

FINANCIAL DETAILS ProForma RENT ROLL | NOI

4407 CONTINENTAL DR, HOUSTON TX 77072

Unit #	Lease Type	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
1	Gross	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 13,200
2	Gross	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 520	\$ 6,240
3	Gross	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 7,200
4	Gross	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 13,200
5	Gross	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 10,200
6	Gross	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 6,600
7	Gross	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 7,800
8	Gross	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 4,200
9	Gross	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
10	Gross	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 8,400
Total Rent		\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$6,920	\$83,040

Expense	per Year
Property tax	\$9,137.06
Home Insurance	\$1,102
Water	\$240.00
Electricity June-August	\$2,100.00
Electricity Sep-May	\$3,150.00
Internet	\$2,160
Vacancy	\$3,500
Misc.	\$2,000
Trash	-
Management	-
HOA	-
Flood Insurance	-
Total	\$23,389.06

ALL TENANTS ARE MONTH TO MONTH, CURRENTLY AS OF OCTOBER 2025 90% OCCUPANCY. THE FORECASTED PRICE FOR 2026 IS DERIVED FROM THE RENTAL PRICES OBSERVED IN 2025

Projected NOI \$83,040.00 - \$23,389.06 = \$59,650.94

Cap Rate % 8%



UNITED HEROES REALTY

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