

Regency East Apartments

BREI Consulting Inc

Rent Roll Summary

4/30/2026

Current																
Unit	Type	Sq. Feet	Residents	Status	Market Rent	Rent	Other Charges	Credits	Total	Move In	Lease Start	Lease End	Move Out	Surety Bonds	Deposits	Balance
10	2X1B	726	Vacant Unit		840.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00
12	2X1B	726	Vacant Unit		840.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00
101	1X1	790	Nicholas Spero	C	800.00	810.00	320.00	0.00	1,130.00	10/01/24	01/01/26	12/31/26		0.00	0.00	1,064.00
102	1X1	790	Calvin Willis	C	800.00	800.00	0.00	0.00	800.00	02/26/26	02/26/26	02/25/27		0.00	800.00	0.00
103	2X2	973	Iresha Bolton	C	900.00	900.00	0.00	0.00	900.00	03/02/26	03/02/26	02/28/27		0.00	900.00	300.00
104	2X2	973	Vacant Unit		900.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00
105	2X1	943	Spencer Seymer	C	850.00	850.00	0.00	0.00	850.00	03/09/26	03/09/26	02/28/27		0.00	1,100.00	0.00
106	2X1	943	Deionte Williams	C	850.00	850.00	0.00	0.00	850.00	04/02/26	04/02/26	03/31/27		0.00	850.00	-28.33
107	1X1	790	Gregory Longmyer	MTM	800.00	655.00	0.00	0.00	655.00	08/11/23	08/11/23	08/11/24		0.00	0.00	0.00
108	1X1	790	Dennis Lukenbill	MTM	800.00	695.00	35.00	0.00	730.00	07/28/23	07/28/23	01/31/26		0.00	0.00	-676.00
201	1X1	790	Joshua Mills	C	800.00	800.00	0.00	0.00	800.00	03/27/26	03/27/26	03/31/27		0.00	800.00	0.00
202	1X1	790	CSL Community Servic	MTM	800.00	875.00	0.00	0.00	875.00	10/01/24	10/01/24	09/30/25		0.00	0.00	0.00
203	2X2	973	Ryan Koontz	C	900.00	900.00	0.00	0.00	900.00	03/16/26	03/16/26	03/31/27		0.00	900.00	0.00
204	2X2	973	Charles Hyman	MTM	900.00	1,213.00	0.00	0.00	1,213.00	07/26/23	07/26/23	07/26/24		0.00	0.00	6,944.00
205	2X1	943	Hayden Reece	C	850.00	850.00	0.00	0.00	850.00	02/23/26	02/23/26	02/28/27		0.00	1,100.00	0.00
206	2X1	943	Erin Morrison	C	850.00	850.00	0.00	0.00	850.00	03/04/26	03/04/26	02/28/27		0.00	1,100.00	0.00
207	S2	538	Vacant Unit		750.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00
208	S2	538	Kiana Alfred	C	750.00	750.00	0.00	0.00	750.00	04/01/26	04/01/26	03/31/27		0.00	750.00	0.00
209	S2	538	Ashlee Davis	C	750.00	750.00	0.00	0.00	750.00	03/07/26	03/07/26	02/28/27		0.00	750.00	0.00
210	S1	396	Julius Davis	C	725.00	565.00	120.00	0.00	685.00	07/26/23	09/01/25	08/31/26		0.00	0.00	0.00
301	1X1	790	Lesley Plachter	C	800.00	800.00	0.00	0.00	800.00	03/06/26	03/06/26	02/28/27		0.00	2,650.00	1,550.97
302	1X1	790	Harold Epperson III	MTM	800.00	750.00	110.00	0.00	860.00	01/03/24	01/03/25	01/31/26		0.00	0.00	1,440.00
303	2X2	973	Mynieceia Hall	C	900.00	864.00	115.00	0.00	979.00	10/25/24	10/01/25	09/30/26		0.00	0.00	0.00
304	2X2	973	Gia Garner	C	900.00	900.00	0.00	0.00	900.00	04/03/26	04/03/26	03/31/27		0.00	900.00	-900.00
305	2X1	943	Vacant Unit		850.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00
306	2X1	943	Angelina Ramos	C	850.00	850.00	0.00	0.00	850.00	04/23/26	04/23/26	03/31/27		0.00	900.00	226.67
307	S2	538	Perry Julian	C	750.00	750.00	0.00	0.00	750.00	04/08/26	04/08/26	03/31/27		0.00	750.00	0.00
308	S2	538	Jordan White	C	750.00	730.00	120.00	0.00	850.00	08/15/24	09/01/25	08/31/26		0.00	0.00	0.00
309	S2	538	Nolan Stewart	C	750.00	810.00	100.00	0.00	910.00	07/26/23	08/01/25	07/31/26		0.00	0.00	0.00
310	S1	396	CSL Community Servic	MTM	725.00	775.00	0.00	0.00	775.00	10/01/24	10/01/24	09/30/25		0.00	0.00	0.00
					24,530.00	20,342.00	920.00	0.00	21,262.00					0.00	14,250.00	9,921.31

Property Occupancy

* denotes unit is excluded from occupancy calculations
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Regency East Apartments

Gyler Management Inc

Rent Roll Summary

4/30/2026

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Type	Status	Market Rent		Units		Square Footage	
Total	Occupied	20,350.00	83.0%	25	83.3%	19,382.00	83.2%
Total	Vacant	4,180.00	17.0%	5	16.7%	3,906.00	16.8%
		24,530.00		30		23,288.00	

Unit Type Occupancy

Type	Status	Market Rent		Units		Square Footage	
1X1	Occupied	6,400.00	100.0%	8	100.0%	6,320.00	100.0%
1X1	Vacant	0.00	0.0%	0	0.0%	0.00	0.0%
2X1	Occupied	4,250.00	83.3%	5	83.3%	4,715.00	83.3%
2X1	Vacant	850.00	16.7%	1	16.7%	943.00	16.7%
2X1B	Occupied	0.00	0.0%	0	0.0%	0.00	0.0%
2X1B	Vacant	1,680.00	100.0%	2	100.0%	1,452.00	100.0%
2X2	Occupied	4,500.00	83.3%	5	83.3%	4,865.00	83.3%
2X2	Vacant	900.00	16.7%	1	16.7%	973.00	16.7%
S1	Occupied	1,450.00	100.0%	2	100.0%	792.00	100.0%
S1	Vacant	0.00	0.0%	0	0.0%	0.00	0.0%
S2	Occupied	3,750.00	83.3%	5	83.3%	2,690.00	83.3%
S2	Vacant	750.00	16.7%	1	16.7%	538.00	16.7%
		24,530.00		30		23,288.00	

Collections

Account	Collections Total	Previously Billed	Amount Paid	Agreement Amount
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Totals