

# 72 UNIT VALUE ADD APARTMENT COMPLEX FOR SALE!

4840 JARMESE STREET HOUSTON TX 77033

LIST PRICE: \$5,125,000



KEVIN RILES COMMERCIAL  
BROKERAGE · DEVELOPMENT · CONSULTING



**\*70% OCCUPANCY \*3BED/1BATH OR 2BED/1BATH UNITS  
\*EASY ACCESS TO 610, 45 & 59 - CLOSE TO DOWNTOWN**

**KEVIN RILES COMMERCIAL**  
4501 Cartwright Rd Ste 204  
Missouri City, TX 77459



**PRESENTED BY:**

**KEVIN RILES, CCIM**  
Broker  
office: (281) 403-3700  
cell: (281) 451-8437  
kevin@kevinrilescommercial.com  
555188, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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**KEVIN RILES, CCIM**

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## **72 UNITS VALUE ADD APARTMENT COMPLEX FOR**

KEVIN RILES COMMERCIAL IS PLEASED TO PRESENT THIS 72 unit VALUE ADD apartment complex with lots upside opportunity. The property has easy access to 610, 45 and 59. Close proximity to downtown. All water heaters, HVAC, electrical panels and wiring were replaced in 2017. PEX plumbing installed in units and underground plumbing changed to PVC. Mostly 3 bed 1 bath and 2bed 1 bath units. The property is currently 70% Occupied. SIGNIFICANT OPPORTUNITY TO RAISE RENTS

The Jarmese apartments offer a new owner the significant opportunity to complete a phased renovation of the units to garner additional rents. This property is value add in two ways: the traditional physical value add in terms of renovation of units and capital expenditures; the other way is the increase of rents. The two previous owners have implemented a housing voucher acceptance program. 70% of the tenants use a housing voucher for a portion or all of their rent. The current owner has done significant work in cleaning up the rent roll. When they purchased the property, there were substantial issues in terms of the quality of the tenants as well as delinquency issues. A new owner will benefit from the current owner's work to stabilize the property. At 70% occupancy, anyone could implement immediate renovations of each unit.

### FINANCIALS NOTE:

Please note that a majority of the expenses noted in the trailing 10 months financials as well as the year to date in 2024 are related 2 cleaning up the rent roll and stabilizing the property. The current owner implemented a plan that required significant resources in terms of management, security, intermediate capital expenditures. Again this will benefit a new owner in that all of the “heavy lifting” has been

# PROPERTY PHOTOS

JARMESE APTS

4840 Jarmese Street | Houston, TX 77033

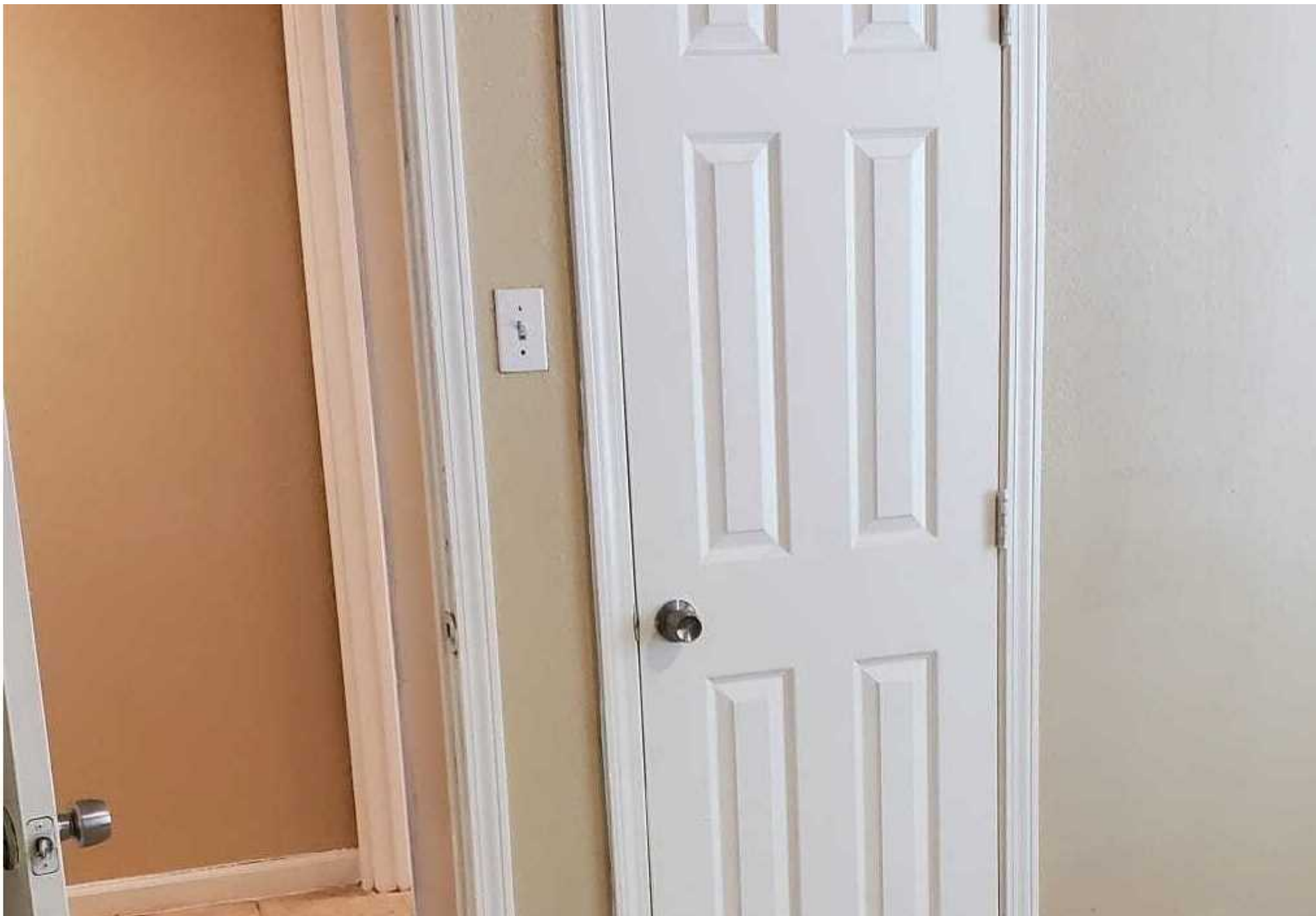


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KEVIN RILES, CCIM

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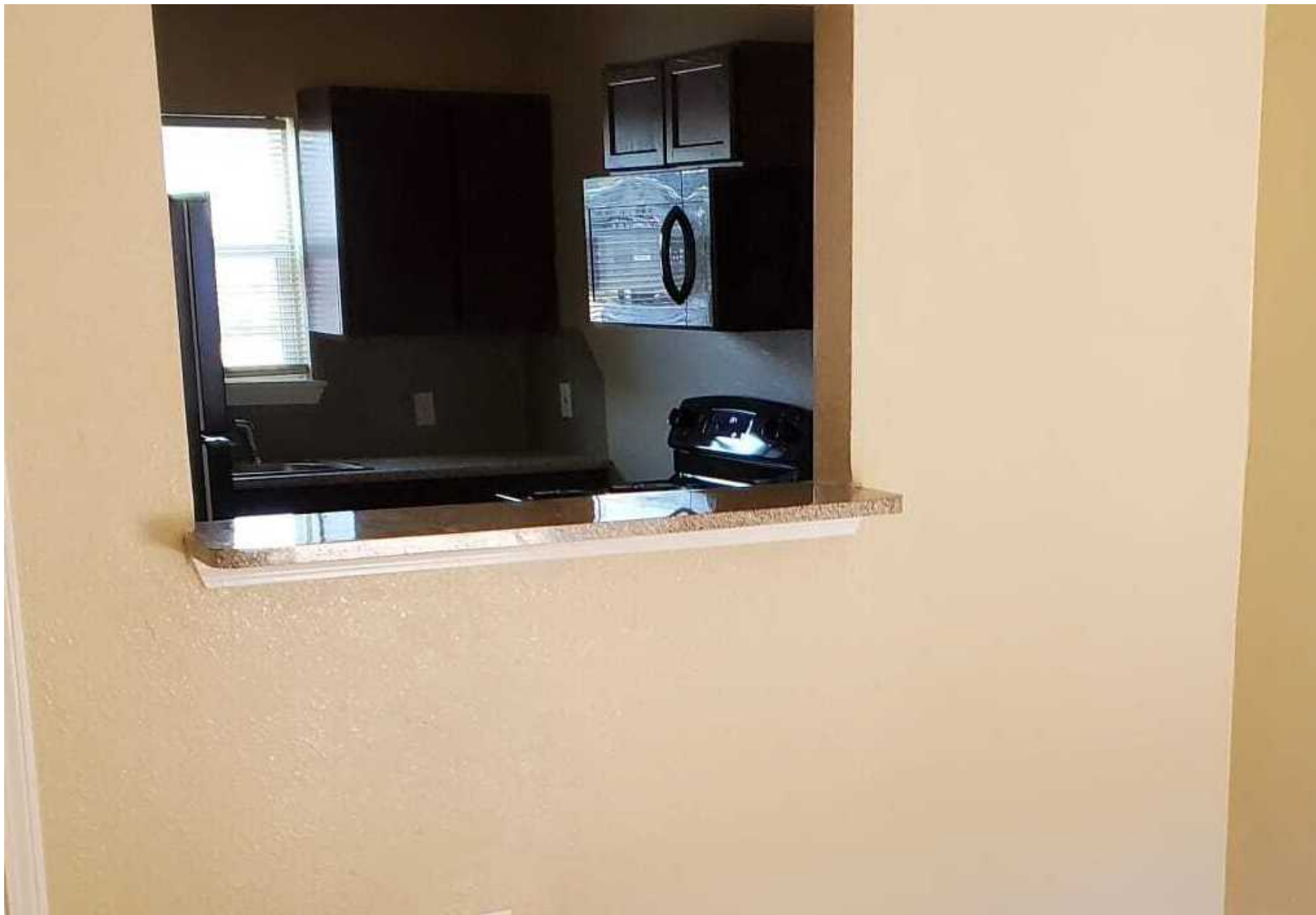
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# PROPERTY PHOTOS

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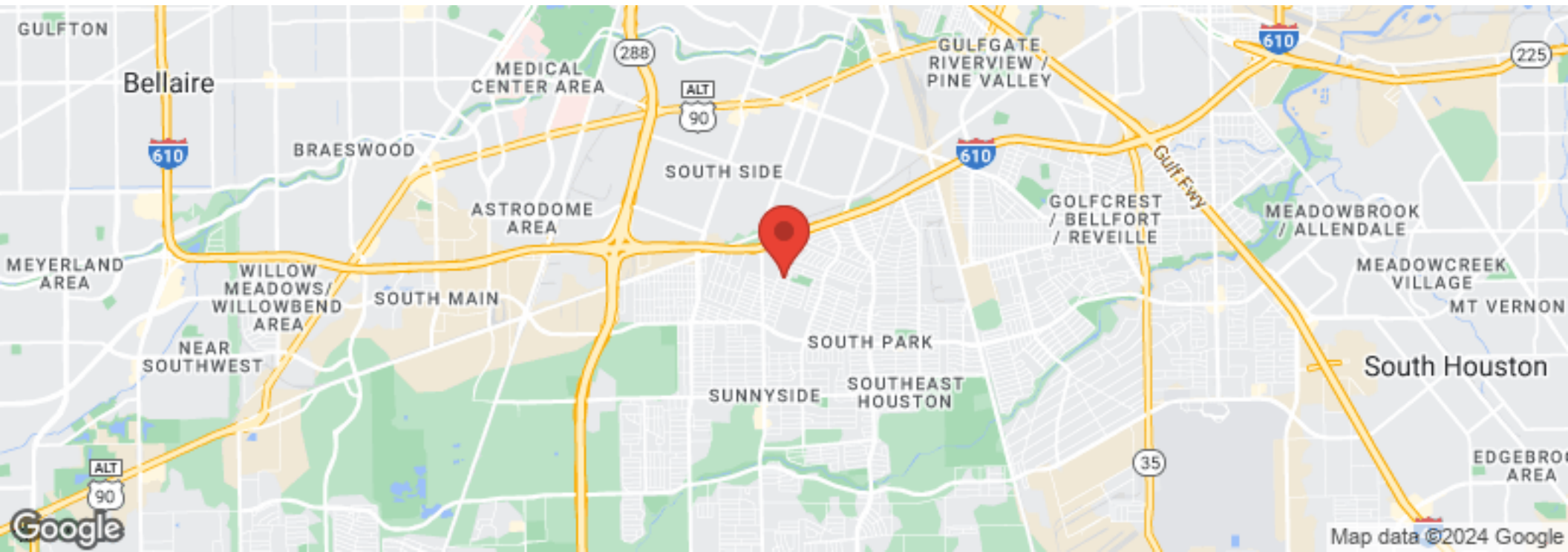
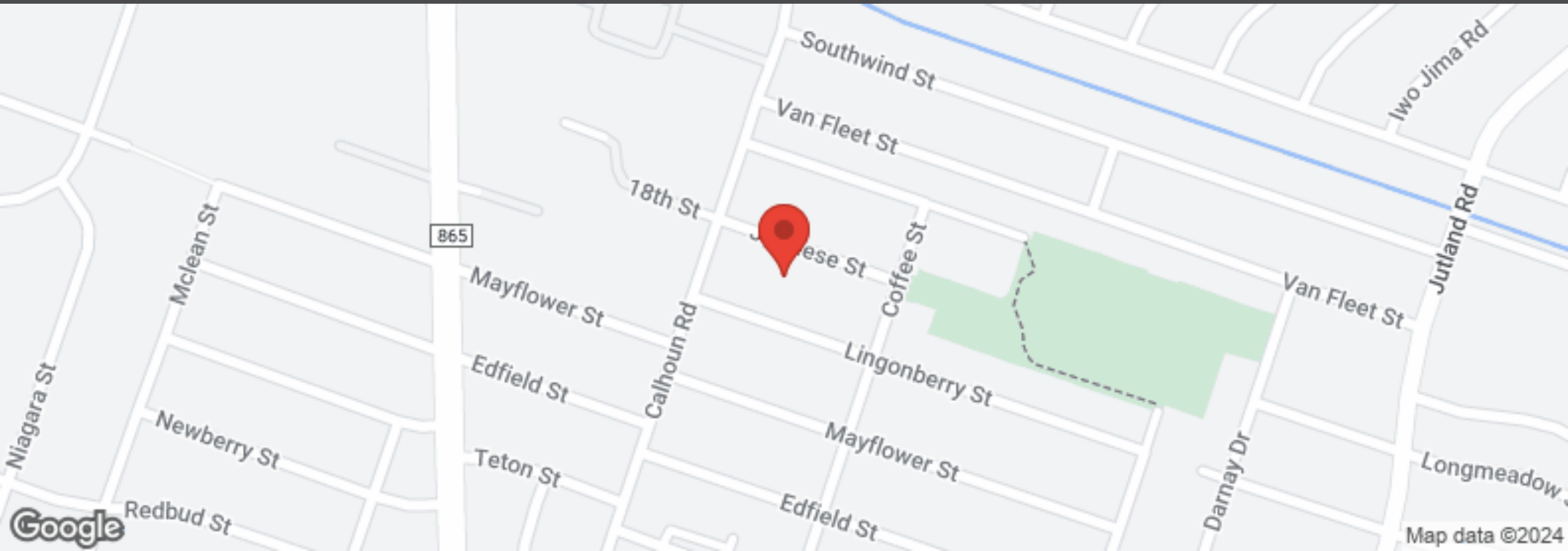
4840 Jarmese Street | Houston, TX 77033



SECTION 1  
***MAPS***

# LOCATION MAPS

JARMESE APTS  
4840 Jarmese Street | Houston, TX 77033



# AERIAL MAP

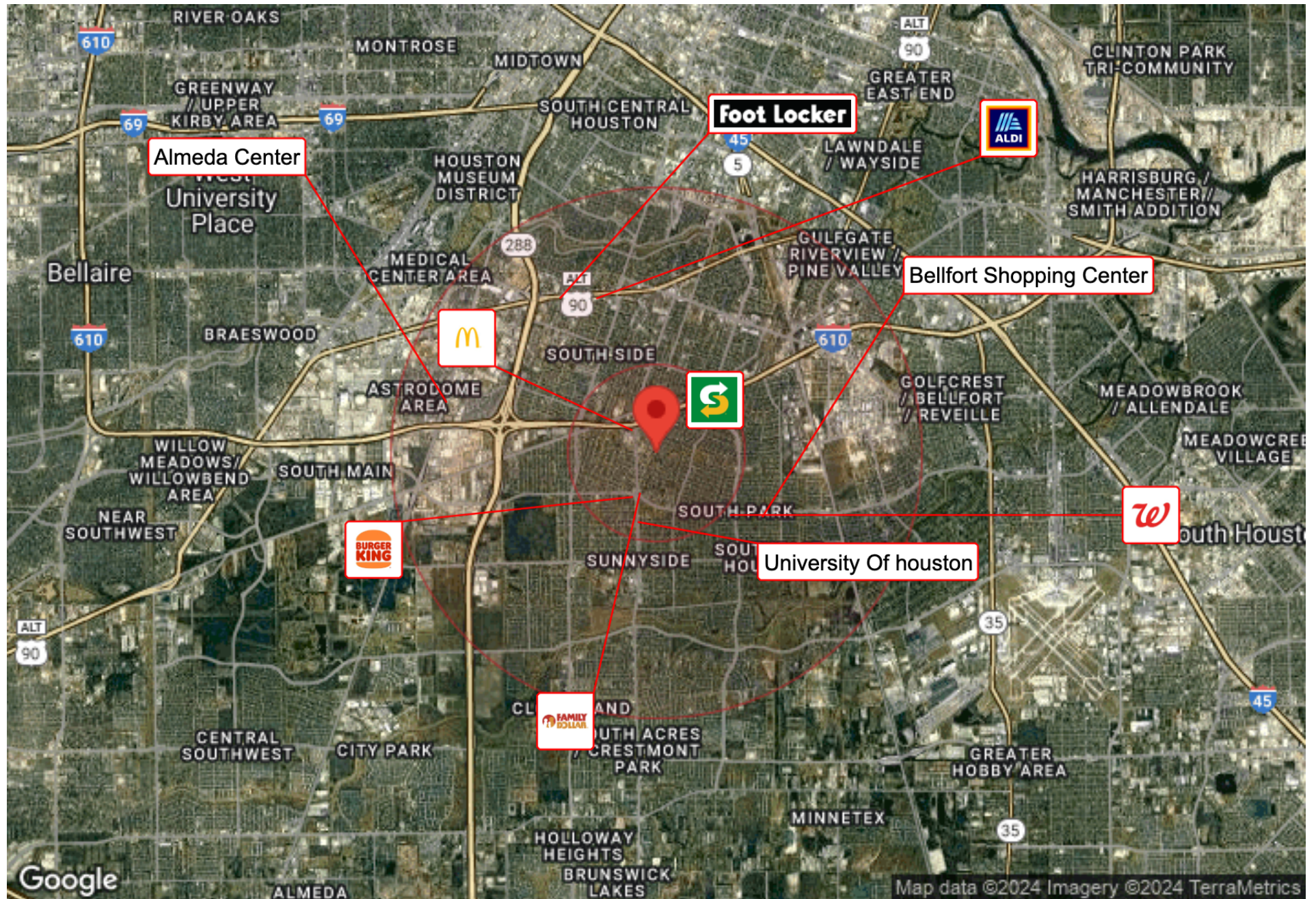
JARMESE APTS

4840 Jarmese Street | Houston, TX 77033



# BUSINESS MAP

JARMESE APTS  
4840 Jarmese Street | Houston, TX 77033



SECTION 2  
***RENT ROLL***

Jarmese Apartments  
Income Statement  
Month Ending March 31, 2024

	Month Ending 03/31/2024			Year To Date 03/31/2024		
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff
<b>Revenue</b>						
4011 - Rental Income	40,302.00	42,950.00	(2,648.00)	133,506.00	128,850.00	4,656.00
4014 - Subsidy Income	36,148.00	33,500.00	2,648.00	95,844.00	100,500.00	(4,656.00)
4015 - Gain/Loss To Old Lease	(9,229.00)	(7,900.00)	(1,329.00)	(30,217.00)	(28,039.00)	(2,178.00)
<b>Scheduled Rent</b>	<b>67,221.00</b>	<b>68,550.00</b>	<b>(1,329.00)</b>	<b>199,133.00</b>	<b>201,311.00</b>	<b>(2,178.00)</b>
<b>Rent Loss</b>						
4021 - Vacancy Loss	(22,077.00)	(6,135.71)	(15,941.29)	(66,487.00)	(29,451.42)	(37,035.58)
4023 - Bad Debt - Rent	(15,632.90)	(2,147.50)	(13,485.40)	(15,632.90)	(6,442.50)	(9,190.40)
4024 - Promotion/Concessions	(630.00)	(600.00)	(30.00)	(630.00)	(1,800.00)	1,170.00
<b>Total Rent Loss</b>	<b>(38,339.90)</b>	<b>(8,883.21)</b>	<b>(29,456.69)</b>	<b>(82,749.90)</b>	<b>(37,693.92)</b>	<b>(45,055.98)</b>
<b>Total Rental Income</b>	<b>28,881.10</b>	<b>59,666.79</b>	<b>(30,785.69)</b>	<b>116,383.10</b>	<b>163,617.08</b>	<b>(47,233.98)</b>
<b>Other Rental Income</b>						
4041 - Cleaning / Damages	0.00	200.00	(200.00)	0.00	600.00	(600.00)
4081 - Late Charges	(1,839.30)	550.00	(2,389.30)	(62.30)	1,650.00	(1,712.30)
4091 - Nsf Charges	0.00	50.00	(50.00)	0.00	50.00	(50.00)
4108 - Keys and Locks Income	25.00	50.00	(25.00)	25.00	50.00	(25.00)
4121 - Application Fees	90.00	50.00	40.00	90.00	150.00	(60.00)
<b>Total Other Rental Income</b>	<b>(1,724.30)</b>	<b>900.00</b>	<b>(2,624.30)</b>	<b>52.70</b>	<b>2,500.00</b>	<b>(2,447.30)</b>
<b>Total Revenue</b>	<b>27,156.80</b>	<b>60,566.79</b>	<b>(33,409.99)</b>	<b>116,435.80</b>	<b>166,117.08</b>	<b>(49,681.28)</b>
<b>Operating Expenses</b>						
<b>Salaries &amp; Payroll</b>						
5201 - Manager	2,734.76	2,030.68	704.08	12,481.15	4,738.26	7,742.89
5202 - Assistant Manager	0.00	1,611.98	(1,611.98)	0.00	3,761.28	(3,761.28)
5203 - Leasing Agent	1,000.27	897.60	102.67	1,345.61	2,094.40	(748.79)
5203.0002 - Leasing Agent 2	0.00	1,437.74	(1,437.74)	0.00	3,354.72	(3,354.72)
5204 - Lead Maintenance	2,516.72	1,399.20	1,117.52	10,015.65	3,264.80	6,750.85
5205 - Assistant Maintenance	1,468.02	1,320.00	148.02	1,917.86	3,080.00	(1,162.14)
5206 - Make Ready	0.00	1,108.80	(1,108.80)	0.00	2,587.20	(2,587.20)
5207 - Porter/Grounds	1,227.51	844.80	382.71	1,331.76	1,971.20	(639.44)
5207.0001 - Porter/Grounds - 2	0.00	369.60	(369.60)	0.00	862.40	(862.40)
5208 - Housekeeping	0.00	0.00	0.00	952.60	0.00	952.60
5234 - Payroll Taxes	1,825.63	978.61	847.02	3,678.07	2,283.41	1,394.66
5235 - Worker's Comp	1,017.83	798.98	218.85	2,057.93	1,864.28	193.65
5236 - Group Benefits	647.68	1,224.55	(576.87)	2,697.30	3,673.65	(976.35)
5237 - Payroll Processing Fees	270.00	150.00	120.00	810.00	450.00	360.00



Jarmese Apartments  
Income Statement  
Month Ending March 31, 2024

	Month Ending 03/31/2024			Year To Date 03/31/2024		
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff
Total Salaries & Payroll	12,708.42	14,172.54	(1,464.12)	37,287.93	33,985.60	3,302.33
General & Administrative						
5300 - Office Supplies/Forms	177.29	150.00	27.29	215.69	450.00	(234.31)
5301 - Telephone	0.00	208.33	(208.33)	253.35	624.99	(371.64)
5302 - Answering Service/Pagers	77.23	80.00	(2.77)	923.69	240.00	683.69
5302.0002 - Security Contract	0.00	0.00	0.00	(3,880.00)	0.00	(3,880.00)
5303 - Postage/Delivery	1.28	29.16	(27.88)	68.48	87.48	(19.00)
5306 - Seminars/Training	39.60	45.00	(5.40)	117.36	135.00	(17.64)
5308 - Computer Repairs/Supplies	30.00	30.00	0.00	90.00	90.00	0.00
5309 - Employee Recruiting Costs	13.52	0.00	13.52	120.67	0.00	120.67
5311 - Evictions	0.00	208.33	(208.33)	0.00	624.99	(624.99)
5312 - Outside Legal & Professional	0.00	0.00	0.00	43.32	0.00	43.32
5313 - Bank Charges	100.00	245.00	(145.00)	704.94	735.00	(30.06)
5323 - Credit Reporting	47.25	100.00	(52.75)	156.75	300.00	(143.25)
5330 - Software Licensing Fee	38.92	0.00	38.92	303.65	0.00	303.65
5523 - Uniforms	0.00	0.00	0.00	0.00	300.00	(300.00)
Total General & Administrative	525.09	1,095.82	(570.73)	(882.10)	3,587.46	(4,469.56)
Management Fee						
5350 - Management Fee	2,000.00	3,028.33	(1,028.33)	6,463.95	8,305.83	(1,841.88)
Total Management Fee	2,000.00	3,028.33	(1,028.33)	6,463.95	8,305.83	(1,841.88)
Leasing						
5400 - Software Access Fees	349.70	402.50	(52.80)	1,049.10	1,207.50	(158.40)
5401 - Advertising	159.90	550.00	(390.10)	799.50	1,650.00	(850.50)
5402 - Collateral Materials/Brochures	0.00	350.00	(350.00)	0.00	350.00	(350.00)
5405 - Resident Retention	0.00	83.33	(83.33)	0.00	249.99	(249.99)
5408 - Other Marketing Expense	22.96	0.00	22.96	617.76	0.00	617.76
Total Leasing	532.56	1,385.83	(853.27)	2,466.36	3,457.49	(991.13)
Maintenance						
5500 - Life Safety	0.00	50.00	(50.00)	0.00	150.00	(150.00)
5501 - Courtesy Patrol - Contract	0.00	458.33	(458.33)	7,200.00	1,374.99	5,825.01
5502 - Landscape Contract	(2,150.00)	1,075.00	(3,225.00)	0.00	3,225.00	(3,225.00)
5507 - Exterior - Supplies	0.00	200.00	(200.00)	0.00	600.00	(600.00)
5508 - Pest Control	7,398.68	130.00	7,268.68	7,658.68	390.00	7,268.68
5513 - Heating & A/C - Supplies	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)
5514 - Plumbing - Contract	0.00	550.00	(550.00)	1,518.78	550.00	968.78
5515 - Plumbing - Supplies	0.00	150.00	(150.00)	40.63	450.00	(409.37)
5517 - Electrical - Supplies	0.00	150.00	(150.00)	0.00	450.00	(450.00)
5518 - Maintenance Supplies	(919.82)	0.00	(919.82)	1,290.47	0.00	1,290.47
5519 - Cleaning Supplies	0.00	75.00	(75.00)	0.00	225.00	(225.00)
5520 - Appliance Repairs	0.00	75.00	(75.00)	0.00	225.00	(225.00)
5522 - Locks & Keys	0.00	50.00	(50.00)	0.00	150.00	(150.00)
Total Maintenance	4,328.86	3,463.33	865.53	17,708.56	9,289.99	8,418.57
Make Ready						
5600 - Make Ready - Contract	0.00	100.00	(100.00)	0.00	300.00	(300.00)
5601 - Make Ready - Supplies	0.00	208.33	(208.33)	0.00	908.33	(908.33)





Jarmese Apartments  
Income Statement  
Month Ending March 31, 2024

	Month Ending 03/31/2024			Year To Date 03/31/2024		
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff
5602 - Interior Cleaning - Contract	593.21	183.33	409.88	593.21	1,583.33	(990.12)
5603 - Carpet Cleaning/Repairs	0.00	83.33	(83.33)	0.00	1,483.33	(1,483.33)
5603.0003 - Carpet Replacements	0.00	0.00	0.00	704.77	0.00	704.77
5604 - Painting Contract & Supplies	0.00	341.66	(341.66)	0.00	2,141.66	(2,141.66)
5604.0002 - Painting Supplies	311.37	0.00	311.37	496.63	0.00	496.63
5605 - Glass & Mirrors	0.00	100.00	(100.00)	0.00	300.00	(300.00)
<b>Total Make Ready</b>	<b>904.58</b>	<b>1,016.65</b>	<b>(112.07)</b>	<b>1,794.61</b>	<b>6,716.65</b>	<b>(4,922.04)</b>
<b>Utilities</b>						
5509 - Trash Removal	878.35	853.00	25.35	3,618.91	2,559.00	1,059.91
5700 - Electricity-Clubhouse/Office	148.38	70.83	77.55	350.83	212.49	138.34
5705 - Electricity-Vacants	909.53	508.33	401.20	2,289.18	1,524.99	764.19
5710 - Electricity - Common	(266.66)	133.33	(399.99)	0.00	399.99	(399.99)
5720 - Water & Sewer	8,442.73	5,000.00	3,442.73	56,176.48	15,000.00	41,176.48
<b>Total Utilities</b>	<b>10,112.33</b>	<b>6,565.49</b>	<b>3,546.84</b>	<b>62,435.40</b>	<b>19,696.47</b>	<b>42,738.93</b>
<b>Property Taxes</b>						
5810 - Ad Valorem Tax	7,658.80	6,403.91	1,254.89	22,976.40	19,211.73	3,764.67
<b>Total Property Taxes</b>	<b>7,658.80</b>	<b>6,403.91</b>	<b>1,254.89</b>	<b>22,976.40</b>	<b>19,211.73</b>	<b>3,764.67</b>
<b>Property Insurance</b>						
5830 - Insurance	7,302.50	5,510.66	1,791.84	21,907.50	16,531.98	5,375.52
<b>Total Property Insurance</b>	<b>7,302.50</b>	<b>5,510.66</b>	<b>1,791.84</b>	<b>21,907.50</b>	<b>16,531.98</b>	<b>5,375.52</b>
<b>Reserves</b>						
5960 - Replacement Reserve	4,491.66	4,491.66	0.00	13,474.98	13,474.98	0.00
<b>Total Reserves</b>	<b>4,491.66</b>	<b>4,491.66</b>	<b>0.00</b>	<b>13,474.98</b>	<b>13,474.98</b>	<b>0.00</b>
<b>Total Operating Expenses</b>	<b>50,564.80</b>	<b>47,134.22</b>	<b>3,430.58</b>	<b>185,633.59</b>	<b>134,258.18</b>	<b>51,375.41</b>
<b>Net Operating Income</b>	<b>(23,408.00)</b>	<b>13,432.57</b>	<b>(36,840.57)</b>	<b>(69,197.79)</b>	<b>31,858.90</b>	<b>(101,056.69)</b>

# TRAILING 10 MONTHS

JARMESE APTS

4840 Jarmese Street | Houston, TX 77033

	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024	Month Ending 03/31/2024	Total
<b>Revenue</b>													
4011 - Rental Income	0.00	0.00	39,889.33	32,467.00	35,346.40	41,342.00	46,194.00	39,444.67	43,218.00	46,758.00	46,446.00	40,302.00	411,407.40
4014 - Subsidy Income	0.00	0.00	37,735.67	47,429.00	42,278.60	36,283.00	31,431.00	38,252.33	34,107.00	29,692.00	30,004.00	36,148.00	363,360.60
4015 - Gain/Loss To Old Lease	0.00	0.00	(16,950.33)	(16,774.00)	(11,218.00)	(13,935.00)	(6,484.00)	(17,709.67)	(10,139.00)	(10,777.00)	(10,211.00)	(9,229.00)	(123,427.00)
Scheduled Rent	0.00	0.00	60,674.67	63,122.00	66,407.00	63,690.00	71,141.00	59,987.33	67,186.00	65,673.00	66,239.00	67,221.00	651,341.00
<b>Rent Loss</b>													
4021 - Vacancy Loss	0.00	0.00	(8,260.00)	(9,391.00)	(9,944.00)	(11,981.00)	(12,725.00)	(15,733.00)	(22,933.00)	(20,450.00)	(23,960.00)	(22,077.00)	(157,454.00)
4023 - Bad Debt - Rent	0.00	0.00	(613.00)	(365.00)	0.00	(4,469.00)	(1,075.00)	(5,178.50)	(12,869.60)	0.00	0.00	(15,632.90)	(40,203.00)
4024 - Promotion/Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(75.00)	0.00	0.00	0.00	(630.00)	(705.00)
Total Rent Loss	0.00	0.00	(8,873.00)	(9,756.00)	(9,944.00)	(16,450.00)	(13,800.00)	(20,986.50)	(35,802.60)	(20,450.00)	(23,960.00)	(38,339.90)	(198,362.00)
Total Rental Income	0.00	0.00	51,801.67	53,366.00	56,463.00	47,240.00	57,341.00	39,000.83	31,383.40	45,223.00	42,279.00	28,881.10	452,979.00
<b>Other Rental Income</b>													
4041 - Cleaning / Damages	0.00	0.00	0.00	2,085.00	66.10	0.00	(388.00)	(389.00)	389.00	0.00	0.00	0.00	1,763.10
4051 - Vending Income	0.00	0.00	0.00	1,600.00	0.00	0.00	(1,600.00)	0.00	0.00	0.00	0.00	0.00	0.00
4081 - Late Charges	0.00	0.00	1,128.40	677.10	1,520.35	271.75	2,079.63	(1,763.12)	563.25	811.00	966.00	(1,839.30)	4,415.06
4091 - Nsf Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	0.00	105.00
4108 - Keys and Locks Income	0.00	0.00	30.00	160.62	10.00	10.00	(70.62)	0.00	0.00	0.00	0.00	25.00	165.00
4111 - Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00
4114 - Administrative Income	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
4121 - Application Fees	0.00	0.00	50.00	100.00	100.00	0.00	(100.00)	100.00	0.00	15.00	(15.00)	90.00	340.00
Total Other Rental Income	0.00	0.00	1,208.40	4,622.72	1,796.45	281.75	(78.99)	(1,652.12)	1,057.25	826.00	951.00	(1,724.30)	7,288.16
Total Revenue	0.00	0.00	53,010.07	57,988.72	58,259.45	47,521.75	57,262.01	37,348.71	32,440.65	46,049.00	43,230.00	27,156.80	460,267.16
<b>Operating Expenses</b>													
<b>Salaries &amp; Payroll</b>													
5201 - Manager	0.00	0.00	0.00	8,365.36	8,653.80	8,942.00	9,999.60	5,646.26	(16,669.13)	8,702.87	1,043.52	2,734.76	37,419.04
5203 - Leasing Agent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,482.54	345.34	0.00	1,000.27	2,828.15
5204 - Lead Maintenance	0.00	0.00	0.00	6,273.00	0.00	0.00	2,044.90	4,383.08	(1,750.15)	5,242.26	2,256.67	2,516.72	20,966.48
5205 - Assistant Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,602.96	449.84	0.00	1,468.02	3,520.82
5206 - Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,952.42	0.00	0.00	0.00	2,952.42
5207 - Porter/Grounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	890.35	104.25	0.00	1,227.51	2,222.11
5208 - Housekeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	952.60	0.00	952.60
5209 - Contract Labor/Temp's	0.00	0.00	8,683.42	7,500.03	600.00	2,534.44	776.60	0.00	29,019.46	0.00	0.00	0.00	49,113.95
5230 - Commissions/Bonuses	0.00	0.00	0.00	746.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	746.31
5231 - Mileage	0.00	0.00	0.00	0.00	43.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.24
5234 - Payroll Taxes	0.00	0.00	0.00	1,258.70	663.51	752.01	1,052.38	885.10	(1,001.30)	1,524.90	327.54	1,825.63	7,288.47
5235 - Worker's Comp	0.00	0.00	0.00	1,051.76	627.39	648.29	873.22	716.97	(839.72)	857.71	182.39	1,017.83	5,135.84
5236 - Group Benefits	0.00	0.00	0.00	1,901.81	1,379.75	(165.39)	607.18	757.20	(35.32)	2,068.13	(18.51)	647.68	7,142.53
5237 - Payroll Processing Fees	0.00	0.00	270.00	270.00	270.00	0.00	540.00	0.00	270.00	270.00	270.00	270.00	2,430.00
5255 - Courtesy Officer Discount	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Total Salaries & Payroll	0.00	0.00	8,953.42	27,366.97	12,237.69	12,711.35	17,093.88	12,388.61	15,922.11	19,565.30	5,014.21	12,708.42	143,961.96



# TRAILING 10 MONTHS

JARMESE APTS

4840 Jarmese Street | Houston, TX 77033

	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024	Month Ending 03/31/2024	Total
5302 - Answering Service/Pagers	0.00	0.00	61.16	(61.16)	79.00	79.00	267.00	220.66	107.23	532.23	314.23	77.23	1,676.58
5302.0002 - Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,880.00	0.00	(3,880.00)	0.00	0.00
5303 - Postage/Delivery	0.00	0.00	0.00	0.00	0.00	20.19	114.36	0.00	0.00	17.49	49.71	1.28	203.03
5304 - Dues & Subscriptions	0.00	0.00	571.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	571.95
5306 - Seminars/Training	0.00	0.00	38.88	0.00	77.76	0.00	77.76	0.00	38.88	38.88	38.88	39.60	350.64
5307 - Office Equipment R & M	0.00	0.00	143.94	728.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	872.44
5308 - Computer Repairs/Supplies	0.00	0.00	286.53	0.00	60.00	0.00	60.00	0.00	30.00	30.00	30.00	30.00	526.53
5309 - Employee Recruiting Costs	0.00	0.00	0.00	0.00	153.34	0.00	0.00	0.00	513.16	107.15	0.00	13.52	787.17
5311 - Evictions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,222.59	0.00	0.00	0.00	2,222.59
5312 - Outside Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	32.49	10.83	0.00	2,043.32
5313 - Bank Charges	0.00	0.00	0.00	5.00	5.00	5.00	5.00	472.87	264.32	0.00	604.94	100.00	1,462.13
5323 - Credit Reporting	0.00	0.00	30.31	30.01	15.00	15.00	0.00	0.00	0.00	15.00	94.50	47.25	247.07
5330 - Software Licensing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00	0.00	264.73	38.92	579.65
<b>Total General &amp; Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>1,593.43</b>	<b>1,294.47</b>	<b>356.92</b>	<b>425.75</b>	<b>786.59</b>	<b>2,908.64</b>	<b>7,509.40</b>	<b>795.39</b>	<b>(2,202.58)</b>	<b>525.09</b>	<b>13,993.10</b>
<b>Management Fee</b>													
5350 - Management Fee	0.00	0.00	2,650.50	2,899.44	2,810.50	2,376.09	2,863.10	2,000.00	2,000.00	2,302.45	2,161.50	2,000.00	24,063.58
<b>Total Management Fee</b>	<b>0.00</b>	<b>0.00</b>	<b>2,650.50</b>	<b>2,899.44</b>	<b>2,810.50</b>	<b>2,376.09</b>	<b>2,863.10</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>2,302.45</b>	<b>2,161.50</b>	<b>2,000.00</b>	<b>24,063.58</b>
<b>Leasing</b>													
5400 - Software Access Fees	0.00	0.00	1,310.91	921.67	473.88	473.88	473.88	335.88	349.70	349.70	349.70	349.70	5,388.90
5401 - Advertising	0.00	0.00	0.00	425.00	425.00	0.00	0.00	0.00	2,550.00	0.00	639.60	159.90	4,199.50
5405 - Resident Retention	0.00	0.00	70.27	0.00	0.00	0.00	0.00	0.00	8.22	0.00	0.00	0.00	78.49
5408 - Other Marketing Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	594.80	0.00	22.96	617.76
<b>Total Leasing</b>	<b>0.00</b>	<b>0.00</b>	<b>1,381.18</b>	<b>1,346.67</b>	<b>898.88</b>	<b>473.88</b>	<b>473.88</b>	<b>335.88</b>	<b>2,907.92</b>	<b>944.50</b>	<b>989.30</b>	<b>532.56</b>	<b>10,284.65</b>
<b>Maintenance</b>													
5501 - Courtesy Patrol - Contract	0.00	0.00	0.00	0.00	4,680.00	5,820.00	8,500.00	5,120.00	0.00	0.00	7,200.00	0.00	31,320.00
5502 - Landscape Contract	0.00	0.00	1,600.00	(1,600.00)	800.00	273.84	1,073.84	1,073.84	1,073.84	1,075.00	1,075.00	(2,150.00)	4,295.36
5507 - Exterior - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,465.26	0.00	0.00	0.00	1,465.26
5508 - Pest Control	0.00	0.00	427.59	(427.59)	427.59	0.00	0.00	29.42	0.00	130.00	130.00	7,398.68	8,115.69
5512 - Heating & A/C - Contract	0.00	0.00	965.00	0.00	740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,705.00
5513 - Heating & A/C - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,506.21	277.72	0.00	0.00	0.00	1,783.93
5514 - Plumbing - Contract	0.00	0.00	1,188.69	0.00	162.00	1,668.85	0.00	8,592.67	1,970.82	0.00	1,518.78	0.00	15,101.81
5515 - Plumbing - Supplies	0.00	0.00	52.58	0.00	559.01	0.00	0.00	236.41	101.10	40.63	0.00	0.00	989.73
5516 - Electrical Repairs - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224.86	517.43	0.00	0.00	0.00	742.29
5517 - Electrical - Supplies	0.00	0.00	0.00	0.00	295.51	0.00	0.00	186.71	780.14	0.00	0.00	0.00	1,262.36
5518 - Maintenance Supplies	0.00	0.00	303.93	0.00	0.00	0.00	0.00	554.56	239.93	2,210.29	0.00	(919.82)	2,388.89
5519 - Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.86	0.00	0.00	0.00	0.00	40.86
5522 - Locks & Keys	0.00	0.00	274.10	275.78	245.18	0.00	0.00	228.25	449.30	0.00	0.00	0.00	1,472.61
<b>Total Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>4,811.89</b>	<b>(1,751.81)</b>	<b>7,909.29</b>	<b>7,762.69</b>	<b>9,573.84</b>	<b>17,793.79</b>	<b>6,875.54</b>	<b>3,455.92</b>	<b>9,923.78</b>	<b>4,328.86</b>	<b>70,683.79</b>
<b>Make Ready</b>													
5600 - Make Ready - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	1,300.00
5601 - Make Ready - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	296.78	1,040.05	0.00	0.00	0.00	1,336.83
5602 - Interior Cleaning - Contract	0.00	0.00	454.66	140.73	0.00	0.00	0.00	173.00	1,142.06	0.00	0.00	593.21	2,503.66
5603 - Carpet Cleaning/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.34	0.00	0.00	0.00	319.34
5603.0003 - Carpet Replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	704.77	0.00	0.00	704.77
5604 - Painting Contract & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.45	2,310.91	0.00	0.00	0.00	2,534.36
5604.0002 - Painting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	744.80	185.26	0.00	311.37	1,241.43
5606 - Windows, Doors & Screens	0.00	0.00	529.67	0.00	2,934.81	0.00	0.00	3,644.60	35.04	0.00	0.00	0.00	7,144.12



# TRAILING 10 MONTHS

JARMESE APTS

4840 Jarmese Street | Houston, TX 77033

	Month Ending 04/30/2023	Month Ending 05/31/2023	Month Ending 06/30/2023	Month Ending 07/31/2023	Month Ending 08/31/2023	Month Ending 09/30/2023	Month Ending 10/31/2023	Month Ending 11/30/2023	Month Ending 12/31/2023	Month Ending 01/31/2024	Month Ending 02/29/2024	Month Ending 03/31/2024	Total
<b>Utilities</b>													
5509 - Trash Removal	0.00	0.00	748.00	82.34	2,079.86	(1,222.15)	852.63	852.63	1,766.15	913.52	1,827.04	878.35	8,778.37
5700 - Electricity-Clubhouse/Office	0.00	0.00	0.00	353.66	353.66	(353.66)	0.00	0.00	0.00	70.83	131.62	148.38	704.49
5705 - Electricity-Vacants	0.00	0.00	0.00	569.00	561.53	129.20	2,318.44	1,368.62	39.26	67.91	1,311.74	909.53	7,275.23
5710 - Electricity - Common	0.00	0.00	0.00	598.74	0.00	0.00	215.94	0.00	0.00	133.33	133.33	(266.66)	814.68
5720 - Water & Sewer	0.00	0.00	0.00	16,863.81	3,995.43	(999.10)	18,807.35	13,347.53	0.00	36,519.10	11,214.65	8,442.73	108,191.50
<b>Total Utilities</b>	<b>0.00</b>	<b>0.00</b>	<b>748.00</b>	<b>18,467.55</b>	<b>6,990.48</b>	<b>(2,445.71)</b>	<b>22,194.36</b>	<b>15,568.78</b>	<b>1,805.41</b>	<b>37,704.69</b>	<b>14,618.38</b>	<b>10,112.33</b>	<b>125,764.27</b>
<b>Property Taxes</b>													
5810 - Ad Valorem Tax	0.00	0.00	8,965.37	(2,241.35)	6,724.02	6,724.02	9,004.30	7,294.09	7,294.09	7,658.80	7,658.80	7,658.80	66,740.94
<b>Total Property Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>8,965.37</b>	<b>(2,241.35)</b>	<b>6,724.02</b>	<b>6,724.02</b>	<b>9,004.30</b>	<b>7,294.09</b>	<b>7,294.09</b>	<b>7,658.80</b>	<b>7,658.80</b>	<b>7,658.80</b>	<b>66,740.94</b>
<b>Property Insurance</b>													
5830 - Insurance	0.00	0.00	5,510.59	0.00	0.00	0.00	0.00	23,834.27	7,302.50	7,302.50	7,302.50	7,302.50	58,554.86
<b>Total Property Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>5,510.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,834.27</b>	<b>7,302.50</b>	<b>7,302.50</b>	<b>7,302.50</b>	<b>7,302.50</b>	<b>58,554.86</b>
<b>Reserves</b>													
5960 - Replacement Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,491.66	4,491.66	4,491.66	13,474.98
<b>Total Reserves</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,491.66</b>	<b>4,491.66</b>	<b>4,491.66</b>	<b>13,474.98</b>
<b>Total Operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>35,598.71</b>	<b>47,522.67</b>	<b>40,862.59</b>	<b>28,028.07</b>	<b>61,989.95</b>	<b>86,461.89</b>	<b>58,509.17</b>	<b>85,111.24</b>	<b>49,957.55</b>	<b>50,564.80</b>	<b>544,606.64</b>
<b>Net Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>17,411.36</b>	<b>10,466.05</b>	<b>17,396.86</b>	<b>19,493.68</b>	<b>(4,727.94)</b>	<b>(49,113.18)</b>	<b>(26,068.52)</b>	<b>(39,062.24)</b>	<b>(6,727.55)</b>	<b>(23,408.00)</b>	<b>(84,339.48)</b>

RENT ROLL DETAIL

As of 05/06/2024

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;

details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	balance
1	C3	N/A	862	Admin/Down	VACANT				1,175.00			0.00	0.00			
2	C3	N/A	862	Admin/Down	VACANT				1,175.00			0.00	0.00			
4	B2	N/A	824	Occupied	[REDACTED]	03/17/2022	03/17/2022	03/31/2023	975.00	RESIDENT RENT		604.00	0.00	604.00	0.00	0.00
										HOUSING HOUSING		216.00	0.00	216.00	0.00	0.00
										DEPOSIT		0.00	0.00		150.00	0.00
6	C3	N/A	862	Occupied	[REDACTED]	09/01/2019	09/01/2019	08/31/2024	1,175.00	RESIDENT RENT		950.00	0.00	950.00	0.00	2,090.00
7	C3	N/A	862	Occupied	[REDACTED]	07/19/2022	05/01/2024	04/30/2025	1,175.00	RESIDENT RENT		1,175.00	0.00	1,175.00	0.00	1,292.50
										HOUSING		0.00	0.00		0.00	(875.00)
8	C3	N/A	862	Occupied	[REDACTED]	06/03/2021	06/03/2021	06/30/2024	1,175.00	RESIDENT RENT		113.00	0.00	113.00	0.00	286.40
										HOUSING HOUSING		737.00	0.00	737.00	0.00	(750.00)
										DEPOSIT		0.00	0.00		300.00	0.00
9	C3	N/A	862	Vacant-Leased	VACANT				1,175.00			0.00	0.00			
		N/A		Pending	[REDACTED]	06/01/2024	06/01/2024	05/31/2025		RESIDENT RENT		1,175.00	0.00	1,175.00	0.00	0.00
										HOUSING HOUSING		875.00	0.00	875.00	0.00	0.00
10	C3	N/A	862	Occupied	[REDACTED]	07/21/2022	07/21/2022	07/31/2024	1,175.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	0.00
										DEPOSIT		0.00	0.00		200.00	0.00
11	C3	N/A	862	Occupied	[REDACTED]	05/01/2024	05/01/2024	04/30/2025	1,175.00	RESIDENT RENT		1,175.00	0.00	1,175.00	0.00	1,292.50
										HOUSING HOUSING		0.00	0.00	0.00	0.00	0.00
										DEPOSIT		0.00	0.00		250.00	0.00
12	C3	N/A	862	Occupied	[REDACTED]	03/05/2024	03/05/2024	03/04/2025	1,175.00	HOUSING HOUSING		1,175.00	0.00	1,175.00	0.00	3,373.00
13	C3	N/A	862	Occupied	[REDACTED]	07/18/2022	07/18/2022	07/31/2023	1,175.00	RESIDENT RENT		875.00	0.00	875.00	0.00	9,362.50
										DEPOSIT		0.00	0.00		200.00	0.00
										HOUSING		0.00	0.00		0.00	875.00
14	C3	N/A	862	Occupied	[REDACTED]	02/21/2024	02/21/2024	01/31/2025	1,175.00	RESIDENT RENT		0.00	0.00	0.00	0.00	0.00
										HOUSING HOUSING		1,175.00	0.00	1,175.00	0.00	3,890.00
15	C3	N/A	862	Vacant	VACANT				1,175.00			0.00	0.00			
16	C3	N/A	862	Occupied	[REDACTED]	02/21/2024	02/21/2024	01/31/2025	1,175.00	HOUSING HOUSING		1,175.00	0.00	1,175.00	0.00	(40.00)
17	C3	N/A	862	Occupied	[REDACTED]	01/20/2023	01/20/2023	01/31/2024	1,175.00	RESIDENT RENT		427.00	0.00	427.00	0.00	2,165.18

RENT ROLL DETAIL

As of 05/06/2024

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
18	C3	N/A	862	Vacant-Leased	VACANT				1,175.00			0.00 -	0.00 +			
		N/A		Applicant	[REDACTED]	05/06/2024	05/06/2024	04/30/2025		RESIDENT RENT		1,175.00 -	0.00 +	1,175.00 *	0.00	0.00
19	C3	N/A	862	Occupied	[REDACTED]	02/19/2024	02/19/2024	01/31/2025	1,175.00	RESIDENT RENT		0.00	0.00	0.00	0.00	0.00
										HOUSING HOUSING	1,175.00	0.00	1,175.00	0.00	(121.00)	
20	C3	N/A	862	Occupied	[REDACTED]	10/01/2020	10/01/2020	09/30/2022	1,175.00	RESIDENT RENT		325.00	0.00	325.00	0.00	1,656.70
										HOUSING HOUSING	525.00	0.00	525.00	0.00	2,408.00	
21	B2	N/A	824	Occupied	[REDACTED]	04/10/2023	04/10/2023	05/31/2024	975.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	0.00
22	B2	N/A	824	Occupied	[REDACTED]	05/01/2022	05/01/2024	04/30/2025	975.00	HOUSING HOUSING		830.00	0.00	830.00	0.00	0.00
										DEPOSIT	0.00	0.00		400.00	0.00	
23	B2	N/A	824	Occupied	[REDACTED]	04/19/2024	04/19/2024	04/30/2025	975.00	RESIDENT RENT		975.00	0.00	975.00	250.00	1,072.50
24	C3	N/A	862	Occupied	[REDACTED]	03/30/2021	03/30/2021	06/30/2023	1,175.00	HOUSING HOUSING		1,175.00	0.00	1,175.00	0.00	(202.00)
										DEPOSIT	0.00	0.00		400.00	0.00	
25	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 -	0.00 +			
26	C3	N/A	862	Occupied	[REDACTED]	07/01/2021	07/01/2021	06/30/2023	1,175.00	RESIDENT RENT		825.00	0.00	825.00	0.00	1,817.00
27	C3	N/A	862	Occupied-NTV	[REDACTED]	04/17/2023	04/17/2023	05/31/2024	1,175.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	0.00
						05/31/2024										
28	C3	N/A	862	Occupied	[REDACTED]	08/01/2017	08/01/2017	07/31/2022	1,175.00	HOUSING HOUSING		824.00	0.00	824.00	0.00	0.00
										DEPOSIT	0.00	0.00		150.00	0.00	
29	C3	N/A	862	Occupied	[REDACTED]	06/01/2022	06/01/2022	05/31/2024	1,175.00	RESIDENT RENT		850.00	0.00	850.00	0.00	1,067.50
										DEPOSIT	0.00	0.00		450.00	0.00	
30	C3	N/A	862	Occupied	[REDACTED]	05/03/2022	05/03/2022	04/30/2023	1,175.00	RESIDENT RENT		542.00	0.00	542.00	0.00	3,616.18
										HOUSING HOUSING	308.00	0.00	308.00	0.00	616.00	
31	C3	N/A	862	Occupied	[REDACTED]	04/02/2024	04/02/2024	03/31/2025	1,175.00	HOUSING HOUSING		983.00	0.00	983.00	0.00	4,399.00
32	C3	N/A	862	Occupied	[REDACTED]	04/01/2021	04/01/2021	02/28/2023	1,175.00	RESIDENT RENT		52.00	0.00	52.00	0.00	161.20
										HOUSING HOUSING	773.00	0.00	773.00	0.00	323.00	
										DEPOSIT	0.00	0.00		300.00	0.00	
33	B2	N/A	824	Occupied	[REDACTED]	11/11/2022	11/11/2022	10/31/2023	975.00	HOUSING HOUSING		842.00	0.00	842.00	0.00	4,210.00
34	B2	N/A	824	Occupied	[REDACTED]	07/25/2022	07/25/2022	07/31/2023	975.00	HOUSING HOUSING		830.00	0.00	830.00	0.00	8,300.00
										DEPOSIT	0.00	0.00		400.00	0.00	



As of 05/06/2024

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;

details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance	
35	B2	N/A	824	Occupied	[REDACTED]	11/01/2020	11/01/2020	06/30/2023	975.00	HOUSING	HOUSING	822.00	0.00	822.00	0.00	822.00	
											DEPOSIT	0.00	0.00		300.00	0.00	
36	B2	N/A	824	Vacant	VACANT				975.00			0.00 *	0.00 *				
37	B2	N/A	824	Vacant	VACANT				975.00			0.00 -	0.00 +				
38	B2	N/A	824	Occupied	[REDACTED]	10/24/2022	10/24/2022	09/30/2023	975.00	HOUSING	HOUSING	822.00	0.00	822.00	0.00	0.00	
39	B2	N/A	824	Occupied	[REDACTED]	11/11/2022	11/11/2022	11/30/2023	975.00	HOUSING	HOUSING	836.00	0.00	836.00	0.00	0.00	
											RESIDENT	0.00	0.00		0.00	100.00	
40	B2	N/A	824	Occupied	[REDACTED]	03/15/2017	03/15/2017	03/31/2024	975.00	HOUSING	HOUSING	824.00	0.00	824.00	0.00	4,120.00	
											DEPOSIT	0.00	0.00		150.00	0.00	
41	C3	N/A	862	Occupied	[REDACTED]	05/31/2023	05/31/2023	05/31/2024	1,175.00	HOUSING	HOUSING	1,100.00	0.00	1,100.00	0.00	8,163.00	
											RESIDENT	0.00	0.00		0.00	(1,100.00)	
											DEPOSIT	0.00	0.00		400.00	0.00	
42	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 -	0.00 +				
43	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 *	0.00 +				
44	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 -	0.00 +				
45	B2	N/A	824	Vacant	VACANT				975.00			0.00 -	0.00 -				
46	B2	N/A	824	Vacant	VACANT				975.00			0.00 -	0.00 +				
47	C3	N/A	862	Occupied-NTV	[REDACTED]	06/01/2022 05/30/2024	06/01/2022	05/31/2024	1,175.00	HOUSING	HOUSING	915.00	0.00	915.00	0.00	1,830.00	
48	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 *	0.00 +				
49	C3	N/A	862	Occupied	[REDACTED]	03/14/2024	03/14/2024	02/28/2025	1,175.00	HOUSING	HOUSING	1,175.00	0.00	1,175.00	0.00	3,032.00	
50	B2	N/A	824	Occupied	[REDACTED]	09/01/2021	09/01/2021	08/31/2022	975.00	RESIDENT	RENT	140.00	0.00	140.00	0.00	730.00	
											HOUSING	HOUSING	674.00	0.00	674.00	0.00	2,696.00
											DEPOSIT	0.00	0.00		300.00	0.00	
51	B2	N/A	824	Occupied	[REDACTED]	04/05/2024	04/05/2024	03/31/2025	975.00	RESIDENT	RENT	975.00	0.00	975.00	300.00	(75.00)	
52	B2	N/A	824	Occupied	[REDACTED]	11/05/2020	05/01/2024	04/30/2025	975.00	RESIDENT	RENT	115.00	0.00	115.00	0.00	20.00	
											HOUSING	HOUSING	712.00	0.00	712.00	0.00	(436.00)
											DEPOSIT	0.00	0.00		300.00	0.00	
53	C3	N/A	862	Vacant-Leased	VACANT				1,175.00			0.00 -	0.00 +				

As of 05/06/2024

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
		N/A		Applicant	[REDACTED]	05/06/2024	05/06/2024	04/30/2025		RESIDENT RENT		1,175.00 -	0.00 +	1,175.00 *	0.00	15.00
54	C3	N/A	862	Occupied	[REDACTED]	04/05/2024	04/05/2024	03/31/2025	1,175.00	RESIDENT RENT		1,175.00	0.00	1,175.00	400.00	888.80
55	C3	N/A	862	Vacant	VACANT				1,175.00			0.00 -	0.00 +			
56	C3	N/A	862	Occupied-NTV	[REDACTED]	05/05/2023 05/06/2024	05/05/2023	04/30/2024	1,175.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	875.00
57	B2	N/A	824	Occupied	[REDACTED]	07/22/2021	07/22/2021	07/30/2023	975.00	RESIDENT RENT		181.00	0.00	181.00	0.00	200.10
										HOUSING HOUSING		648.00	0.00	648.00	0.00	0.00
										DEPOSIT		0.00	0.00		300.00	0.00
58	B2	N/A	824	Occupied	[REDACTED]	04/23/2024	04/23/2024	03/31/2025	975.00	RESIDENT RENT		975.00	0.00	975.00	0.00	837.10
59	B2	N/A	824	Occupied	[REDACTED]	10/09/2021	10/09/2021	10/30/2022	975.00	HOUSING HOUSING		825.00	0.00	825.00	0.00	0.00
60	B2	N/A	824	Occupied	[REDACTED]	12/14/2021	12/14/2021	11/30/2022	975.00	HOUSING HOUSING		836.00	0.00	836.00	0.00	24.00
										RESIDENT		0.00	0.00		0.00	(304.00)
61	B2	N/A	824	Occupied	[REDACTED]	01/31/2018	01/31/2018	01/31/2023	975.00	RESIDENT RENT		925.00	0.00	925.00	0.00	935.00
										DEPOSIT		0.00	0.00		150.00	0.00
62	B2	N/A	824	Occupied	[REDACTED]	04/10/2024	04/10/2024	04/09/2025	975.00	RESIDENT RENT		975.00	0.00	975.00	300.00	1,061.50
										HOUSING		0.00	0.00		0.00	(636.00)
63	B2	N/A	824	Occupied	[REDACTED]	07/14/2022	07/14/2022	06/30/2023	975.00	HOUSING HOUSING		830.00	0.00	830.00	0.00	0.00
										RESIDENT		0.00	0.00		0.00	(15.00)
64	B2	N/A	824	Occupied	[REDACTED]	09/27/2021	05/01/2024	04/30/2025	975.00	RESIDENT RENT		171.00	0.00	171.00	0.00	188.30
										HOUSING HOUSING		712.00	0.00	712.00	0.00	0.00
65	C3	N/A	862	Occupied	[REDACTED]	08/25/2022	12/01/2023	11/30/2024	1,175.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	4,375.00
66	C3	N/A	862	Occupied-NTV	[REDACTED]	10/25/2022 06/01/2024	10/25/2022	06/30/2023	1,175.00	HOUSING HOUSING		875.00	0.00	875.00	0.00	(300.00)
										DEPOSIT		0.00	0.00		400.00	0.00
67	C3	N/A	862	Occupied	[REDACTED]	06/22/2022	06/22/2022	06/30/2023	1,175.00	RESIDENT RENT		855.00	0.00	855.00	0.00	2,286.90
										HOUSING HOUSING		20.00	0.00	20.00	0.00	0.00
68	C3	N/A	862	Occupied	[REDACTED]	03/12/2024	03/12/2024	03/31/2025	1,175.00	RESIDENT RENT		1,175.00	0.00	1,175.00	400.00	1,292.50
69	B2	N/A	824	Vacant	VACANT				975.00			0.00 -	0.00 +			
70	B2	N/A	824	Occupied	[REDACTED]	12/31/2020	12/31/2020	06/30/2023	975.00	HOUSING HOUSING		832.00	0.00	832.00	0.00	0.00



As of 05/06/2024

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	balance
71	B2	N/A	824	Occupied	[REDACTED]	05/01/2024	05/01/2024	04/30/2025	975.00	RESIDENT RENT		975.00	0.00	975.00	0.00	1,072.50
										HOUSING HOUSING		925.00	0.00	925.00	0.00	(262.00)
72	B2	N/A	824	Occupied	[REDACTED]	12/29/2022	12/29/2022	11/30/2023	975.00	RESIDENT RENT		119.00	0.00	119.00	0.00	0.00
										HOUSING HOUSING		731.00	0.00	731.00	0.00	0.00
<b>totals:</b>									<b>76,450.00</b>			<b>50,624.00</b>	<b>0.00</b>	<b>50,624.00</b>	<b>7,450.00</b>	

As of 05/06/2024

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;

**Amt / SQFT: Market = 59,238 SQFT; Leased = 44,774 SQFT;**

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
B2	29	824	975.00	1.18	906.33	1.10	24	82.76	5
C3	41	862	1,175.00	1.36	995.59	1.16	29	70.73	11
<b>totals / averages:</b>	<b>70</b>	<b>846</b>	<b>1,092.14</b>	<b>1.29</b>	<b>955.17</b>	<b>1.13</b>	<b>53</b>	<b>75.71</b>	<b>16</b>

**occupancy and rents summary for current date**

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	52,775.00	49	47,084.00
Occupied, NTV	4,700.00	4	3,540.00
Occupied NTV Leased		0	-
Vacant Leased	3,525.00	3	3,525.00
Admin/Down	2,350.00	2	2,350.00
Vacant Not Leased	13,100.00	12	13,100.00
<b>totals:</b>	<b>76,450.00</b>	<b>70</b>	<b>69,599.00</b>

**summary billing by sub journal for current date**

sub journal	amount
HOUSING	32,980.00
RESIDENT	17,644.00
<b>total:</b>	<b>50,624.00</b>

**summary billing by transaction code for current date**

code	amount
HOUSING	32,980.00
RENT	17,644.00
<b>total:</b>	<b>50,624.00</b>

SECTION 3

## *About Kevin*



**KEVIN RILES, CCIM**

Broker

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555188, Texas

Kevin Riles Commercial

4501 Cartwright Rd Ste 204 Missouri City, TX 77459

Kevin Riles, CCIM is an award winning Commercial Real Estate Broker based in Houston, TX. He has general commercial real estate brokerage expertise with the following specialties:

- Multifamily/Apartment Brokerage
- Small to Medium Business Real Estate
- Retail & Industrial Tenant Representation
- Distressed Commercial Real Estate
- Religious, Church & Non-Profit Real Estate

He also serves as Assistant Professor of Real Estate at Prairie View A&M University (a Texas A&M System School). Kevin is the author of two books - Confessions of a Top Producer: 9 Tools for Sales Success & Abundance and 40 Acres & a Mule: The African American Guide to Building Wealth through Real Estate . He also serves as President and CEO of Kevin Riles Commercial