

PROPERTY	HOA - month	TAX YEAR	RENT	LEASE END	lease started	BR	BATH	Carport	SF	SALES PRICE
12955 woodforest 38	283	1213	900	6.30.2026	6.18.2025	1	1	1+1	654	92000
12955 Woodforest 65	283	1342	1050	month to month	5.11.2024	1	1	1+1	623	92000
12955 woodforest 41	283	1330	1025	month to month	5.1.2023	1	1	1+1	623	92000
12955 woodforest 4	330	1516	995	4.30.2026	5.1.2024	1	1	1+1	728	97000
12955 woodforest 22	330	1516	960	5.31.2026	12.11.2024	1	1	1+1	728	97000
	1509	6917	4930			5	5	5+5	3356	470000

INCOME	YEAR
HOA	59160
TAX	-18108
	-6917
NET RETURN	34135
	7.2 % NOI

HOA monthly fees include water, general insurance, exterior building , roof, grounds, trash, pool maintenance, landscaping

Upgrades made:

- #38 Laminate Floor, kitchen + Bathroom in 2021, New AC 2021, patio sliding door 2021,washer n dryer 2021,
- #65 Laminate Floor 2023, kitchen + Bathroom in 2020, New AC 2020, patio sliding door 2021,washer n dryer 2020,
- #41 Laminate Floor , kitchen + Bathroom in 2023,washer n dryer 2023
- #4 Laminate Floor, kitchen + Bathroom in 2022, patio sliding door 2022,washer n dryer 2022,
- #22 Laminate Floor, kitchen + Bathroom in 2021, New AC 2022, patio sliding door 2021,washer 2023 dryer 2025,