

UNIT 102-3 | TOWNSEN PARK PLAZA – INVESTOR PRO FORMA

Property: 20550 Townsen Blvd – Bldg 3, Unit 102-3 (Humble, TX)

Asset Type: Income-Producing Commercial Condo (Tenant in Place)

Asking Price: \$149,900

CURRENT INCOME

Monthly Rent (Gross): \$1,400

Annual Rent (Gross): \$16,800

OPERATING EXPENSES (Annual)

Expense Item	Monthly	Annual
HOA (includes water/sewer/insurance)	\$119	\$1,428
Property Taxes (2025 est.)	—	\$746
Total Operating Expenses		\$2,174

NET OPERATING INCOME (NOI)

Annual NOI: \$14,626

Monthly NOI: \$1,218.83

RETURN METRICS (UNLEVERAGED)

Cap Rate (NOI ÷ Price): 9.75%

(Based on NOI \$14,626 and price \$149,900)

OWNER FINANCING ILLUSTRATION (IF APPLICABLE)

Down Payment: \$50,000

Loan Amount: \$99,000

Interest Rate: 8.00%

Amortization: 20 Years

Estimated Payment (P&I): \$828.08 / month

Annual Debt Service: \$9,936.96

CASH FLOW AFTER DEBT SERVICE

Annual Cash Flow: \$4,689.04

Monthly Cash Flow: \$390.75

RETURN METRICS (LEVERAGED)

Cash-on-Cash Return: 9.38%

DSCR (NOI ÷ Debt Service): 1.47

LEASE NOTE

Tenant currently pays \$1,400/month and is month-to-month, with interest in signing a longer-term lease.