

Income

4480 Texas	\$	2,843.00	month	2 BR 1 BA	1 Parking
4482 Texas	\$	2,820.00	month	1 BR 1 BA	1 Parking
4484 Texas	\$	2,745.00	month	1 BR 1 BA	No Parking
4486 Texas	\$	2,795.00	month	1 BR 1 BA	1 Parking with EV Charging

Total Income	\$	11,203.00	month
	\$	134,436.00	year

Schedule E Expenses

Advertising	\$	69.98
Cleaning & Maint	\$	1,669.88
Gardening	\$	2,200.00
Management	\$	120.00
Painting & Deco	\$	500.00
Repairs	\$	1,422.35
Supplies	\$	366.68
Taxes	\$	22,406.22
Insurance	\$	3,345.02
Utilities	\$	2,402.11

Total Expenses	\$	34,502.24	year
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Net Profit	\$	99,933.76	year
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CAP Rate	4.00%	4.50%	4.75%
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Asking Price	\$	2,498,344.00	\$ 2,220,750.22	\$ 2,103,868.63
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Major Work Completed

Completely new copper plumbing supplies and PVC drains out to alley on 4480, 4482, 4484, & 4486.

New HVAC Units in 2024 for 4482 & 4484

French Drains around 4480 and 4482-84 with 2 sump pumps

New roof on 4486

New gutters on 4486

New exterior paint on 4482, 4484, & 4486

New private patios for 4480, 4482, 4484, and 4486

New fencing for 4480, 4482, 4484, & 4486.

Amenities

All 4 units have remodeled kitchen and baths

All 4 units have private, fenced space

All 4 units have in-unit laundry

All 4 units have dishwashers

4480, 4482, & 4484 have split system HVAC units

4486 has EV charging plug

3 off-street parking spots

4482 & 4484 have tankless HWH