

RENT ROLL — 3293 7th Street, Cuyahoga Falls, OH 44221

CAM Property Investments LLC | 4-Unit Apartment Building | As of 08/23/2026

| Unit  | Tenant                                  | Unit Type              | Lease Type     | Lease Start | Lease End  | Current Monthly Rent | Market Monthly Rent | Variance to Market | Security Deposit | Rent Paid Through | Payment Frequency         | Renovation Completed | Status                       | Notes                                                                                                                                                                                                                      |
|-------|-----------------------------------------|------------------------|----------------|-------------|------------|----------------------|---------------------|--------------------|------------------|-------------------|---------------------------|----------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | TENANT 1                                | 2 BR / 1 BA<br>±806 SF | 12-Month Lease | 07/01/2026  | 06/30/2027 | \$1,100              | \$1,450             | \$350              | \$900            | 08/31/2026        | Semi-monthly (5th & 20th) | Apr-2026             | Occupied                     | Fully renovated 04/2026. Transferred from Unit 2 where she paid \$900/mo for 12 months with no late payments. Current on July and August 2026; pays \$550 on the 5th and 20th.                                             |
| 2     | VACANT                                  | 2 BR / 1 BA<br>±806 SF | —              |             |            | -                    | \$1,450             | \$1,450            | -                | n/a — vacant      | —                         | Aug-2026             | Vacant                       | Renovation completed 08/2026; unit is rent-ready and available at market. Off-line during July and August 2026 for renovation. Prior tenant Leanne Peace, \$900/mo for 12 months, paid current throughout (now in Unit 1). |
| 3     | Tenant 3 - will be out prior to closing | 2 BR / 1 BA<br>±806 SF | —              |             |            | -                    | \$1,450             | \$1,450            | -                | n/a — vacant      | —                         | May-2026             | out prior to closing         | Renovation completed 05/2026; rent-ready and being marketed. Prior tenant Christopher Allard occupied 3 years, paid on the 4th of every month with no late payments in the trailing 12 months.                             |
| 4     | TENANT 4                                | 2 BR / 1 BA<br>±806 SF | Month-to-Month |             |            | \$1,360              | \$1,450             | \$90               | \$1,000          | 08/31/2026        | Monthly (1st)             | Jul-2024             | Occupied - Moving out Nov 15 | Fully renovated 07/2024; HVAC replaced 06/2025. Paid on the 1st of every month, on time, for the trailing 12 months. Month-to-month — buyer may reset to market on 30 days' notice.                                        |
| TOTAL |                                         |                        |                |             |            | \$2,460              | \$5,800             | \$3,340            | \$1,900          | Occupancy: 25.0%  |                           |                      |                              |                                                                                                                                                                                                                            |

|                                                           |                                                                    |
|-----------------------------------------------------------|--------------------------------------------------------------------|
| INCOME SUMMARY                                            |                                                                    |
| Gross Scheduled Rent — Actual (monthly)                   | \$2,460 Sum of contract rents on units currently leased.           |
| Gross Scheduled Rent — Actual (annualized)                | \$29,520 Current in-place rent x 12.                               |
| Gross Potential Rent — Market (monthly)                   | \$5,800 All 4 units at the \$1,450 post-renovation market rent.    |
| Gross Potential Rent — Market (annualized)                | \$69,600 Market rent x 12 at 100% occupancy.                       |
| Loss to Vacancy (monthly)                                 | \$1,450 Market rent on the two vacant, rent-ready units.           |
| Loss to Lease (monthly)                                   | \$350 Gap between market rent and in-place rent on occupied units. |
| Security Deposits Held (liability to transfer at closing) | \$1,900 Must be credited to the buyer at closing.                  |
| Coin Laundry Income (monthly average)                     | \$120 Owner removal as needed.                                     |
| Total In-Place Monthly Income (rent + laundry)            | \$2,580 In-place rent plus average laundry collections.            |

|                             |                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| LEASE STRUCTURE & UTILITIES |                                                                                                                                     |
| Lease structure             | All leases are triple-net (NNN); tenants are responsible for their own unit utilities, taxes and insurance pass-throughs per lease. |
| Landlord-paid utilities     | Common area and laundry utilities only.                                                                                             |
| Laundry                     | Common-area coin-operated washer and dryer, both landlord-owned and replaced 05/2022.                                               |
| Title / encumbrances        | Owned outright by CAM Property Investments LLC. No mortgage or lien of record reported by owner.                                    |

Prepared from owner-provided lease, payment and renovation records. Blue figures are owner-supplied inputs; black figures are calculated. Yellow cells require owner input. See the Assumptions & Open Items tab for items to confirm before this rent roll is certified to a buyer or lender.