

Maple Court Apartments

2140 Alder Street · Riverton · 16 Units · Built 1987

Rent Roll — as of 07/31/2026

Unit	Type	SF	Status	Tenant	Lease End	Current Rent	Market Rent
101	1BD/1BA	640	Occupied	Rivera, M.	03/31/2027	\$1,425	\$1,500
102	1BD/1BA	640	Occupied	Chen, L.	11/30/2026	1,450.00	\$1,500
103	1BD/1BA	640	VACANT	—	—	—	\$1,500
104	1BD/1BA	655	Occupied	Okafor, D.	MTM	\$1,485	\$1,525
105	1BD/1BA	640	Occupied	Dawson, K.	08/31/2026	\$1,395 *	\$1,500
106	1BD/1BA	655	Occupied	Patel, R.	05/31/2027	\$1,510	\$1,525
201	2BD/1BA	850	Occupied	Kim, S.	01/31/2027	\$1,725	\$1,795
202	2BD/1BA	850	Occupied	Alvarez, J.	09/30/2026	\$1,750	\$1,795
203	2BD/1BA	850	VACANT	—	—	—	\$1,795
204	2BD/1BA	865	Occupied	Nguyen, T.	04/30/2027	\$1,780	\$1,825
205	2BD/1BA	850	Occupied	Brooks, A.	12/31/2026	\$900 **	\$1,795
301	2BD/2BA	980	Occupied	Silva, P.	02/28/2027	\$1,985	\$2,050
302	2BD/2BA	980	Occupied	Thompson, G.	10/31/2026	\$2,010	\$2,050
303	2BD/2BA	980	Occupied	Wagner, E.	MTM	\$1,995	\$2,050
304	2BD/2BA	995	Occupied	Ibrahim, N.	06/30/2027	\$2,040	\$2,075
306	2BD/2BA	980	MODEL ***	—	—	—	\$2,050
TOTALS	16 units		13 occupied			\$21,450	\$28,330

* Tenant receives a \$50/month recurring concession; gross contract rent shown.

** Employee unit — on-site manager at reduced rent per employment agreement.

*** Unit 306 held off-line as model/leasing office; non-revenue.

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Trailing Twelve Month Operating Statement — Aug 2025 through Jul 2026

Rental Income

Gross Scheduled Rent	265,140
Loss to Lease	(4,890)
Vacancy Loss	(13,257)
Concessions	(1,200)
Net Rental Income	245,793

Other Income

Utility Reimbursements (RUBS)	9,600
Laundry Income	3,840
Parking Income	5,400
Late Fees / Other	1,762
Total Other Income	20,602

Operating Expenses

Real Estate Taxes	31,450
Insurance	12,780
Repairs & Maintenance	18,935
Turnover / Make-Ready	6,210
Contract Services †	7,890
Utilities — Common Areas	9,340
Utilities — Vacant Units	1,120
Management Fee ††	12,290
Payroll & Benefits	24,600
General & Administrative	4,180
Marketing & Leasing	2,150
Total Operating Expenses	130,945
NET OPERATING INCOME	135,450

† Contract services: landscaping, pest control, trash hauling.

†† Management fee billed at 4.0% of collected income.

Statement unaudited; prepared by seller's accountant from owner records. Figures have not been independently verified.