

# Lonestar Property Management — Portfolio Overview

Jacksonville, FL | 4 Properties, 28 Units | February 2026

## Property Summary

Property	Address	Type	Units	Occupied	Vacant	Avg Rent	Monthly Revenue	Notes
Riverside Apartments	450 Riverside Ave	Apartment	12	11	1	\$1,450	\$15,950	Unit 4B vacant 22 days
San Marco Townhomes	1200 San Marco Blvd	Townhome	6	6	0	\$1,850	\$11,100	Full. Lease renewal season.
Beach Cottages	789 Beach Blvd	Single Family	4	3	1	\$2,200	\$6,600	Cottage D vacant 8 days
Mandarin Duplex	321 Mandarin Rd	Duplex	2	2	0	\$1,350	\$2,700	Long-term tenants. Stable.
Southside Flats	555 Southside Blvd	Apartment	4	3	1	\$1,150	\$3,450	Unit 3 vacant 45 days — PROBLEM

Total: 28 units | 25 occupied (89.3%) | 3 vacant | Monthly revenue: \$39,800

## Tenant Roster

Property	Unit	Tenant	Phone	Rent	Lease Start	Lease End	Balance	Status	Notes
Riverside	1A	James & Maria Lopez	(904) 555-0501	\$1,400	Mar 2025	Feb 2026	\$0	Renewal Due	Great tenants. Offer \$1,450 renewal.
Riverside	1B	David Park	(904) 555-0502	\$1,400	Jun 2025	May 2026	\$0	Current	
Riverside	2A	Lisa Chen	(904) 555-0503	\$1,450	Aug 2024	Jul 2025	\$0	Renewal Due	Wants month-to-month. Risky.
Riverside	2B	Kevin Williams	(904) 555-0504	\$1,450	Jan 2025	Dec 2025	\$1,450	LATE	30 days past due. 2nd notice sent.
Riverside	3A	Amanda Torres	(904) 555-0505	\$1,500	Sep 2025	Aug 2026	\$0	Current	
Riverside	3B	Robert Kim	(904) 555-0506	\$1,500	Nov 2024	Oct 2025	\$0	Current	
Riverside	4A	Jennifer Wright	(904) 555-0507	\$1,500	Apr 2025	Mar 2026	\$0	Current	Noise complaint from 3A.
Riverside	4B	VACANT		\$1,500				VACANT	22 days. Listed on Apartments.com.
San Marco	1	Brian & Sarah Johnson	(904) 555-0510	\$1,800	Jul 2024	Jun 2025	\$0	Renewal Due	Excellent. Offer \$1,850.
San Marco	2	Patricia Anderson	(904) 555-0511	\$1,800	Mar 2025	Feb 2026	\$0	Renewal Due	Asking about pet policy.
San Marco	3	Michael & Amy Lee	(904) 555-0512	\$1,850	Oct 2025	Sep 2026	\$0	Current	
San Marco	4	Sandra Rivera	(904) 555-0513	\$1,850	Dec 2024	Nov 2025	\$0	Current	

Property	Unit	Tenant	Phone	Rent	Lease Start	Lease End	Balance	Status	Notes
San Marco	5	Thomas Brown	(904) 555-0514	\$1,900	Jan 2026	Dec 2026	\$0	Current	New tenant.
San Marco	6	Angela Martinez	(904) 555-0515	\$1,900	Aug 2025	Jul 2026	\$0	Current	
Beach	A	Daniel & Rachel Kim	(904) 555-0520	\$2,400	May 2025	Apr 2026	\$0	Current	Premium unit. Ocean view.
Beach	B	Christopher Harris	(904) 555-0521	\$2,200	Jan 2025	Dec 2025	\$0	Current	
Beach	C	Lauren Mitchell	(904) 555-0522	\$2,000	Sep 2025	Aug 2026	\$0	Current	Maintenance request — AC unit.
Beach	D	VACANT		\$2,200				VACANT	8 days. Showing tomorrow.
Mandarin	A	William & Joan Foster	(904) 555-0530	\$1,350	Jan 2022	Month-to-Month	\$0	MTM	4+ years. Raise rent \$100?
Mandarin	B	Nancy Thompson	(904) 555-0531	\$1,350	Mar 2023	Month-to-Month	\$0	MTM	Quiet. No issues.
Southside	1	Mark Jackson	(904) 555-0540	\$1,150	Jun 2025	May 2026	\$0	Current	
Southside	2	Emily Davis	(904) 555-0541	\$1,150	Aug 2025	Jul 2026	\$0	Current	
Southside	3	VACANT		\$1,150				VACANT	45 DAYS. Below market? Relist at \$1,100.
Southside	4	Jessica Garcia	(904) 555-0543	\$1,150	Nov 2025	Oct 2026	\$0	Current	

## Maintenance Requests

Date	Property	Unit	Tenant	Issue	Priority	Status	Vendor	Est Cost
Feb 17	Beach Cottages	C	Lauren Mitchell	AC not cooling	High	Vendor Scheduled	CoolAir HVAC	\$350
Feb 15	Riverside	2B	Kevin Williams	Leaking faucet (kitchen)	Medium	Open		\$150
Feb 14	San Marco	2	Patricia Anderson	Garage door stuck	Medium	Open		\$275
Feb 12	Riverside	4A	Jennifer Wright	Dishwasher not draining	Medium	Parts Ordered	AppliancePro	\$200
Feb 10	Southside	2	Emily Davis	Broken window lock	Low	Scheduled Feb 24	HandyJax	\$75
Feb 8	Riverside	1A	James Lopez	Water heater making noise	High	OVERDUE		\$400-800
Feb 3	Mandarin	A	William Foster	Exterior paint peeling	Low	Approved — Spring		\$1,200

Open requests: 7 | Overdue: 1 (Riverside 1A water heater) | YTD maintenance spend: \$8,420