

Staff Report for 2024 State Board of Equalization

File No.: 2024-CASS-FARGO-STERLING PROEPRTIES, LLLP-DANBURY

Prepared By: PROPERTY TAX DIVISION

County or City: CITY OF FARGO

Appellant: STERLING PROPERTIES, LLLP

Type of Appeal: COMMERCIAL VALUE

Appeal Issue: Sterling Properties, LLLP, represented by Sam Jelleberg, is appealing the property value of \$9,719,400 on parcel number 01-3804-00335-000, located at 1801 39TH Street S, Fargo, ND.

Analysis:

Summary:

Proposal for Review:



Appellant Information – State Board of Equalization

County or City: Fargo, ND
 Appellant: Sterling Properties, LLLP
 Type of Appeal: Residential

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2024, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:
propertytax@nd.gov
 or
 The Office of State Tax Commissioner, Attn: Property Tax,
 600 E Boulevard Ave., Bismarck, ND 58505-0599

Information for Property Referenced in Appeal:

Property name	Danbury
City	Fargo
Address	1801 39th St S
Township Name	Barnes
County	Cass
Parcel ID	01-3804-00335-000
Legal Description	WEST ACRES 4TH LOTS 1-7 BLK 4 APTS 1801-1881 #2/5/96 COMB FR 01-3804-00330-000 01-3804-00340-000 01-3804-00350-000 01-3804-00360-000 01-3804-00370-000 01-3804-00380-000 01-3804-00390-000**

Appellant Contact Information:

Appellant Name: Sam Jelleberg
Address: 4340 18th Ave S, Fargo, ND 58103
Phone Number: 701-201-0645
Email Address: SJelleberg@SRETrust.com

Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? Yes No
(If No, please see the Consent to Release Financial Info)

Did you receive a notice of increase letter from the city/township? (choose all that apply)

- Prior to After Township/City Equalization Meeting
 Prior to After County Equalization Meeting
 No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

- Township/City County N/A

****Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.***

Has a recent appraisal been completed on the property?

- Yes (if yes, please attach) No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- Factual error, that is, a data collection or clerical error.
 Equity and uniformity claim of discriminatory level of assessment.
 Belief that the valuation is inaccurate.
 Exemption, classification, or assessment limitation.

Please attach or email (propertytax@nd.gov) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

Appeal Process:

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to propertytax@nd.gov by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar

taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.

- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

Danbury Apartments

Income Approach Tax Analysis

April 5, 2024

Parcel ID Number	2020 (payable 2021)		2021 (payable 2022)		2022 (payable 2023)		2023 (payable 2024)		2024 (payable 2025)	
	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes	Assessed	Taxes
01-3804-00335-000	1,757,200	115,822	1,757,200	118,069	1,757,200	116,994	1,985,600	126,213	1,985,600	
01-3804-00335-000	1,724,300		1,724,300		1,724,300		1,948,500		1,948,500	
01-3804-00335-000	1,711,800		1,711,800		1,711,800		1,934,300		1,934,300	
01-3804-00335-000	1,711,800		1,711,800		1,711,800		1,934,300		1,934,300	
01-3804-00335-000	1,696,200		1,696,200		1,696,200		1,916,700		1,916,700	
Value	8,601,300	115,822	8,601,300	118,069	8,601,300	116,994	9,719,400	126,213	9,719,400	0
Increase >			0.0%	1.9%	0.0%	-0.9%	13.0%	7.9%	0.0%	-100.0%
No. Units >	135									
Value Per Unit >	63,713		63,713		63,713		71,996		71,996	

Determination:	See word document
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Lucas Seltvedt

April 5, 2024

Danbury (dbdanb01)

Annual Statement

Period = Jan 2019-Dec 2023

Book = Accrual ; Tree = ysi_is

		EOY	EOY
		Dec 2019	Dec 2020
40002	INCOME		
40100	Gross Potential Rent	1,260,090.00	1,254,445.00
40200	Month to Month Fee	3,525.00	3,917.00
40400	Vacancy	-63,004.58	-31,921.00
40600	Rent Incentives	-18,247.00	-9,224.00
40601	Material Rent Incentives	-112.29	-268.74
40700	Lease Buyouts	0.00	2,248.00
40710	Rent Abatement	0.00	0.00
40995	Covid 19	0.00	-6,333.56
40999	NET COLLECTED RENT	1,182,251.13	1,212,862.70
41000	OTHER RENTAL INCOME AND FEES		
41200	Rentable Items Gross Potential Rent	2,160.00	2,160.00
41210	Rentable Items Vacancy	0.00	0.00
41230	Rentable Items Incentives	-45.00	0.00
41300	Pet Rent Income	869.00	2,330.00
41310	Pet Fees-Nonrefundable Income	800.00	1,200.00
41999	TOTAL OTHER RENTAL INCOME AND FEES	3,784.00	5,690.00
42001	MISC INCOME		
42150	Application Fees	2,260.00	3,205.00
42350	Early Termination Fees	2,180.00	1,500.00
42400	Interest Income	413.04	369.64
42450	Late Fees	16,160.00	17,840.00
42500	Laundry Income	2,370.14	8,010.50
42550	NSF Fees	595.00	1,820.00
42600	Prelease Incentive Forfeited	2,300.00	0.00
42650	Revenue Sharing Income	429.44	0.00
42651	Revenue Sharing Income-Owner Receipted	4,194.97	4,569.52
42800	Vending Income	0.00	0.00
42850	Other Income	1,837.08	2,113.14
42851	Other Income-Insurance Claims	0.00	0.00
42852	Other Income-Renters Insurance	0.00	0.00
42855	Other Income-Collections	5,791.41	2,159.86
42856	Bad Debt Expense ASC 842	-27,404.26	-34,904.17
42998	TOTAL MISC INCOME	11,126.82	6,683.49
49999	TOTAL INCOME	1,197,161.95	1,225,236.19
50000	EXPENSES FROM RENTAL OPERATIONS		

50005	OWNER EXPENSES		
50010	REPAIRS AND MAINTENANCE EXPENSES		
50095	MAINTENANCE STAFF COSTS		
50100	Maintenance Staff	64,231.38	66,663.48
50145	TOTAL MAINTENANCE STAFF COSTS	64,231.38	66,663.48
50150	REPAIRS AND MAINTENANCE OTHER		
50155	Temp Agency and Non-employee	3,174.29	988.95
50160	Internal Labor-Upgrade	5,866.00	10,775.00
50170	Caretaker-Internal Labor	1,941.47	736.39
50180	Turn Cleaning-Internal Labor	659.25	0.00
50200	Appliances and Laundry	24,656.01	16,369.37
50202	Appliances and Laundry-Upgrade	913.23	50.13
50210	Window Treatments	1,932.26	1,379.15
50212	Window Treatments-Upgrade	0.00	0.00
50220	Cooling Systems	1,237.96	2,316.21
50230	Custodial	10,776.31	11,014.64
50232	Custodial-Contract and Caretaker	16,810.00	17,760.00
50234	Custodial-Turn Cleaning	8,975.00	5,306.25
50240	Decks and Railings	1,412.50	0.00
50250	Doors	7,155.54	4,097.51
50251	Doors-Projects	0.00	0.00
50252	Doors-Upgrade	0.00	0.00
50255	Doors-Garage	5,781.05	4,424.90
50260	Electrical and Lighting	6,533.84	7,053.19
50261	Electrical and Lighting-Projects	0.00	0.00
50262	Electrical and Lighting-Upgrade	92.81	0.00
50280	Exterior Finishes and Foundation	6,394.76	451.50
50281	Exterior Finishes and Foundation-Projects	0.00	3,622.00
50290	Extermination	4,966.42	1,250.00
50300	Fire Safety	1,932.63	3,958.95
50310	Flooring	37,029.69	20,943.55
50311	Flooring-Projects	0.00	0.00
50312	Flooring-Upgrade	0.00	0.00
50330	Grounds Maintenance	4,956.61	5,995.00
50332	Grounds-Internal Labor	22.24	17.34
50350	Heating Systems	2,652.64	2,109.67
50351	Heating Systems-Projects	0.00	0.00
50361	HVAC-Projects	0.00	0.00
50370	Landscaping	0.00	1,729.42
50371	Landscaping-Projects	-137.70	0.00
50380	Locks and Keys	2,823.80	1,192.49
50390	Millwork and Cabinets and Countertop	2,611.30	1,630.59
50392	Millwork and Cabinets and Countertop-Upgrade	6,514.44	7,011.26
50401	Painting-Exterior-Projects	0.00	0.00
50420	Painting-Interior	16,098.06	8,531.02
50421	Painting-Interior-Projects	0.00	0.00

50422	Painting-Interior-Upgrade	731.40	0.00
50430	Parking Lot	784.01	1,701.00
50440	Parking Lot-Sweeping and Striping	0.00	1,875.00
50450	Plumbing	6,302.96	5,609.71
50452	Plumbing-Upgrade	552.75	628.43
50470	Repairs and Maintenance	3,702.29	4,137.72
50473	Repairs and Maintenance – Insurance Claims	0.00	1,450.00
50474	COVID 19 Direct Expenses	0.00	260.88
50480	Roof	0.00	1,363.19
50481	Roof-Projects	-1,637.00	600.00
50490	Sidewalks and Exterior Steps and Patio Slabs	585.39	0.00
50491	Sidewalks and Exterior Steps and Patio Slabs-Projects	0.00	600.00
50500	Signage	69.99	0.00
50510	Snow Removal	15,127.38	11,926.11
50515	Snow Removal-Internal Labor	313.32	414.68
50520	Tubs and Surrounds	22.61	275.00
50522	Tubs and Surrounds-Upgrade	0.00	0.00
50540	Windows	2,238.89	1,379.03
50900	Resident Chargebacks	-8,319.94	-8,873.91
50990	Cleaning and Finish-Upgrade	59.99	138.30
50998	TOTAL REPAIRS AND MAINTENANCE OTHER	204,316.45	164,199.62
50999	TOTAL REPAIRS AND MAINTENANCE EXPENSES	268,547.83	230,863.10
51000	PROPERTY MANAGEMENT AND OPERATING EXPENSES		
51009	OFFICE AND ADMIN		
51095	ON-SITE STAFF COSTS		
51100	On-Site Staff Costs	69,093.00	69,695.89
51130	On-Site Staff Training and Education	21.68	0.00
51145	TOTAL ON-SITE STAFF COSTS	69,114.68	69,695.89
51146	PROPERTY MANAGEMENT EXPENSES OTHER		
51200	Advertising and Marketing	7,040.24	8,722.72
51210	Applicant Screening	4,876.00	2,235.75
51240	Bank Charges	400.88	312.17
51250	Collection Costs	7,335.30	2,647.43
51270	Customer Service Accommodation	179.70	20.00
51300	Legal Fees	383.87	133.44
51310	Material Rental Incentives	631.74	0.00
51330	Model Unit and Open Unit Decor	215.04	0.00
51340	Move-In Gifts	1,456.20	2,141.09
51360	Office Equipment and Furnishings	2,018.12	1,872.98
51370	Office Rent	4,082.88	4,082.88
51375	Office Electricity	220.69	222.73
51390	Office Telephone and Internet	540.86	513.77
51400	Office Supplies	2,257.21	1,515.51
51405	Parking	0.00	9.38
51420	Security and Patrol Services	0.00	0.00

51430	Professional Fees	0.00	11,998.86
51440	Property Management Fees	59,414.41	61,224.72
51450	Resident Referrals	0.00	0.00
51460	Resident Retention	773.30	46.86
51470	Site Equipment	206.27	93.04
51996	TOTAL PROPERTY MANAGEMENT EXPENSES OTHER	92,032.71	97,793.33
51999	TOTAL PROPERTY MANAGEMENT EXPENSES	161,147.39	167,489.22
52000	UTILITIES		
52200	Electricity-Unit	6,869.23	2,455.33
52210	Electricity-House	52,075.34	48,533.56
52400	Garbage Removal	9,656.21	10,569.79
52610	Natural Gas-House	7,986.95	7,413.27
52900	Water and Sewer	59,789.90	61,625.55
52999	TOTAL UTILITIES	136,377.63	130,597.50
53000	OTHER OPERATING EXPENSES		
53100	Real Estate Taxes	115,057.75	115,821.76
53200	Property Insurance	35,073.96	29,885.67
53210	Claims Expense	2,918.96	1,093.22
53989	TOTAL OTHER OPERATING EXPENSES	153,050.67	146,800.65
53990	TOTAL PROPERTY MANAGEMENT AND OPERATING EXPENSES	450,575.69	444,887.37
53999	TOTAL OWNER EXPENSES	719,123.52	675,750.47
69990	TOTAL EXPENSES	719,123.52	675,750.47
69999	NET OPERATING INCOME	478,038.43	549,485.72
70000	FIXED EXPENSES		
70010	INTEREST EXPENSE		
70100	Interest Expense-Debt Issuance Costs	4,020.53	7,639.01
70300	Interest Expense-Mortgage	127,147.21	163,832.66
70330	Interest Expense-CIP	-286.83	0.00
70600	Interest Expense-Security Deposits	228.63	239.74
70900	Other Interest	4.18	0.00
70999	TOTAL INTEREST	131,113.72	171,711.41
71000	OTHER FIXED EXPENSES		
71300	Depreciation	168,757.45	173,388.25
71998	TOTAL OTHER FIXED EXPENSES	168,757.45	173,388.25
71999	TOTAL FIXED EXPENSES	299,871.17	345,099.66
80000	ADMINISTRATION OF REIT		
80600	OTHER ADMINISTRATION OF REIT EXPENSES		
80650	Bank Charges	350.00	0.00
80999	TOTAL OTHER ADMINISTRATION OF REIT EXPENSES	350.00	0.00
81999	TOTAL ADMINISTRATION OF REIT	350.00	0.00
90000	OTHER INCOME AND EXPENSE		

90001	OTHER INCOME		
90300	Gain or Loss on Involuntary Conversion	-0.17	0.00
90800	Interest Income	65.76	0.00
90840	Other Income	0.00	0.00
90999	TOTAL OTHER INCOME	<u>65.59</u>	<u>0.00</u>
99899	TOTAL OTHER INCOME AND EXPENSE	-65.59	0.00
99900	NET INCOME	<u>177,882.85</u>	<u>204,386.06</u>

69999

53100

EOY	EOY	EOY
Dec 2021	Dec 2022	Dec 2023
1,257,300.00	1,296,490.00	1,399,730.00
8,788.00	13,445.00	11,525.00
-50,545.00	-70,900.00	-80,682.00
-4,595.00	-2,432.00	-2,632.00
0.00	0.00	0.00
0.00	2,103.00	0.00
0.00	-940.00	0.00
5,188.56	0.00	0.00
1,216,136.56	1,237,766.00	1,327,941.00
2,160.00	2,340.00	2,340.00
-100.00	0.00	0.00
0.00	0.00	0.00
2,424.00	3,764.00	2,994.00
1,250.00	1,300.00	1,600.00
5,734.00	7,404.00	6,934.00
4,525.00	3,960.00	4,080.00
600.00	300.00	600.00
147.55	147.41	182.44
18,760.00	17,599.02	14,040.00
7,607.92	7,428.85	9,889.55
805.00	700.00	875.00
0.00	600.00	400.00
1,205.17	2,250.69	19,968.88
1,707.65	0.00	0.00
0.00	0.00	-37.16
2,150.53	3,815.31	5,895.70
0.00	5,544.10	0.00
0.00	361.43	2,476.28
2,841.78	7,330.72	14,412.81
-30,943.81	-22,356.78	-9,861.16
9,406.79	27,680.75	62,922.34
1,231,277.35	1,272,850.75	1,397,797.34

61,084.16	67,640.32	76,603.91
<hr/> 61,084.16	<hr/> 67,640.32	<hr/> 76,603.91
4,159.44	4,837.12	7,391.37
2,475.00	0.00	13,042.83
85.41	9,714.88	13,419.40
0.00	0.00	0.00
14,426.49	12,326.29	12,508.77
0.00	0.00	3,748.82
1,795.38	1,546.96	1,847.98
0.00	0.00	82.40
2,377.65	501.22	3,904.30
11,609.78	18,640.65	15,871.37
18,179.59	14,505.00	100.00
8,437.50	7,013.75	8,550.00
23.38	450.00	21.63
7,809.63	10,889.64	8,427.16
0.00	0.00	850.00
0.00	0.00	102.42
7,297.45	8,844.26	6,959.30
4,286.16	4,623.18	6,059.49
0.00	0.00	652.01
0.00	0.00	1,516.91
58.40	1,034.64	1,576.15
0.00	2,360.00	2,875.00
2,775.00	4,230.00	3,550.00
538.41	2,939.14	3,868.13
35,103.48	23,229.27	46,512.38
42,157.69	16,686.57	0.00
0.00	0.00	3,499.25
6,095.35	9,134.38	12,872.16
2,652.31	47.27	0.00
2,746.62	896.45	10,143.41
0.00	0.00	619.44
0.00	0.00	1,154.68
2,267.27	3,361.85	1,670.00
0.00	3,760.00	0.00
3,566.20	1,912.60	2,604.66
712.24	1,267.72	2,050.56
0.00	0.00	10,737.69
0.00	0.00	6,980.00
19,947.61	15,016.50	17,108.91
18,868.00	0.00	0.00

0.00	0.00	992.75
0.00	0.00	38.23
0.00	840.00	2,700.00
8,039.96	7,296.09	8,827.00
0.00	0.00	6,446.31
3,158.17	4,626.96	3,116.28
5,000.00	0.00	0.00
8.70	0.00	0.00
0.00	625.00	80.50
0.00	0.00	3,200.00
0.00	41.79	0.00
0.00	0.00	0.00
313.68	776.55	707.30
7,565.84	24,880.47	28,169.05
637.98	1,640.99	77.96
418.78	0.00	1,283.77
0.00	0.00	850.86
3,044.65	2,851.04	3,809.57
-14,821.54	-13,828.89	-14,125.42
-24.42	0.00	120.49
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233,793.24	209,519.34	279,173.23
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294,877.40	277,159.66	355,777.14

64,816.64	77,376.08	75,001.27
0.00	0.00	0.00
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64,816.64	77,376.08	75,001.27

9,732.72	6,995.69	10,305.28
2,534.50	2,928.00	4,215.00
31.47	37.55	112.38
4,812.18	3,696.24	6,354.93
629.49	448.36	1,596.41
100.00	0.00	27.86
0.00	0.00	0.00
0.00	0.00	136.69
7.20	434.03	1,451.11
2,576.15	9,150.55	684.00
3,928.58	4,124.44	5,258.04
94.28	93.66	118.51
1,045.03	821.82	985.84
1,017.54	1,272.16	1,344.28
0.00	0.00	0.00
341.25	0.00	150.00

836.80	0.00	254.77
61,872.67	63,303.64	70,001.34
0.00	0.00	80.33
139.00	1,238.68	798.46
316.29	253.86	92.53
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90,015.15	94,798.68	103,967.76
<hr/>	<hr/>	<hr/>
154,831.79	172,174.76	178,969.03
3,125.96	2,229.35	1,516.91
44,602.48	51,679.74	53,933.92
10,729.38	14,987.43	17,498.14
9,523.11	14,751.06	10,236.59
57,188.85	52,080.60	61,197.85
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125,169.78	135,728.18	144,383.41
118,069.08	116,993.79	126,212.53
51,149.04	58,763.23	82,595.23
0.00	0.00	0.00
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169,218.12	175,757.02	208,807.76
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449,219.69	483,659.96	532,160.20
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744,097.09	760,819.62	887,937.34
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744,097.09	760,819.62	887,937.34
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487,180.26	512,031.13	509,860.00
6,834.90	6,030.80	5,226.69
158,950.22	154,365.97	149,628.55
0.00	0.00	0.00
243.16	266.04	332.24
0.00	0.00	0.00
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166,028.28	160,662.81	155,187.48
174,298.90	173,406.80	175,213.24
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174,298.90	173,406.80	175,213.24
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340,327.18	334,069.61	330,400.72
0.00	0.00	0.00
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0.00	0.00	0.00
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0.00	0.00	0.00

10,877.77	0.00	1,041.64
0.00	0.00	0.00
801.22	0.00	0.00
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11,678.99	0.00	1,041.64
<hr/>		
-11,678.99	0.00	-1,041.64
<hr/>		
158,532.07	177,961.52	180,500.92

	2019	2020	2021	2022	2023
NOI	478,038.43	549,485.72	487,180.26	512,031.13	509,860.00
Real Estate Taxes	115,057.75	115,821.76	118,069.08	116,993.79	126,212.53
Projects Expense	-1,774.70	4,822.00	61,025.69	22,806.57	16,331.13
Upgrade Expenses	14,730.62	18,603.12	2,450.58	0.00	41,140.73
NOI adding back RE taxes & Projects/upgrades	606,052.10	688,732.60	668,725.61	651,831.49	693,544.39

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
Current/Notice/Vacant Residents									
01-101	CAU2CXXA	920.00 t0391465	842.00 rent	830.00	830.00	0.00 12/12/2022	6/30/2024		-1.00
			rentins	11.00					
			Total	841.00					
01-102	CAU2CXXA	920.00 t0390723	842.00 rentins	11.00	860.00	0.00 10/21/2022	4/30/2024	5/31/2024	0.00
			rent	915.00					
			Total	926.00					
01-103	CAU2FXXB	970.00 t0332064	862.00 rent	870.00	350.00	0.00 3/1/2017	8/31/2024		0.00
			Total	870.00					
01-104	CAU2FXXA	930.00 t0362245	862.00 rentins	11.00	550.00	0.00 10/30/2019	10/31/2024		-15.00
			rent	915.00					
			Total	926.00					
01-106	CAU3FXXA	1,200.00 t0345671	1,201.00 rent	1,025.00	400.00	0.00 6/1/2018	8/31/2024		22.00
			rentins	11.00					
			Total	1,036.00					
01-107	CAU1CDXA	550.00 t0057283	778.00 garage	50.00	0.00	0.00 8/1/1995	5/31/2024		40.00
			rent	1,300.00					
			resstor	80.00					
			Total	1,430.00					
01-108	CAU3FXXA	1,200.00 t0360798	1,201.00 rent	701.00	400.00	0.00 6/29/2017	6/30/2024	6/30/2024	-150.00
			rentsub	274.00					
			Total	975.00					
01-109	CAU2CXXA	970.00 t0392984	842.00 rent	830.00	0.00	0.00 2/20/2023	8/31/2024		0.00
			rentins	11.00					
			Total	841.00					
01-201	CAU3FXXA	1,200.00 t0355233	1,191.00 rentins	11.00	400.00	0.00 4/15/2019	8/31/2024		0.00
			rent	1,145.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
				Total	1,156.00				
01-202	CAU2CXXA	920.00 t0347024	832.00 rent	810.00	350.00	0.00 6/25/2018	8/31/2024		0.00
				Total	810.00				
01-203	CAU2FXXA	970.00 VACANT	852.00	0.00	0.00	0.00			0.00
				Total	0.00				
01-204	CAU2FXXA	970.00 t0399747	852.00 rentins rent	11.00 895.00	350.00	0.00 10/25/2018	10/31/2024		0.00
				Total	906.00				
01-205	CAU1CXXB	650.00 t0386272	758.00 rentins rent	11.00 730.00	700.00	0.00 6/1/2022	5/31/2024		-741.00
				Total	741.00				
01-206	CAU3FXXB	1,250.00 t0394935	1,191.00 rent rentins	1,160.00 11.00	1,160.00	0.00 5/22/2023	5/31/2024		0.00
				Total	1,171.00				
01-207	CAU0CXXA	550.00 t0384402	657.00 rent	645.00	620.00	0.00 4/11/2022	4/30/2025		-66.00
				Total	645.00				
01-208	CAU3FXXA	1,200.00 t0359656	1,191.00 rentins rent	11.00 1,050.00	400.00	0.00 9/20/2019	11/30/2024		0.00
				Total	1,061.00				
01-209	CAU2CXXA	970.00 t0358615	832.00 rent	760.00	350.00	0.00 7/1/2019	7/31/2024		0.00
				Total	760.00				
01-301	CAU3FXXA	1,200.00 t0354349	1,201.00 rent	985.00	400.00	0.00 2/15/2019	4/30/2025		0.00
				Total	985.00				
01-302	CAU2CXXA	920.00 t0399088	842.00 rent	835.00	835.00	0.00 9/8/2023	9/30/2024		0.00
				Total	835.00				

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
01-303	CAU2FXXA	970.00 t0341281	862.00 rentins	11.00	350.00	0.00 12/1/2017	3/31/2025		-88.00
			rent	840.00					
			Total	851.00					
01-304	CAU2FXXA	970.00 t0400969	862.00 rent	870.00	870.00	0.00 11/29/2023	12/31/2024		11.50
			rentins	11.00					
			Total	881.00					
01-305	CAU1CXXB	650.00 t0389507	768.00 rentins	11.00	730.00	0.00 9/29/2022	9/30/2024		-843.00
			rent	775.00					
			Total	786.00					
01-306	CAU3FXXB	1,250.00 t0394399	1,201.00 rent	1,170.00	1,170.00	0.00 5/19/2023	5/31/2024	7/31/2024	0.00
			rentins	11.00					
			Total	1,181.00					
01-307	CAU0CXXA	640.00 t0329384	667.00 rent	610.00	300.00	0.00 11/8/2016	12/31/2023	1/31/2024	2.13
			rentins	11.00					
			Total	621.00					
01-308	CAU3FXXA	1,200.00 t0394582	1,201.00 rent	1,170.00	1,170.00	0.00 5/1/2023	5/31/2025		0.00
			rentins	11.00					
			Total	1,181.00					
01-309	CAU2CXXA	970.00 t0366752	842.00 rent	855.00	350.00	0.00 6/1/2020	11/30/2024		0.00
			Total	855.00					
02-101	CAU2CXXA	920.00 t0268228	842.00 rent	850.00	300.00	0.00 9/25/2011	10/31/2024		0.00
			Total	850.00					
02-102	CAU2CXXA	920.00 t0392306	842.00 rentins	11.00	830.00	0.00 1/31/2023	10/31/2024	5/1/2024	0.00
			rent	890.00					
			Total	901.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
02-103	CAU2FXXA	970.00 t0397679	862.00 rent	885.00	0.00	0.00 8/16/2023	5/31/2024		0.00
			rentins	11.00					
			Total	896.00					
02-104	CAU2FXXA	970.00 t0376452	862.00 rent	890.00	400.00	0.00 5/12/2021	6/30/2024		0.00
			Total	890.00					
02-105	CAU1CXXB	650.00 t0057163	768.00 rentins	11.00	264.26	0.00 7/1/2000	9/30/2024		-3.00
			rent	745.00					
			Total	756.00					
02-106	CAU3FXXA	1,200.00 t0389839	1,276.00 rent	1,400.00	1,400.00	0.00 9/27/2022	3/31/2025		0.00
			rentins	11.00					
			Total	1,411.00					
02-107	CAU0CXXA	550.00 t0376243	662.00 rent	625.00	500.00	0.00 5/1/2021	4/30/2025		0.00
			Total	625.00					
02-108	CAU3FXXA	1,200.00 t0395862	1,201.00 rent	1,170.00	1,170.00	0.00 8/1/2023	7/31/2024		-1,170.00
			Total	1,170.00					
02-109	CAU2CXXA	970.00 t0387539	967.00 rent	900.00	900.00	0.00 7/5/2022	4/30/2023		0.00
			Total	900.00					
02-201	CAU3FXXA	1,200.00 VACANT	1,191.00	0.00	0.00	0.00			0.00
			Total	0.00					
02-202	CAU2CXXA	920.00 t0392908	832.00 rent	830.00	830.00	0.00 3/1/2023	2/29/2024	3/31/2024	40.00
			rentins	11.00					
			Total	841.00					
02-203	CAU2FXXA	970.00 t0397295	852.00 rent	875.00	875.00	0.00 8/2/2023	8/31/2024		0.00
			rentins	11.00					
			Total	886.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft	Rent Code		Deposit	Deposit	Expiration			
02-204	CAU2FXXA	970.00 t0366793	852.00 petrent	25.00	350.00	0.00	6/19/2020	2/29/2024	2/29/2024	0.00
			rent	905.00						
			Total	930.00						
02-205	CAU1CXXB	650.00 t0397756	758.00 rent	745.00	745.00	0.00	7/31/2023	7/31/2024		-756.00
			rentins	11.00						
			Total	756.00						
02-206	CAU3FXXB	1,250.00 t0392865	1,191.00 rent	1,100.00	0.00	0.00	2/16/2023	3/31/2025		0.00
			rentins	11.00						
			Total	1,111.00						
02-207	CAU0CXXA	550.00 t0057161	657.00 rent	560.00	200.00	0.00	6/1/1997	8/31/2020		-20.00
			rentmtm	75.00						
			Total	635.00						
02-208	CAU3FXXA	1,200.00 t0330619	1,191.00 rent	945.00	400.00	0.00	1/7/2017	9/30/2024		0.00
			Total	945.00						
02-209	CAU2CXXA	970.00 t0393626	832.00 rent	805.00	550.00	0.00	5/30/2020	9/30/2024		-805.00
			Total	805.00						
02-301	CAU3FXXA	1,200.00 t0385019	1,201.00 rent	1,015.00	0.00	0.00	5/6/2022	5/31/2024		-33.43
			rentins	11.00						
			Total	1,026.00						
02-302	CAU2CXXA	920.00 t0309151	842.00 rentins	11.00	350.00	0.00	3/12/2015	9/30/2024		-14.00
			rent	875.00						
			Total	886.00						
02-303	CAU2FXXA	970.00 t0397366	862.00 rent	885.00	885.00	0.00	8/12/2023	8/31/2024		0.00
			Total	885.00						
02-304	CAU2FXXA	970.00 t0395580	862.00 rent	885.00	885.00	0.00	5/25/2023	5/31/2024	5/31/2024	0.00
			rentins	11.00						

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
				Total	896.00				
02-305	CAU1CXXB	650.00 t0397775	768.00 rent	755.00	755.00	0.00 8/14/2023	8/31/2024		-766.00
			rentins	11.00					
				Total	766.00				
02-306	CAU3FXXB	1,250.00 t0393364	1,201.00 rentins	11.00	1,170.00	0.00 3/13/2023	3/31/2024	5/31/2024	10.96
			rent	732.88					
			rentsuba	437.12					
				Total	1,181.00				
02-307	CAU0CXXA	550.00 t0394995	667.00 petrent	25.00	660.00	0.00 5/27/2023	5/31/2024	5/31/2024	0.00
			rent	660.00					
				Total	685.00				
02-308	CAU3FXXA	1,200.00 t0381034	1,201.00 petfee	25.00	0.00	0.00 12/15/2021	12/31/2023	12/31/2023	0.00
			petfee	25.00					
			rent	1,055.00					
			rentins	11.00					
				Total	1,116.00				
02-309	CAU2CXXA	970.00 t0377586	842.00 rentins	11.00	550.00	0.00 6/25/2021	6/30/2024	6/30/2024	-841.00
			rent	830.00					
				Total	841.00				
03-101	CAU2CXXA	920.00 t0379453	842.00 petrent	25.00	350.00	0.00 9/15/2021	9/30/2024		0.00
			rent	835.00					
				Total	860.00				
03-102	CAU2CXXA	920.00 t0337553	842.00 rent	810.00	350.00	0.00 7/22/2017	7/31/2024		-155.00
				Total	810.00				
03-103	CAU2FXXA	970.00 t0319777	862.00 rent	291.00	350.00	0.00 3/18/2016	3/31/2025		0.00
			rentsub	509.00					
				Total	800.00				

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
03-104	CAU2FXXB	970.00 t0301101	862.00 rent	905.00	350.00	0.00 9/5/2014	9/30/2024		-2.00
			Total	905.00					
03-105	CAU1CXXB	650.00 t0396631	768.00 rentins	11.00	755.00	0.00 6/29/2023	6/30/2024	6/30/2024	-520.00
			rent	238.00					
			rentsub	517.00					
			Total	766.00					
03-106	CAU3FXXA	1,200.00 t0359005	1,201.00 petrent	25.00	400.00	0.00 8/1/2019	7/31/2024		0.00
			rent	970.00					
			Total	995.00					
03-107	CAU0CXXA	550.00 t0395104	662.00 rent	655.00	655.00	0.00 5/6/2023	5/31/2024		-655.00
			Total	655.00					
03-108	CAU3FXXA	1,200.00 t0357498	1,201.00 rentins	11.00	400.00	0.00 5/13/2019	5/31/2024		49.00
			rentsub	985.00					
			Total	996.00					
03-109	CAU2CXXA	970.00 t0400672	842.00 rent	895.00	0.00	0.00 11/27/2023	11/30/2024	5/31/2024	-12.10
			Total	895.00					
03-201	CAU3FXXA	1,200.00 t0395320	1,191.00 rent	1,160.00	1,160.00	0.00 5/13/2023	5/31/2024	6/30/2024	0.00
			rentins	11.00					
			Total	1,171.00					
03-202	CAU2CXXA	920.00 t0057232	832.00 rentins	11.00	300.00	0.00 5/15/2007	2/28/2025		0.00
			rent	390.00					
			rentsub	440.00					
			Total	841.00					
03-203	CAU2FXXA	970.00 t0392950	852.00 rent	850.00	850.00	0.00 2/14/2023	9/30/2024		-861.00
			rentins	11.00					
			Total	861.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
03-204	CAU2FXXA	970.00 t0332321	852.00 rentins	11.00	350.00	0.00 3/1/2017	9/30/2024		-875.00
			rent	865.00					
			rent	865.00					
			rent	-865.00					
			Total	876.00					
03-205	CAU1CXXA	650.00 t0057231	753.00 rent	695.00	250.00	0.00 6/1/2007	7/31/2024		0.00
			Total	695.00					
03-206	CAU3FXXB	1,250.00 t0396365	1,191.00 rent	1,160.00	1,160.00	0.00 6/21/2023	6/30/2024		0.00
			Total	1,160.00					
03-207	CAU0CXXA	550.00 t0401510	657.00 rent	670.00	200.00	0.00 12/29/2023	7/31/2024	5/15/2024	575.00
			rentins	11.00					
			Total	681.00					
03-208	CAU3FXXA	1,200.00 t0387023	1,191.00 rent	1,025.00	1,100.00	0.00 6/18/2022	6/30/2024		0.00
			Total	1,025.00					
03-209	CAU2CXXA	970.00 t0385214	832.00 rentins	11.00	765.00	0.00 5/2/2022	5/31/2024	5/31/2024	27.00
			rentsub	765.00					
			Total	776.00					
03-301	CAU3FXXA	1,200.00 t0387193	1,201.00 rentins	11.00	1,100.00	0.00 7/6/2022	1/31/2024	2/29/2024	0.00
			rent	1,220.00					
			Total	1,231.00					
03-302	CAU2CXXA	920.00 t0364321	842.00 petrent	25.00	350.00	0.00 2/29/2020	2/29/2024	2/29/2024	-935.00
			petrent	25.00					
			rent	840.00					
			Total	890.00					
03-303	CAU2FXXA	970.00 t0391168	862.00 rent	850.00	850.00	0.00 12/2/2022	6/30/2024		0.00
			rentins	11.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
			Total	861.00					
03-304	CAU2FXXA	970.00 t0377257	862.00 rentins	11.00	350.00	0.00 6/5/2021	6/30/2024	6/30/2024	-846.00
			rent	835.00					
			Total	846.00					
03-305	CAU1CXXA	650.00 t0386870	763.00 rent	730.00	700.00	0.00 7/5/2022	4/30/2024	5/31/2024	0.00
			Total	730.00					
03-306	CAU3FXXB	1,250.00 t0386125	1,201.00 rent	1,025.00	975.00	0.00 6/22/2022	6/30/2024		0.00
			Total	1,025.00					
03-307	CAU0CXXA	505.00 t0386461	667.00 petrent	25.00	620.00	0.00 6/15/2022	6/30/2024		-1,446.98
			rent	655.00					
			Total	680.00					
03-308	CAU3FXXA	1,200.00 t0398290	1,201.00 rent	1,180.00	0.00	0.00 8/19/2023	8/31/2024		0.00
			Total	1,180.00					
03-309	CAU2CXXA	970.00 t0393681	842.00 rent	865.00	865.00	0.00 3/20/2023	3/31/2024	3/31/2024	-657.19
			rentins	11.00					
			Total	876.00					
04-101	CAU2CXXA	920.00 t0372382	842.00 rentins	11.00	550.00	0.00 12/1/2020	11/30/2022		0.00
			rent	850.00					
			rentmtm	75.00					
			Total	936.00					
04-102	CAU2CXXA	920.00 t0395826	1,067.00 rent	1,090.00	1,090.00	0.00 6/1/2023	5/31/2024		40.00
			rentins	11.00					
			Total	1,101.00					
04-103	CAU2FXXA	970.00 t0360341	862.00 rent	815.00	350.00	0.00 8/7/2019	8/31/2024		-15.68
			Total	815.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
04-104	CAU2FXXA	970.00 t0391008	912.00 rent	870.00	870.00	0.00 12/3/2022	10/31/2024		0.00
			rentins	11.00					
			Total	881.00					
04-105	CAU1CXXB	650.00 t0399886	768.00 rent	765.00	765.00	0.00 10/7/2023	10/31/2024		0.00
			rentins	11.00					
			Total	776.00					
04-106	CAU3FXXA	1,200.00 t0343930	1,201.00 rentins	11.00	400.00	0.00 5/1/2018	4/30/2025		-1,998.00
			rent	224.00					
			rentsub	771.00					
			Total	1,006.00					
04-107	CAU0CXXA	550.00 t0333280	662.00 rent	625.00	300.00	0.00 5/1/2017	4/30/2025		0.00
			Total	625.00					
04-108	CAU3FXXA	1,200.00 t0377724	1,201.00 rentins	11.00	400.00	0.00 8/27/2021	8/31/2024		0.00
			rent	808.00					
			rentsub	232.00					
			Total	1,051.00					
04-109	CAU2CXXA	970.00 t0401355	842.00 rentins	11.00	910.00	0.00 12/29/2023	9/30/2024		-111.00
			rent	910.00					
			Total	921.00					
04-201	CAU3FXXA	1,200.00 t0398960	1,191.00 rent	1,165.00	1,165.00	0.00 9/9/2023	9/30/2024	5/31/2024	0.00
			rentins	11.00					
			Total	1,176.00					
04-202	CAU2CXXA	920.00 t0397768	832.00 rent	855.00	855.00	0.00 7/28/2023	7/31/2024		0.00
			rentins	11.00					
			Total	866.00					
04-203	CAU2FXXA	970.00 t0335712	852.00 rent	760.00	350.00	0.00 6/1/2017	5/31/2022		-850.00
			rentmtm	75.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
			rentins	11.00					
			Total	846.00					
04-204	CAU2FXXA	970.00 t0386881	852.00 rentins	11.00	850.00	0.00 6/28/2022	6/30/2024		-7.00
			rent	815.00					
			Total	826.00					
04-205	CAU1CXXB	650.00 t0392223	758.00 rent	730.00	730.00	0.00 1/21/2023	10/31/2024		-1,162.00
			Total	730.00					
04-206	CAU3FXXB	1,250.00 t0396629	1,191.00 rent	1,160.00	0.00	0.00 7/8/2023	9/30/2024		-1,252.50
			Total	1,160.00					
04-207	CAU0CXXA	550.00 t0379412	657.00 rent	650.00	300.00	0.00 9/1/2021	9/30/2024		0.00
			Total	650.00					
04-208	CAU3FXXA	1,200.00 t0383402	1,191.00 rentins	11.00	0.00	0.00 5/1/2022	4/30/2024		0.00
			rent	1,000.00					
			Total	1,011.00					
04-209	CAU2CXXA	970.00 t0389312	832.00 rent	880.00	830.00	0.00 9/13/2022	9/30/2024		0.00
			Total	880.00					
04-301	CAU3FXXA	1,200.00 t0400060	1,201.00 rentins	11.00	1,245.00	0.00 10/24/2023	10/31/2024		0.00
			rent	1,245.00					
			Total	1,256.00					
04-302	CAU2CXXA	920.00 t0342191	842.00 rent	725.00	350.00	0.00 12/16/2017	10/31/2020		0.00
			rentmtm	75.00					
			rentins	11.00					
			Total	811.00					
04-303	CAU2FXXA	970.00 t0383277	862.00 rent	810.00	775.00	0.00 2/12/2022	8/31/2024		-795.00
			rentdisc	-162.00					
			Total	648.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
04-304	CAU2FXXB	970.00 t0391398	862.00 rent	850.00	850.00	0.00 12/28/2022	10/31/2024		40.00
			rentins	11.00					
			Total	861.00					
04-305	CAU1CXXB	650.00 t0397859	768.00 rent	755.00	755.00	0.00 8/5/2023	8/31/2024		0.00
			Total	755.00					
04-306	CAU3FXXB	1,250.00 t0399493	1,201.00 rent	1,195.00	1,195.00	0.00 9/27/2023	9/30/2024		0.00
			rentins	11.00					
			Total	1,206.00					
04-307	CAU0CXXA	550.00 t0395983	667.00 rent	660.00	660.00	0.00 5/30/2023	5/31/2024		0.00
			rentins	11.00					
			Total	671.00					
04-308	CAU3FXXA	1,200.00 t0389415	1,201.00 rentins	11.00	400.00	0.00 7/1/2020	6/30/2024		0.00
			rent	975.00					
			Total	986.00					
04-309	CAU2CXXA	970.00 t0397119	842.00 rent	865.00	865.00	0.00 7/28/2023	7/31/2024		0.00
			Total	865.00					
05-101	CAU2CXXA	920.00 t0359676	842.00 rentins	11.00	350.00	0.00 8/3/2019	10/31/2024		0.00
			rent	885.00					
			petrent	25.00					
			Total	921.00					
05-102	CAU2CXXA	920.00 t0337437	842.00 rent	228.00	0.00	0.00 7/13/2017	12/31/2023	12/31/2023	0.00
			rentsub	552.00					
			Total	780.00					
05-103	CAU2FXXA	970.00 t0385508	862.00 rentins	11.00	0.00	0.00 5/6/2022	12/31/2023	12/31/2023	9.13
			rent	885.00					
			Total	896.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
05-104	CAU2FXXA	970.00 t0368063	862.00 petrent	25.00	350.00	0.00 6/19/2020	6/30/2024		0.00
			rent	835.00					
			Total	860.00					
05-105	CAU1CXXB	650.00 t0381896	768.00 rent	785.00	700.00	0.00 11/18/2021	11/30/2024		-109.87
			Total	785.00					
05-106	CAU3FXXA	1,200.00 t0394240	1,201.00 rentins	11.00	1,170.00	0.00 5/26/2023	5/31/2024		-14.00
			rent	432.00					
			rentsub	738.00					
			Total	1,181.00					
05-107	CAU0CXXA	550.00 t0399049	662.00 rent	655.00	655.00	0.00 10/7/2023	11/30/2024		0.00
			rentins	11.00					
			Total	666.00					
05-108	CAU3FXXA	1,200.00 t0324631	1,201.00 rent	965.00	400.00	0.00 7/15/2016	7/31/2024		0.00
			Total	965.00					
05-109	CAU2CXXA	970.00 t0392782	842.00 rent	850.00	0.00	0.00 3/24/2023	3/31/2024	3/31/2024	-861.00
			rentins	11.00					
			Total	861.00					
05-201	CAU3FXXA	1,200.00 t0335588	1,191.00 rent	382.00	400.00	0.00 6/2/2017	9/30/2024		0.00
			rentsub	678.00					
			Total	1,060.00					
05-202	CAU2CXXA	920.00 t0359034	832.00 rentins	11.00	350.00	0.00 7/15/2019	10/31/2024		0.00
			petrent	25.00					
			rent	850.00					
			Total	886.00					
05-203	CAU2FXXA	970.00 t0392221	852.00 rent	850.00	850.00	0.00 1/14/2023	2/28/2025		0.00
			rentins	11.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
			Total	861.00					
05-204	CAU2FXXA	970.00 VACANT	852.00	0.00	0.00	0.00			0.00
			Total	0.00					
05-205	CAU1CXXB	650.00 t0312213	758.00 rentins	11.00	350.00	0.00 6/9/2015	11/30/2024		0.00
			rent	740.00					
			Total	751.00					
05-206	CAU3FXXB	1,250.00 t0400201	1,191.00 rentins	11.00	1,180.00	0.00 10/20/2023	10/31/2024		-178.00
			rentsub	1,180.00					
			Total	1,191.00					
05-207	CAU0CXXA	550.00 t0356473	657.00 rent	620.00	300.00	0.00 6/1/2019	6/30/2024		3.90
			rentins	11.00					
			Total	631.00					
05-208	CAU3FXXA	1,200.00 t0368606	1,191.00 rent	1,015.00	400.00	0.00 8/29/2020	8/31/2024		-1,015.00
			Total	1,015.00					
05-209	CAU2CXXA	970.00 t0388226	832.00 rentins	11.00	830.00	0.00 8/16/2022	8/31/2024		0.00
			rent	865.00					
			Total	876.00					
05-301	CAU3FXXA	1,200.00 t0378340	1,201.00 rent	1,015.00	400.00	0.00 8/2/2021	9/30/2024		-45.41
			Total	1,015.00					
05-302	CAU2CXXA	920.00 t0399386	842.00 rent	840.00	840.00	0.00 9/19/2023	10/31/2024		0.00
			rentins	11.00					
			Total	851.00					
05-303	CAU2FXXA	970.00 t0365038	862.00 rent	850.00	550.00	0.00 3/6/2020	9/30/2022		14.32
			rentmtm	75.00					
			rentins	11.00					
			Total	936.00					

Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft	Rent Code		Deposit	Deposit	Expiration		
05-304	CAU2FXXA	970.00 t0369489	862.00 rent	835.00	350.00	0.00 9/1/2020	5/31/2024	5/31/2024	0.00
			Total	835.00					
05-305	CAU1CXXB	650.00 t0286935	768.00 rentins	11.00	300.00	0.00 7/31/2013	11/30/2024		-112.00
			rent	367.00					
			rentsub	388.00					
			Total	766.00					
05-306	CAU3FXXB	1,250.00 t0386775	1,201.00 rentins	11.00	1,100.00	0.00 7/11/2022	7/31/2023		0.00
			rent	1,170.00					
			rentmtm	125.00					
			Total	1,306.00					
05-307	CAU0CXXA	550.00 VACANT	667.00	0.00	0.00	0.00			0.00
			Total	0.00					
05-308	CAU3FXXA	1,200.00 t0396898	1,201.00 rent	1,170.00	0.00	0.00 7/14/2023	7/31/2024		-1,170.00
			Total	1,170.00					
05-309	CAU2CXXA	970.00 t0300760	842.00 rent	815.00	350.00	0.00 8/23/2014	7/31/2024		0.00
			Total	815.00					
Future Residents/Applicants									
03-302	CAU2CXXA	920.00 t0401577	842.00	0.00	0.00	0.00 3/1/2024	3/31/2025		0.00
			Total	0.00					
05-204	CAU2FXXA	970.00 t0401579	852.00	0.00	0.00	0.00 1/19/2024	1/31/2025		0.00
			Total	0.00					
		Total	124,233.00	118,144.00	74,404.26	0.00			-22,089.22

Summary Group	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
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Rent Roll with Lease Charges

Danbury (dbdanb01)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Resident	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance		
	Sq Ft		Rent Code		Deposit	Deposit	Expiration				
Current/Notice/V			127,905.00	124,233.00	118,144.00	74,404.26	0.00	134	97.01	97.11	-22,089.22
vacant Residents			1,890.00	1,694.00	0.00	0.00	0.00	2			0.00
Future											
Residents/Annlic			124,215.00	120,671.00				130	97.01	97.11	
Occupied Units								0	0.00	0.00	
Total Non Rev			0.00	0.00				4	2.98	2.88	
Units			3,690.00	3,562.00							
Total Vacant											
Units											
Totals:			127,905.00	124,233.00	118,144.00	74,404.26	0.00	134	100.00	100.00	-22,089.22

Summary of Charges by Charge Code	Amount
rent	108073.88
rentins	836
garage	50
resstor	80
rentsub	8029
petrent	250
rentmtm	500
rentsuba	437.12
petfee	50
rentdisc	-162
Total	118,144.00

Danbury

The property is located nearby Pinehurst and represents an older property with less amenities.

As secondary support, income from the property does not support valuation of property based on current market values in 2023 (attached).

Requesting 69,630 per door assessment reflecting current market values in 2023 and based on acquisition and appraisal support (of the sales comp Pinehurst).