

Vantage Management, LLC - Kingston Pointe

RENT ROLL DETAIL

As of 03/31/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No; details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep balance On Hand
A-111	1 - 60%	N/A	768	Occupied	Jordan, Harry	02/26/2007	04/01/2025	03/31/2026	725.00	Resident	RENT	319.00	0.00	319.00	300.00
A-113	2 - 50%	N/A	978	Occupied	Jordan, Harry					Housing	HOUSING	406.00	0.00	406.00	0.00
A-115	2 - 50%	N/A	978	Occupied	Cardwell Jr, Walter	06/11/2012	10/01/2025	09/30/2026	847.00	Resident	RENT	847.00	0.00	847.00	540.00
A-117	2 - 60%	N/A	978	Occupied	Kelly, Charise	07/25/2023	07/01/2025	06/30/2026	847.00	Resident	RENT	358.00	0.00	358.00	249.00
					Kelly, Charise					Housing	HOUSING	489.00	0.00	489.00	408.00
					Sullivan, Corrie	10/24/2024	10/24/2025	10/23/2026	847.00	Resident	RENT	160.00	0.00	160.00	722.00
					Sullivan, Corrie					Housing	HOUSING	612.00	0.00	612.00	0.00
A-119	2 - 60%	N/A	978	Occupied	Skelton, Rosie	04/20/2021	04/01/2025	03/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	608.00
A-121	1 - 60%	N/A	768	Occupied	Wiles, Debra	05/20/2022	05/01/2025	04/30/2026	725.00	Resident	RENT	725.00	0.00	725.00	530.00
B-131	1 - 60%	N/A	768	Occupied	Dean, Gladys	04/17/2015	10/01/2025	09/30/2026	725.00	Resident	RENT	460.00	0.00	460.00	449.00
					Dean, Gladys					Housing	HOUSING	265.00	0.00	265.00	0.00
B-133	2 - 60%	N/A	978	Occupied	Newman, Lorraine	04/06/2017	03/01/2026	02/28/2027	847.00	Resident	RENT	208.00	0.00	208.00	534.00
					Newman, Lorraine					Housing	HOUSING	639.00	0.00	639.00	0.00
B-135	2 - 50%	N/A	978	Occupied	Huckaby, Melinda	05/11/2018	05/01/2025	04/30/2026	847.00	Resident	RENT	336.00	0.00	336.00	537.00
					Huckaby, Melinda					Housing	HOUSING	511.00	0.00	511.00	0.00
B-137	2 - 50%	N/A	978	Occupied	Westbrook, Harriette	05/22/2015	11/01/2025	10/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	534.00
B-139	2 - 50%	N/A	978	Occupied	Reid, Elizabeth	07/06/2017	05/01/2025	04/30/2026	847.00	Resident	RENT	847.00	0.00	847.00	526.00
B-141	1 - 50%	N/A	768	Occupied	Vick, Charlotte	02/14/2020	02/01/2026	01/31/2027	725.00	Resident	RENT	471.00	0.00	471.00	490.00
					Vick, Charlotte					Housing	HOUSING	180.00	0.00	180.00	0.00
C-151	2 - 60%	N/A	978	Occupied	Gladney, Beverly	04/16/2025	04/16/2025	04/15/2026	847.00	Resident	RENT	847.00	0.00	847.00	772.00
C-153	2 - 60%	N/A	978	Occupied	Henry, Ressie	01/05/2022	01/01/2026	12/31/2026	847.00	Resident	RENT	401.00	0.00	401.00	632.00
					Henry, Ressie					Housing	HOUSING	446.00	0.00	446.00	0.00
C-155	2 - 50%	N/A	978	Occupied	Moultry, Donna	10/22/2015	04/01/2025	03/31/2026	847.00	Resident	RENT	208.00	0.00	208.00	526.00
					Moultry, Donna					Housing	HOUSING	639.00	0.00	639.00	0.00
C-157	2 - 50%	N/A	978	Occupied	Partain, Edna	03/06/2017	01/01/2026	12/31/2026	847.00	Resident	RENT	401.00	0.00	401.00	526.00
					Partain, Edna					Housing	HOUSING	446.00	0.00	446.00	0.00
D-161	2 - 50%	N/A	978	Occupied	Washington, Linda	06/24/2022	06/01/2025	05/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	632.00

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 details

Unit	Floorplan	Unit Designation	Unit/Lease SQFT	Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep balance On Hand
D-163	2 - 50%	N/A	978	Occupied	Mance, Ellaline	09/16/2014 02/01/2026	02/01/2026	01/31/2027	847.00	Resident	RENT	184.00	0.00	184.00	0.00 (11.00)
					Mance, Ellaline					Housing	HOUSING	663.00	0.00	663.00	0.00 (483.00)
D-165	2 - 50%	N/A	978	Occupied	Mance, Mozelle	11/08/2010 01/01/2026	01/01/2026	12/31/2026	847.00	Resident	RENT	364.00	0.00	364.00	492.00 0.00
					Mance, Mozelle					Housing	HOUSING	483.00	0.00	483.00	0.00 0.00
D-167	2 - 60%	N/A	978	Occupied	Harper, Steven	07/24/2020 07/01/2025	07/01/2025	06/30/2026	847.00	Resident	RENT	482.00	0.00	482.00	583.00 0.00
					Harper, Steven					Housing	HOUSING	365.00	0.00	365.00	0.00 0.00
E-160	2 - 60%	N/A	978	Occupied	Milledge, Jennie	03/06/2020 03/01/2026	03/01/2026	02/28/2027	847.00	Resident	RENT	847.00	0.00	847.00	583.00 (18.00)
E-162	2 - 60%	N/A	978	Occupied	Bramlett, William	11/15/2023 11/01/2025	11/01/2025	10/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	722.00 (847.00)
E-164	2 - 50%	N/A	978	Occupied	Wharton, Rebecca	02/28/2025 02/28/2026	02/28/2026	02/27/2027	847.00	Resident	RENT	847.00	0.00	847.00	771.00 0.00
E-166	2 - 60%	N/A	978	Occupied	Sickler, Therese	04/02/2016 01/01/2026	01/01/2026	12/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	534.00 (63.00)
F-146	1 - 50%	N/A	768	Occupied	Ward, Robert	01/28/2013 05/01/2025	05/01/2025	04/30/2026	725.00	Resident	RENT	725.00	0.00	725.00	540.00 (27.00)
F-148	2 - 60%	N/A	978	Occupied	Simmons, Doris	07/14/2020 07/01/2025	07/01/2025	06/30/2026	847.00	Resident	RENT	847.00	0.00	847.00	583.00 (128.00)
F-150	2 - 50%	N/A	978	Occupied	Smith, Norene	05/27/2015 11/01/2025	11/01/2025	10/31/2026	847.00	Resident	RENT	384.00	0.00	384.00	526.00 0.00
					Smith, Norene					Housing	HOUSING	463.00	0.00	463.00	0.00 0.00
F-152	2 - 50%	N/A	978	Occupied	Landers, Janice	02/16/2024 02/01/2026	02/01/2026	01/31/2027	847.00	Resident	RENT	847.00	0.00	847.00	722.00 0.00
F-154	2 - 60%	N/A	978	Occupied	Arms, Teresa	11/06/2018 11/01/2025	11/01/2025	10/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	545.00 0.00
F-156	1 - 50%	N/A	768	Occupied	Butz, Judy	08/09/2019 08/01/2025	08/01/2025	07/31/2026	725.00	Resident	RENT	290.00	0.00	290.00	461.00 (1.00)
					Butz, Judy					Housing	HOUSING	361.00	0.00	361.00	0.00 (43.00)
G-134	1 - 50%	N/A	768	Occupied	Kimball, Marianne	03/03/2025 03/03/2026	03/03/2026	03/02/2027	725.00	Resident	RENT	725.00	0.00	725.00	651.00 (42.00)
G-136	2 - 50%	N/A	978	Occupied	Durham, Helen	05/25/2006 08/01/2025	08/01/2025	07/31/2026	847.00	Resident	RENT	317.00	0.00	317.00	300.00 (92.00)
					Durham, Helen					Housing	HOUSING	530.00	0.00	530.00	0.00 0.00
G-138	2 - 50%	N/A	978	Occupied	Hull, Ida	04/16/2025 04/16/2025	04/16/2025	04/15/2026	847.00	Resident	RENT	772.00	0.00	772.00	772.00 (9.00)
G-140	2 - 50%	N/A	978	Vacant-Leased	VACANT				847.00			0.00 *	0.00 *		
				Applicant	Brown, Keith	04/01/2026 04/01/2026	04/01/2026	03/31/2027				0.00 *	0.00 *	0.00 *	0.00 0.00
G-142	2 - 60%	N/A	978	Occupied	Bauknight, Harold	02/02/2023 02/01/2026	02/01/2026	01/31/2027	847.00	Resident	RENT	847.00	0.00	847.00	657.00 (61.82)
G-144	1 - 60%	N/A	768	Occupied	Griffin, Jessie	08/29/2025 08/29/2025	08/29/2025	08/28/2026	725.00	Resident	RENT	725.00	0.00	725.00	651.00 0.00
H-122	1 - 60%	N/A	768	Occupied	Calloway, Billy	07/11/2025 07/11/2025	07/11/2025	07/10/2026	725.00	Resident	RENT	725.00	0.00	725.00	651.00 0.00
				Vacant-Leased	VACANT				847.00			0.00 *	0.00 *		
H-124	2 - 60%	N/A	978	Applicant	Adams, Peggy	05/01/2026 05/01/2026	05/01/2026	04/30/2027				0.00 *	0.00 *	0.00 *	0.00 0.00

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details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep balance On Hand
H-126	2 - 50%	N/A	978	Occupied	Hart, Geneva	07/20/2006	10/01/2025	09/30/2026	847.00	Resident	RENT	339.00	0.00	339.00	300.00 (6.00)
					Hart, Geneva					Housing	HOUSING	508.00	0.00	508.00	0.00
H-128	2 - 60%	N/A	978	Occupied	Gantt, Theron	09/09/2021	09/01/2025	08/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	608.00
H-130	2 - 60%	N/A	978	Occupied	Adkins, Pamela	03/27/2023	03/01/2026	02/28/2027	847.00	Resident	RENT	847.00	0.00	847.00	657.00
H-132	1 - 60%	N/A	768	Occupied	Cleveland, Loriane	08/15/2025	08/15/2025	08/14/2026	725.00	Resident	RENT	725.00	0.00	725.00	651.00 (15.00)
I-110	1 - 60%	N/A	768	Occupied	Lancaster, Deborah	02/03/2025	02/03/2026	02/02/2027	725.00	Resident	RENT	725.00	0.00	725.00	651.00 (49.00)
I-112	2 - 50%	N/A	978	Occupied	Maddox, John	07/27/2023	07/01/2025	06/30/2026	847.00	Resident	RENT	847.00	0.00	847.00	657.00 (0.50)
I-114	2 - 50%	N/A	978	Occupied	McDuffie, Laverne	04/03/2012	08/01/2025	07/31/2026	847.00	Resident	RENT	847.00	0.00	847.00	136.00
I-116	2 - 60%	N/A	978	Occupied	Davis, Angela	08/27/2024	08/01/2025	07/31/2026	847.00	Resident	RENT	208.00	0.00	208.00	722.50
					Davis, Angela					Housing	HOUSING	639.00	0.00	639.00	0.00
I-118	2 - 60%	N/A	978	Occupied	Williams, Daisy	02/07/2020	02/01/2026	01/31/2027	847.00	Resident	RENT	847.00	0.00	847.00	583.00
I-120	1 - 50%	N/A	768	Occupied	Boyd, Lenora	08/02/2024	08/02/2025	07/31/2026	725.00	Resident	RENT	725.00	0.00	725.00	452.00
Totals:									39,192.00			37,200.00	0.00	37,200.00	25,676.50 (4,155.64)

-- Historically generated Rent Roll Detail data may differ due to the following product functions (including but not limited to) --

- Back-dated move-ins/outs or apply dates
- Applicants transferred to another unit will appear in the new unit, not the old
- Cancelling notices to vacate or transfer
- Undoing move-ins/outs or transfers

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Amt / SQFT: Market = 44,424 SQFT; Leased = 42,468 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Average Leased	Amt / SQFT	Units Occupied	Occupancy %	Units Available
2 - 50%	19	978	847.00	842.83	0.87	18	94.74	0
2 - 60%	17	978	847.00	842.31	0.87	16	94.12	0
1 - 50%	5	768	725.00	695.40	0.94	5	100.00	0
1 - 60%	7	768	725.00	725.00	0.94	7	100.00	0
totals / averages:	48	926	816.50	808.70	0.88	46	95.83	0

Current rent roll as certified by Vantage Management, LLC.

Zac Plumstead
Vice President
Vantage Management, LLC
4/13/2026

occupancy and rents summary for current date			
unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	37,498.00	46	37,200.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased	1,694.00	2	1,694.00
Admin/Down		0	-
Vacant Not Leased		0	-
totals:	39,192.00	48	38,894.00

summary billing by sub journal for current date	
sub journal	amount
Housing	8,645.00
Resident	28,555.00
total:	37,200.00

summary billing by transaction code for current date	
code	amount
HOUSING	8,645.00
RENT	28,555.00
total:	37,200.00