

737-739 Neyland St. Houston, TX 77022

Income

Current Gross Rental Income	\$	28,800.0
Less vacancy and Collection Loss	\$	(2,016.00)
Effective Gross Rental Income	\$	26,784.0

Expenses

Real Estate Taxes	\$	3,486.6
Insurance	\$	1,884.0
Management	\$	-
Utilities	\$	-
Repairs/Maintenance	\$	1,000.0
Lawn Maintenance	\$	960.0

Total Expenses and Reserves \$ 7,330.6

Net Operating Income \$ 19,453.5

Cap Rate 6.00%

Value Indication \$ 324,224.2

Potential Income

Potential Gross Rental Income	\$	33,600.00
Less Vacancy and Collection Loss	\$	(2,352.00)
Effective Gross Rental Income	\$	31,248.00

Expenses

Real Estate Taxes	\$	3,486.6
Insurance	\$	1,884.0
Management	\$	-
Utilities	\$	-
Repairs/Maintenance	\$	1,000.0
Lawn Maintenance	\$	960.0

Total Expenses and Reserves \$ 7,330.6

Net Operating Income \$ 23,917.5

Cap Rate 6.00%

Value Indication \$ 398,624.2