

Rent Roll Analysis

Sample Property, 65 units (fictional)

Report month: Oct 2026

Data as of: Oct 01, 2026

Total units (rows): 65

Data source: Sample data, fictional property

PHYSICAL OCCUPANCY

93.8%

= (Occupied 58 + Notice 3) / Total units 65 = 61 / 65

ECONOMIC OCCUPANCY (SCHEDULED)

91.4%

= Net scheduled rent \$81,125 / Potential (market) rent \$88,730.
Scheduled basis, NOT collections.

Loss-to-lease \$2,165 2.6% of occupied market	Vacancy loss (mkt) \$5,440 3 vacant + 1 down unit(s)	Delinquent 7 / \$6,725 rows with balance > \$0	Exp. next 90 days 17 units \$22,245/mo rent	Deposits held \$40,500 sum of Deposit column
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Definitions. Physical occupancy counts Occupied and Notice units as occupied (a notice unit is still leased until move-out). Economic occupancy is a **scheduled** measure: net scheduled rent (base rent + rent credits on occupied units) divided by potential rent (market rent of every unit). It does not use payments received, so it is not a collections metric. Loss-to-lease = market rent minus in-place base rent on occupied units.

Unit Status and Rent Bridge

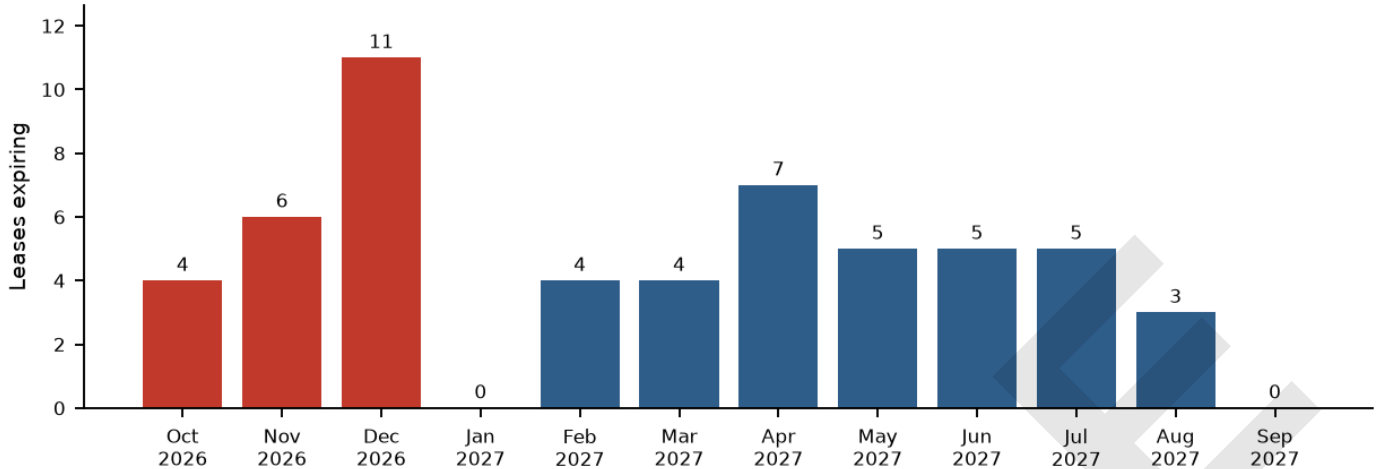
Status	Units	% of units	In-place rent	Market rent	Rent bridge (monthly)	Amount
Occupied	58	89.2%	\$76,905	\$79,025	Potential rent (market, all units)	\$88,730
Notice	3	4.6%	\$4,220	\$4,265	- Vacancy loss at market	-\$5,440
Vacant	3	4.6%	\$0	\$3,965	- Loss-to-lease (occupied)	-\$2,165
Non-revenue	1	1.5%	\$0	\$1,475	+ Rent credits (employee/other)	\$0
Total	65	100.0%	\$81,125	\$88,730	= Net scheduled rent	\$81,125
					Other scheduled charges (parking etc.)	\$0.00

Reconciliation

Check	This report	Source file / expected	Result
Unit rows parsed	65	n/a	n/a
Occupied + Notice + Vacant + Down = Total	58 + 3 + 3 + 1 = 65	Total 65	OK
Raw status counts vs file Status Summary	Occupied 58, Vacant 3, Notice 3, Down 1	n/a	n/a
Sum of rents by charge code vs file Charge Code Summary	Rent \$81,125.00	n/a	n/a
Rent bridge ties to net scheduled rent	\$81,125.00	\$81,125.00	OK
Delinquent count = rows listed	7 = 7		OK
Vacant count = rows listed; 90-day count = rows listed	3 = 3; 17 = 17		OK

Lease Exposure

Lease expirations by month - next 12 months (red = within 90 days of as-of date)

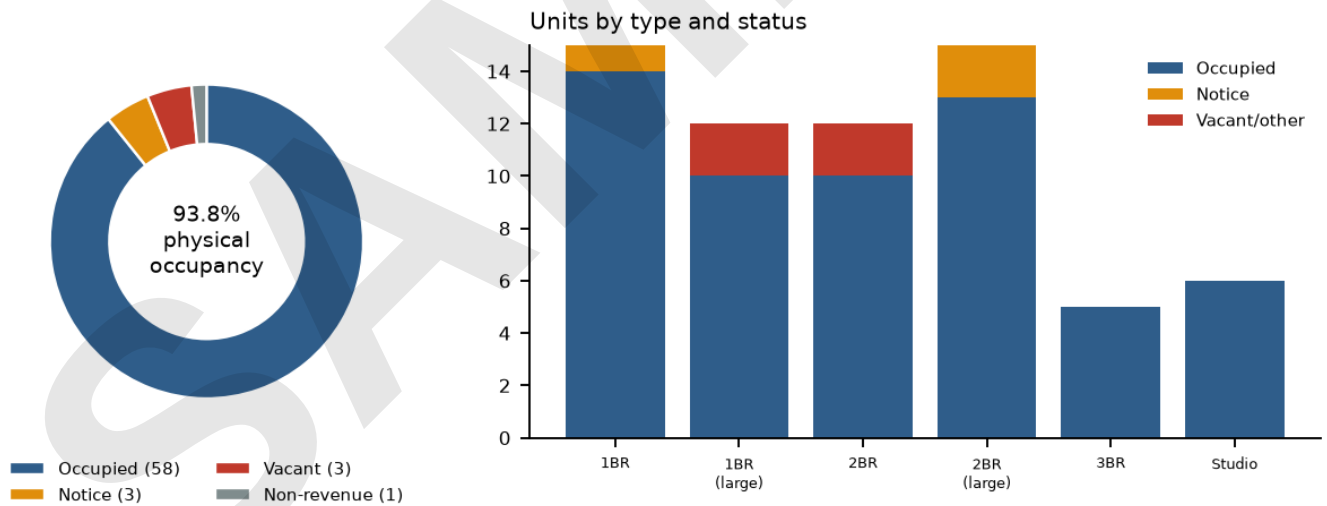


Month	Oct '26	Nov '26	Dec '26	Jan '27	Feb '27	Mar '27	Apr '27	May '27	Jun '27	Jul '27	Aug '27	Sep '27	Total
Units	4	6	11	0	4	4	7	5	5	5	3	0	61
Rent \$	5.5k	8.0k	14.3k	-	5.9k	5.4k	9.5k	6.8k	6.9k	5.5k	4.4k	-	72.4k

Exposure metric	Units	% of occupied+notice	Monthly rent at risk
90-day exposure (leases ending Oct 01, 2026 - Dec 30, 2026)	17	27.9%	\$22,245
of which Notice-to-vacate given	3	4.9%	\$4,220
Annual exposure (leases ending within 12 months)	61	100.0%	\$72,365
Beyond 12 months / no lease end date	0 / 0		

Peak month: **Dec 2026** - 11 leases (18.0% of occupied). Exposure uses lease end dates of Occupied and Notice rows.

Occupancy and Unit Mix



Unit-Type Summary

Type	Units	Occ.	Notice	Vac.	Occ. %	Avg SF	Avg market	Avg in-place	Rent/SF in-place	Rent/SF market	Loss-to-lease
1BR	15	14	1	0	100.0%	680	\$1,208	\$1,181	\$1.74	\$1.78	\$410
1BR (large)	12	10	0	2	83.3%	720	\$1,238	\$1,201	\$1.67	\$1.72	\$375
2BR	12	10	0	2	83.3%	940	\$1,488	\$1,456	\$1.55	\$1.58	\$330
2BR (large)	15	13	2	0	100.0%	980	\$1,528	\$1,488	\$1.52	\$1.56	\$600
3BR	5	5	0	0	100.0%	1,180	\$1,806	\$1,752	\$1.48	\$1.53	\$270
Studio	6	6	0	0	100.0%	480	\$988	\$958	\$2.00	\$2.06	\$180
Total	65	58	3	4	93.8%	825	\$1,365	\$1,330	\$1.61	\$1.66	\$2,165

Occ. % = (Occupied + Notice) / Units. Avg in-place = base rent / occupied+notice rows. Rent/SF is monthly. SF is as listed per row (per bed for by-the-bed rows). Market rents on flagged rows are included as listed.

Charge-Code Breakdown (scheduled monthly)

Charge code	Type	Charge lines	Units	Monthly total	Avg per line
Rent	rent	61	61	\$81,125.00	\$1,329.92
Total		61		\$81,125.00	

Vacant Units (3)

Unit	Type	SF	Status	Market rent	Days vacant	Pre-lease record in file
108	1BR (large)	720	Vacant	\$1,225	n/a (not in data)	-
215	2BR	940	Vacant	\$1,490	n/a (not in data)	-
304	1BR (large)	720	Vacant	\$1,250	n/a (not in data)	-
Total				\$3,965		Monthly vacancy loss at market

Delinquent Residents (7 rows, \$6,725)

Definition: occupied or notice rows with a balance above \$0 in the Balance column. **Priority logic** (balance vs monthly base rent; days past due is not in a rent roll): **High** = balance > 1.5x rent; **Medium** = > 1.0x rent; Low = otherwise. Count by priority: High 1, Low 4, Medium 2. The list below shows all 7 rows (count matches). 7 unique resident names.

#	Unit	Resident	Status	Monthly rent	Balance	Balance / rent	Priority
1	202	Tenant 202	Occupied	\$950	\$2,890	3.04x	High
2	306	Tenant 306	Occupied	\$1,225	\$1,525	1.24x	Medium
3	105	Tenant 105	Occupied	\$1,195	\$1,240	1.04x	Medium
4	210	Tenant 210	Occupied	\$1,165	\$450	0.39x	Low
5	119	Tenant 119	Occupied	\$1,445	\$385	0.27x	Low
6	213	Tenant 213	Occupied	\$1,460	\$160	0.11x	Low
7	315	Tenant 315	Occupied	\$1,485	\$75	0.05x	Low
Total				\$8,925	\$6,725		

Upcoming Lease Expirations - next 90 days (17)

Unit	Resident	Lease end	Days left	In-place rent	Market rent	Renewal status
221	Tenant 221	12/31/2025	-274	\$1,720	\$1,810	No notice on file
103	Tenant 103	03/31/2026	-184	\$1,135	\$1,195	No notice on file
210	Tenant 210	06/30/2026	-93	\$1,165	\$1,240	No notice on file
309	Tenant 309	08/31/2026	-31	\$1,145	\$1,220	No notice on file
107	Tenant 107	09/30/2026	-1	\$1,195	\$1,195	No notice on file
209	Tenant 209	09/30/2026	-1	\$1,200	\$1,210	No notice on file
310	Tenant 310	09/30/2026	-1	\$1,200	\$1,250	No notice on file
112	Tenant 112	10/31/2026	30	\$1,485	\$1,515	Notice to vacate given
201	Tenant 201	10/31/2026	30	\$990	\$990	No notice on file
315	Tenant 315	10/31/2026	30	\$1,485	\$1,500	No notice on file
318	Tenant 318	10/31/2026	30	\$1,525	\$1,540	Notice to vacate given
119	Tenant 119	11/30/2026	60	\$1,445	\$1,475	No notice on file
207	Tenant 207	11/30/2026	60	\$1,210	\$1,210	Notice to vacate given
212	Tenant 212	11/30/2026	60	\$1,470	\$1,530	No notice on file
302	Tenant 302	11/30/2026	60	\$910	\$1,000	No notice on file
316	Tenant 316	11/30/2026	60	\$1,480	\$1,540	No notice on file
319	Tenant 319	11/30/2026	60	\$1,485	\$1,500	No notice on file
Total				\$22,245		3 notice / 14 no notice

Renewal status is limited to what a rent roll contains: 'Notice to vacate given' (status Notice or expected move-out present) or 'No notice on file'. Renewal offers/acceptances are not in the data.

Key Observations

1. **Balances:** 7 occupied/notice rows carry a positive balance totaling \$6,725; 1 exceeds 1.5x monthly rent: 202 (\$2,890).
2. **Vacancy:** 3 vacant unit(s) (108, 215, 304) total \$3,965/month at market.
3. **Down units:** 1 down unit(s) (117) carry \$1,475/month in market rent, included in vacancy loss.
4. **Lease expirations:** 17 leases end within 90 days (\$22,245/mo), through Dec 30, 2026; 14 have no notice on file.
5. **Notice:** 3 unit(s) on notice (\$4,220/mo in-place rent).
6. **Loss-to-lease:** \$2,165/mo (\$25,980/yr annualized).

Data Notes and Items for Review

NOTE	As-of date taken from the file: Oct 01, 2026 (command-line override); report period label 'Oct 2026'. The 'Prepared' date in the page footer is when this analysis was run, not the data date.
NOTE	1 occupied rows are leased ABOVE their listed market rent (negative loss-to-lease on those rows, netted into the total).
OK	Occupied rows with zero or negative base rent: 0.
OK	Duplicate unit IDs: 0 (none).
NOTE	1 rows carry credit (negative) balances totaling -\$125; largest: 220 (-\$125). Credits are excluded from the delinquency list and total; net balance of all rows = \$6,600.
NOTE	1 delinquent rows owe more than 2x monthly rent: 202.
NOTE	Deposit review: 1 occupied rows hold \$0 deposit (219); 0 hold more than 1.5x monthly rent; 60 hold less than 0.6x rent. Informational - may reflect legitimate deposit structures.
REVIEW	Lease-date checks: end-before-start 0; occupied with no lease end (month-to-month?) 0; lease end before as-of date 7.
NOTE	3 Notice rows have no Expected Move-Out date.
NOTE	Not available in a rent roll (shown as n/a or omitted rather than estimated): days vacant / vacancy start dates, collections or payments received, days past due and delinquency aging, renewal offer status. Economic occupancy here = Net Scheduled Rent / Potential (Market) Rent - a scheduled measure, not collected revenue. Delinquency priority uses balance vs monthly rent only.
NOTE	All totals in this report were recomputed from the unit rows.

Nothing in this report is estimated or invented: values not present in the rent roll are shown as n/a. Oddities are flagged, not corrected.

Complete Unit Roster (65 rows)

Unit	Type	SF	Status	Resident	Lease end	Market	Rent	Other	Deposit	Balance
101	Studio	480	Occupied	Tenant 101	12/31/26	\$975	\$955		\$500	
102	Studio	480	Occupied	Tenant 102	02/28/27	\$975	\$945		\$500	
103	1BR	680	Occupied	Tenant 103	03/31/26	\$1,195	\$1,135		\$600	
104	1BR (large)	720	Occupied	Tenant 104	06/30/27	\$1,225	\$1,225		\$600	
105	1BR	680	Occupied	Tenant 105	12/31/26	\$1,195	\$1,195		\$600	\$1,240
106	1BR (large)	720	Occupied	Tenant 106	07/31/27	\$1,225	\$1,125		\$600	
107	1BR	680	Occupied	Tenant 107	09/30/26	\$1,195	\$1,195		\$600	
108	1BR (large)	720	Vacant	-- vacant --		\$1,225	\$0		\$0	
109	1BR	680	Occupied	Tenant 109	04/30/27	\$1,195	\$1,160		\$600	
110	1BR (large)	720	Occupied	Tenant 110	12/31/26	\$1,225	\$1,200		\$600	
111	1BR	680	Occupied	Tenant 111	12/31/26	\$1,195	\$1,170		\$600	
112	2BR (large)	980	Notice	Tenant 112	10/31/26	\$1,515	\$1,485		\$750	
113	2BR	940	Occupied	Tenant 113	03/31/27	\$1,475	\$1,460		\$750	
114	2BR (large)	980	Occupied	Tenant 114	02/28/27	\$1,515	\$1,395		\$750	
115	2BR	940	Occupied	Tenant 115	12/31/26	\$1,475	\$1,460		\$750	
116	2BR (large)	980	Occupied	Tenant 116	08/31/27	\$1,515	\$1,485		\$750	
117	2BR	940	Non-rev.			\$1,475	\$0		\$0	
118	2BR (large)	980	Occupied	Tenant 118	04/30/27	\$1,515	\$1,455		\$750	
119	2BR	940	Occupied	Tenant 119	11/30/26	\$1,475	\$1,445		\$750	\$385
120	2BR (large)	980	Occupied	Tenant 120	03/31/27	\$1,515	\$1,515		\$750	
121	3BR	1,180	Occupied	Tenant 121	04/30/27	\$1,795	\$1,740		\$900	
122	3BR	1,180	Occupied	Tenant 122	06/30/27	\$1,795	\$1,725		\$900	
201	Studio	480	Occupied	Tenant 201	10/31/26	\$990	\$990		\$500	
202	Studio	480	Occupied	Tenant 202	07/31/27	\$990	\$950		\$500	\$2,890
203	1BR	680	Occupied	Tenant 203	03/31/27	\$1,210	\$1,210		\$600	
204	1BR (large)	720	Occupied	Tenant 204	03/31/27	\$1,240	\$1,240		\$600	
205	1BR	680	Occupied	Tenant 205	07/31/27	\$1,210	\$1,090		\$600	
206	1BR (large)	720	Occupied	Tenant 206	05/31/27	\$1,240	\$1,215		\$600	
207	1BR	680	Notice	Tenant 207	11/30/26	\$1,210	\$1,210		\$600	
208	1BR (large)	720	Occupied	Tenant 208	04/30/27	\$1,240	\$1,190		\$600	
209	1BR	680	Occupied	Tenant 209	09/30/26	\$1,210	\$1,200		\$600	
210	1BR (large)	720	Occupied	Tenant 210	06/30/26	\$1,240	\$1,165		\$600	\$450
211	1BR	680	Occupied	Tenant 211	07/31/27	\$1,210	\$1,160		\$600	
212	2BR (large)	980	Occupied	Tenant 212	11/30/26	\$1,530	\$1,470		\$750	
213	2BR	940	Occupied	Tenant 213	08/31/27	\$1,490	\$1,460		\$750	\$160
214	2BR (large)	980	Occupied	Tenant 214	06/30/27	\$1,530	\$1,515		\$750	
215	2BR	940	Vacant	-- vacant --		\$1,490	\$0		\$0	
216	2BR (large)	980	Occupied	Tenant 216	12/31/26	\$1,530	\$1,530		\$750	
217	2BR	940	Occupied	Tenant 217	12/31/26	\$1,490	\$1,475		\$750	
218	2BR (large)	980	Occupied	Tenant 218	12/31/26	\$1,530	\$1,410		\$750	
219	2BR	940	Occupied	Tenant 219	06/30/27	\$1,490	\$1,460		\$0	
220	2BR (large)	980	Occupied	Tenant 220	12/31/26	\$1,530	\$1,470		\$750	-\$125
221	3BR	1,180	Occupied	Tenant 221	12/31/25	\$1,810	\$1,720		\$900	
222	3BR	1,180	Occupied	Tenant 222	02/28/27	\$1,810	\$1,775		\$900	
301	Studio	480	Occupied	Tenant 301	06/30/27	\$1,000	\$1,000		\$500	
302	Studio	480	Occupied	Tenant 302	11/30/26	\$1,000	\$910		\$500	
303	1BR	680	Occupied	Tenant 303	07/31/27	\$1,220	\$1,170		\$600	
304	1BR (large)	720	Vacant	-- vacant --		\$1,250	\$0		\$0	
305	1BR	680	Occupied	Tenant 305	04/30/27	\$1,220	\$1,195		\$600	
306	1BR (large)	720	Occupied	Tenant 306	04/30/27	\$1,250	\$1,225		\$600	\$1,525
307	1BR	680	Occupied	Tenant 307	05/31/27	\$1,220	\$1,220		\$600	
308	1BR (large)	720	Occupied	Tenant 308	12/31/26	\$1,250	\$1,225		\$600	
309	1BR	680	Occupied	Tenant 309	08/31/26	\$1,220	\$1,145		\$600	

Unit	Type	SF	Status	Resident	Lease end	Market	Rent	Other	Deposit	Balance
310	1BR (large)	720	Occupied	Tenant 310	09/30/26	\$1,250	\$1,200		\$600	
311	1BR	680	Occupied	Tenant 311	12/31/26	\$1,220	\$1,260		\$600	
312	2BR (large)	980	Occupied	Tenant 312	05/31/27	\$1,540	\$1,540		\$750	
313	2BR	940	Occupied	Tenant 313	05/31/27	\$1,500	\$1,365		\$750	
314	2BR (large)	980	Occupied	Tenant 314	04/30/27	\$1,540	\$1,540		\$750	
315	2BR	940	Occupied	Tenant 315	10/31/26	\$1,500	\$1,485		\$750	\$75
316	2BR (large)	980	Occupied	Tenant 316	11/30/26	\$1,540	\$1,480		\$750	
317	2BR	940	Occupied	Tenant 317	08/31/27	\$1,500	\$1,470		\$750	
318	2BR (large)	980	Notice	Tenant 318	10/31/26	\$1,540	\$1,525		\$750	
319	2BR	940	Occupied	Tenant 319	11/30/26	\$1,500	\$1,485		\$750	
320	2BR (large)	980	Occupied	Tenant 320	05/31/27	\$1,540	\$1,510		\$750	
321	3BR	1,180	Occupied	Tenant 321	02/28/27	\$1,820	\$1,800		\$900	

Shading: amber = Notice, red = Vacant. * = market rent flagged (> 1.6x unit-type median; see Data notes). Other chg = rent credits + other non-rent charges. Red balance = owed.

Summary Statistics

Metric	Value	Metric	Value
Total unit rows	65	Total SF (all rows)	53,600
Occupied / Notice / Vacant	58 / 3 / 3	Avg SF per row	825
Physical occupancy	93.8%	In-place rent / SF	\$1.61
Potential (market) rent	\$88,730	Market rent / SF	\$1.66
Scheduled base rent (occupied+notice)	\$81,125	Avg / median in-place rent	\$1,330 / \$1,260
Rent credits	\$0	Min / max in-place rent	\$910 / \$1,800
Net scheduled rent	\$81,125	Rows above / below market	1 / 47
Economic occupancy (scheduled)	91.4%	Loss-to-lease	\$2,165 (2.6%)
Vacancy loss at market	\$5,440	Loss-to-lease excl. flagged rows	\$2,165 (0 rows excluded)
Delinquent rows / total	7 / \$6,725	Credit-balance rows / total	1 / -\$125
Deposits held	\$40,500	Avg deposit / occupied+notice row	\$664
Expiring 90 days / 12 months	17 / 61	Peak expiration month	Dec 2026 (11)