

4206 Law Street Houston, Texas 77005

The owners have completed an independent appraisal (1-2024) showing the total property SF as 3,223 with a \$900,000 valuation based upon comparables in the area. This tri-plex is comprised of 2 buildings: Front Duplex and Rear Garage Apartment + Office.

Rental Income:

Front Duplex

	BEDS	BATHS	SF	RENT	Lease Start	Lease Exp.
Unit #1 (Bottom)	1.5	1	900	\$1,740	7/1/21	MTM
Unit #2 (Top)	1	1	720	\$1,200	7/1/20	6/30/24

* Unit #1: Rent includes gas, water and internet.

Rear Garage Apartment + Office & Full Bath

	BEDS	BATHS	SF	RENT
Unit #3 (Top)	1	1	1250	Owners Retreat
Office (Bottom)	-	1	350	Owners Retreat

Utilities:

- Electricity: 3 Meters (Separately Metered)
- Water: 2 Meters (Unit #2 Separate Meter) / (Unit #1 & Unit #3 Shared Meter)
- Gas: 2 Meters (Unit #2 Separate Meter) / (Unit #1 & Unit #3 Shared Meter)
- Internet: (Unit #2 Separate) / (Unit #1 & Unit #3 Shared)

***Utilities for units #1 & #3 can be separated by new owner or billed back at par (RUB). Internet can be separately installed in Unit #1.**

Parking:

- Unit #1 – Rear Car Port**
- Unit #2 – Street Parking**
- Unit #3 – Enclosed Double Garage**

*All information is provided to the best of the Seller’s knowledge. All dimensions and measurements are estimates, buyer to verify.