

11422 Southwest Fwy, Houston, Texas 77031
Rent Roll in Year 2025 Provided by Seller

Tenant	S.F	Lease Started	Lease End	Monthly Base Rent	Monthly NNN	Total
PI\$ Check Cashers	1,945	7/1/2007	7/1/2030	\$4,296.03	\$1,290.00	\$5,586.03
Fred Loya Insurance	743	4/15/2014	5/31/2025	\$1,567.00	\$521.00	\$2,088.00
She's Happy Hair	1,376	6/1/2014	10/30/2032	\$2,855.00	\$945.00	\$3,800.00
Clinica Hispana	2,322	8/1/2022	10/31/2030	\$3,500.00	\$1,000.00	\$4,500.00
Meeting Room	2,143	3/15/2023	3/31/2029	\$2,500.00	\$500.00	\$3,000.00
Hair Salon	1,171	7/1/2018	6/30/2028	\$2,125.00	\$675.00	\$2,800.00
Smoke Shop	1,542	7/1/2016	06/30/26	\$3,182.68	\$875.00	\$4,057.68
Food Truck		8/1/2020	07/31/25	\$900.00	\$100.00	\$1,000.00
Clothing Box				\$50.00	\$50.00	\$100.00
Total	11,242					\$26,931.71
Total Monthly						\$26,931.71
Total Yearly						<u>\$323,180.52</u>

note: This property/business is subject to prior sale, change
price or remove from market without notice. All information
from sources deemed reliable yet is not warranted by Alpha
brokers. The purchaser should independently verify income
and expenses and all other financial information.