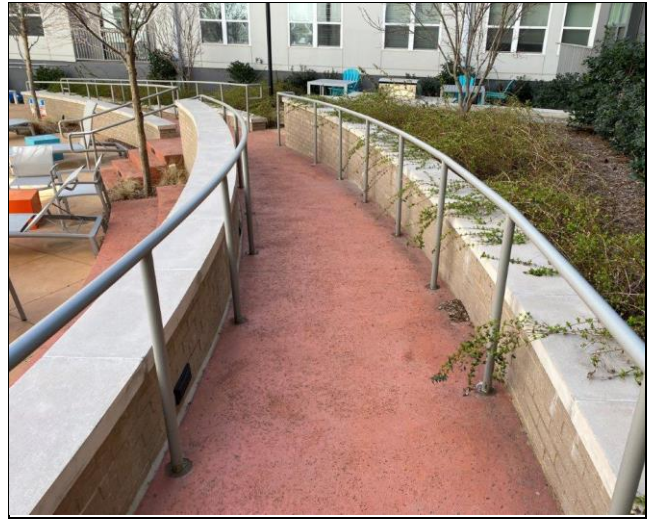


6. Pavement markings at ADA accessible parking spaces at the top level of the parking garage

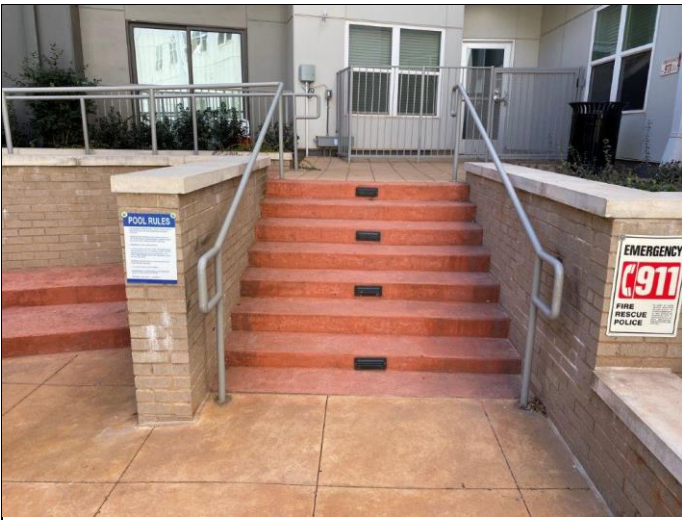




7. Zero curbs at sidewalk adjacent to parking garage vehicular access



8. Ramp at grade change at pool courtyard



9. Steps at pool courtyard



10. Walkways at internal courtyard



11. Typical landscaping in courtyard area



12. Typical landscaping in courtyard area





13. Grass landscaping on the south side of the property reported to be a dog park



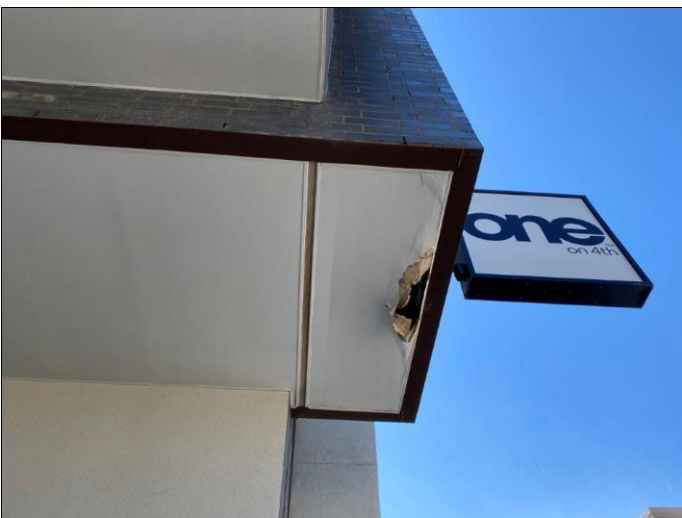
14. Automatic irrigation sprinkler system



15. Typical irrigation sprinkler head



16. Retaining walls at landscaping plant beds in the pool courtyard area

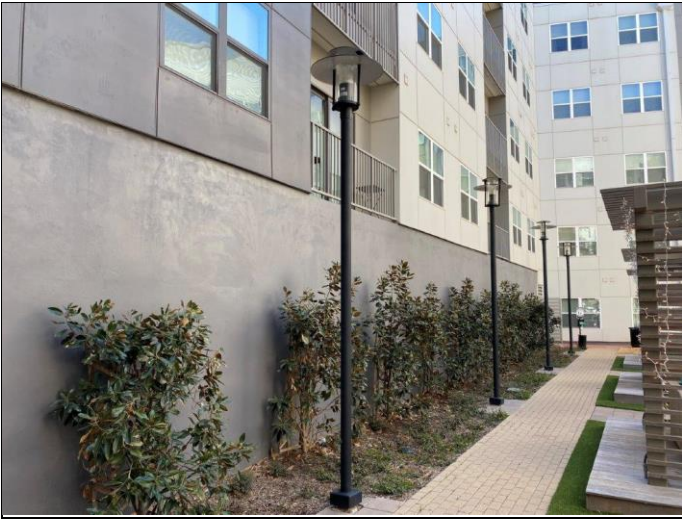


17. Wall mounted sign located at the northwest corner of the building



18. Wall mounted signage for the leasing office located on the north side of the building by the

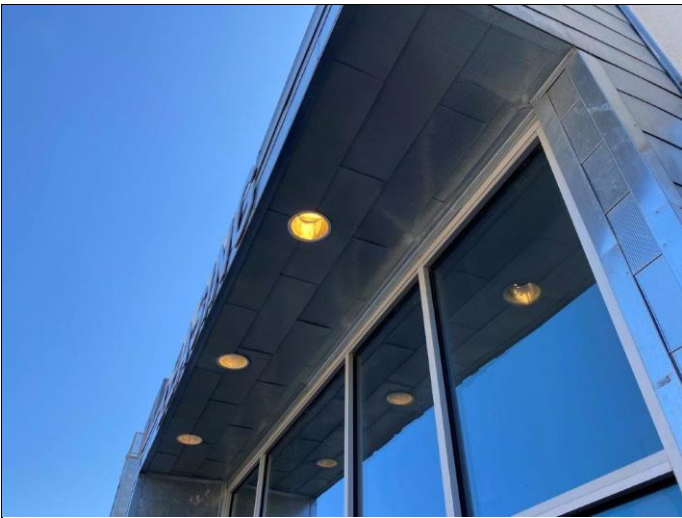




19. Light poles provided in the courtyard areas



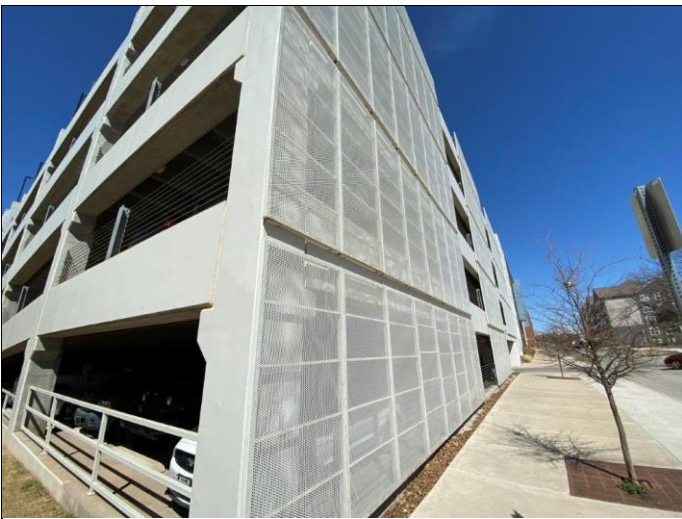
20. Bollard type light fixtures provided in the courtyard areas



21. Recessed can lighting at soffit above entrance on north side of the building



22. Suspended light fixtures in the parking garage



23. View of the southeast corner of the parking garage



24. View of the pool located in one of the courtyard areas





25. Steel and wood pergolas in courtyard



26. Covered counter/bar area in courtyard



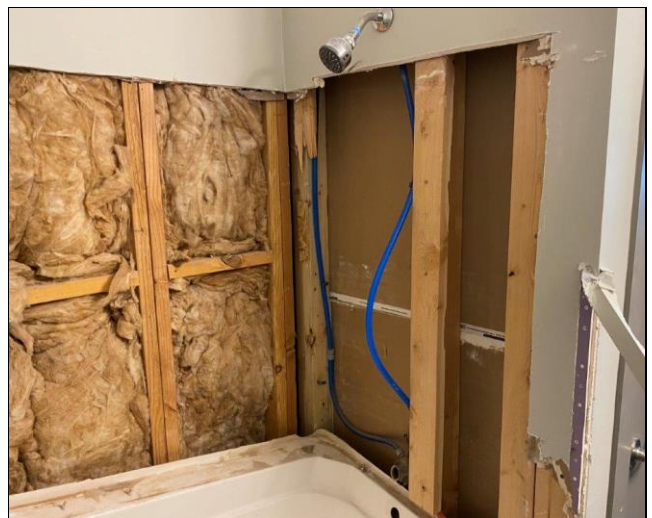
27. Typical grilling area in courtyard



28. Concrete slab-on-grade with concrete foundation walls



29. Parking garage concrete slab-on-grade



30. Wood framing at partition wall





31. Wood framing at ceiling



32. View of east façade



33. View of north façade



34. View of north façade



35. View of northwest corner of the building



36. View of the west facade





37. View of the west façade



38. View of the southwest corner of the building



39. View of the south side of the building



40. View of the west façade of the parking garage



41. View of the south façade of the parking garage

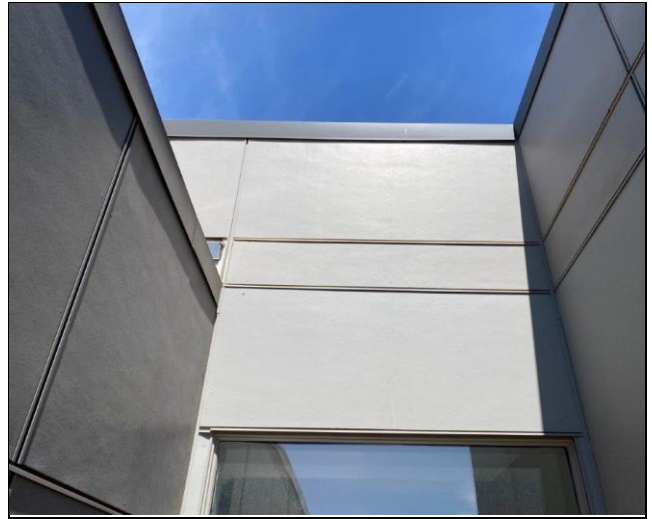


42. View of the east façade of the parking garage

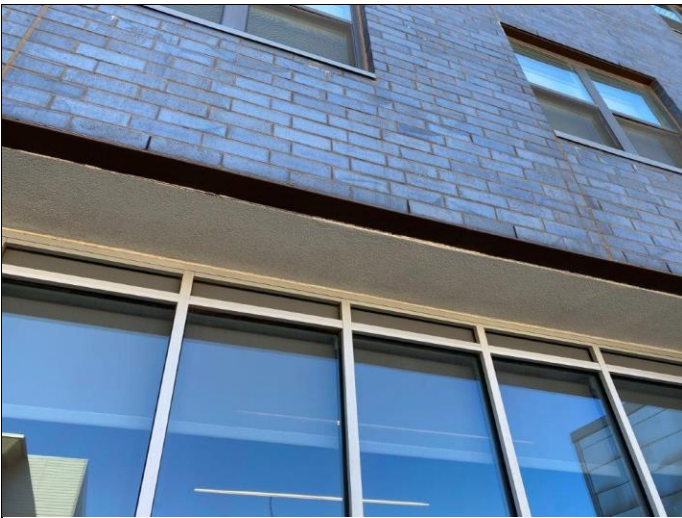




43. View of cementitious finish system



44. View of fiber cement panel system



45. View of brick masonry and soffit



46. Curtain wall glazing system along the north façade

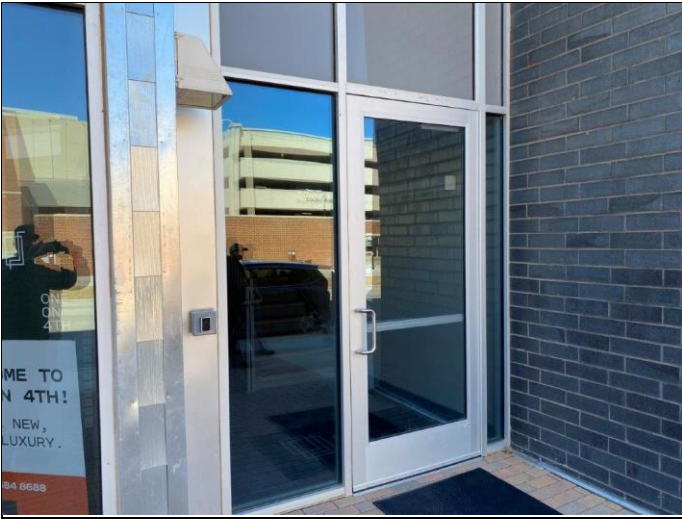


47. Dwelling unit windows



48. Curtain wall glazing system with integrated doors at the pool lounge area





49. Curtain wall glazing system with integrated doors



50. Typical parapet wall



51. TPO membrane termination at concrete elevator shaft



52. View of roof A



53. View of roof B



54. Typical internal roof drains

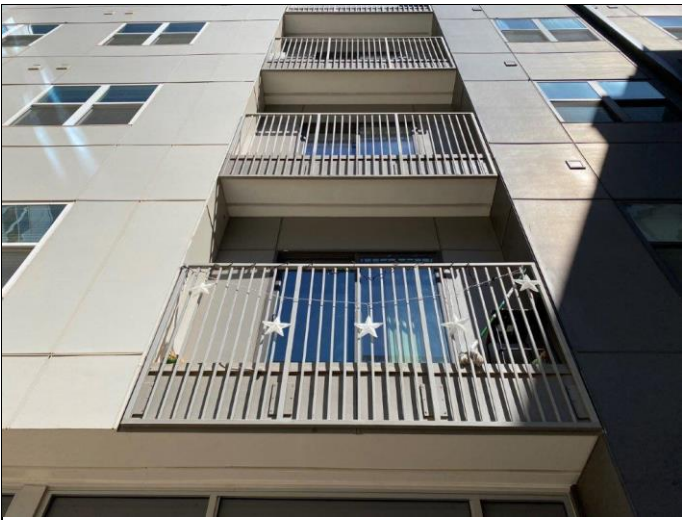




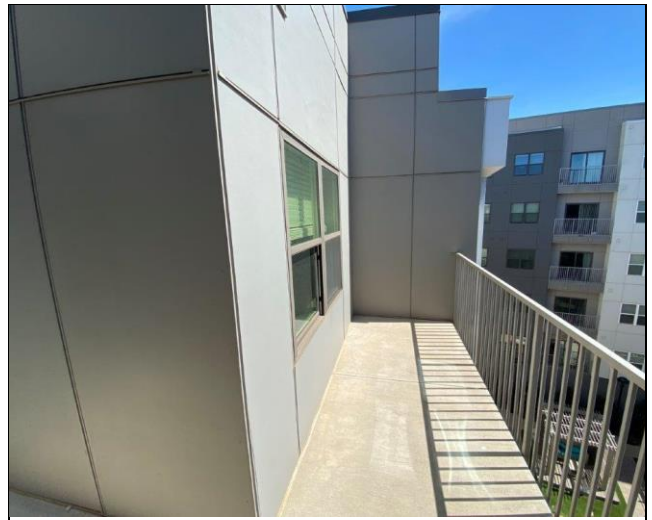
55. Emergency overflow drain measuring four inches above roof surface



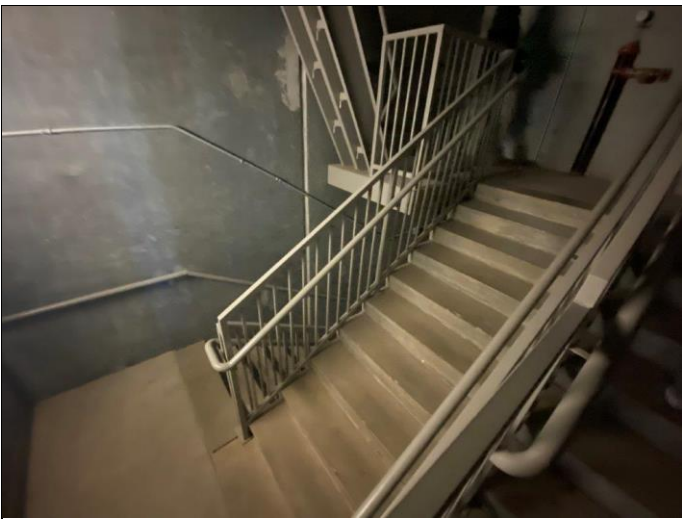
56. Bump out roofs drain to downspouts



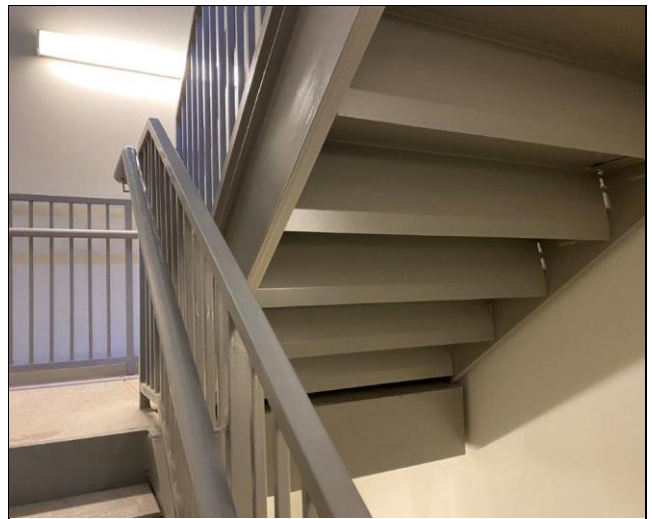
57. Typical unit balcony



58. Balcony at inside corner unit



59. Typical stairs, guard rails and handrails



60. Typical stairs





61. PEX water lines observed at water heater closet



62. PVC sanitary sewer lines and vents



63. Typical water heater



64. Water pump to boost water pressure located on ground floor accessed at south side of building



65. Typical split system condensing units at roof



66. Packaged unit at roof





67. One of two electrical switchgear panels located in main electrical closet



68. Typical electrical breaker panels and disconnects



69. Switchgear label



70. Breaker panel label



71. Step down transformer



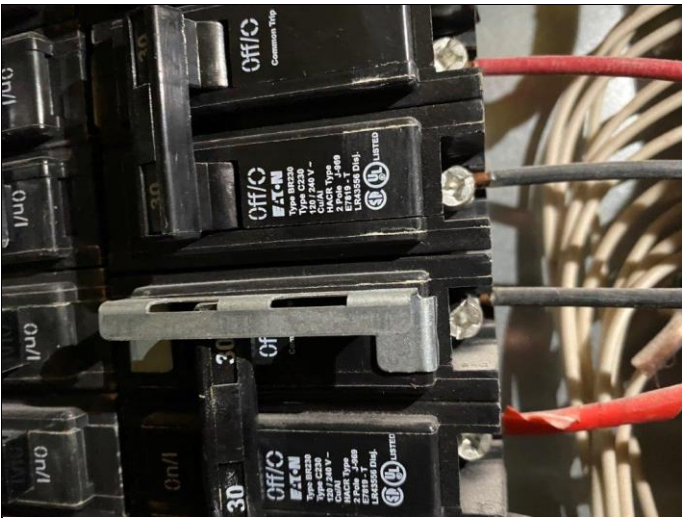
72. Step down transformer label



73. Unit electrical meters



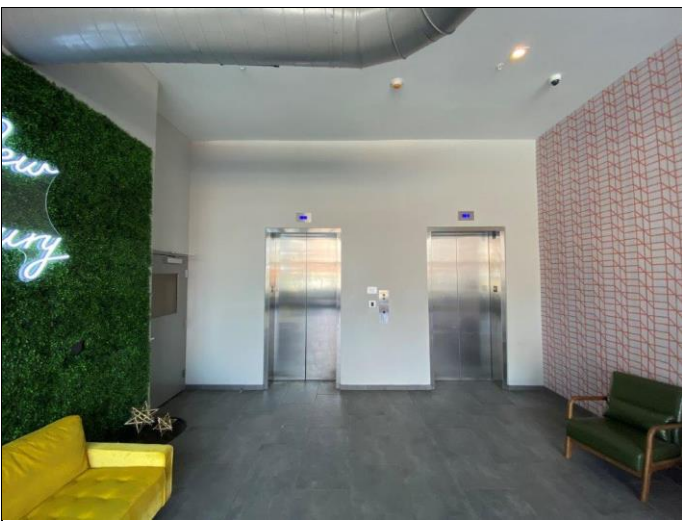
74. ...for unit electrical meters.



75. Copper wiring observed at breaker panel inside one of the dwelling units



76. Typical dwelling unit breaker panel by Eaton



77. Exterior view of elevators



78. View of typical interior of elevator cab





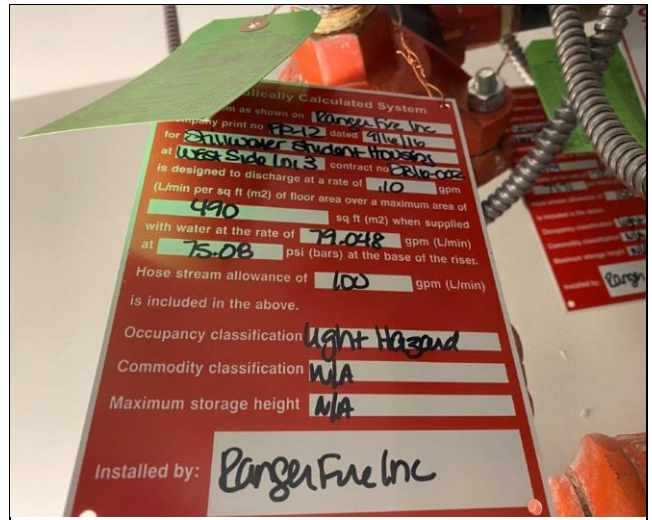
79. Typical ceiling in elevator cab



80. Typical elevator label



81. Typical fire riser located in stairwell



82. Fire riser tag



83. Electrical connections to flow alarms on fire riser



84. Fire riser inspection tags not filled out, typical

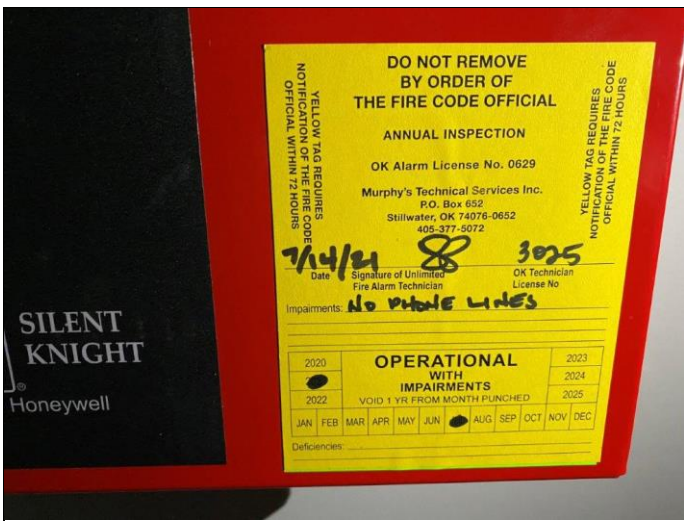




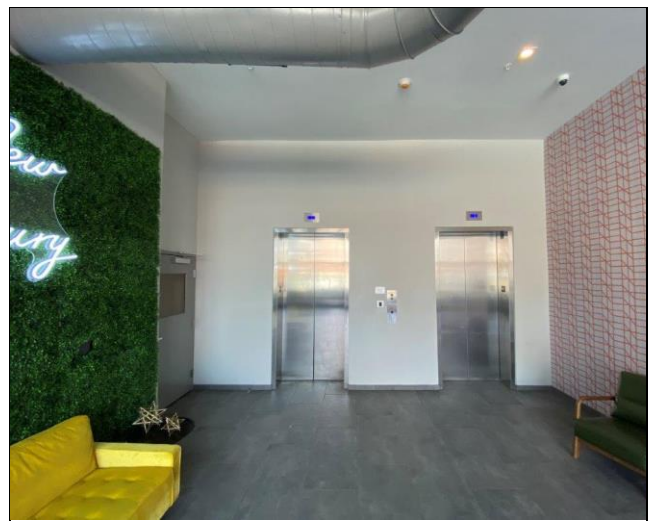
85. Fire alarm control panel (FACP)



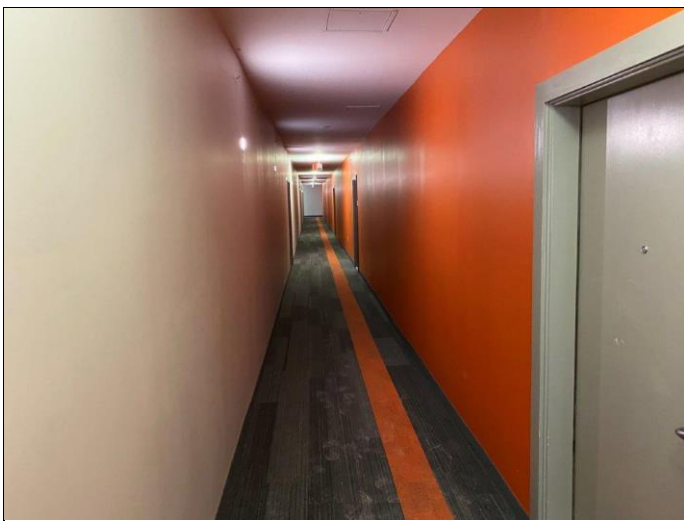
86. Fire alarm annunciator



87. Fire alarm control panel yellow tag



88. Main elevator lobby adjacent to leasing office



89. Typical corridor



90. Elevator lobby lounge



91. Elevator lobby



92. Pool lounge area



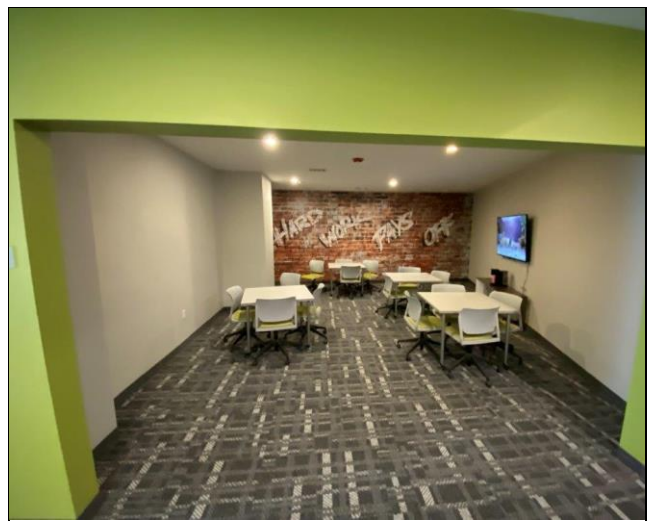
93. Business center



94. Fitness center



95. Fitness center



96. Lounge area





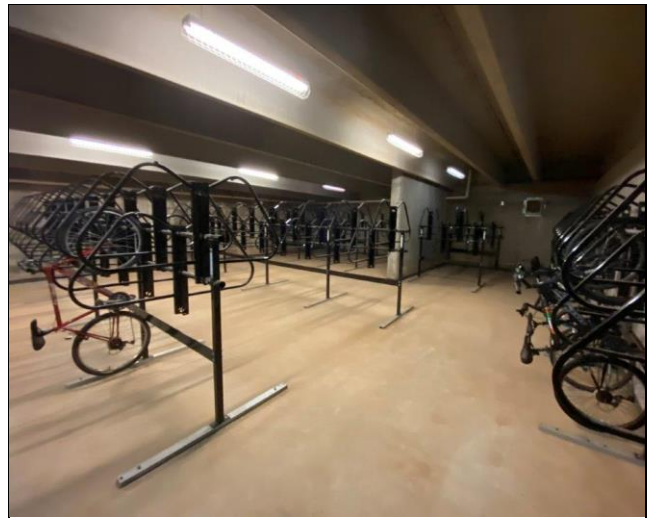
97. Typical common area restroom



98. Typical common area restroom



99. Mailboxes along corridor adjacent to leasing office



100. Bike Room



101. Missing electrical cover at light pole



102. Missing electrical cover at light pole





103. Cracking in foundation at the north side of the building



104. Linear cracking of load bearing CMU block walls at the bottom level



105. Linear and stepped cracking of load bearing CMU block walls at the bottom level



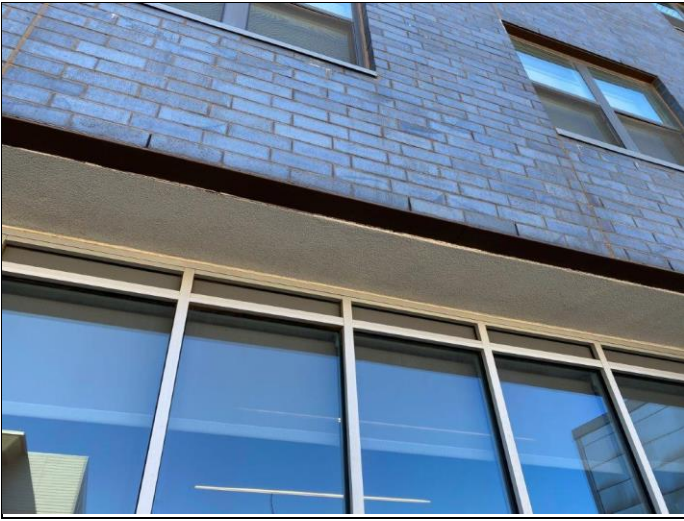
106. Cracking in the cementitious exterior finish system



107. Cracking in the cementitious finish system above the dwelling unit windows



108. Water damage at an exterior soffit



109. Cementitious finish system appearing to be applied over gypsum drywall board

## **APPENDIX B: SUPPORTING DOCUMENTATION**

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# National Flood Hazard Layer FIRMette



97°4'22"W 36°7'18"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/13/2022 at 11:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Rent Roll

One on 4th  
Mar 2022

## Unit Details

Bldg-Unit	SQFT	Unit Status	Resident	Move-In	Lease Start	Lease End	Expected Move-Out	Market Rent	Scheduled Charges	Balance	Deposit Held
Property: One on 4th											
Unit Type: 2BR/2BA											
4-A	435.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
4-B	435.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
5-A	435.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
5-B	435.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
6-A	421.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
6-B	421.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
104-A	435.00	Occupied No t Kyle, Landry (Lanc	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	0.00	0.00
104-B	435.00	Occupied No t Washington, Solor	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	(639.00)	0.00
105-A	435.00	Vacant Renter -- Vacant --						780.00	0.00		
105-B	435.00	Vacant Renter -- Vacant --						780.00	0.00		
106-A	421.00	Occupied No t Chapa, Neal	8/1/2021	8/1/2021	7/31/2022			541.00	664.00	(664.00)	0.00
106-B	421.00	Occupied No t Combs, Caden	8/1/2021	8/1/2021	7/31/2022			541.00	649.00	0.00	0.00
142-A	435.00	Occupied No t Morris, Anna	8/4/2021	8/1/2021	7/31/2022			541.00	639.00	0.00	0.00
142-B	435.00	Occupied No t Braudrick, Elizabe	8/5/2021	8/1/2021	7/31/2022			541.00	644.00	(2,576.00)	0.00
144-A	435.00	Occupied No t Ramsey, James (.8	1/1/2021	8/1/2021	7/31/2022			541.00	639.00	0.00	0.00
144-B	435.00	Occupied No t Marsh, Dillon (D)	8/1/2021	8/1/2021	7/31/2022			541.00	639.00	0.00	0.00
204-A	435.00	Vacant Renter -- Vacant --						780.00	0.00		
204-B	435.00	Occupied No t Puerto, Raudel	8/1/2021	8/1/2021	7/31/2022			541.00	654.00	(654.00)	1,510.00
205-A	435.00	Occupied No t Kumar, Shivum	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	0.00	0.00
205-B	435.00	Occupied No t Naik, Raj (Raj)	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	0.00	0.00
206-A	421.00	Occupied No t Harbaugh, Adan	8/1/2021	8/1/2021	7/31/2022			541.00	650.00	0.00	0.00
206-B	421.00	Occupied No t Ginsberg, Andrew	8/1/2021	8/1/2021	7/31/2022			541.00	649.00	0.00	0.00
225-A	421.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
225-B	421.00	Notice Unrent Borg, Bren (Christ	1/7/2022	1/7/2022	7/31/2022	7/31/2022		780.00	834.00	0.00	1,560.00
242-A	435.00	Occupied No t Currier, Jake (Jak	8/10/2021	8/1/2021	7/31/2022			541.00	639.00	0.00	1,510.00
242-B	435.00	Occupied No t Kamperman, Ben	8/1/2021	8/1/2021	7/31/2022			541.00	754.00	0.00	0.00
244-A	435.00	Occupied No t Smith, Logan	8/1/2021	8/1/2021	7/31/2022			541.00	725.00	0.00	1,510.00
244-B	435.00	Occupied No t Alzahrani, Faisal	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	0.00	1,510.00
263-A	435.00	Notice Unrent Morey, Nicholas (1	8/16/2021	8/1/2021	5/31/2022	5/31/2022		780.00	799.00	0.00	0.00
263-B	435.00	Occupied No t Cheema, Sultan	8/14/2021	8/1/2021	7/31/2022			541.00	629.00	0.00	0.00
304-A	435.00	Occupied No t Thomas, Jacob	8/1/2021	8/1/2021	7/31/2022			541.00	764.00	0.00	1,510.00
304-B	435.00	Occupied No t Bright, Jacob (Jac	8/2/2021	8/1/2021	7/31/2022			541.00	654.00	0.00	0.00
305-A	435.00	Occupied No t Miller, Eric	8/5/2021	8/5/2021	7/31/2022			541.00	639.00	0.00	1,510.00
305-B	435.00	Occupied No t Richardson Jr., D	8/5/2021	8/5/2021	7/31/2022			541.00	639.00	0.00	1,510.00
306-A	421.00	Occupied No t Marouk, Chloe	8/1/2021	8/1/2021	7/31/2022			541.00	809.00	0.00	0.00
306-B	421.00	Occupied No t Moshiri, Emily	8/2/2021	8/1/2021	7/31/2022			541.00	809.00	(809.00)	0.00
325-A	421.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
325-B	421.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
342-A	435.00	Occupied No t Sweeney, Alexis (.8	15/2021	8/15/2021	7/31/2022			541.00	639.00	(2,506.00)	0.00
342-B	435.00	Occupied No t Mamola, Chloe	8/1/2021	8/1/2021	7/31/2022			541.00	654.00	(654.00)	0.00
344-A	435.00	Notice Rented Gummere, Jacey	8/1/2021	8/1/2021	7/31/2022	7/31/2022		780.00	739.00	0.00	0.00
344-B	435.00	Notice Rented Chahal, Christine	8/1/2021	8/1/2021	7/31/2022	7/31/2022		541.00	754.00	0.00	0.00
363-A	435.00	Occupied No t Pauzuolis, Alyssa	7/21/2021	7/21/2021	7/31/2022			541.00	829.00	(1.00)	0.00
363-B	435.00	Occupied No t Ury, Caitlyn (cat)	8/14/2021	8/1/2021	7/31/2022			541.00	815.00	0.00	0.00
404-A	435.00	Occupied No t Riley, Jacob (Jake	8/7/2021	8/1/2021	7/31/2022			541.00	729.00	(1,458.00)	0.00
404-B	435.00	Occupied No t Landrum, Jaylen	8/13/2021	8/13/2021	7/31/2022			541.00	625.00	0.00	0.00
405-A	435.00	Occupied No t Shannon, Ryan	3/1/2022	3/1/2022	7/31/2022			780.00	1,478.00	0.00	0.00
405-B	435.00	Occupied No t Shannon 2, Ryan	3/1/2022	3/1/2022	7/31/2022			780.00	0.00	0.00	0.00
406-A	421.00	Notice Unrent Ortega Bueno, Jo	1/3/2022	1/1/2022	7/31/2022	7/31/2022		780.00	749.00	846.95	0.00
406-B	421.00	Occupied No t Nixon, Steven	8/1/2021	8/1/2021	7/31/2022			541.00	754.00	(612.00)	0.00
425-A	421.00	Occupied No t Baumli, Ash	8/1/2021	8/1/2021	7/31/2022			541.00	749.00	(3,006.00)	0.00
425-B	421.00	Occupied No t Wiesen, Lindsey	8/2/2021	8/1/2021	7/31/2022			541.00	749.00	(3,382.00)	0.00
442-A	435.00	Notice Rented Shipman, Hannah	8/1/2021	8/1/2021	7/31/2022	7/31/2022		541.00	819.00	0.00	0.00
442-B	435.00	Notice Rented Johnson, Kylie (K	8/7/2021	8/1/2021	7/31/2022	7/31/2022		541.00	639.00	0.00	0.00
444-A	435.00	Occupied No t Ryan, Nick (Nick)	8/13/2021	8/13/2021	7/31/2022			541.00	639.00	0.00	0.00
444-B	435.00	Occupied No t Mora, Charles (Cj	7/1/2021	7/1/2021	7/31/2022			541.00	725.00	0.00	0.00
463-A	435.00	Occupied No t Camacho, Elizabe	8/1/2021	8/1/2021	7/31/2022			541.00	729.00	2,487.00	0.00
463-B	435.00	Occupied No t Monnot, Emily	8/1/2021	8/1/2021	7/31/2022			541.00	729.00	0.00	0.00
542-A	435.00	Occupied No t Kohrs, Sophia	8/2/2021	8/1/2021	7/31/2022			541.00	739.00	0.00	0.00
542-B	435.00	Occupied No t Pierre, Lolly (Alex	8/1/2021	8/1/2021	7/31/2022			541.00	729.00	(1,960.00)	0.00
544-A	435.00	Occupied No t Alkandari, Abeer	9/1/2021	9/1/2021	7/31/2022			541.00	1,278.00	0.00	3,020.00
544-B	435.00	Occupied No t Alkandari 2, Abee	9/1/2021	9/1/2021	7/31/2022			541.00	0.00	0.00	0.00
563-A	435.00	Occupied No t Shera, Kaci (Kaci)	8/1/2021	8/1/2021	7/31/2022			541.00	729.00	0.00	0.00
563-B	435.00	Notice Rented Williams, Emma (	8/1/2021	8/1/2021	7/31/2022	7/31/2022		541.00	729.00	0.00	0.00
580-A	435.00	Vacant Unrent -- Vacant --						780.00	0.00		0.00
580-B	435.00	Occupied No t McGill, Addison (P	8/1/2021	8/1/2021	7/31/2022			541.00	809.00	0.00	0.00
2BR/2BA Total:		28,486.00						40,247.00	37,272.00	(15,587.05)	15,150.00



## Unit Type: Studio

8	432.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
14	432.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
102	442.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
103	448.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
122	432.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
172	432.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
174	432.00	Occupied No t Cole, Kaylyn	8/13/2021	8/13/2021	7/31/2022		859.00	979.00	0.00	0.00
178	432.00	Notice Unrent Bruin, Daniel (Dan	11/13/2021	11/13/2021	7/31/2022	7/31/2022	859.00	1,029.00	0.00	0.00
179	423.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
202	442.00	Occupied No t Palacios Matamor	8/2/2021	8/1/2021	5/31/2022		859.00	1,029.00	0.00	0.00
203	448.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
222	432.00	Notice Unrent Alawadhi, Ali	2/1/2022	2/1/2022	7/31/2022	7/31/2022	950.00	1,004.00	0.00	1,900.00
272	432.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
274	432.00	Occupied No t Klabenes, Taylor	8/1/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	0.00
279	423.00	Occupied No t Saltzman, Samuel	8/1/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	1,850.00
302	442.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
303	448.00	Vacant Unrent -- Vacant --					950.00	0.00		0.00
322	432.00	Occupied No t Quiroz, Luz (Lucy)	2/14/2022	2/14/2022	7/31/2022		950.00	1,004.00	0.00	0.00
372	432.00	Occupied No t Cowin, Ainsley (Ai	10/1/2021	10/1/2021	7/31/2022		859.00	979.00	0.00	0.00
374	432.00	Occupied No t Gin, Ashley	8/13/2021	8/13/2021	7/31/2022		859.00	1,004.00	0.00	0.00
379	423.00	Notice Unrent Kavalec, Kaitlin (K	11/11/2021	11/11/2021	7/31/2022	7/31/2022	859.00	965.00	0.00	0.00
402	442.00	Occupied No t White, Jared (Jare	8/1/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	0.00
403	448.00	Occupied No t Bozobar, Ali	9/1/2021	9/1/2021	7/31/2022		859.00	979.00	0.00	0.00
422	441.00	Vacant Rentec -- Vacant --					950.00	0.00		0.00
472	432.00	Occupied No t Allen, Leighton	8/1/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	0.00
474	432.00	Occupied No t Penn, Alec	8/1/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	1,850.00
479	423.00	Occupied No t Le, Hien	9/1/2021	9/1/2021	7/31/2022		859.00	979.00	0.00	0.00
502	442.00	Occupied No t Gonzalez, Edgar (	8/7/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	0.00
503	448.00	Occupied No t Clyma, Jordan	8/13/2021	8/1/2021	7/31/2022		859.00	979.00	0.00	0.00
569	441.00	Notice Unrent Hassan, Yaqoup (	8/13/2021	8/13/2021	7/31/2022	7/31/2022	859.00	979.00	0.00	1,850.00
572	441.00	Occupied No t Givens, Brooke	9/1/2021	9/1/2021	7/31/2022		859.00	979.00	55.00	1,850.00
574	441.00	Notice Rented Larsh, Logan	8/1/2021	8/1/2021	7/31/2022	7/31/2022	859.00	794.00	0.00	262.00
Studio Total:		13,954.00					28,762.00	19,556.00	55.00	9,562.00

## Unit Type: 4BR/4BA

7-A	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
7-B	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
7-C	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
7-D	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
17-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
17-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
17-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
17-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
18-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
18-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
18-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
18-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
19-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
19-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
19-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
19-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
23-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
23-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
23-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
23-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
30-A	349.00	Notice Unrent Alvarez, Joseph	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	394.00	(206.00)	0.00
30-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
30-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
30-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
31-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
31-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
31-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
31-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
107-A	356.00	Vacant Rentec -- Vacant --					530.00	0.00		0.00
107-B	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
107-C	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
107-D	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
117-A	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
117-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
117-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
117-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
118-A	349.00	Notice Rented Foster, Shea	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	(514.00)	0.00
118-B	349.00	Occupied No t Messaoudi, Fouac	3/1/2022	3/1/2022	7/31/2022		530.00	554.00	97.00	0.00
118-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
118-D	349.00	Occupied No t Johnson, Eric (Ej)	9/1/2021	9/1/2021	7/31/2022		480.00	454.00	(3,092.00)	0.00
119-A	349.00	Notice Unrent Kiser, Sam (Sam)	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	549.00	0.00	0.00
119-B	349.00	Notice Unrent Murdock, Bryce (E	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	494.00	0.00	0.00

## Rent Roll

119-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
119-D	349.00	Notice Unrent Bernius, Paul	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	524.00	0.00	1,050.00
123-A	349.00	Occupied No I Hall, Emmalou (E)	10/6/2021	10/8/2021	7/31/2022		480.00	529.00	0.00	0.00
123-B	349.00	Occupied No I Hall, Abby (Abby)	10/6/2021	10/8/2021	7/31/2022		480.00	514.00	0.00	0.00
123-C	349.00	Notice Unrent Tutrow, Jason (A)	10/6/2021	10/8/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
123-D	349.00	Occupied No I Chandler, Cenna	10/6/2021	10/8/2021	7/31/2022		480.00	529.00	0.00	0.00
130-A	349.00	Notice Rented Holmes, Thomas	7/22/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
130-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
130-C	349.00	Occupied No I Hinckley, Luke	2/1/2022	2/1/2022	7/31/2022		530.00	584.00	0.00	0.00
130-D	349.00	Occupied No I McLain, Cade (Ca)	8/1/2021	8/1/2021	7/31/2022		480.00	499.00	0.00	0.00
131-A	349.00	Occupied No I Nothhaft, Sebastie	1/3/2022	1/1/2022	7/31/2022		530.00	599.00	0.00	0.00
131-B	349.00	Occupied No I Becroft, Isaac	1/3/2022	1/5/2022	7/31/2022		530.00	584.00	90.00	0.00
131-C	349.00	Occupied No I Chen, Kuanyu	1/3/2022	1/1/2022	7/31/2022		530.00	584.00	0.00	0.00
131-D	349.00	Occupied No I Garcia, Alejandro	1/3/2022	1/3/2022	7/31/2022		530.00	599.00	0.00	0.00
152-A	356.00	Occupied No I 1, MODEL	8/1/2021	8/1/2021	7/31/2022		480.00	0.00	0.00	0.00
152-B	356.00	Occupied No I Two, MODEL	8/1/2021	8/1/2021	7/31/2022		480.00	0.00	0.00	0.00
152-C	356.00	Occupied No I Three, Model	8/1/2021	8/1/2021	7/31/2022		480.00	0.00	0.00	0.00
152-D	356.00	Occupied No I Four, Model	8/1/2021	8/1/2021	7/31/2022		480.00	0.00	(515.00)	0.00
153-A	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
153-B	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
153-C	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
153-D	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
175-A	349.00	Notice Unrent Basnayake, Charr	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	524.00	0.00	1,050.00
175-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
175-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
175-D	349.00	Notice Rented Albalawi, Mohamn	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	525.00
176-A	349.00	Notice Rented Ali, Gibran	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	0.00	1,050.00
176-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
176-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
176-D	349.00	Notice Rented Alkhamayseh, Os	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	0.00
207-A	356.00	Notice Unrent Ajmani, Varun	9/10/2021	9/10/2021	7/31/2022	7/31/2022	480.00	478.00	(10.00)	0.00
207-B	356.00	Vacant Rentec -- Vacant --					530.00	0.00		
207-C	356.00	Notice Rented Latif, Haider (Haid	2/1/2022	2/1/2022	5/31/2022	5/31/2022	530.00	684.00	(693.00)	0.00
207-D	356.00	Notice Rented Doddasomayajula	9/10/2021	9/10/2021	7/31/2022	7/31/2022	480.00	478.00	(10.00)	1,050.00
209-A	357.00	Notice Rented Cross, Harrison (C	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	0.00
209-B	357.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
209-C	357.00	Notice Rented Albracht, Cade (C	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	589.00	0.00	0.00
209-D	357.00	Notice Rented Armstrong, Kiet	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	604.00	0.00	0.00
217-A	349.00	Notice Rented Katta, Nithisha	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	468.00	0.00	0.00
217-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
217-C	349.00	Notice Rented Mbetsi, Ange-Bell	9/2/2021	9/1/2021	7/31/2022	7/31/2022	480.00	463.00	0.00	0.00
217-D	349.00	Notice Rented Kasaraneni, Moun	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	478.00	(478.00)	0.00
218-A	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
218-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
218-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
218-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
219-A	349.00	Occupied No I Bertelli, Isabella (I	8/13/2021	8/13/2021	7/31/2022		480.00	478.00	0.00	0.00
219-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
219-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
219-D	349.00	Occupied No I Duff, April	8/13/2021	8/13/2021	7/31/2022		480.00	478.00	0.00	0.00
223-A	349.00	Notice Unrent Wallace, Christop	12/10/2021	11/1/2021	7/31/2022	7/31/2022	480.00	529.00	(530.00)	1,050.00
223-B	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
223-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
223-D	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
230-A	349.00	Notice Rented Harris, Courtney	7/1/2021	7/1/2021	5/31/2022	5/31/2022	480.00	548.00	0.00	0.00
230-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
230-C	349.00	Notice Rented Lomo, Tatiana	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	485.00	0.00	1,050.00
230-D	349.00	Notice Rented Iwata, Kristin	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
231-A	349.00	Occupied No I Zschiesche, Edwa	9/1/2021	9/1/2021	7/31/2022		480.00	468.00	0.00	0.00
231-B	349.00	Occupied No I Irving, David (Dav	9/1/2021	9/1/2021	7/31/2022		480.00	453.00	0.00	0.00
231-C	349.00	Occupied No I Boeckman, Wesle	9/1/2021	9/1/2021	7/31/2022		480.00	453.00	(1,266.00)	0.00
231-D	349.00	Occupied No I Stewart, Jacob	9/1/2021	9/1/2021	7/31/2022		480.00	454.00	0.00	0.00
252-A	356.00	Notice Rented Carter, Ericca	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	524.00	0.00	0.00
252-B	356.00	Vacant Rentec -- Vacant --					530.00	0.00		
252-C	356.00	Notice Rented Ford, Jayden	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	509.00	0.00	0.00
252-D	356.00	Vacant Rentec -- Vacant --					530.00	0.00		
253-A	356.00	Occupied No I Cavazos, Alejandr	8/13/2021	8/13/2021	7/31/2022		480.00	478.00	0.00	0.00
253-B	356.00	Occupied No I Rodriguez, Cristia	8/13/2021	8/13/2021	7/31/2022		480.00	463.00	(661.00)	0.00
253-C	356.00	Occupied No I McKenzie, Mason	8/13/2021	8/13/2021	7/31/2022		480.00	473.00	0.00	0.00
253-D	356.00	Notice Unrent Coyle, Wyatt	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	0.00
266-A	356.00	Notice Rented Hill, Skylar	8/1/2021	8/1/2021	5/31/2022	5/31/2022	480.00	550.00	(19.00)	0.00
266-B	356.00	Notice Unrent Anthony, Peyton	8/1/2021	8/1/2021	5/31/2022	5/31/2022	530.00	549.00	0.00	0.00
266-C	356.00	Notice Rented Chilson, Ari	8/21/2021	8/20/2021	7/31/2022	4/6/2022	480.00	463.00	1,739.00	1,050.00
266-D	356.00	Notice Rented Mateo-Johnson, E	8/9/2021	8/1/2021	5/31/2022	5/31/2022	480.00	564.00	(5.00)	0.00
267-A	349.00	Occupied No I Heald, Holly	8/13/2021	8/13/2021	7/31/2022		480.00	493.00	(986.00)	0.00
267-B	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
267-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		

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267-D	349.00	Notice Unrent	Wanek, Katherine	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	468.00	0.00	0.00
275-A	349.00	Notice Rented	Cayton, Torie	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	534.00	0.00	0.00
275-B	349.00	Occupied No I	Davis, Alyssa	8/1/2021	8/1/2021	7/31/2022		480.00	533.00	0.00	0.00
275-C	349.00	Occupied No I	Parker, Jessica	8/1/2021	8/1/2021	7/31/2022		480.00	579.00	(1,155.00)	0.00
275-D	349.00	Notice Unrent	Battenfield, Callie	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	594.00	0.00	0.00
276-A	349.00	Notice Rented	Maravich, Brannon	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	534.00	0.00	0.00
276-B	349.00	Notice Rented	Pinson, Samuel	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	533.00	0.00	0.00
276-C	349.00	Notice Unrent	Chaney, Jonas	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	453.00	0.00	0.00
276-D	349.00	Notice Rented	Lewis, Philip (Aida)	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
307-A	356.00	Occupied No I	Jedlicka, Jerek	8/1/2021	8/1/2021	7/31/2022		480.00	513.00	(1,398.95)	1,050.00
307-B	356.00	Notice Unrent	Stewart, Chance	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	473.00	0.00	0.00
307-C	356.00	Notice Unrent	Wright, Jahnia	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	473.00	0.00	0.00
307-D	356.00	Notice Unrent	Underhill, Travis	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	619.00	0.00	0.00
309-A	357.00	Occupied No I	Bullington, Michael	8/1/2021	8/1/2021	7/31/2022		480.00	478.00	0.00	0.00
309-B	357.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
309-C	357.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
309-D	357.00	Notice Unrent	Nguyen, Thong	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	1,050.00
317-A	349.00	Notice Rented	Peavy, Austin	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	0.00
317-B	349.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
317-C	349.00	Notice Unrent	Hawkins, Roderick	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	453.00	839.00	0.00
317-D	349.00	Notice Rented	Harris, Orlando	8/16/2021	8/16/2021	7/31/2022	7/31/2022	480.00	468.00	0.00	1,050.00
318-A	349.00	Notice Rented	Smith, Bruce (Bru)	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	594.00	0.00	0.00
318-B	349.00	Notice Rented	Schuck, Jacob	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	453.00	0.00	0.00
318-C	349.00	Occupied No I	Velazquez, Anthor	12/13/2021	12/13/2021	7/31/2022		530.00	584.00	0.00	0.00
318-D	349.00	Notice Unrent	Stephens, Grant	8/6/2021	8/6/2021	5/31/2022	5/31/2022	530.00	644.00	0.00	0.00
319-A	349.00	Occupied No I	Shapiro, Casey	9/1/2021	9/1/2021	7/31/2022		480.00	468.00	0.00	0.00
319-B	349.00	Occupied No I	Underwood, Drew	9/1/2021	9/1/2021	7/31/2022		480.00	453.00	0.00	0.00
319-C	349.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
319-D	349.00	Occupied No I	Smith, Jacob	9/1/2021	9/1/2021	7/31/2022		480.00	453.00	0.00	0.00
323-A	349.00	Notice Rented	Pitts, Colby	9/1/2021	9/1/2021	7/31/2022	4/6/2022	530.00	488.00	1,967.00	(350.00)
323-B	349.00	Vacant Renter	-- Vacant --					530.00	0.00		
323-C	349.00	Vacant Renter	-- Vacant --					530.00	0.00		
323-D	349.00	Vacant Renter	-- Vacant --					530.00	0.00		
330-A	349.00	Occupied No I	Silvey, Jackson	8/1/2021	8/1/2021	7/31/2022		480.00	548.00	0.00	0.00
330-B	349.00	Occupied No I	VanAtta, Maxwell	8/1/2021	8/1/2021	7/31/2022		480.00	543.00	0.00	0.00
330-C	349.00	Occupied No I	Sheaff, George	8/1/2021	8/1/2021	7/31/2022		480.00	518.00	0.00	0.00
330-D	349.00	Occupied No I	Roberson, Matthe	8/2/2021	8/1/2021	7/31/2022		480.00	548.00	0.00	0.00
331-A	349.00	Notice Unrent	Hammond, Luke	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	488.00	0.00	1,050.00
331-B	349.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
331-C	349.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
331-D	349.00	Notice Unrent	Verboven, Maxim	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	488.00	0.00	1,050.00
352-A	356.00	Notice Rented	Kasperek, Milo	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	1,050.00
352-B	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
352-C	356.00	Occupied No I	Pritchard, Jacob	7/1/2021	7/1/2021	7/31/2022		480.00	509.00	0.00	0.00
352-D	356.00	Notice Unrent	England, Cody	11/1/2021	11/1/2021	7/31/2022	7/31/2022	480.00	589.00	0.00	0.00
353-A	356.00	Notice Unrent	Johnson, Travis	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	488.00	0.00	0.00
353-B	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
353-C	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
353-D	356.00	Notice Unrent	DeMoss, Dillon	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	383.00	0.00	0.00
359-A	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
359-B	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
359-C	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
359-D	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
366-A	356.00	Occupied No I	Morris, Camryn	8/1/2021	8/1/2021	7/31/2022		480.00	554.00	0.00	0.00
366-B	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
366-C	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
366-D	356.00	Notice Rented	Richardson, Faith	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	500.00	(13.65)	0.00
367-A	349.00	Notice Rented	Wang, Zixuan	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	464.00	0.00	1,050.00
367-B	349.00	Notice Rented	Brooks, Haley	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	463.00	0.00	0.00
367-C	349.00	Notice Rented	Rice, Sarah	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	463.00	0.00	0.00
367-D	349.00	Notice Rented	Brasher, Kathleen	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	478.00	804.00	0.00
375-A	349.00	Notice Rented	Thurman, Spence	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	548.00	0.00	0.00
375-B	349.00	Notice Unrent	Leonard, Nate	8/1/2021	8/1/2021	5/31/2022	5/31/2022	530.00	583.00	0.00	0.00
375-C	349.00	Notice Unrent	Mincey, Caden	8/1/2021	8/1/2021	5/31/2022	5/31/2022	530.00	583.00	(681.00)	0.00
375-D	349.00	Notice Rented	Morgan, Landon	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	548.00	0.00	0.00
376-A	349.00	Notice Rented	Franz, Trey	8/1/2021	8/1/2021	5/31/2022	5/31/2022	530.00	598.00	0.00	0.00
376-B	349.00	Notice Rented	Moffet, Duren	8/1/2021	8/1/2021	5/31/2022	5/31/2022	530.00	593.00	0.00	0.00
376-C	349.00	Occupied No I	Williams, Gavin	8/1/2021	8/1/2021	7/31/2022		480.00	533.00	0.00	0.00
376-D	349.00	Notice Unrent	Pruett, Parker	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	548.00	0.00	0.00
407-A	356.00	Notice Unrent	Dugan, Tyler	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	488.00	(488.00)	0.00
407-B	356.00	Vacant Unrent	-- Vacant --					530.00	0.00		0.00
407-C	356.00	Occupied No I	Fouts, Kale	11/1/2021	11/1/2021	7/31/2022		480.00	524.00	(2.00)	0.00
407-D	356.00	Occupied No I	Carter, William	9/1/2021	9/1/2021	7/31/2022		480.00	474.00	0.00	0.00
409-A	357.00	Notice Rented	Thornton, Katie	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	0.00
409-B	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
409-C	357.00	Vacant Renter	-- Vacant --					530.00	0.00		
409-D	357.00	Occupied No I	King, Millie	10/13/2021	10/13/2021	7/31/2022		480.00	529.00	0.00	0.00

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417-A	349.00	Notice Rented Jack, Jacob (Jake	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	464.00	0.00	0.00
417-B	349.00	Notice Rented Charlton, Ryan (R	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	463.00	0.00	0.00
417-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
417-D	349.00	Notice Rented O'Neal, Nickolas	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	464.00	0.00	1,050.00
418-A	349.00	Occupied No I McDaniel, Michael	8/1/2021	8/1/2021	7/31/2022		480.00	558.00	0.00	0.00
418-B	349.00	Occupied No I Franklin, Nathan	8/1/2021	8/1/2021	7/31/2022		480.00	543.00	0.00	0.00
418-C	349.00	Occupied No I Wickham, Nathan	8/1/2021	8/1/2021	7/31/2022		480.00	579.00	0.00	0.00
418-D	349.00	Occupied No I Dyke, Christopher	8/1/2021	8/1/2021	7/31/2022		480.00	558.00	0.00	0.00
419-A	349.00	Occupied No I Haddock, Austin	8/1/2021	8/1/2021	7/31/2022		480.00	568.00	0.00	0.00
419-B	349.00	Notice Unrent Peach, Sydney (S	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	519.00	(4.00)	0.00
419-C	349.00	Occupied No I Allen, Sydney	10/1/2021	10/1/2021	7/31/2022		480.00	524.00	0.00	0.00
419-D	349.00	Occupied No I Berka, Elizabeth	8/1/2021	8/1/2021	7/31/2022		480.00	568.00	0.00	0.00
423-A	349.00	Occupied No I Maxwell, Blake	8/1/2021	8/1/2021	7/31/2022		480.00	552.00	(2,128.00)	1,050.00
423-B	349.00	Occupied No I Davies, Joshua (J	8/1/2021	8/1/2021	7/31/2022		480.00	523.00	0.00	1,050.00
423-C	349.00	Occupied No I Steinke, Timothy	8/1/2021	8/1/2021	7/31/2022		480.00	537.00	0.00	0.00
423-D	349.00	Notice Unrent Maxwell, Braeden	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	552.00	0.00	1,050.00
430-A	349.00	Occupied No I McIntosh, Anna (F	8/1/2021	8/1/2021	7/31/2022		480.00	573.00	0.00	0.00
430-B	349.00	Notice Unrent Miller, Adrian	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	0.00	0.00
430-C	349.00	Occupied No I Bauer, Ashley	8/1/2021	8/1/2021	7/31/2022		480.00	533.00	0.00	0.00
430-D	349.00	Occupied No I Wilson, Madison	8/1/2021	8/1/2021	7/31/2022		480.00	534.00	(534.00)	0.00
431-A	349.00	Occupied No I Montayre, Rudy	8/1/2021	8/1/2021	7/31/2022		480.00	514.00	0.00	0.00
431-B	349.00	Occupied No I Hanchette, Garrisi	8/13/2021	8/13/2021	7/31/2022		480.00	459.00	0.00	0.00
431-C	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
431-D	349.00	Occupied No I Shrewsbury, Davi	8/1/2021	8/1/2021	7/31/2022		480.00	514.00	0.00	0.00
452-A	356.00	Occupied No I Angel, Melissa	8/1/2021	8/1/2021	7/31/2022		480.00	565.00	0.00	0.00
452-B	356.00	Occupied No I Rivera, Bernadette	8/1/2021	8/1/2021	7/31/2022		480.00	499.00	10.00	0.00
452-C	356.00	Notice Rented Witter, Kadee	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	(400.00)	0.00
452-D	356.00	Vacant Rentec -- Vacant --					530.00	0.00		
453-A	356.00	Notice Rented Paul, Madison	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
453-B	356.00	Notice Rented Frank, Brooklyn	10/13/2021	10/13/2021	7/31/2022	7/31/2022	480.00	524.00	(529.00)	0.00
453-C	356.00	Vacant Renter -- Vacant --					530.00	0.00		
453-D	356.00	Notice Rented Thompson, Riley	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	1,050.00
459-A	357.00	Notice Rented Bright, Lawrence	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	473.00	0.00	0.00
459-B	357.00	Notice Rented Soukup, Andrew	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	473.00	0.00	0.00
459-C	357.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
459-D	357.00	Notice Rented Jehlicka, Miles	8/13/2021	8/13/2021	7/31/2022	7/31/2022	480.00	488.00	0.00	0.00
466-A	356.00	Occupied No I Henderson, Max	1/7/2022	1/1/2022	7/31/2022		480.00	604.00	0.00	0.00
466-B	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
466-C	356.00	Vacant Rentec -- Vacant --					530.00	0.00		
466-D	356.00	Occupied No I Townsend, Dyntor	8/1/2021	8/1/2021	7/31/2022		480.00	524.00	0.00	0.00
467-A	349.00	Occupied No I Mohan, Ayush	8/1/2021	8/1/2021	7/31/2022		480.00	524.00	(524.00)	1,050.00
467-B	349.00	Occupied No I Agharia, Kalbe Ab	8/1/2021	8/1/2021	7/31/2022		480.00	509.00	0.00	1,050.00
467-C	349.00	Occupied No I Sengupta, Raunal	8/1/2021	8/1/2021	7/31/2022		480.00	509.00	0.00	1,050.00
467-D	349.00	Occupied No I Manivannan, Anar	8/2/2021	8/1/2021	7/31/2022		480.00	524.00	0.00	1,050.00
475-A	349.00	Notice Rented Morin, Kaitlyn	8/4/2021	8/1/2021	7/31/2022	7/31/2022	480.00	478.00	0.00	1,050.00
475-B	349.00	Occupied No I Ortiz, Belen	1/7/2022	1/7/2022	7/31/2022		530.00	594.00	0.00	1,060.00
475-C	349.00	Notice Unrent Santos, Ariel	9/10/2021	9/10/2021	7/31/2022	7/31/2022	480.00	463.00	0.00	0.00
475-D	349.00	Notice Rented Golla, Darcy	9/1/2021	9/1/2021	7/31/2022	7/31/2022	480.00	464.00	0.00	0.00
476-A	349.00	Notice Unrent Sager, Carson (C:	7/1/2021	7/1/2021	7/31/2022	7/31/2022	480.00	499.00	0.00	0.00
476-B	349.00	Notice Rented Sils, Aubrey (A.J.	7/1/2021	7/1/2021	7/31/2022	7/31/2022	480.00	485.00	0.00	0.00
476-C	349.00	Occupied No I Friend, Detrick	8/1/2021	8/1/2021	7/31/2022		480.00	499.00	0.00	0.00
476-D	349.00	Notice Unrent Chancellor, Calvin	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	485.00	0.00	0.00
552-A	356.00	Notice Rented Landis, Braden	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	0.00
552-B	356.00	Notice Unrent Worsham, Cooper	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	509.00	0.00	0.00
552-C	356.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
552-D	356.00	Notice Rented Downing, Lauryan	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	524.00	0.00	0.00
553-A	356.00	Notice Unrent Gorham, Rosa	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	514.00	(1,006.00)	1,050.00
553-B	356.00	Notice Rented Willis, Martessa	8/2/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	(982.00)	1,050.00
553-C	356.00	Notice Rented Ramos, Alexis	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	524.00	(524.00)	0.00
553-D	356.00	Occupied No I Becker, Megan	1/8/2021	8/1/2021	7/25/2022		530.00	594.00	0.00	0.00
559-A	357.00	Occupied No I Maddux, Cassidy	8/1/2021	8/1/2021	7/31/2022		480.00	514.00	0.00	0.00
559-B	357.00	Occupied No I Dar, Amna	8/1/2021	8/1/2021	7/31/2022		480.00	499.00	0.00	0.00
559-C	357.00	Occupied No I Grossner, Laura	7/1/2021	7/1/2021	7/31/2022		480.00	499.00	0.00	0.00
559-D	357.00	Vacant Rentec -- Vacant --					530.00	0.00		
566-A	356.00	Occupied No I Bridges, Jensen	8/1/2021	8/1/2021	7/31/2022		480.00	551.92	0.00	0.00
566-B	356.00	Occupied No I Fox, Joshua (Jos	8/6/2021	8/1/2021	7/31/2022		480.00	589.00	(580.00)	0.00
566-C	356.00	Occupied No I Sitar, Matthew	8/1/2021	8/1/2021	7/31/2022		480.00	522.92	0.00	0.00
566-D	356.00	Notice Unrent Sitar, Meaghan	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	537.92	0.00	0.00
567-A	349.00	Notice Rented Cruz, Juan (Juan)	7/1/2021	7/1/2021	7/31/2022	7/31/2022	480.00	514.00	0.00	1,050.00
567-B	349.00	Notice Unrent Sparks, Ryan	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	0.00	0.00
567-C	349.00	Notice Unrent Brock, Casey (Ca	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	485.00	0.00	0.00
567-D	349.00	Vacant Rentec -- Vacant --					530.00	0.00		
575-A	349.00	Occupied No I Campbell, Austin	8/1/2021	8/1/2021	7/31/2022		480.00	514.00	0.00	0.00
575-B	349.00	Occupied No I Benson, Ethan	8/16/2021	8/15/2021	7/31/2022		480.00	463.00	0.00	0.00
575-C	349.00	Notice Rented Munoz, Blaze	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	553.00	0.00	0.00
575-D	349.00	Notice Rented Baker, Joshua	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	568.00	0.00	0.00
576-A	349.00	Occupied No I McKee, Jazen	8/1/2021	8/1/2021	7/31/2022		480.00	534.00	0.00	0.00

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576-B	349.00	Notice Unrent Jaeger, Sierra	8/1/2021	8/1/2021	7/31/2022	7/31/2022	480.00	499.00	0.00	0.00
576-C	349.00	Vacant Unrent -- Vacant --					530.00	0.00		0.00
576-D	349.00	Occupied No t Leon, Hannah (Ha	8/1/2021	8/1/2021	7/31/2022		480.00	555.00	0.00	0.00
<b>4BR/4BA Total:</b>		<b>97,048.00</b>					<b>138,080.00</b>	<b>91,359.76</b>	<b>(14,388.60)</b>	<b>29,585.00</b>
<b>Unit Type: 1BR/1BA</b>										
15	581.00	Notice Rented Gonders, Aaron	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,010.00	1,080.00	0.00	0.00
20	559.00	Notice Rented Kelly, Leah	8/16/2021	8/13/2021	7/31/2022	7/31/2022	1,010.00	1,174.00	0.00	2,190.00
115	581.00	Occupied No t Alrwelli, Ali	7/1/2021	7/1/2021	7/31/2022		1,010.00	1,109.00	0.00	2,110.00
133	581.00	Occupied No t Kirton, Shelby	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,094.00	0.00	0.00
149	581.00	Occupied No t Evans, Parker	2/1/2022	2/1/2022	7/31/2022		1,080.00	1,134.00	0.00	1,900.00
151	559.00	Notice Rented Kingham, Max	8/6/2021	8/1/2021	7/31/2022	7/31/2022	1,010.00	1,094.00	0.00	0.00
155	559.00	Notice Rented Baldeck, Claire (C	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,010.00	1,149.00	0.00	0.00
177	559.00	Occupied No t Terrell, Rainey (R	2/1/2022	2/1/2022	7/31/2022		1,080.00	1,144.00	0.00	0.00
215	581.00	Occupied No t Allevato, Jordan	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,135.00	0.00	0.00
233	581.00	Notice Rented Courtright, Madele	8/1/2021	8/1/2021	5/31/2022	5/31/2022	1,010.00	1,144.00	0.00	0.00
249	581.00	Notice Rented Winters, Megan	8/1/2021	1/1/2022	5/31/2022	5/31/2022	1,080.00	1,159.00	0.00	0.00
251	559.00	Occupied No t Burton, Ma'Kaila (	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,095.00	0.00	0.00
255	559.00	Notice Rented Meek, Rebecca	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,010.00	1,069.00	0.00	0.00
277	559.00	Occupied No t Flores Iracheta, L	8/12/2021	8/1/2021	7/31/2022		1,010.00	1,094.00	0.00	0.00
315	581.00	Occupied No t Alajmi, Abdulrahm	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,149.00	0.00	2,190.00
333	581.00	Occupied No t Jones, Alexis (Ale	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,109.00	0.00	0.00
349	581.00	Occupied No t Lawson, Ashlyn	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,144.00	0.00	0.00
351	559.00	Occupied No t Greene, Jalen	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,135.00	0.00	0.00
355	559.00	Notice Rented Ritter, Trenton (Tr	8/4/2021	8/1/2021	7/31/2022	7/31/2022	1,010.00	1,149.00	(3.00)	0.00
377	559.00	Occupied No t Hart, Chloe	7/1/2021	7/1/2021	7/31/2022		1,010.00	1,090.00	(1,090.00)	0.00
415	581.00	Occupied No t Roberts, Bailey	8/1/2021	8/1/2021	7/31/2022		1,010.00	911.00	0.00	0.00
433	581.00	Occupied No t Carrico, Krista (Kr	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,070.00	0.00	0.00
449	581.00	Occupied No t Callegan, Haley	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,095.00	0.00	0.00
451	559.00	Occupied No t Lipscomb, Elizabe	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,149.00	0.00	0.00
455	559.00	Occupied No t Levescy, Laura (L	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,169.00	0.00	0.00
477	559.00	Notice Rented Schedcik, Katelyn	8/1/2021	8/1/2021	5/31/2022	5/31/2022	1,010.00	1,179.00	0.00	0.00
549	581.00	Occupied No t Halliday, Dylan	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,109.00	0.00	0.00
551	559.00	Occupied No t Sheshtar, Moham	8/3/2021	8/1/2021	7/31/2022		1,010.00	1,094.00	(1,094.00)	2,080.00
555	559.00	Occupied No t Gonzalez-Sanche	8/1/2021	8/1/2021	7/31/2022		1,010.00	1,149.00	0.00	4,380.00
<b>1BR/1BA Total:</b>		<b>16,519.00</b>					<b>29,500.00</b>	<b>32,375.00</b>	<b>(2,187.00)</b>	<b>14,850.00</b>
<b>Unit Type: 4BR/4BA TH</b>										
116-A	436.00	Occupied No t Weierbach, Matia	8/11/2021	8/1/2021	7/31/2022		606.00	654.00	0.00	0.00
116-B	436.00	Notice Unrent Fox, Evelynn (Evi	8/1/2021	8/1/2021	7/31/2022	7/31/2022	606.00	654.00	0.00	0.00
116-C	436.00	Vacant Unrent -- Vacant --					700.00	0.00		0.00
116-D	436.00	Vacant Unrent -- Vacant --					700.00	0.00		0.00
316-A	436.00	Occupied No t Alali, Yousef	8/1/2021	8/1/2021	7/31/2022		606.00	654.00	0.00	1,200.00
316-B	436.00	Occupied No t Alkharaz, Mohamr	8/1/2021	8/1/2021	7/31/2022		606.00	1,308.00	0.00	2,400.00
316-C	436.00	Occupied No t Alkharaz-2, Mohar	8/1/2021	8/1/2021	7/31/2022		606.00	0.00	0.00	0.00
316-D	436.00	Occupied No t Buhamad, Huseer	8/1/2021	8/1/2021	7/31/2022		606.00	654.00	0.00	1,200.00
<b>3R/4BA TH Total:</b>		<b>3,488.00</b>					<b>5,036.00</b>	<b>3,924.00</b>	<b>0.00</b>	<b>4,800.00</b>
<b>Unit Type: 4BR/4BA Interior Corner</b>										
145-A	392.00	Occupied No t Wommack, Kait	8/5/2021	8/5/2021	7/31/2022		556.00	0.00	(619.00)	0.00
145-B	392.00	Occupied No t Wommack, Kaitlin	8/5/2021	8/5/2021	7/31/2022		556.00	0.00	(619.00)	0.00
145-C	392.00	Vacant Unrent -- Vacant --					575.00	0.00		0.00
145-D	392.00	Vacant Unrent -- Vacant --					575.00	0.00		0.00
<b>ior Corner Total:</b>		<b>1,568.00</b>					<b>2,262.00</b>	<b>0.00</b>	<b>(1,238.00)</b>	<b>0.00</b>
<b>Unit Type: 2BR/2BA Interior Corner</b>										
128-A	430.00	Vacant Rentec -- Vacant --					780.00	0.00		
128-B	430.00	Vacant Unrent -- Vacant --					1,300.00	0.00		0.00
157-A	469.00	Notice Rented (Church of Jesus	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,255.00	1,304.00	0.00	0.00
157-B	469.00	Notice Rented (Church of Jesus	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,255.00	0.00	0.00	0.00
171-A	476.00	Vacant Rentec -- Vacant --					1,300.00	0.00		
171-B	476.00	Vacant Rentec -- Vacant --					1,300.00	0.00		
228-A	430.00	Occupied No t Jonas, Cortland (C	8/1/2021	8/1/2021	7/31/2022		541.00	649.00	0.00	1,510.00
228-B	430.00	Occupied No t Heine, Raymond	2/14/2022	2/14/2022	7/31/2022		780.00	869.00	0.00	0.00
240-A	493.00	Occupied No t Raschen, Ed	8/1/2021	8/1/2021	7/31/2022		1,255.00	1,404.00	0.00	0.00
240-B	493.00	Occupied No t Raschen (Second	8/1/2021	8/1/2021	7/31/2022		1,255.00	0.00	0.00	0.00
254-A	430.00	Occupied No t Talley, Jacob (Jac	8/1/2021	8/1/2021	7/31/2022		541.00	729.00	0.00	0.00
254-B	430.00	Occupied No t Talley, Brandon (E	8/1/2021	8/1/2021	7/31/2022		541.00	729.00	0.00	0.00
257-A	469.00	Occupied No t Meier, Allison (Alli	8/6/2021	8/6/2021	7/31/2022		1,255.00	1,109.00	(4,436.00)	0.00
257-B	469.00	Notice Rented Meier 2, Allison	9/1/2021	9/1/2021	7/31/2022	7/31/2022	1,255.00	0.00	0.00	0.00
271-A	476.00	Occupied No t Byrd, Alexis	8/1/2021	8/1/2021	7/31/2022		1,255.00	1,290.00	(1,156.00)	0.00
271-B	476.00	Notice Rented Byrd, Alexis	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,255.00	0.00	0.00	0.00
328-A	430.00	Occupied No t Davison, Drake (C	8/11/2021	8/1/2021	7/31/2022		541.00	1,290.00	0.00	0.00
328-B	430.00	Notice Rented Davison-2, Drake	8/11/2021	8/1/2021	7/31/2022	7/31/2022	541.00	0.00	0.00	0.00
340-A	493.00	Occupied No t King, Riley (Riley)	8/1/2021	8/1/2021	7/31/2022		1,255.00	1,304.00	0.00	0.00
340-B	493.00	Notice Rented King, Riley	8/1/2021	8/1/2021	7/31/2022	7/31/2022	1,255.00	0.00	0.00	0.00
354-A	430.00	Occupied No t Ellis, Aaron	8/1/2021	8/1/2021	7/31/2022		541.00	739.00	0.00	0.00
354-B	430.00	Occupied No t Ellis, William	8/1/2021	8/1/2021	7/31/2022		541.00	739.00	0.00	0.00
371-A	476.00	Notice Unrent Alhudaib, Khaled	1/13/2022	1/13/2022	7/31/2022	7/31/2022	1,300.00	1,354.00	(1,383.05)	2,600.00
371-B	476.00	Notice Rented Alhudaib 2, Khaled	1/13/2022	1/1/2022	7/31/2022	7/31/2022	1,300.00	0.00	0.00	0.00
428-A	430.00	Occupied No t Zink, Tyler	8/16/2021	8/1/2021	7/31/2022		541.00	1,304.00	0.00	0.00

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428-B	430.00	Occupied No I Zink 2, Tyler	8/16/2021	8/1/2021	7/31/2022	541.00	0.00	0.00	0.00
440-A	493.00	Occupied No I Nowak, Nicholas	8/1/2021	8/1/2021	7/31/2022	1,255.00	1,290.00	0.00	0.00
440-B	493.00	Occupied No I Nowak-2, Nichola	8/1/2021	8/1/2021	7/31/2022	1,255.00	0.00	0.00	0.00
454-A	430.00	Occupied No I Root, Bayden	8/1/2021	8/1/2021	7/31/2022	541.00	1,304.00	0.00	0.00
454-B	430.00	Notice Rented Root-2, Bayden	8/1/2021	8/1/2021	7/31/2022	541.00	0.00	0.00	0.00
471-A	476.00	Occupied No I Eastin, Stefanie	8/1/2021	8/1/2021	7/31/2022	1,255.00	1,354.00	0.00	0.00
471-B	476.00	Occupied No I Eastin, Stefanie	8/1/2021	8/1/2021	7/31/2022	1,255.00	0.00	0.00	0.00
540-A	493.00	Occupied No I Sherrard, Tye	8/1/2021	8/1/2021	7/31/2022	1,255.00	1,304.00	0.00	0.00
540-B	493.00	Notice Rented Sherrard 2, Tye	8/1/2021	8/1/2021	7/31/2022	1,255.00	0.00	0.00	0.00
554-A	430.00	Occupied No I Desserault, Lacey	8/1/2021	8/1/2021	7/31/2022	541.00	1,290.00	0.00	0.00
554-B	430.00	Occupied No I Desserault (Secor	8/1/2021	8/1/2021	7/31/2022	541.00	0.00	0.00	0.00
<b>ior Corner Total: 16,508.00</b>						<b>35,173.00</b>	<b>21,355.00</b>	<b>(6,975.05)</b>	<b>4,110.00</b>
<b>Unit Type: 2BR/2BA TH</b>									
210-A	586.00	Vacant Unrent -- Vacant --				815.00	0.00		0.00
210-B	586.00	Occupied No I Carroll, Connor	8/1/2021	8/1/2021	7/31/2022	909.00	869.00	50.00	0.00
346-A	586.00	Occupied No I Gonzalez, Pamela	7/1/2021	7/1/2021	7/31/2022	909.00	844.00	0.00	1,630.00
346-B	586.00	Vacant Unrent -- Vacant --				815.00	0.00		0.00
410-A	586.00	Vacant Unrent -- Vacant --				815.00	0.00		0.00
410-B	586.00	Vacant Unrent -- Vacant --				815.00	0.00		0.00
546-A	586.00	Occupied No I Tarnow, Will	8/5/2021	8/1/2021	7/31/2022	909.00	869.00	0.00	0.00
546-B	586.00	Vacant Unrent -- Vacant --				815.00	0.00		0.00
<b>3R/2BA TH Total: 4,688.00</b>						<b>6,802.00</b>	<b>2,582.00</b>	<b>50.00</b>	<b>1,630.00</b>
<b>Unit Type: 4BR/4BA TH Large</b>									
248-A	485.00	Vacant Unrent -- Vacant --				700.00	0.00		0.00
248-B	485.00	Occupied No I Han, Nicholas	8/1/2021	8/1/2021	7/31/2022	631.00	640.00	0.00	1,200.00
248-C	485.00	Occupied No I Lile, Blake	8/1/2021	8/1/2021	7/31/2022	631.00	679.00	0.00	1,200.00
248-D	485.00	Occupied No I James, Cameron	8/1/2021	8/1/2021	7/31/2022	631.00	654.00	0.00	1,200.00
448-A	485.00	Vacant Unrent -- Vacant --				700.00	0.00		0.00
448-B	485.00	Vacant Unrent -- Vacant --				700.00	0.00		0.00
448-C	485.00	Occupied No I Hurst, Grayson	8/1/2021	8/1/2021	7/31/2022	631.00	654.00	0.00	0.00
448-D	485.00	Occupied No I Pittman, Josh	8/1/2021	8/1/2021	7/31/2022	631.00	640.00	(2,560.00)	0.00
<b>4 TH Large Total: 3,880.00</b>						<b>5,255.00</b>	<b>3,267.00</b>	<b>(2,560.00)</b>	<b>3,600.00</b>
<b>Unit Type: 1BR/1BA Large</b>									
568	680.00	Notice Rented Alsaqay, Mahdy	8/1/2021	8/1/2021	7/31/2022	1,111.00	1,114.00	(1,100.00)	2,120.00
581	659.00	Notice Rented Meili, Casey	8/5/2021	8/1/2021	7/31/2022	1,111.00	1,114.00	0.00	0.00
<b>1BA Large Total: 1,339.00</b>						<b>2,222.00</b>	<b>2,228.00</b>	<b>(1,100.00)</b>	<b>2,120.00</b>
<b>Unit Type: Studio Premium</b>									
29	482.00	Occupied No I Suarez, CAROLY	8/1/2021	8/1/2021	7/31/2022	909.00	1,044.00	0.00	0.00
129	482.00	Occupied No I King, Ryan	2/14/2022	2/1/2022	7/31/2022	975.00	1,029.00	0.00	0.00
229	482.00	Occupied No I Seida, Julian	8/1/2021	8/1/2021	7/31/2022	909.00	1,019.00	0.00	0.00
329	482.00	Vacant Renter -- Vacant --				975.00	0.00		0.00
429	482.00	Occupied No I Wyrick, Kenley	8/1/2021	8/1/2021	7/31/2022	909.00	1,019.00	0.00	0.00
<b>3 Premium Total: 2,410.00</b>						<b>4,677.00</b>	<b>4,111.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Unit Type: 1BR/1BA Premium</b>									
533	733.00	Occupied No I Stewart, Erin	11/1/2021	11/1/2021	7/31/2022	1,364.00	1,119.00	15.00	0.00
<b>1 Premium Total: 733.00</b>						<b>1,364.00</b>	<b>1,119.00</b>	<b>15.00</b>	<b>0.00</b>
<b>One on 4th Total: 190,621.00</b>						<b>299,380.00</b>	<b>219,148.76</b>	<b>(43,915.70)</b>	<b>85,407.00</b>

## Status Summary

## Charge Code Summary

Description	Unit Count	Percent	Charge Code	Scheduled
<b>Property: One on 4th</b>			<b>Property: One on 4th</b>	
Occupied No I	202	42.53%	<b>Ledger: Resident</b>	
Notice Rented	87	18.32%	Concession - Rec	(20,326.24)
Notice Unrente	49	10.32%	Master Policy Prei	3,906.00
<b>I Occupied Units</b>	<b>338</b>	<b>71.16%</b>	Parking	100.00
Vacant Rented	39	8.21%	Parking - Garage	(50.00)
Vacant Unrent	98	20.63%	Pet Rent	475.00
<b>otal Vacant Units</b>	<b>137</b>	<b>28.84%</b>	Premium - Balcon	560.00
<b>al Rentable Units</b>	<b>475</b>	<b>100.00%</b>	Premium - Balcon	40.00
			Premium - Balcon	140.00
			Premium - Balcon	20.00
			Premium - Balcon	20.00
			Premium - Balcon	730.00
			Premium - Juliette	100.00
			Premium - Larger	1,290.00
			Premium - Master	315.00
			Premium (Other)	100.00
			Premium - Short T	750.00
			Rent - Model Coni	(2,060.00)
			Residential Rent	222,030.00
			Team Member Cc	(1,841.00)
			Utility - Flat Fee	12,850.00
			<b>Resident Total:</b>	<b>219,148.76</b>
			<b>Total:</b>	<b>219,148.76</b>

## Average Charges by Unit Type Summary

Unit Type	Rentable Units	Occupied Units	Market Rent	Scheduled Charges
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**Property: One on 4th**

2BR/2BA	66	53	609.80	703.25
Studio	32	20	898.81	977.80
4BR/4BA	276	181	500.29	504.75
1BR/1BA	29	29	1,017.24	1,116.38
4BR/4BA TH	8	6	629.50	654.00
4BR/4BA Interior (	4	2	565.50	0.00
2BR/2BA Interior (	36	32	977.03	667.34
2BR/2BA TH	8	3	850.25	860.67
4BR/4BA TH Larg	8	5	656.88	653.40
1BR/1BA Large	2	2	1,111.00	1,114.00
Studio Premium	5	4	935.40	1,027.75
1BR/1BA Premium	1	1	1,364.00	1,119.00
<b>Average:</b>	<b>475</b>	<b>338</b>	<b>630.27</b>	<b>648.37</b>

**Future Resident Details**

Bldg-Unit	SQFT	Unit Status	Resident	Move-In	Lease Start	Lease End	Market Rent	Scheduled Charges	Balance	Deposit Held
<b>Property: One on 4th</b>										
<b>Unit Type: 2BR/2BA</b>										
104-A	435.00	Occupied	No 1 Fallwell, Clancy (C	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
104-B	435.00	Occupied	No 1 Watkins, Lauren	8/13/2022	8/13/2022	7/31/2023	541.00	819.00		0.00
105-A	435.00	Vacant	Renter Bales, Jordyn	8/13/2022	8/13/2022	7/31/2023	780.00	809.00		0.00
105-B	435.00	Vacant	Renter Miluk, Kelsie	8/13/2022	8/13/2022	7/31/2023	780.00	824.00		0.00
142-A	435.00	Occupied	No 1 Osburn, Claire	8/13/2022	8/13/2022	5/31/2023	541.00	1,279.00		0.00
144-A	435.00	Occupied	No 1 Goin, Grant (Gran	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
144-B	435.00	Occupied	No 1 Griffiths, Landon (	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
204-A	435.00	Vacant	Renter Baugher, Lillian (L	8/13/2022	8/13/2022	7/31/2023	780.00	824.00	(921.00)	0.00
204-B	435.00	Occupied	No 1 Caughlin, Audrey	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
205-A	435.00	Occupied	No 1 Moody, Saylah (S:	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
205-B	435.00	Occupied	No 1 King, Kenna (Ken	8/13/2022	8/13/2022	7/31/2023	541.00	809.00	(906.00)	0.00
242-A	435.00	Occupied	No 1 Migis, Jordan (Jo)	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
242-B	435.00	Occupied	No 1 Whitfield, Allison (	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
244-A	435.00	Occupied	No 1 Chambers, Aaron	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
304-A	435.00	Occupied	No 1 Blair, Garrett	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
304-B	435.00	Occupied	No 1 Blair, McKenna (K	8/13/2022	8/13/2022	7/31/2023	541.00	824.00		0.00
306-A	421.00	Occupied	No 1 Fuller, Alyssa	8/13/2022	8/13/2022	7/31/2023	541.00	804.00		0.00
342-A	435.00	Occupied	No 1 Turner, Veronica	8/13/2022	8/13/2022	7/31/2023	541.00	1,603.00		0.00
342-B	435.00	Occupied	No 1 Turner 2, Veronica	8/13/2022	8/13/2022	7/31/2023	541.00	0.00		0.00
344-A	435.00	Notice Rented	Chaney, Annemar	8/13/2022	8/13/2022	5/31/2023	780.00	874.00		0.00
344-B	435.00	Notice Rented	Donley, Jillian	8/13/2022	8/13/2022	5/31/2023	541.00	889.00		0.00
404-A	435.00	Occupied	No 1 Solis, Alexis (Lake	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
404-B	435.00	Occupied	No 1 Knox, Madyson	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
442-A	435.00	Notice Rented	Lowery, Conner (C	8/13/2022	8/13/2022	7/31/2023	541.00	834.00		0.00
442-B	435.00	Notice Rented	Hartwig, Micah	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
444-A	435.00	Occupied	No 1 Biggs, Talisa	8/13/2022	8/13/2022	7/31/2023	541.00	824.00		0.00
444-B	435.00	Occupied	No 1 Worsham, Isabella	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
563-A	435.00	Occupied	No 1 Ferrell, Faith	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
563-B	435.00	Notice Rented	Jantzen, Elizabeth	8/13/2022	8/13/2022	7/31/2023	541.00	809.00		0.00
<b>2BR/2BA Total:</b>	<b>12,601.00</b>						<b>16,645.00</b>	<b>24,151.00</b>	<b>(1,827.00)</b>	<b>0.00</b>
<b>Unit Type: Studio</b>										
422	441.00	Vacant	Renter Kersey, Elizabeth	5/1/2022	5/1/2022	7/31/2022	950.00	1,004.00	(1,101.00)	0.00
572	441.00	Occupied	No 1 Watson, Jacey	8/13/2022	8/13/2022	12/31/2022	859.00	1,169.00		0.00
574	441.00	Notice Rented	Standrich, Madiso	8/13/2022	8/13/2022	7/31/2023	859.00	1,044.00		0.00
<b>Studio Total:</b>	<b>1,323.00</b>						<b>2,668.00</b>	<b>3,217.00</b>	<b>(1,101.00)</b>	<b>0.00</b>
<b>Unit Type: 4BR/4BA</b>										
107-A	356.00	Vacant	Renter Robertson, Sarah	8/13/2022	8/13/2022	7/31/2023	530.00	634.00		0.00
118-A	349.00	Notice Rented	Muttiah, Christian	8/13/2022	8/13/2022	7/31/2023	480.00	579.00		0.00
118-B	349.00	Occupied	No 1 Singleton, Grayso	8/13/2022	8/13/2022	5/31/2023	530.00	599.00		0.00
130-A	349.00	Notice Rented	Buchanan, Sheldo	8/13/2022	8/13/2022	7/31/2023	480.00	579.00		0.00
175-B	349.00	Vacant	Renter Teater, Ava (Ava	8/13/2022	8/13/2022	12/31/2022	530.00	679.00		0.00
175-C	349.00	Vacant	Renter Link, Caroline (Ca	8/13/2022	8/13/2022	12/31/2022	530.00	679.00		0.00
175-D	349.00	Notice Rented	Casey, Allison (All	8/13/2022	8/13/2022	12/31/2022	480.00	694.00		0.00
176-A	349.00	Notice Rented	Gilmartin, Meredith	8/13/2022	8/13/2022	7/31/2023	480.00	579.00		0.00
176-B	349.00	Vacant	Renter Maher, Halle	8/13/2022	8/13/2022	7/31/2023	530.00	564.00		0.00
176-C	349.00	Vacant	Renter Jones, Sierra	8/13/2022	8/13/2022	7/31/2023	530.00	539.00		0.00
176-D	349.00	Notice Rented	Lawson, Elena	8/13/2022	8/13/2022	7/31/2023	480.00	609.00		0.00
207-B	356.00	Vacant	Renter Driggers, Chaille	8/13/2022	8/13/2022	7/31/2023	530.00	604.00		0.00
207-C	356.00	Notice Rented	Wilson, Emma	8/13/2022	8/13/2022	7/31/2023	530.00	604.00		0.00
207-D	356.00	Notice Rented	Gardner, Erica	8/13/2022	8/13/2022	7/31/2023	480.00	619.00		0.00
209-A	357.00	Notice Rented	Smith, Lindsey	8/13/2022	8/13/2022	7/31/2023	480.00	579.00		0.00
209-C	357.00	Notice Rented	Money, Maren (M	8/13/2022	8/13/2022	7/31/2023	480.00	564.00		0.00
209-D	357.00	Notice Rented	Goggins, Kennedy	8/13/2022	8/13/2022	7/31/2023	480.00	579.00		0.00
217-A	349.00	Notice Rented	Woodard, Cole (C	8/13/2022	8/13/2022	7/31/2023	480.00	619.00	(707.00)	0.00
217-B	349.00	Vacant	Renter Reed, Dylan (Dyla	8/13/2022	8/13/2022	7/31/2023	530.00	604.00		0.00
217-C	349.00	Notice Rented	Carreon, Cristian	8/13/2022	8/13/2022	7/31/2023	480.00	604.00		0.00
217-D	349.00	Notice Rented	Reed, Preston	8/13/2022	8/13/2022	7/31/2023	480.00	619.00		0.00
218-A	349.00	Vacant	Renter Schon, Raeden	8/13/2022	8/13/2022	7/31/2023	530.00	604.00		0.00

## Rent Roll

218-B	349.00	Vacant Renter Jones, Cooper	8/13/2022	8/13/2022	7/31/2023	530.00	564.00	0.00
218-C	349.00	Vacant Renter Tincher, Troy (Tro	8/13/2022	8/13/2022	7/31/2023	530.00	619.00	0.00
230-A	349.00	Notice Rented Pham, Kayla (Kay	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
230-B	349.00	Vacant Renter Pham, Andrew Kh	8/13/2022	8/13/2022	7/31/2023	530.00	524.00	0.00
230-C	349.00	Notice Rented Zepeda-Torres, Al	8/13/2022	8/13/2022	7/31/2023	480.00	564.00	0.00
230-D	349.00	Notice Rented Ng, Julianne	8/13/2022	8/13/2022	7/31/2023	480.00	569.00	0.00
252-A	356.00	Notice Rented Craig, Madison (N	8/13/2022	8/13/2022	7/31/2023	480.00	619.00	0.00
252-B	356.00	Vacant Renter Winton, Lorelei	8/13/2022	8/13/2022	7/31/2023	530.00	604.00	0.00
252-C	356.00	Notice Rented Hinkle, Elaina	8/13/2022	8/13/2022	7/31/2023	480.00	604.00	0.00
252-D	356.00	Vacant Renter Vandruff, Makenzi	8/13/2022	8/13/2022	7/31/2023	530.00	619.00	0.00
266-A	356.00	Notice Rented Albrecht, Christina	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
266-C	356.00	Notice Rented Miller, Julia	8/13/2022	8/13/2022	7/31/2023	480.00	604.00	0.00
266-D	356.00	Notice Rented Ea, Grace	8/13/2022	8/13/2022	5/31/2023	480.00	629.00	0.00
267-B	349.00	Vacant Renter Urias, Mary (Mary	8/13/2022	8/13/2022	7/31/2023	530.00	604.00	0.00
267-C	349.00	Vacant Renter Naber, Christa	8/13/2022	8/13/2022	7/31/2023	530.00	604.00	0.00
275-A	349.00	Notice Rented Crawford, Katie (K	8/13/2022	8/13/2022	7/31/2023	480.00	609.00	0.00
276-A	349.00	Notice Rented Miller, Brooke	8/13/2022	8/13/2022	7/31/2023	480.00	539.00	0.00
276-B	349.00	Notice Rented Enevoldsen, Torin	8/13/2022	8/13/2022	7/31/2023	480.00	524.00	0.00
276-D	349.00	Notice Rented Martin, Emaleigh	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
317-A	349.00	Notice Rented Peach, Sydney (S	8/13/2022	8/1/2022	7/31/2023	480.00	604.00	0.00
317-D	349.00	Notice Rented Brown, Melody (M	8/13/2022	8/13/2022	7/31/2023	480.00	614.00	0.00
318-A	349.00	Notice Rented Marples, Kyle	8/13/2022	8/13/2022	7/31/2023	480.00	609.00	0.00
318-B	349.00	Notice Rented Sullivan, Jacob	8/13/2022	8/13/2022	7/31/2023	480.00	594.00	0.00
323-A	349.00	Notice Rented Amason, Elisabeth	8/13/2022	8/13/2022	7/31/2023	530.00	579.00	0.00
323-B	349.00	Vacant Renter Johnson, Kylie (K)	8/13/2022	8/1/2022	7/31/2023	530.00	544.00	0.00
323-C	349.00	Vacant Renter O'Connor, Jailey	8/13/2022	8/13/2022	7/31/2023	530.00	584.00	0.00
323-D	349.00	Vacant Renter HARTMAN, QUIN	8/13/2022	8/13/2022	7/31/2023	530.00	609.00	0.00
352-A	356.00	Notice Rented Castro, Jacob	8/13/2022	8/13/2022	7/31/2023	480.00	634.00	0.00
359-A	357.00	Vacant Renter Gummere, Jacey	8/13/2022	8/1/2022	7/31/2023	530.00	604.00	0.00
359-B	357.00	Vacant Renter Parperis, Konstan	8/13/2022	8/13/2022	7/31/2023	530.00	639.00	0.00
359-C	357.00	Vacant Renter Arnold, Angelina	8/13/2022	8/13/2022	7/31/2023	530.00	629.00	0.00
359-D	357.00	Vacant Renter Chahal, Christina	8/13/2022	8/1/2022	7/31/2023	530.00	604.00	0.00
366-D	356.00	Notice Rented Wright, Carlee	8/13/2022	8/13/2022	7/31/2023	480.00	564.00	0.00
367-A	349.00	Notice Rented Ea, Emily	8/13/2022	8/13/2022	7/31/2023	480.00	619.00	0.00
367-B	349.00	Notice Rented Do, Sierra	8/13/2022	8/13/2022	7/31/2023	480.00	564.00	0.00
367-C	349.00	Notice Rented Niang, EstherCing	8/13/2022	8/13/2022	7/31/2023	480.00	564.00	0.00
367-D	349.00	Notice Rented Saba, Mariaelisha	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
375-A	349.00	Notice Rented Richardson, Faith	8/13/2022	8/1/2022	5/31/2023	480.00	579.00	0.00
375-D	349.00	Notice Rented Shipman, Hannah	8/13/2022	8/1/2022	7/31/2023	480.00	559.00	0.00
376-A	349.00	Notice Rented Walker, Reece	8/13/2022	8/13/2022	7/31/2023	530.00	619.00	0.00
376-B	349.00	Notice Rented Fears, Kaden	8/13/2022	8/13/2022	5/31/2023	530.00	604.00	0.00
409-A	357.00	Notice Rented Tesch, Maxwell (M	8/13/2022	8/13/2022	7/31/2023	480.00	619.00	0.00
409-B	357.00	Vacant Renter Greenwood, Gavir	8/13/2022	8/13/2022	5/31/2023	530.00	724.00	0.00
409-C	357.00	Vacant Renter Campbell, Cory	8/13/2022	8/13/2022	7/31/2023	530.00	604.00	0.00
409-D	357.00	Occupied No I John, Izmir	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
417-A	349.00	Notice Rented Tilley, Elise (Elise)	8/13/2022	8/13/2022	7/31/2023	480.00	554.00	0.00
417-B	349.00	Notice Rented Downum, Madelyr	8/13/2022	8/13/2022	7/31/2023	480.00	594.00	0.00
417-C	349.00	Vacant Renter Ward, Zoe (Zoe)	8/13/2022	8/13/2022	7/31/2023	530.00	604.00	0.00
417-D	349.00	Notice Rented Masters, Madison	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
431-A	349.00	Occupied No I Falkenstein, Ethan	8/13/2022	8/13/2022	7/31/2023	480.00	629.00	0.00
431-C	349.00	Vacant Renter Do, Ethan	8/13/2022	8/13/2022	7/31/2023	530.00	614.00	0.00
431-D	349.00	Occupied No I Bryant, Baylor	8/13/2022	8/13/2022	7/31/2023	480.00	629.00	0.00
452-C	356.00	Notice Rented Luckie, Allyson	8/13/2022	8/13/2022	7/31/2023	480.00	594.00	0.00
452-D	356.00	Vacant Renter Witter, Kadee	8/13/2022	8/1/2022	7/31/2023	530.00	589.00	0.00
453-A	356.00	Notice Rented Stockard, Brennar	8/13/2022	8/13/2022	7/31/2023	480.00	599.00	0.00
453-B	356.00	Notice Rented Gulick, Blaine (Bl	8/13/2022	8/13/2022	7/31/2023	480.00	614.00	0.00
453-C	356.00	Vacant Renter Cunningham, Cha	8/13/2022	8/13/2022	7/31/2023	530.00	614.00	0.00
453-D	356.00	Notice Rented Leierer, Cameron	8/13/2022	8/13/2022	7/31/2023	480.00	599.00	0.00
459-A	357.00	Notice Rented Williams, Emma (	8/13/2022	8/1/2022	7/31/2023	480.00	599.00	0.00
459-B	357.00	Notice Rented Stinnett, Rheagan	8/13/2022	8/13/2022	7/31/2023	480.00	584.00	0.00
459-D	357.00	Notice Rented Repp, Baileigh	8/13/2022	8/13/2022	7/31/2023	480.00	599.00	0.00
466-C	356.00	Vacant Renter Simon, Kase (Kas	8/13/2022	8/13/2022	7/31/2023	530.00	574.00	0.00
475-A	349.00	Notice Rented Spexarth, McKinle	8/13/2022	8/13/2022	7/31/2023	480.00	569.00	0.00
475-D	349.00	Notice Rented Williams, Carleigh	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
476-B	349.00	Notice Rented Fox, Evelyn (Evi	8/13/2022	8/1/2022	7/31/2023	480.00	564.00	0.00
552-A	356.00	Notice Rented Rupp, Sunny	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
552-D	356.00	Notice Rented Fielding, Keely	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
553-B	356.00	Notice Rented Weeks, Aidan	8/13/2022	8/13/2022	7/31/2023	480.00	564.00	0.00
553-C	356.00	Notice Rented Bradford, Paxton	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
553-D	356.00	Occupied No I Reinhardt, Eli	8/13/2022	8/13/2022	7/31/2023	530.00	564.00	0.00
559-D	357.00	Vacant Renter Luviano, Jennifer	8/13/2022	8/13/2022	7/31/2023	530.00	634.00	0.00
567-A	349.00	Notice Rented Wooten, Abbie (Al	8/13/2022	8/13/2022	7/31/2023	480.00	579.00	0.00
567-D	349.00	Vacant Renter Bute, Shelby (She	8/13/2022	8/13/2022	7/31/2023	530.00	579.00	0.00
575-A	349.00	Occupied No I Alexa, Audrey	8/13/2022	8/13/2022	7/31/2023	480.00	619.00	0.00
575-C	349.00	Notice Rented Loy, Margaret	8/13/2022	8/13/2022	7/31/2023	480.00	604.00	0.00
575-D	349.00	Notice Rented Sitar, Meaghan	8/13/2022	8/1/2022	7/31/2023	480.00	554.00	0.00
<b>4BR/4BA Total:</b>		<b>34,497.00</b>				<b>48,890.00</b>	<b>58,407.00</b>	<b>(707.00) 0.00</b>



## Unit Type: 1BR/1BA

15	581.00	Notice Rented Matthews, Hayder	8/13/2022	8/13/2022	12/31/2022	1,010.00	1,299.00	0.00
20	559.00	Notice Rented George, Trace	8/13/2022	8/13/2022	12/31/2022	1,010.00	1,299.00	0.00
115	581.00	Occupied No I Sherment, Brittan	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,174.00	0.00
133	581.00	Occupied No I Armstrong, Alexa	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,199.00	0.00
151	559.00	Notice Rented Knudtson, Claire	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,174.00	0.00
155	559.00	Notice Rented Wine, Austin (Aus	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,204.00	0.00
233	581.00	Notice Rented Palma, Stephania	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,159.00	0.00
249	581.00	Notice Rented Ellis, Ryan	8/13/2022	8/13/2022	7/31/2023	1,080.00	1,194.00	0.00
255	559.00	Notice Rented Doyle, Mackensey	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,184.00	0.00
315	581.00	Occupied No I Alsaqay, Mahdy	8/6/2022	8/1/2022	7/31/2023	1,010.00	1,174.00	0.00
349	581.00	Occupied No I Kavalec, Kaitlin	8/6/2022	8/1/2022	7/31/2023	1,010.00	1,174.00	0.00
351	559.00	Occupied No I Heidenreich, Abbi	8/13/2022	8/13/2022	7/31/2023	1,010.00	1,174.00	0.00
355	559.00	Notice Rented Baldeck, Claire	8/11/2022	8/1/2022	7/31/2023	1,010.00	1,199.00	0.00
477	559.00	Notice Rented Kelly, Leah	8/1/2022	8/1/2022	7/31/2023	1,010.00	1,184.00	0.00
549	581.00	Occupied No I Gonders, Aaron	8/1/2022	8/1/2022	7/31/2023	1,010.00	1,174.00	0.00
<b>1BR/1BA Total:</b>		<b>8,561.00</b>				<b>15,220.00</b>	<b>17,965.00</b>	<b>0.00</b>

## Unit Type: 4BR/4BA TH

316-C	436.00	Occupied No I Hassan, Yaqoup	8/8/2022	8/1/2022	7/31/2023	606.00	794.00	0.00
<b>3R/4BA TH Total:</b>		<b>436.00</b>				<b>606.00</b>	<b>794.00</b>	<b>0.00</b>

## Unit Type: 2BR/2BA Interior Corner

128-A	430.00	Vacant Renter Austin, Ryan	8/13/2022	8/13/2022	7/31/2023	780.00	1,354.00	0.00
157-A	469.00	Notice Rented (Church of Jesus	8/1/2022	8/1/2022	7/31/2023	1,255.00	0.00	0.00
157-B	469.00	Notice Rented (Church of Jesus	8/1/2022	8/1/2022	7/31/2023	1,255.00	0.00	0.00
171-A	476.00	Vacant Renter Kingham, Max	8/1/2022	8/1/2022	7/31/2023	1,300.00	1,155.00	(1,266.00)
171-B	476.00	Vacant Renter Kingham 2, Max	8/13/2022	8/13/2022	7/31/2023	1,300.00	0.00	0.00
228-A	430.00	Occupied No I Davis, Hannah	8/13/2022	8/13/2022	5/31/2023	541.00	1,494.00	0.00
228-B	430.00	Occupied No I Davis 2, Hannah	8/13/2022	8/13/2022	5/31/2023	780.00	0.00	0.00
257-A	469.00	Occupied No I Wilson, Kailey	8/13/2022	8/13/2022	7/31/2023	1,255.00	1,394.00	0.00
257-B	469.00	Notice Rented Wilson 2, Kailey	8/13/2022	8/13/2022	7/31/2023	1,255.00	0.00	0.00
271-A	476.00	Occupied No I McGuire, Sydney	8/13/2022	8/13/2022	7/31/2023	1,255.00	1,419.00	0.00
271-B	476.00	Notice Rented McGuire 2, Sydne	8/13/2022	8/13/2022	7/31/2023	1,255.00	0.00	0.00
328-A	430.00	Occupied No I Janish, Mackenzie	8/13/2022	8/13/2022	7/31/2023	541.00	1,394.00	0.00
328-B	430.00	Notice Rented Janish 2, Macken	8/13/2022	8/13/2022	7/31/2023	541.00	0.00	0.00
340-A	493.00	Occupied No I Larsh, Logan	8/1/2022	8/1/2022	7/31/2023	1,255.00	1,374.00	0.00
340-B	493.00	Notice Rented Larsh 2, Logan	8/13/2022	8/13/2022	7/31/2023	1,255.00	805.00	0.00
354-A	430.00	Occupied No I Caldwell, Carlie	8/13/2022	8/13/2022	5/31/2023	541.00	1,469.00	0.00
354-B	430.00	Occupied No I Caldwell 2, Carlie	8/13/2022	8/13/2022	5/31/2023	541.00	0.00	0.00
371-B	476.00	Notice Rented Darr 2, Britain	8/13/2022	8/13/2022	7/31/2023	1,300.00	1,340.00	0.00
454-A	430.00	Occupied No I Pitasi, Olivia	8/13/2022	8/13/2022	7/31/2023	541.00	1,394.00	0.00
454-B	430.00	Notice Rented Pitasi 2, Olivia	8/13/2022	8/13/2022	7/31/2023	541.00	0.00	0.00
540-A	493.00	Occupied No I Grant, Kimberly	8/13/2022	8/13/2022	7/31/2023	1,255.00	1,199.00	0.00
540-B	493.00	Notice Rented Grant 2, Kimberly	8/13/2022	8/13/2022	7/31/2023	1,255.00	0.00	0.00
<b>ior Corner Total:</b>		<b>10,098.00</b>				<b>21,797.00</b>	<b>15,791.00</b>	<b>(1,266.00)</b>

## Unit Type: 2BR/2BA TH

546-A	586.00	Occupied No I Swearingen, Cody	8/13/2022	8/13/2022	7/31/2023	909.00	909.00	0.00
<b>3R/2BA TH Total:</b>		<b>586.00</b>				<b>909.00</b>	<b>909.00</b>	<b>0.00</b>

## Unit Type: 1BR/1BA Large

568	680.00	Notice Rented Zubair, Zobia (Tia	8/13/2022	8/13/2022	7/31/2023	1,111.00	1,179.00	0.00
581	659.00	Notice Rented Hisey, Reagan (Ri	8/13/2022	8/13/2022	7/31/2023	1,111.00	1,179.00	0.00
<b>1BA Large Total:</b>		<b>1,339.00</b>				<b>2,222.00</b>	<b>2,358.00</b>	<b>0.00</b>

## Unit Type: Studio Premium

129	482.00	Occupied No I Davis, Elizabeth	8/13/2022	8/13/2022	7/31/2023	975.00	1,069.00	0.00
329	482.00	Vacant Renter Pu, Heng Hao	4/1/2022	4/1/2022	7/31/2023	975.00	1,129.00	0.00
429	482.00	Occupied No I Gardiner, Stone	8/13/2022	8/13/2022	7/31/2023	909.00	1,069.00	0.00
<b>Studio Premium Total:</b>		<b>1,446.00</b>				<b>2,859.00</b>	<b>3,267.00</b>	<b>0.00</b>

## Unit Type:

Anderson, Jayci	8/13/2022	8/13/2022	7/31/2023		624.00	0.00
Austin 2, Ryan	8/13/2022	8/13/2022	7/31/2023		1,340.00	0.00
Benedict, Kelsey	8/13/2022	8/13/2022	7/31/2023		594.00	0.00
Boersma, Ainsley	8/13/2022	8/13/2022	7/31/2023		594.00	0.00
Buckley, Ainslee	8/13/2022	8/13/2022	7/31/2023		570.00	0.00
Combs, Patrick	8/13/2022	8/13/2022	7/31/2023		1,004.00	0.00
Cowan, Augustus	8/13/2022	8/13/2022	7/31/2023		564.00	0.00
Craft, Charlotte	8/13/2022	8/13/2022	7/31/2023		635.00	0.00
Descher, Genna	8/13/2022	8/13/2022	7/31/2023		1,583.00	0.00
Fritz, Joseph	8/13/2022	8/13/2022	7/31/2023		599.00	0.00
Gardner, Halle	8/13/2022	8/13/2022	7/31/2023		594.00	0.00
Gordon, Margaret	8/13/2022	8/13/2022	7/31/2023		619.00	0.00
Gray, Emma	8/13/2022	8/13/2022	7/31/2023		569.00	0.00
Gray, Emma (Emi	5/1/2022	5/7/2022	7/31/2022		584.00	0.00
Gresley, Ian	8/13/2022	8/13/2022	7/31/2023		634.00	0.00
HEATH, Harper	8/13/2022	8/13/2022	7/31/2023		619.00	0.00
Holliday, Josiah	8/13/2022	8/13/2022	7/31/2023		579.00	0.00
Hood, Diana (Diar	5/1/2022	5/1/2022	7/31/2023		569.00	(666.00)
Ibarra, Abigail	8/13/2022	8/13/2022	7/31/2023		1,030.00	0.00
Jonke, Matthew	8/13/2022	8/13/2022	7/31/2023		579.00	0.00

Rent Roll

Kahre, Gabe (Gat	8/13/2022	8/13/2022	7/31/2023	615.00	0.00
Kersey, Elizabeth	8/13/2022	8/13/2022	7/31/2023	1,004.00	0.00
Kim, Yeongjun	8/13/2022	8/13/2022	7/31/2023	579.00	0.00
Kirby, Abigail (Abt	8/13/2022	8/13/2022	12/31/2022	694.00	0.00
Kujawa, Christian	6/1/2022	6/1/2022	7/31/2023	624.00	0.00
Love, Jenna	8/13/2022	8/13/2022	7/31/2023	570.00	0.00
Lowrey, Madisyn	6/1/2022	6/1/2022	7/31/2023	824.00	0.00
Lyons, Kayla (Kay	8/13/2022	8/13/2022	7/31/2023	554.00	0.00
Magee, Nicholas	8/13/2022	8/13/2022	7/31/2023	604.00	0.00
Majma, Spencer	8/13/2022	8/13/2022	7/31/2023	874.00	0.00
Mathers, Sadee	8/13/2022	8/13/2022	7/31/2023	595.00	0.00
Monken, Travis	8/13/2022	8/13/2022	7/31/2023	1,394.00	0.00
Norsworthy, Johnr	5/1/2022	5/1/2022	7/31/2023	1,004.00	0.00
Osburn 2, Claire	8/13/2022	8/13/2022	5/31/2023	820.00	0.00
Palmer, Matthew	8/13/2022	8/13/2022	7/31/2023	624.00	0.00
Peska, William (D	8/13/2022	8/13/2022	7/31/2023	815.00	0.00
Ramirez, Nicholas	8/13/2022	8/13/2022	7/31/2023	790.00	0.00
Robinson, Samue	8/13/2022	8/13/2022	7/31/2023	619.00	0.00
Sabino, Lloyd	8/13/2022	8/13/2022	7/31/2023	834.00	0.00
Slick, Avery	8/13/2022	8/13/2022	7/31/2023	635.00	0.00
Watson, Jordan	8/13/2022	8/13/2022	7/31/2023	629.00	0.00
White, Samantha	8/13/2022	8/13/2022	7/31/2023	594.00	0.00
Wimmer, Margare	8/13/2022	8/13/2022	7/31/2023	624.00	0.00
Zwemer, Dara	8/13/2022	8/13/2022	7/31/2023	1,004.00	0.00
				<b>32,406.00</b>	<b>(666.00)</b>
				<b>0.00</b>	<b>0.00</b>

**Total:**  
**One on 4th Total: 70,887.00**

**111,816.00 159,265.00 (5,567.00) 0.00**

## **APPENDIX C: QUALIFICATIONS**

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## Education

Bachelor of Architecture with a minor in Architectural History, Oklahoma State University

## Training

OSHA 10

Aerial Lift Certification

## Highlights

7 years in the Architectural design field  
4 years in the building envelope consulting field  
Property Condition Assessments  
Building Forensic Investigations  
Building Envelope Testing  
Construction Monitoring  
Property Decommissioning Assessments

## Experience Summary

Mr. Rogers is a Project Assessor with Partner Engineering and Science, Inc. (Partner) and is responsible for performing equity level Property Condition Assessments (PCA) on a variety of property types including commercial, industrial, institutional, and multifamily properties. He also performs Forensic Investigations, Building Enclosure Consulting services, Construction Monitoring, as well as a variety of other services. He has eleven years of experience in the Architectural Design, Construction and Building Enclosure Industries.

Mr. Rogers worked as a Building Envelope Consultant Project Manager and performed a variety of services including construction monitoring and inspections of building envelopes including various exterior wall and roofing systems, constructability reviews of architectural design documents, reviews of architectural design documents for air and water Infiltration, as well as building envelope testing for air and water infiltration, and facility condition assessments. He worked on a variety of project types including medical office buildings, research laboratories, multi-family developments, office buildings, mixed-use buildings, industrial sites, athletic facilities, commercial retail centers, and more.

Mr. Rogers has seven years of experience providing Architectural services. He fulfilled roles as an architectural intern and project manager focusing heavily on the schematic design, design development, construction document, and construction administration phases of projects. He was involved in architectural projects of various types including major retail stores, mixed use office buildings, athletic facilities, higher education, and church campus master planning and designs. Mr. Rogers was responsible for coordinating all of the various disciplines and systems in the projects he worked on such as civil, structural, mechanical, electrical, and plumbing systems.

## Project Experience

*Oklahoma State Board of Pharmacy, Oklahoma City, OK* - Mr. Rogers was the project manager for a litigation support case for the Oklahoma State Board of Pharmacy to help them identify sources of water infiltration into the building and deterioration of the building façade and to provide remedial repair options. He was

## Jeremy Rogers, Associate AIA

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tasked with performing a deconstructive testing investigation to identify deficiencies in the building envelope. Selected locations around the building were deconstructed layer by layer down to the buildings structure. Every step of the investigation had to be documented down to the finest detail culminating in one report that was provided to the State of Oklahoma District Attorney's Office to bring litigation against the parties responsible for the water intrusion and premature deterioration issues the building was experiencing.

*Oklahoma Department of Agriculture, Oklahoma City, OK* - Mr. Rogers was a project manager for a water intrusion investigation at the Department of Agriculture's laboratory building. Water intrusion was occurring at multiple curtainwall system window locations and at a brow roof/ parapet wall detail. Mr. Rogers and his team were able to identify the location where the water intrusion was occurring through investigative testing and deconstruction of the building envelope in the troubled areas and provide remedial repair options to fix the water intrusion issues.

### **Building Envelope Testing**

*Building Envelope Testing, OKC Convention Center, Oklahoma City, OK* - Mr. Rogers was the project manager for building envelope testing of the Oklahoma City Convention Center completed in 2021. The testing that was conducted during construction of the Convention Center focused on identifying potential water and air intrusion in the building's exterior envelope. Water penetration testing was conducted at various curtain wall windows around the building. Air infiltration and adhesion testing was conducted at the building's fluid applied air barrier. Electronic leak detection was conducted at 100% of the building's roof. Mr. Rogers and his team were able to identify water intrusion in the building envelope so that the general contractor could make repairs before the building construction had reached substantial completion.

### **Property Condition Assessments**

*The Avenue, Fayetteville, AR* - Mr. Rogers performed a property condition assessment for an off-campus student housing development adjacent to the University of Arkansas campus. The assessment included an inspection of the development site, pavement, parking garage, various building envelopes including the roof of each building, the mechanical, electrical, and plumbing systems, the fire suppression systems, interior finishes of the common areas of the development and a percentage of the apartment units. The property condition assessment led to the Client purchasing the subject property.

### **Affiliations**

Associate Member of the American Institute of Architects (AIA)

### **Speaking**

*Firestopping Presentation, Association of General Contractors, Tulsa Chapter*. Short description.

### **Contact**

jwrogers@partneresi.com



## Education

B.S., Civil Engineering with an Environmental Specialty, University of Vermont

## Registrations

Advanced Institute of Pest Technology (AIPT) Branch III Technical training (Pest Identification, Safety, and Construction Techniques)

## Training

Certificate of Completion for PCA/PNA 8-Hour Training and Final Exam including the following modules: Structural Module, Roofing Module, MEP Module, ADA/FFHA Module, Red Flag Issues, Cost Tables and Fannie Mae 4099 Forms

## Highlights

18 years of experience in commercial real estate due diligence consulting

15 years performing and managing all types of Property Condition Reports including Fannie Mae and Freddie Mac reports

15 years of experience with Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs)

## Experience Summary

Mr. Casey serves as a Senior Project Manager for Partner Engineering and Science, Inc. (Partner), managing Property Condition Reports in accordance with ASTM standards, Freddie Mac, Fannie Mae DUS and customized client formats. Mr. Casey also manages Seismic Risk Analysis reports and coordinates tax credit Property Condition Reports with construction document and cost reviews. He is responsible for ensuring consistency, quality, and on-time delivery of due diligence and engineering services provided by Partner. Current day-to-day responsibilities include project oversight, staff supervision, and report quality control.

Mr. Casey has 19 years of experience in commercial real estate due diligence consulting. He has significant experience in due diligence assessments for a variety of property types and in the needs and requirements of varied number of reporting standards. Specifically, Mr. Casey has worked on numerous projects performing Property Condition Assessments (PCAs), Small Loan PCAs and Physical Needs Assessments (PNAs) for over 16 years; Phase I Environmental Site Assessments (ESAs) and Environmental Transaction Screens for over 19 years; Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs) for over 16 years, Asbestos Surveys, Lead-based Paint Surveys, Radon Sampling, Lead-in-water Sampling and Analysis, and Preliminary Site Feasibility Analysis.

His experience with numerous national and regional Lenders, Real Estate Investors, Investment Banks, Realty Companies, Credit Corporations, Insurance Companies, Mortgage Banks, Real Estate Advisors/Pension Funds, REITS, Owner/Developers, Contractors and Commercial Brokers, on various types of real estate transactions and developments including commercial retail, office, industrial projects and multi-family

## Timothy J. Casey

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residential projects has given him a well-rounded understanding of commercial real estate transactions and development.

Mr. Casey has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the transaction. Mr. Casey has been involved with the equity acquisition, sale, debt-refinancing, tax exchange, tax credit, foreclosure and construction of commercial real estate properties nationwide with a focus in the western, central and southern regions of the United States.

### **Project Experience**

Property Condition Assessment due diligence services for large transactions such as the Seattle Design Center in Washington state; Jack London Square in Oakland; the former Chevron World Headquarters, The Rincon Center, 10 United Nations Plaza, The Fairmont Hotel, The Embarcadero West all located in San Francisco, Renaissance Esmeralda Hotel in Palm Springs, and Ford/Lincoln/Mercury auto dealerships located throughout the west.

Property Condition Assessment due diligence services on large-scale regional and national Hotel and Restaurant loan portfolios, including the Kimpton Group hotels (Harbor Court, Argonaut, Hotel Monaco), Motel 8, Motel 6, Fairfield Inn and Black Angus restaurant.

Property Condition Assessment due diligence services on large-scale warehouse buildings for Forever 21 in Los Angeles and the Unified Grocers portfolio in New York.

Property Condition/Physical Needs Assessment due diligence service on large-scale equity and debt level multifamily apartment portfolio's located throughout the country.

Seismic risk analysis due diligence services on large-scale privately held portfolios such as the Academy of Art building portfolio in San Francisco.

Preconstruction feasibility due diligence services for large box commercial retail developments located throughout the west, such as Babies "R" Us.

Construction monitoring services on behalf of the lending community on many large developments such as the Watermark luxury condo high rise in downtown San Francisco, the Fillmore Heritage Center in San Francisco and the Madeline (formerly Capella) Luxury Hotel in Telluride.

Finally, Mr. Casey's diversity across commercial, multi-family residential and industrial environments is a major contribution to Partner Engineering and Science's Project Management team.

### **Contact**

tcasey@partneresi.com



## Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

## Registrations

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

## Training

OSHA 40-Hour Health and Safety Training

## Highlights

Almost 20 years in the environmental and engineering consulting industry

Founding member of Partner Engineering and Science, Inc.

Executive Board Member of Partner Engineering and Science, Inc.

## Experience Summary

Ms. Redlin brings unique expertise and experience as an almost 20-year veteran of the environmental and engineering consulting industry.

With her strong background in environmental science, coupled with a deep understanding of the commercial real estate business process, Ms. Redlin has become the leading expert in all things relating to commercial real estate due diligence. She has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction. Ms. Redlin's due diligence resume includes advising lenders and real estate investors on a wide gamut of due diligence. This knowledge allows her to offer the most efficient and cost-effective solutions for a wide array of commercial real estate transactions.

Ms. Redlin has extensive experience managing all aspects of due diligence for nationwide and local clients. Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Outside of providing her clients with support on their transactions, Ms. Redlin is a respected and relied upon industry thought leader. She regularly provides insight by contributing to respected industry publications and speaks at industry events.

As an executive board member at Partner, Ms. Redlin is responsible for helping to shape the direction of Partner. Through her leadership contributions, Partner has achieved substantial growth even in the downturn of the commercial real estate market. Average annual growth has been roughly 20% over recent years slowing from exponential growth in the early years of the company. Ms. Redlin has successfully grown her personal book of business at Partner by more than 10% on average annually. As an executive, she



## **Jenny Redlin, REPA**

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provides mentorship to Partner's sales team and operation managers. Additionally, Ms. Redlin works diligently to develop her own team into future leaders and provide them a path for growth. Colleagues look at Ms. Redlin's high functioning team as a model for their own.

### **Project Experience**

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

### **Distinctions**

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

### **Affiliations**

Member, Environmental Bankers Association

Member, Mortgage Banker's Association

Member, All Star Group, Income Property Lending

Member, International Council of Shopping Centers

### Speaking

Income Property Lending Conferences- Regular Presenter  
Southern California Chief Appraiser Meetings- Regular Presenter  
Environmental Bankers Association- Regular Presenter  
Due Diligence 101 Webinar  
Getting in Front of Due Diligence Issues Webinar  
Bisnow Conference Series Moderator  
GlobeStreet Thought Leader  
Connect Apartments Conference – Speaker on Fannie, Freddie  
Crittenden Conference – Speaker on Economics of Environmental Risk  
First annual CLIC Conference Presenter  
CLIC Conference – Annual Speaker  
Check Out California Podcast

### Publications

Amid Coronavirus Crisis, Hoteliers Find a Window for Renovation, *GlobeSt 2020*  
What to Do If Your Phase I ESA Has Environmental Concerns: Alternative Approaches, *GlobeSt 2019*  
Factoring Risk and Business Objectives to Maximize Your Opportunity Zone Investments, *Connect 2019*  
Remedial Cost Estimates as a Critical Component of Securing CMBS Loans, *CRE Finance World 2019*  
[The Sale & Purchase of Non-Residential Properties](#)  
Top Three Due Diligence Considerations for 2019: What You Need to Know, *GlobeSt 2018*  
An Analysis of Tiered Environmental Due Diligence, *CRE Finance World 2018*  
Parking Development Quote in National Real Estate Investor, *NREI 2018*  
[Update on the new Phase I ESA Standard \(ASTM E1527-13\)](#)  
[Distress in the Wall: Troubled Assets and What to Do With Them \(Part 2\), GlobeSt 2017](#)  
Distress in the Wall: Troubled Assets and What to Do With Them (Part 1), *GlobeSt 2017*  
[AB 1103: What Does It Mean for the Industry, GlobeSt 2014](#)  
Lender Due Diligence Requirements Not Easing Yet, *Commercial Property Executive 2013*  
Update on the New Phase I Environmental Standard ASTM E1527-13, *GlobeSt 2013*  
I Have a Low-Risk Site; Why Do a Phase 1 Environmental Site Assessment?, *GlobeSt 2012*  
The Phase 1's Ugly Stepsister – The Phase 2 Subsurface Investigation, *GlobeSt 2012*  
Life After The Phase 1 Environmental, *GlobeSt 2012*  
Due Diligence at Foreclosure: What Do Lenders Need to Consider?, *GlobeSt 2011*  
Do I Really Need A Phase 1 Environmental Site Assessment?, *GlobeSt, 2011*  
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Post-Recession: A New Phase For Environmental Assessments?, *GlobeSt 2011*  
[Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008](#)

### Contact

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