

PROPERTY	HOA	TAX	MONTH	TAX	YEAR	RENT	LEASE END	SF	BR	BATH	Carport	SALES PRICE	lease started
12955 Woodforest 63	320	116	1395	980	4.30.2024	728	1	1	1	1	1	82000	2017
12955 Woodforest 65	275	116	1365	1050	3.31.2024	623	1	1	1	1	1	90000	10.1.2023
12955 Woodforest 68	275	116	1365	1000	2.28.2025	623	1	1	1	1	1	90000	3.1.2024
12955 woodforest 77	388	146	1757	1200	1.30.2025	882	2	1	1	1	1	110000	1.31.2024
12955 woodforest 56	388	136	1632	1350	11.30.2024	882	2	1	1	1	1	110000	12.1.2021
12955 woodforest 15	388	146	1757	1250	12.31.2024	882	2	1	1	1	1	108000	2014
12955 woodforest 41	275	115	1380	1000	5.31.2024	623	1	1	1	1	1	90000	5.1.2023
12955 woodforest 53	320	116	1395	935	4.30.2024	728	1	1	1	1	1	95000	5.1.2022
<b>TOTALS</b>	<b>2629</b>	<b>1007</b>	<b>12046</b>	<b>8765</b>		<b>5971</b>	<b>11</b>	<b>8</b>				<b>775000</b>	

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	MONTH	YEAR	NOI
RENT	8765	105180	
HOA	-2629	-31548	
TAXES	-1007	-12084	
<b>NET</b>	<b>5129</b>	<b>61548</b>	<b>7.94%</b>

LIST UPDATES

PROPERTY	updated: floors, kitchen, bathroom	new a/c	REFR, stove, dishwasher	WASH N DRY	new windows
12955 Woodforest 63	tile floor			2018	2020 no
12955 Woodforest 65	2020+2023			2020	2020 sliding door 2020
12955 Woodforest 68	rebuilt 2024 after fire			2024	sliding + window 2024
12955 woodforest 77		2023		2021	2018 sliding door 2021
12955 woodforest 56		2021		2018 2019 refri 2022	2021 sliding door 2021
12955 woodforest 15	woodfloor 2022			2023 OLD	2021 sliding door 2021
12955 woodforest 41		2023 no		2022-2023	2023 NO
12955 woodforest 53		2022		2016	2023 sliding + windows 2022

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PROPERTY	May-21	June	July	aug	sept	oct	nov	dec	Jan-22	feb	march
12955 Woodforest 63	775	775	775	775	775	775	775	800	800	800	800
12955 Woodforest 65	850	850	850	850	850	850	850	850	900	900	900
12955 Woodforest 68	750	750	750	750	750	750	750	750	750	800	800
12955 woodforest 77						522	900	900	900	1000	1000
12955 woodforest 56							1357	1100	1100	1100	1100
12955 woodforest 15								900	1000	1000	1000
12955 woodforest 53											
12955 woodforest 41											

2375 2375 2375 2375 2375 2375 2897 4657 5450 5600 5600

april	may	june	july	august	sept	oct	nov	dec	Jan-23	feb	march	april
800	800	800	800	800	800	800	850	850	850	850	850	850
900	900	900	900	900	900	900	900	900	0	2000	1000	1000
800	800	800	800	800	800	800	800	800	850	850	850	850
1000	1000	1000	1000	1000	1100	1100	1100	1100	1100	1150	1150	1250
1100	1100	1100	1100	1100	1100	1100	1100	1200	1200	1200	1200	1200
1000	1000	1000	1000	1000	1000	1000	1000	1000	1150	1150	1150	1150
900	900	900	900	900	900	900	900	900	900	900	750	900
										107	2000	500
<b>6500</b>	<b>6500</b>	<b>6500</b>	<b>6500</b>	<b>6500</b>	<b>6600</b>	<b>6600</b>	<b>6650</b>	<b>6750</b>	<b>6050</b>	<b>8207</b>	<b>8950</b>	<b>7700</b>

6600

may	june	july	august	sept	oct	nov	dec	Jan-24	feb	march	...	...
850	850	850	850	850	850	850	850	980	980	980		
500	1000	1000	1000	0	1050	1050	1050	1050	1050	1050		
850	850	850	850 fire damage fire damage fire damage fire damage fire damage fire damage fire damage									
1150	1150	1150	1150	1000	1000	1000	1000	1000	1400	1200		
1200	1200	1200	1200	1200	1200	1200	1350	1350	1350	1350		
1150	1150	1150	1150	1150	1150	1150	1150	1150	1250	1250		
935	935	935	935	935	935	935	935	935	935	935		
1100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000		
<b>7735</b>	<b>8135</b>	<b>8135</b>	<b>8135</b>	<b>6135</b>	<b>7185</b>	<b>7185</b>	<b>7315</b>	<b>7465</b>	<b>7965</b>	<b>7765</b>		