



# Rent Roll

As of 4/30/2022, 1803 W. Gramercy Pl., Current leases, All units

Prepared By: Deco Property Management  
 1150 N Loop 1604 W, Ste. 108-279  
 San Antonio, TX 78248

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Recurring			Deposits Held	Prepayments	Balance Due
								Charges	Credits	Total			
<b>1803 W. Gramercy Pl.</b>													
1D	Brittany Flores	4/16/2022	3/31/2023	1 Bed/1 Bath	Monthly	4/16/2022	950.00	950.00	0.00	950.00	400.00	0.00	0.00
1E	Mayra Lopez, Anthony Reyna	5/28/2021	5/31/2022	2 Bed/2 Bath	Monthly	5/28/2021	1,099.00	1,099.00	0.00	1,099.00	800.00	0.00	0.00
1F	Elizabeth Colon, Rufina Colmenero	3/31/2020	3/31/2023	2 Bed/1 Bath	Monthly	4/1/2022	935.00	950.00	0.00	950.00	200.00	0.00	(131.17)
1G	Marco Cruz	11/1/2021	10/31/2022	1 Bed/1 Bath	Monthly	11/1/2021	829.00	829.00	0.00	829.00	300.00	0.00	16.04
1J	Richard Gil	6/20/2019	6/30/2022	1 Bed/1 Bath	Monthly	6/1/2021	799.00	799.00	0.00	799.00	750.00	0.00	0.00
1K	Melissa Maldonado, Thomas Travieso	4/6/2020	3/31/2023	1 Bed/1 Bath	Monthly	4/1/2021	840.00	855.00	0.00	855.00	400.00	3,226.62	(981.35)
2A	Ramon Carlos Ortiz jr, Jennifer Ortiz	8/1/2021	7/31/2022	1 Bed/1 Bath	Monthly	8/1/2021	860.00	860.00	0.00	860.00	600.00	0.00	17.19
2B	James Sanchez	3/1/2015	3/31/2023	1 Bed/1 Bath	Monthly	4/1/2021	824.00	839.00	0.00	839.00	300.00	0.00	50.00
2C	David Robles, Cynthia Guevara	4/20/2022	10/31/2022	Studio/1 Bath	Monthly	4/20/2022	775.00	775.00	0.00	775.00	400.00	0.00	0.00
2D	Justin Ramirez	9/1/2020	8/31/2022	1 Bed/1 Bath	Monthly	9/1/2021	799.00	799.00	0.00	799.00	200.00	0.00	18.08
2E	Alex Coy	12/21/2021	1/31/2023	2 Bed/2 Bath	Monthly	12/21/2021	1,099.00	1,114.00	0.00	1,114.00	400.00	0.00	23.49



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2F	PATRICK NEAL SANCHEZ	9/15/2019	1/31/2023	2 Bed/1 Bath	Monthly	7/1/2021	960.00	960.00	0.00	960.00	200.00	0.00	(1,068.40)
2G	Caryn Morales	10/1/2019	6/30/2022	1 Bed/1 Bath	Monthly	10/1/2021	849.00	869.00	0.00	869.00	600.00	0.00	(869.00)
2H	Declan Hoch, Paul Hoch	1/3/2022	1/31/2023	1 Bed/1 Bath	Monthly	1/3/2022	840.00	855.00	0.00	855.00	300.00	0.00	0.00
2I	Joseph Trombatore	12/1/2019	10/31/2022	1 Bed/1 Bath	Monthly	12/1/2021	829.00	829.00	331.00	498.00	200.00	0.00	0.00
2J	Cristina Solorzano	6/14/2021	5/31/2022	1 Bed/1 Bath	Monthly	6/14/2021	799.00	809.00	0.00	809.00	600.00	0.00	16.04
2K	Victoria Valdez, Alfonso Hernandez	12/1/2019	at-will	1 Bed/1 Bath	Monthly	12/1/2020	830.00	830.00	0.00	830.00	800.00	0.00	(941.35)
3A	Michelle Valicek	12/1/2020	2/28/2023	1 Bed/1 Bath	Monthly	12/1/2020	960.00	960.00	0.00	960.00	900.00	0.00	111.11
3B	Arne Widerburg	4/23/2022	4/30/2023	1 Bed/1 Bath	Monthly	4/23/2022	900.00	900.00	0.00	900.00	400.00	0.00	(915.00)
3C	Tommy Rocha	8/6/2020	7/31/2022	Studio/1 Bath	Monthly	8/1/2021	669.00	669.00	0.00	669.00	200.00	0.00	12.26
3D	Judy Pesthy, Bobby Jackson	5/1/2016	6/30/2022	1 Bed/1 Bath	Monthly	7/1/2021	799.00	799.00	0.00	799.00	800.00	0.00	(1,409.44)
3E	Brandi Davis, Shane Smith	11/16/2021	11/15/2022	2 Bed/2 Bath	Monthly	11/16/2021	1,099.00	1,124.00	0.00	1,124.00	400.00	0.00	(1,265.89)
3F	James Kane	12/1/2019	1/31/2023	2 Bed/1 Bath	Monthly	2/1/2022	1,000.00	1,020.00	0.00	1,020.00	200.00	0.00	(1,108.40)
3G	Regina Rodriguez	4/1/2021	5/11/2022	1 Bed/1 Bath	Monthly	5/1/2021	775.00	775.00	0.00	775.00	200.00	0.00	(287.00)



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Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
3H	Zolia Friedman	11/1/2019	7/31/2022	1 Bed/1 Bath	Monthly	6/1/2021	799.00	819.00	0.00	819.00	200.00	0.00	0.00
3I	Michael Chia, Jessica Ramirez	9/1/2019	5/31/2022	1 Bed/1 Bath	Monthly	6/1/2021	809.00	829.00	0.00	829.00	1,100.00	0.00	(470.35)
3J	Michelle R Koberstein, Deanna Servin	2/1/2021	at-will	1 Bed/1 Bath	Monthly	2/1/2021	789.00	789.00	0.00	789.00	200.00	0.00	81.95
3K	Kirk Sherman	10/9/2020	1/31/2023	1 Bed/1 Bath	Monthly	2/1/2022	840.00	840.00	0.00	840.00	789.00	0.00	16.04
150	Aracely Robles, Valentine Vasquez, Bella Moreno	4/1/2020	at-will	2 Bed/1 Bath	Monthly	4/1/2021	1,025.00	1,025.00	0.00	1,025.00	995.00	0.00	149.10
<b>Total for 1803 W. Gramercy Pl.</b>							<b>\$25,380.00</b>	<b>\$25,570.00</b>	<b>\$331.00</b>	<b>\$25,239.00</b>	<b>\$13,834.00</b>	<b>\$3,226.62</b>	<b>(\$8,936.05)</b>



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## Grand totals

	Amount
Market rent	\$25,973.00
Rent	\$25,380.00
Recurring charges	\$25,570.00
Recurring credits	\$331.00
Deposits held	\$13,834.00
Balance due	(\$8,936.05)

Summary by bed/bath		Occupancy			Square Feet		Market Rent		
Bed/Bath	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1 Bed/1 Bath	20	0	20	100.00%	14,366	718	17,048.00	852.40	1.19
2 Bed/2 Bath	3	0	3	100.00%	3,075	1,025	3,375.00	1,125.00	1.10
2 Bed/1 Bath	4	0	4	100.00%	3,873	968	4,150.00	1,037.50	1.07
Studio/1 Bath	2	0	2	100.00%	1,070	535	1,400.00	700.00	1.31
<b>Totals and averages</b>	<b>29</b>	<b>0</b>	<b>29</b>	<b>100.00%</b>	<b>22,384</b>	<b>772</b>	<b>\$25,973.00</b>	<b>\$895.62</b>	<b>\$1.16</b>

Summary by property		Occupancy			Square Feet		Market Rent		
Property	No. of Units	Vacant	Occupied	% Occupied	Total	Average	Total	Average	Avg./Sq.Ft.
1803 W. Gramercy Pl.	29	0	29	100.00%	22,384	772	25,973.00	895.62	1.16
<b>Totals and averages</b>	<b>29</b>	<b>0</b>	<b>29</b>	<b>100.00%</b>	<b>22,384</b>	<b>772</b>	<b>\$25,973.00</b>	<b>\$895.62</b>	<b>\$1.16</b>