

Middlebranch Portfolio - Master Tenant Summary

Property	Rent	Rent Collection	Lease Status	Tenant Notice	Occupancy	Pets	Tenant Since	Tenant Status
6310	\$1,824	Direct Deposit	Month-to-Month	60 Days	2 Adults, 2 Children	2 Cats	Nov 2025	Wants to stay
6328	\$1,073	Direct Deposit	Month-to-Month	30 Days	2 Adults	1 Dog	Mar 2022	Wants to stay
6323	\$1,800	Direct Deposit	Month-to-Month	60 Days	2 Adults, 1 Child	2 Dogs	Jun 2018	Notice Given
6335	\$2,050	Direct Deposit	Month-to-Month	60 Days	1 Adult, 1 Child	None	Jul 2023	Notice Given

Special Arrangements Summary

- 6310: Tenant may use dumpster at 6316 at no charge under verbal agreement.
- 6328: Below-market rent in exchange for mowing/maintenance at 6328, 6316, and 6336. Also permitted to use dumpster at 6316 at no charge under verbal agreement.
- 6323: No known concessions or special arrangements. Tenant has provided notice and plans to vacate the property by the end of August.
- 6335: No known concessions or special arrangements. Tenant has provided notice and plans to vacate the property by the end of August.

Investor Highlights

- Two tenants have indicated a desire to remain following the sale, while two tenants have provided notice to vacate.
- Tenants range from approximately 1 to 8 years in occupancy.
- All tenants pay their own utility expenses and perform or arrange for their own lawn maintenance.
- Combined monthly residential rent: \$6,747.
- Combined annualized residential rent: \$80,964.

Doc Updated

- 8/10/2026