

Rent Roll

Maplewood Court Apartments · 218 Maplewood Drive, Fairhaven, WA 98499 · Prepared for Cedar Ridge Holdings LLC

AS OF DATE	UNITS / OCCUPIED	SCHEDULED MONTHLY RENT	SECURITY DEPOSITS HELD
July 1, 2026	12 / 10	\$16,310.00	\$16,245.00

Unit	Tenant	Type	Sq Ft	Lease start	Lease end	Monthly rent	Deposit	Balance	Status
101	Delgado, Marisol	2BR/1BA	890	03/01/2025	02/28/2027	1,450.00	1,450.00	0.00	Occupied
102	Okafor, Tunde	1BR/1BA	640	09/15/2024	09/14/2026	1,195.00	1,195.00	0.00	Occupied
103	—	1BR/1BA	640	—	—	0.00	0.00	0.00	Vacant
104	Brennan-Whitlock, Sarah	2BR/2BA	1,020	06/01/2026	05/31/2027	1,690.00	1,690.00	0.00	Occupied
201	Haverford, James & Priya	2BR/1BA	890	11/01/2023	10/31/2026	1,425.00	1,400.00	1,425.00	Occupied
202	Lindqvist, Annika	1BR/1BA	655	02/01/2026	01/31/2027	1,225.00	1,225.00	0.00	Occupied
203	Mbeki, Thandiwe	Studio	480	08/01/2025	07/31/2026	985.00	985.00	0.00	Notice given
204	Castellano, Roberto	2BR/2BA	1,020	04/15/2025	04/14/2027	1,675.00	1,675.00	-125.00	Occupied
301	Yamamoto, Kenji	2BR/1BA	890	01/01/2026	12/31/2026	1,475.00	1,475.00	0.00	Occupied
302	—	Studio	480	—	—	0.00	0.00	0.00	Vacant
303	Fitzgerald, Eoin	1BR/1BA	655	05/01/2024	04/30/2027	1,240.00	1,200.00	0.00	Occupied
304	Petrova-Adams, Elena	3BR/2BA	1,240	07/01/2025	06/30/2027	1,950.00	1,950.00	0.00	Occupied
Totals (12 units, 10 occupied)			9,500			16,310.00	16,245.00	1,300.00	

Notes. Amounts in USD. Balance = tenant ledger balance as of the report date; negative balance = prepaid. Unit 203: 60-day notice received 06/12/2026, move-out scheduled 07/31/2026. Units 103 and 302 are listed at asking rents of \$1,175 and \$965 respectively (not included in scheduled rent).

Vacancy rate 16.7 % by unit · Average in-place rent \$1,631.00 · Deposits held in trust account ending 4471 at First Meridian Bank.

D. Ruiz-Hartmann

Prepared by: Daniela Ruiz-Hartmann, Portfolio Manager

Report date: 07/02/2026 · Report ID: RR-2026-07-MWC