

Rent Roll 4115 Walker St. Houston TX. 77023

2334 sq ft / 5000 lot

Built in 1930

2020 Taxes: 5732 Tax Rate: 2.5494

PROPERTY ADDRESS		CITY	STATE	ZIP CODE	# OF UNITS			
4115 Walker St.		Houston	TX	77023	4			
#	Occupied/Vacant	BDR / BATH	Current Rent	Lease Expires	Appliances Belong to:	Electric - 3 Meters	Gas - 3 meters	Water - 1 Meter
Unit #1	Tenant Occupied	1/1	\$875 but if paid on the 1st Tenant pays \$825	July 2022	Seller	Pays own Electric	Pays own Gas	Seller Pays
Unit #2	Tenant Occupied	1/1	\$875.00	August 2021	Seller	Pays own Electric	Pays own Gas	
1/2 Top	Airbnb	1/1	Varies (avg \$937)	varies	Seller	Seller	Seller	
1/2 Bottom	Airbnb	1/1	Varies (avg \$846)	Varies	Seller	Pays	Pays	

Average Monthly Income	\$ 3,483
Current Seller's Total Monthly Avg. Exp.	
Avg. Electricity	\$ (93)
Avg. Trash/Water	\$ (175)
Avg. Gas	\$ (57)
Yard Maintenance	\$ (50)
Monthly Insurance	\$ (150)
Monthly Taxes (2020)	\$ (477)
Current Net Monthly Rent	\$ 2,481
Current Annual NOI	\$ 29,772

* Potential Increase in rents for units #1 & #2. Current 1/1 comps average in range from \$800-\$1000 (please do your own due diligence)

*Seller has booked Airbnb units primarily for long-term stays (month or more), but increased revenue potential exists for operator focused on shorter bookings. Airbnb demand growth has also trended toward higher area rates.

*Tenant in Unit #1 paid a \$1000 deposit which will be transferred to buyer at closing. This tenant does not have any pets.

*Tenat in Unit # 2 vacates in August.