

Long Point Plaza

Property: 8612 Long Point, Houston, Texas 77055

Rent Roll as of July, 2025

Tenant	Address	Current Gross Rent	Lease Expires	Sq.Ft.	Rent Per SF/Yr
Santos Torres	1822 Ojeman	\$1,517.00	12/31/2025	1,770 SF	\$10.32/Yr
Joel Rodriguez	1822B Ojeman	\$1,511.00	12/31/2025	1,500 SF	\$12.09/Yr
Siskia (Nite Club)	1810 Ojeman	\$3,454.30	12/31/2025	3,407 SF	\$12.17/Yr
Balbuens Furniture	8632 ½ Long Point	\$3,650.00	12/31/2025	3,000 SF	\$14.60/Yr
David's Appliance #1	8632 Long Point	\$1,844.50	12/31/2025	1,521 SF	\$14.55/Yr
David's Appliance #2	8630 Long Point	\$ 600.00	12/31/2025	900 SF	\$ 8.11/Yr
McDonald&Massod	8628 ½ Long Point	\$ 2,500.00	09/30/2028	2,100 SF	\$14.29/Yr
Custom Auto Sounds	8628 Long Point	\$3,713.00	12/31/2025	2,347 SF	\$18.98/Yr
New RC Inspections	8626 Long Point	\$2,530.00	12/31/2027	1,371 SF	\$22.14/Yr
Sandra's House	8624A Long Point	\$2,102.80	12/31/2025	1,599 SF	\$15.78/Yr
Morales Grocery A	8624 Long Point	\$2,625.00	12/31/2026	1,599 SF	\$19.70/Yr
Morales Grocery B	8620 Long Point	\$2,158.33	12/31/2026	1,036 SF	\$25.00/Yr
Fabi's Hair Salon	8616 Long Point	\$2,164.03	12/31/2025	1,600 SF	\$16.23/Yr
Zavala Auto Shop	8612 ½ Long Point	\$1,750.00	12/31/2027	1,530 SF	\$13.73/Yr
Basu Law Firm	8612 Long Point	\$5,000.00	12/31/2027	2,500 SF	\$24.00/Yr

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Total Annual Income: \$445,439.00

Annual Expenses:

Property Tax:	\$80,521.00
Insurance:	\$33,831.00
Water/Drainage	\$27,360.00
Trash	\$ 2,160.00
Electric	\$ 7,020.00
Yard Maint.	\$ 1,260.00

Total Annual Expenses: \$152,152.00
Owner Manages Property.

Net Operating Income: \$293,238.00

Cap Rate: 6.82%