

905 E Fayle St, Baytown, TX 77520

Zip Code	77520
MLS sqft	3,216 est
Lot sqft	12,166
Units	6
Distribution	5 1BD, 1 Econ
Built	1960 remodeled in 2009 and 2021
Zoning	NA

FY 2023 Proforma

		<u>Notes</u>
Gross Income	\$ 54,300	\$782 avg 1BD and \$615 EconSuite incl. gas, water & trash
Vacancy & Bad Debt	5.0%	
Effective Income	\$ 51,585	
Property Taxes	\$ 6,422	2022 rate (paid feb 2023)
Repair & Maintenance	\$ 4,200	~\$700 per unit
Insurance	\$ 5,209	Inc. wind
Utilities & CAM	\$ 4,380	Gas, water, trash and common area electricity and gardening
Management	\$ 2,400	Managed by owner; fee paid to tenant for basic supervision
NOI	\$ 28,974	
Value @6.5% cap	\$ 445,758	