



# Rent Roll

2322 Central Street, Dickinson, TX 77539

Unit	Size	Monthly Rent	Annual Rent	Lease Start	Lease Exp.	Electric	Water/Trash
Unit #1	1 BR / 1 Bath	\$ 978.50	\$ 11,742.00	12/1/2024	11/30/2025	Tenant	Tenant
Unit #2	3 BR / 1 Bath	\$ 1,300.00	\$ 15,600.00	3/29/2024	4/30/2025	Tenant	Tenant
Unit #3	2 BR / 1 Bath	\$ 1,200.00	\$ 14,400.00	-	-	Tenant	Tenant
Unit #4	2 BR / 1.5 Bath / Yard	\$ 1,273.08	\$ 15,276.96	5/1/2024	4/30/2025	Tenant	Tenant
Unit #5	2 BR / 1 Bath	\$ 952.75	\$ 11,433.00	5/1/2024	4/30/2025	Tenant	Tenant
Unit #6	2 BR / 1 Bath	\$ 1,125.00	\$ 13,500.00	-	-	Tenant	Tenant
Unit #7	2 BR / 1 Bath	\$ 1,125.00	\$ 13,500.00	-	-	Tenant	Tenant
Unit #8	2 BR / 1 Bath	\$ 1,107.25	\$ 13,287.00	10/1/2024	9/30/2025	Tenant	Tenant
<b>Total</b>		<b>\$ 9,061.58</b>	<b>\$ 108,738.96</b>				

*Projected Revenue*





# Operating Expenses

2322 Central Street, Dickinson, TX 77539

## REVENUE:

<b>Gross Monthly Income:</b>	\$ 9,061.58
<b>Gross Annual Income:</b>	\$ 108,738.96

## EXPENSES: (ESTIMATED)

<b>Real Estate Taxes:</b>	<i>Galveston County Appraisal District - 2023</i>	\$ 10,855.18
<b>Insurance:</b>	<i>@ 2.25 Per Sq. Ft. (Est.)</i>	\$ 13,432.50
<b>Repairs &amp; Maintenance:</b>	<i>@ \$600 Per Month. (Est. - As Per Seller)</i>	\$ 7,200.00
<b>Total Expenses:</b>		\$ 31,487.68

<b>Gross Annual Income:</b>	\$ 108,738.96
<b>Less Expenses:</b>	\$ 31,487.68
<b>Net Operating Income:</b>	\$ 77,251.28