

# 1717 Freeman - Q & A

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📎 3 attachments (664 KB)

1717 Freeman Floor Plan.pdf; 1717 Freeman Old Survey.pdf; 1717 Freeman Occupancy.pdf;

No disclosures are available. No formal inspections have been done since the property is sold As Is. The utilities are from 2022, but it's an idea of expenses.

Here's additional information below. The property is taxed as residential commercial. I have attached an old survey from 2014 before triplex was demolished. Let me know if you have additional questions. No official rent rolls. Tenants pay cash.

	Water	Gas 1	Gas 2	Elec 1	Elec 2	Elec 3	
1-Jan	189.25	52.51	59.68	9.67	430.61	12.38	
1-Feb	189.25	98.36	57.16	12.57	352.47	<b>11.00</b>	
1-Mar	121.81	40.70	30.69	10.10	176.77	9.67	
1-Apr	156.79	<b>38.00</b>	<b>31.00</b>	12.11	146.38	9.67	
1-May	77.78	33.69	33.69	8.34	149.44	6.37	
1-Jun	<b>85.00</b>	22.37	<b>30.00</b>	19.34	<b>200.00</b>	9.67	
1-Jul	89.19	22.81	27.31	14.65	252.30	6.49	
1-Aug	89.19	23.34	28.16	15.62	259.54	9.67	
1-Sep	100.60	25.55	24.81	8.31	330.28	9.67	
1-Oct	120.08	26.29	28.52	8.68	389.09	10.70	
1-Nov							
1-Dec							
	1,218.94	383.62	351.02	119.39	2,686.88	95.29	4,855.14

1. How many square feet is the building & warehouse?

- 4 Plex Building - 7,500 per HCAD - that could be wrong - survey said 20 x 44.1 so that would be about 1,764, but includes inside stairs.
- Warehouse Sq. ft. - 1,280 sf also per HCAD - about 25 x 51 ft. High ceiling about 15 ft
- Old Survey says 40.6 X 30.9 = 1,254.54

2. What is being stored and is this space rented out? If not, will the contents be removed?

- Not rented out. Personal storage only. All contents will be removed prior to closing.

3. How much is the rent? All tenants are month to month.

- Unit 4 - Was vacant since about February 2021; New tenant moved in March 2023 - single male \$600; Vacant in May 2023
- Unit 5 - Moved in about 4 years ago - single man \$500
- Unit 6 - Moved in about 2 year ago - elderly couple on social security \$550
- Unit 7 - Moved in about 9 years ago - couple, no children \$400

4. Is each unit a 1 bedroom 1 bathroom? Rental insurance not required, but recommended.

- Large room - like an efficiency. Tenants use their own window AC units and electric heaters. We provide stoves & refrigerators.

5. How much are utilities? Electric? Water? See list above. Has two light meters. One for 4-plex and one for warehouse.

6. Do you have a ledger to support information?  
No ledger available for the rent. We can get  
copies of utility bills only.

Best Regards,  
Anna M. Cruz, Broker/Owner #0583999  
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