

**Profit & Loss (P&L) Breakdown For:**

**2601 - 2603 WHEELER HOUSTON, TX 77004 | HARRIS COUNTY**

Prepared January 13th, 2023 by Demetria Walker, Owner/Agent

*Owner Finance considered: 35% Down | 8 1/2% I | 5-year Balloon | 25-yr Amortization*

EXPENSE	MONTHLY	ANNUAL	WHO PAYS	COMMENTS
TAXES		\$ (7,371.45)	Owner/Landlord	
INSURANCE		\$ (2,696.64)	Owner/Landlord	
LIGHTS			TENANTS	
GAS			TENANTS	
WATER			TENANTS	
Internet/CABLE			TENANTS	
Maintenance (est.)			Tenants/Landlord	- Tenants pay \$100 deductible, Landlord pays balance.
Interior Cleaning			Owner/Landlord	- Only during unit make-ready to market the premises
Lawn Care	\$ (100.00)	\$ (800.00)	Owner/Landlord	- March thru October bi-weekly service
Lawn Care	\$ (50.00)	\$ (200.00)	Owner/Landlord	- November - February once monthly during winter
Property Mgmt.	\$ (200.00)	\$ (240.00)	DOORKEEPERS LLC	- Fee covers Property Management for both units.

**TOTAL YEAR EXPENDITURES = \$ (11,308.09) From: JANUARY 1, 2023 - DECEMBER 31, 2023**

**RECEIVABLES**

**2601 Monthly RENT = \$ 1,715.00** Expiration Date: July 31, 2025 Includes \$40 Pet Rent.

\$ 2,250.00 = 2601 DEPOSIT Held in Escrow includes (pet cat) Deposit

Tenant Lease began July 12, 2023.

Rent paid promptly throughout the Lease terms to date.

**2603 Monthly RENT = \$ 1,600.00** Expiration Date: July 31, 2025

\$ 1,675.00 = 2603 DEPOSIT Held in Escrow includes \$275 (pet dog) Deposit

Tenant Lease began January 29, 2020. Multiple extensions occurred.

Rent paid promptly throughout the multi-yeers Lease terms. Initial DEPOSIT \$3,980 received with \$2,580 credited towards rent Nov/Dec 2020 per the original LEASE Agreement Special Provisions.

**TOTAL MONTHLY RENT COLLECTION = \$ 3,315.00**