

2432 W Little York Rd Rent Roll

Unit	Lease Start	Lease End	Rent	Deposit
1	3/1/2024	3/31/2025	\$ 960.00	\$650.00
2	10/19/2024	10/19/2025	\$ 990.00	\$600.00
3	6/9/2023	8/31/2025	\$ 990.00	\$550.00
4	11/1/2024	11/1/2025	\$ 1,020.00	\$990.00
5	12/1/2023	12/1/2024	\$ 960.00	\$600.00
6	9/1/2024	9/1/2025	\$ 990.00	\$500.00
7	4/1/2024	4/31/25	\$ 960.00	\$0.00
8	10/1/2024	10/1/2025	\$ 990.00	\$500.00
		Total	\$ 7,860.00	

2432 W Little York Rd Rent Roll

2024

INCOME

Unit	January	February	March	April	May	June	July	August	September	October	November	December
1	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00			
2	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00			
3	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00			
4	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 1,000.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00		
5	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00		
6	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 810.00	\$ 990.00	\$ 960.00		
7	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00	\$ 960.00		
8	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 990.00	\$ 942.00	\$ 500.00	\$ 960.00		
TOTAL	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	\$ 7,810.00	\$ 7,800.00	\$ 7,752.00	\$ 6,660.00	\$ 7,340.00	\$ 1,950.00	\$ -	\$ -
average	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	\$ 7,800.00	\$ 7,802.00	\$ 7,801.67	\$ 7,794.57	\$ 7,652.75	\$ 7,618.00	\$ 650.00	\$ -	\$ -

*prorated rent - moving out t

*James Dancy deposit

EXPENSES

Water	\$ (49.82)	\$ (49.82)	\$ (49.82)	\$ (49.82)	\$ (51.10)	\$ (51.10)	\$ (51.71)	\$ (51.71)	\$ (51.71)			
Electricity	\$ (718.14)	\$ (530.38)	\$ (568.11)	\$ (560.18)	\$ (657.13)	\$ (821.76)	\$ (718.22)	\$ (762.39)				
Landscaping	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)
Gas	\$ (110.77)	\$ (121.62)	\$ (114.62)	\$ (168.87)	\$ (104.98)	\$ (101.51)	\$ (87.48)	\$ (86.62)	\$ (71.68)			
Insurance	\$ (610.62)	\$ (650.62)	\$ -			\$ (690.13)	\$ (690.13)	\$ (690.13)	\$ (690.13)			
Bank Service Fee	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)	\$ (15.00)
Deposit Return								\$ (600.00)				
Cleaning												
Maintenance		\$ (450.00)	\$ (540.17)	\$ (768.87)	\$ (1,436.86)	\$ (482.50)	\$ (1,800.00)		\$ (302.02)			
Taxes	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)	\$ (767.67)
TOTAL	\$ (1,604.35)	\$ (2,685.11)	\$ (2,155.39)	\$ (2,430.41)	\$ (3,132.74)	\$ (3,029.67)	\$ (4,230.21)	\$ (3,073.52)	\$ (1,998.21)	\$ (882.67)	\$ (882.67)	\$ (882.67)
average	\$ (2,752.55)	\$ (2,962.44)	\$ (2,864.31)	\$ (2,682.49)	\$ (2,461.38)	\$ (2,139.95)	\$ (1,991.66)	\$ (1,543.95)	\$ (1,161.56)	\$ (882.67)	\$ (882.67)	\$ (882.67)

NET	\$ 6,195.65	\$ 5,114.89	\$ 5,644.61	\$ 5,369.59	\$ 4,677.26	\$ 4,770.33	\$ 3,521.79	\$ 3,586.48	\$ 5,341.79			
average	\$ 6,195.65	\$ 5,655.27	\$ 5,651.72	\$ 5,581.19	\$ 5,400.40	\$ 5,295.39	\$ 5,042.02	\$ 4,860.08	\$ 4,913.60	\$ 4,913.60	\$ 4,913.60	\$ 4,913.60

2432 W Little York Houston, Tx 77091

Renovations

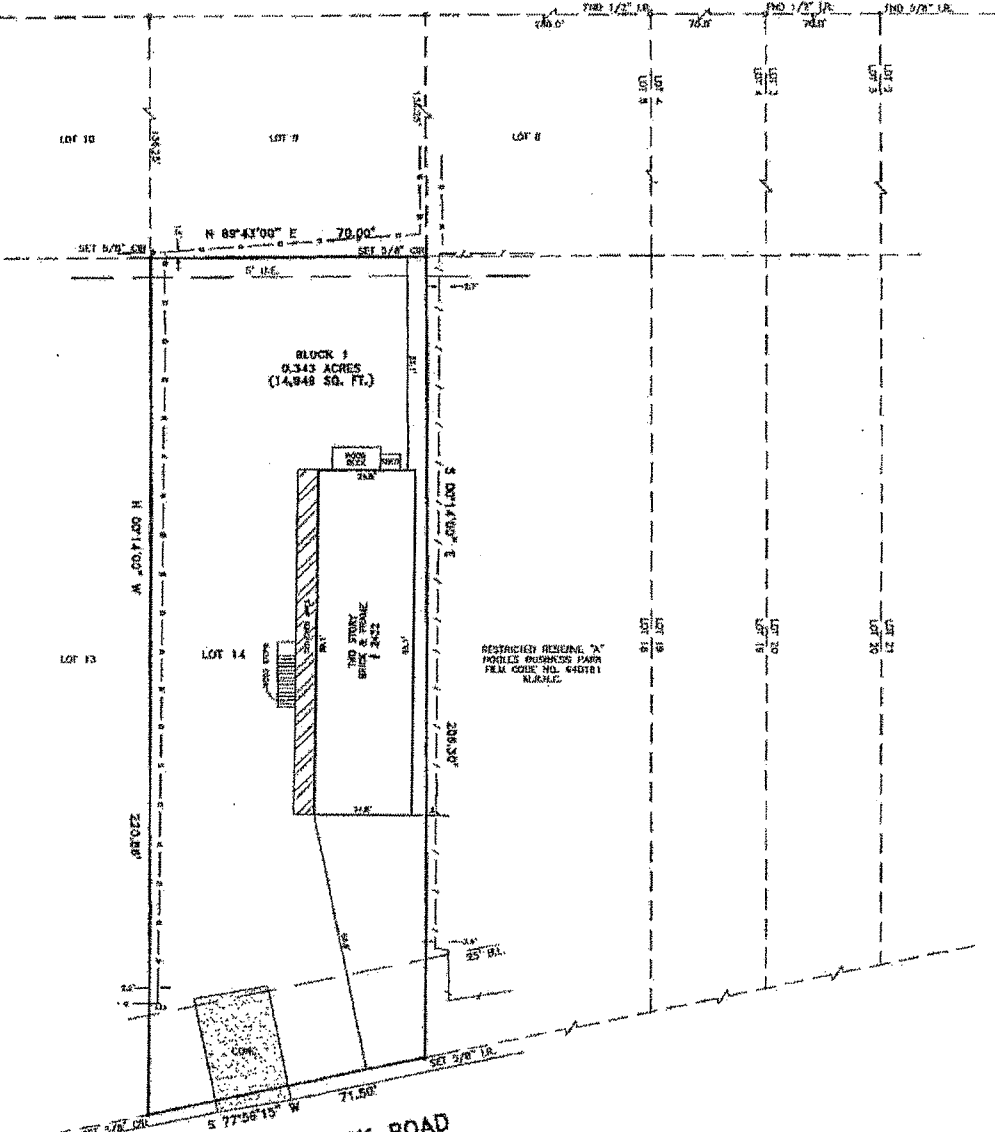
- Completely renovated Units 3 & 4 down to the studs.
- All electric is up to code with City of Houston
- Replaced water heater
- Installed heaters in every apartment
- New AC unit in Apt 1
- City Gas Test was completed
- Broken windows replaced
- Ripped out carpet & installed new flooring in Apt 5 bedroom

GRAPHIC SCALE



WILEY LANE
(60' R.O.W.)

- LEGEND:**
- AE - AERIAL EASEMENT
 - DL - DRAINAGE LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FRD - FENCE
 - TRAP - TRAP
 - IP - IRON PIPE
 - IR - IRON ROD
 - HOPE - HARRIS COUNTY OPEN SPACE ERE
 - HCOR - HARRIS COUNTY RECORD RECORDS
 - HCOR - HARRIS COUNTY MAP RECORDS
 - POS - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PAVED SPACE
 - RTN - RIGHT OF WAY
 - SO FT. - SINKHOLE
 - UP - UTILITY EASEMENT
 - W - WOOD FENCE
 - CON - CONCRETE
 - CONV - CONCRETE
 - EL - OVERHEAD ELECTRIC LINES
 - WO - WOOD FENCE
 - WIP - WOODEN IRON PIPE
 - GW - GUY WIRE
 - CS - CHECK BASIN
 - CB - CABLE BOX
 - EP - ELECTRIC POLE
 - ES - ELECTRIC SIGN
 - FM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - DS - GAS METER
 - GS - GAS VALVE
 - CR - CURB RAIL
 - LP - LIGHT POLE
 - BN - BANNING
 - MO - MONITORING WELL
 - PH - PNEUMATIC HANDS
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SM - SANITARY MANHOLE
 - SM - STORM MANHOLE
 - TE - TELEPHONE PEDestal
 - TS - TRAFFIC SIGNAL
 - TS - TRAFFIC SIGNAL POLE
 - UC - UNDERGROUND CABLE MARKER
 - WV - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - RE - REMEDIATION



W. LITTLE YORK ROAD
(WCA, FAIRBANKS LITTLE YORK ROAD)
(80' R.O.W.)

SURVEY OF

PLAT OF LOT 14 IN BLOCK 1 OF HIGHLAND ACRE HOMES ANNEX NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

- NOTES:**
1. ALL DIMENSIONS AND OTHER DATA OF THIS SURVEY ARE BASED ON RECORDED PLATS.
 2. DESCRIPTIONS DID NOT REPRESENT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY INSTRUMENTS, BOUNDARY LINES, ETC., SHOWN ARE AS ACQUIRED BY DEED 7100-14-1014 OF TEXAS AMERICAN TITLE COMPANY.
 3. INSTRUMENT IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE SURVEYOR IS UNDERTAKING TO BE AN EXPRESSION OF PROFESSIONAL OPINION OF THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CONDUCTED FOR THE UNDERTAKING ONLY.
 6. THE INSTRUMENT AND DIMENSIONS OF BOUNDARY LINES ASSOCIATED, THE SURVEYOR HEREBY AND HEREBY, CONSENTS AND AGREES FOR THE USE OF THE INSTRUMENT OR INSTRUMENT FOR WHICH THIS SURVEY WAS CONDUCTED, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, P.C. OR REPRODUCTION OF THIS INSTRUMENT, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, P.C. SHALL BE HELD RESPONSIBLE AGAINST DAMAGES OR EXPENSES INCURRED FROM SUCH UNAUTHORIZED USE, REPRODUCTION OR REPRODUCTION THEREOF. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made on the ground and completed on the 21st day of March, 2014 and that this plan correctly represents the facts found at the time of survey showing any improvements. There are no encroachments shown on this ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A. Certified to survey. This survey is certified for boundary only and for the transaction only. Surveyor did not inspect property. Encroachments, building files, etc. shown are as identified by: OF 7100-14-1014 of TEXAS AMERICAN TITLE COMPANY

[Signature]
Fred W. Lawton, Registered Professional Land Surveyor No. 2221



ADDRESS: 2432 W. LITTLE YORK, HOUSTON, TEXAS 77001 PURCHASER: ELLIOTT HOLDINGS, LLC	
SOUTH TEXAS SURVEYING ASSOCIATES, INC. 5121 Richmond Ave. Ste 4, Suite 100, Houston, Texas 77057 281-586-8918 FAX 281-586-8931 Firm Number: 10016400	
COPYRIGHT 2014	ACCORDS 2014-174-14 (PAGE)
DRAWN BY: RT	REVISIONS 01-28-14 COMMENTS
CHECKED BY:	DATE: 3-21-14
JOB NO.: 374-14	SCALE: 1"=20'
	SHEET 1 OF 1

JOB NO: 374-14

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May be Modified as Appropriate for Commercial Transactions)

Date: 08/1/2024 GF No. 8991-24-49151CM
Name of Affiant(s): MKC Consulting LLC
Address of Affiant: 2432 West Little York Road, 8, Houston, TX 77091
Description of Property: _____
County: Harris, Texas
Name of Title Company: Stewart Title Guaranty Company

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 3/21/2014 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.
5. EXCEPT for the following (If None, Insert "None" Below):

6. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
7. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

MKC Consulting LLC, a Limited Liability Company

By: *Kristen Coffie* 08/08/24
Kristen Coffie

STATE OF TEXAS
COUNTY OF HARRIS

Sworn to and subscribed before me on the _____ day of _____, 2024, by Kristen Coffie of MKC Consulting LLC.

Notary Public Signature



COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 2432 W Little York Rd #8, Houston, 77091

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware **Not Aware**

- (1) any of the following environmental conditions on or affecting the Property:
 - (a) radon gas?
 - (b) asbestos components:
 - (i) friable components?
 - (ii) non-friable components?
 - (c) urea-formaldehyde insulation?
 - (d) endangered species or their habitat?
 - (e) wetlands?
 - (f) underground storage tanks?
 - (g) leaks in any storage tanks (underground or above-ground)?
 - (h) lead-based paint?
 - (i) hazardous materials or toxic waste?
 - (j) open or closed landfills on or under the surface of the Property?
 - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?
 - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?
- (3) any improper drainage onto or away from the Property?
- (4) any fault line at or near the Property that materially and adversely affects the Property?
- (5) air space restrictions or easements on or affecting the Property?
- (6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: KC, _____ and Buyer or Tenant: _____, _____

Aware **Not Aware**

- (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?
- (8) pending changes in zoning, restrictions, or in physical use of the Property?
The current zoning of the Property is: _____
- (9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?
- (10) lawsuits affecting title to or use or enjoyment of the Property?
- (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?
- (12) common areas or facilities affiliated with the Property co-owned with others?.....
- (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?
If aware, name of association: _____
Name of manager: _____
Amount of fee or assessment: \$ _____ per _____
Are fees current through the date of this notice? [] yes [] no [] unknown
- (14) subsurface structures, hydraulic lifts, or pits on the Property?.....
- (15) intermittent or wet weather springs that affect the Property?
- (16) any material defect in any irrigation system, fences, or signs on the Property?.....
- (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?
- (18) any of the following rights vested in others:
 - (a) outstanding mineral rights?
 - (b) timber rights?
 - (c) water rights?
 - (d) other rights?.....
- (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?
If aware, list items: _____

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	<u>Not Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above is "aware," explain: *(attach additional sheets as necessary)*

****If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)***

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: *(attach additional sheets as necessary)*

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: *(attach additional sheets as necessary)*

PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) Structural Items:			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Plumbing Systems:			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Other Systems or Items:			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?		<input checked="" type="checkbox"/>	
(b) porches or decks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

B. Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. (*Attach additional information, if needed.*) _____

Seller or Landlord: 

The undersigned acknowledges receipt of the foregoing statement.

Buyer or Tenant: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

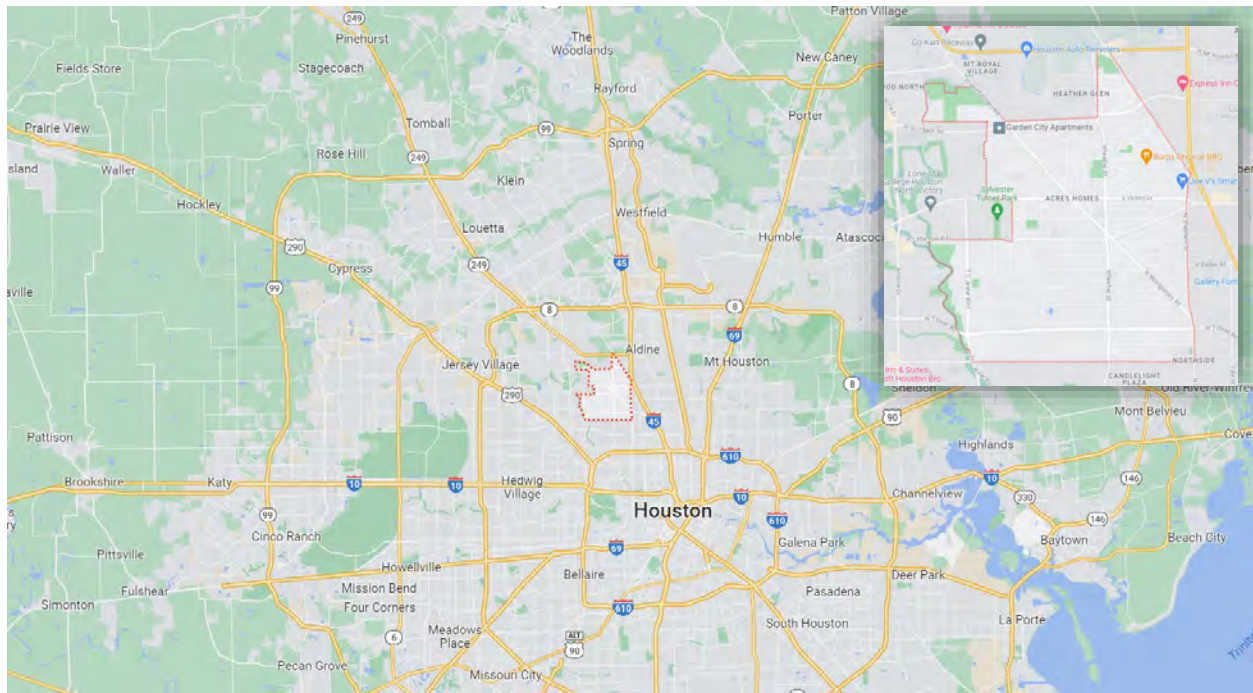
NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Project	1	Look Up	110 Project History	Recent Selections	Permit Type:
101/103 Comments	GIS / Tax Office	550 Documents			
205 Fee Collection	126 Situs Holds	900 Check Lists	208/599/Other	109 Project Holds	
100 Situs Info	102 Application	114 Plan Review	115/297 Permits	399 Inspections	

Inspection Status

Permit - Desc	Inspection - Desc	Inspection...	Inspection-
OH - Habitability	OH1 - Habit Inspect	12/08/2020	A - Approv
OH - Habitability	OH2 - Habit Inspect2	12/08/2020	A - Approv
OH - Habitability	OH4 - Cit Proc Start	01/10/2022	9 - Admin. I
OH - Habitability	OHA - HVAC	12/07/2020	A - Approv
OH - Habitability	OHB - Pool Permit	10/08/2020	9 - Admin. I
OH - Habitability	OHC - Certificate CO	12/16/2022	A - Approv
OH - Habitability	OHE - Electrical	07/15/2024	A - Approv
OH - Habitability	OHF - Final	08/08/2024	A - Approv
OH - Habitability	OHG - Gas Test	03/29/2024	A - Approv
OH - Habitability	OHL - Elevator	10/08/2020	9 - Admin. I
OH - Habitability	OHM - Invoice Mailed	10/15/2020	A - Approv
OH - Habitability	OHN - Hab Follow Up	12/16/2022	A - Approv
OH - Habitability	OHP - Plumbing	03/29/2024	A - Approv
OH - Habitability	OHS - Structural	07/15/2024	A - Approv

Neighborhood & Demographic Overview



Source: Google Maps

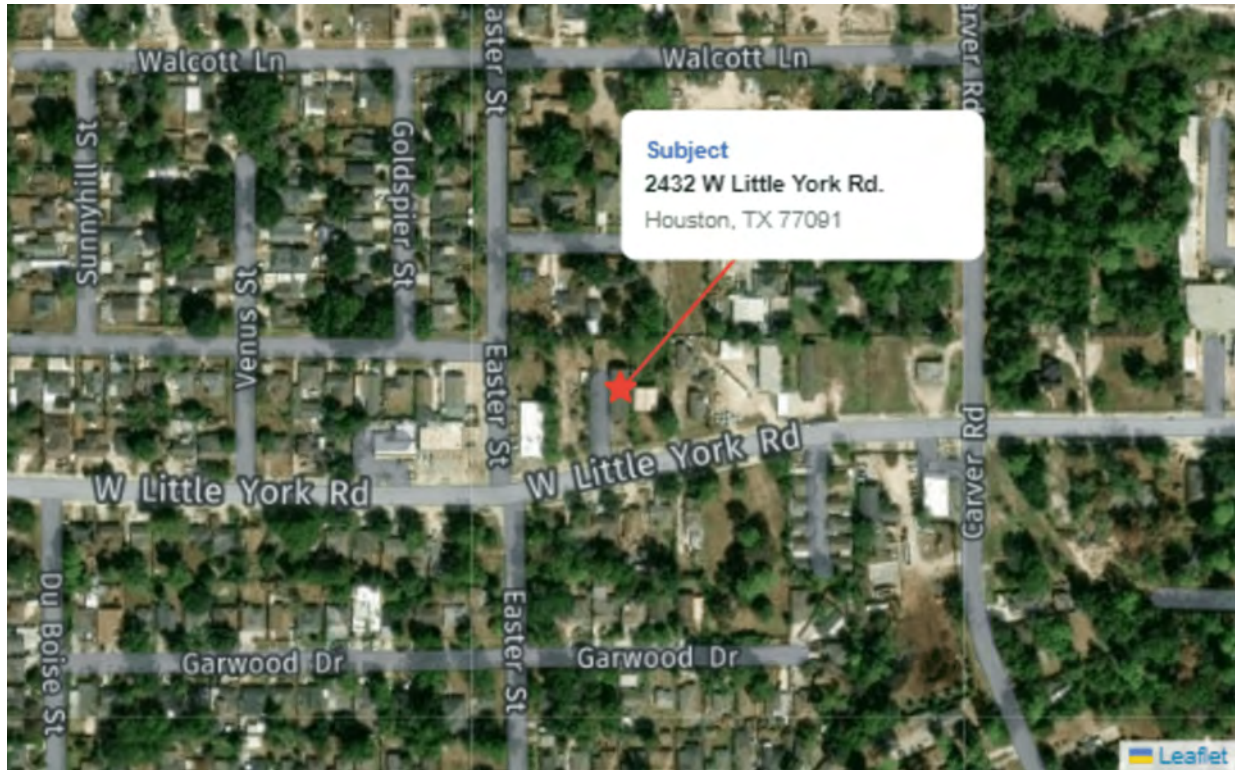
Acres Home at a Glance

The Acres Home neighborhood is located in the northwest part of Houston, Texas. The 9-square-mile area is loosely bounded by the city limits and West Gulf Bank Road to the north; Pinemont Drive to the south; North Shepherd Drive to the east; and Alabonson Drive to the west. The neighborhood is considered suburban, with a semi dense concentration of residential properties including single-family homes, townhouses, and multifamily rental properties. It grew as a residential neighborhood during World War I, when Houston landowners began selling homesites in the area that were large enough to contain small gardens and raise chickens or farm animals. These large areas were often divided by the acre and not by the plot, hence the name "Acres Homes". Much of the land remains residential and wooded, although there are commercial properties throughout, especially along its main corridors, including retailers, strip centers, office buildings, and industrial properties along its southern border. As a neighborhood of Houston, major employers in the area are similar to those in the city, including energy, healthcare, aerospace, and manufacturing. There is also a large service-based industry in the neighborhood. There are retailers and businesses in Acres Home, catering to the needs of its residents. Many of the businesses are local establishments, but there are also some national retailers and chain stores. There are community parks and recreational areas in Acres Home, providing spaces for outdoor activities. Acres Home is located just west of Interstate 45 and east of Highway 290, providing great access to the region. Local corridors include W Montgomery Road, Wheatley Street, and W Tidwell Road. Public transit options, such as buses and light rail, are available in Houston, providing transportation for Acres Home residents. There are airports in Houston, including George Bush Intercontinental Airport and William P. Hobby Airport, which serve the region's air travel needs.

Population and Households

The following demographic profile, created with data from the U.S. Census Bureau, reflects the subject's municipality and market. Population estimates for Acres Home reflect the sum of population estimates for census tracts that overlap its geographic boundaries. Current population estimates for Acres Home and Houston reflect data from the 2022 5-year American Community Survey (ACS) and the 2020 Census, respectively.

Site Description



Location

The property at 2432 West Little York Road is situated in the northwest area of Houston, Texas. This location offers a mix of residential, commercial, and industrial properties within close proximity to key transportation corridors. The property is part of a bustling area, bordered by significant neighborhoods and districts:

Acres Homes: To the north, the property is near the Acres Homes neighborhood, a historic area known for its large lots, tree-lined streets, and a growing mix of both residential and commercial development.

Greater Inwood: To the west lies the Greater Inwood area, which includes a variety of suburban neighborhoods, green spaces, and retail centers. This area is popular for families and offers a blend of suburban living and urban conveniences.

Northline: To the east, the Northline neighborhood provides a blend of residential and commercial properties, with easy access to the North Freeway (I-45), making it an ideal area for commuters heading into downtown Houston.

Spring Branch: To the south, the Spring Branch district is a highly sought-after neighborhood that features a mix of older homes and new developments, offering a suburban feel while maintaining proximity to Houston's core.

This location provides excellent connectivity and access to a variety of amenities, ensuring the property benefits from both urban and suburban influences in the greater Houston area.

Surrounding Uses

It is located on a primarily residential and commercial block.

Transportation	The property located at 2432 West Little York Road in Houston, Texas, benefits from convenient transportation access, which enhances its connectivity within the region. The property is approximately 14 miles from George Bush Intercontinental Airport, one of Houston's major airports, providing easy access to both domestic and international flights. The property is also within close proximity to major highways, including Interstate 45 and U.S. Highway 290, both of which are critical thoroughfares for commuters and freight transport. These highways facilitate efficient travel to downtown Houston and other key commercial areas. While the Houston metropolitan area does not have extensive commuter train services, public transportation options such as buses operated by the Metropolitan Transit Authority of Harris County (METRO) provide access to various parts of the city. The property is an 11 minute drive from the Northline Transit center and a 13 minute drive from the Melbourne/North Lindale transit lines. Overall, the property's location offers solid transportation connectivity, making it well-positioned for business or residential use with easy access to key hubs.
Site Area	18,448 square feet / 0.4235 acre
Shape	Rectangular
Frontage	West Little York Road: 61 feet
Access	The primary access is from West Little York Road
Topography	Generally level at street grade
Drainage	Assumed adequate
Paving	All roads are paved with asphalt and are in satisfactory condition.
Street Lighting	Adequate
Hazardous Substances	We observed no evidence of toxic or hazardous substances during our inspection of the site. However, environmental issues are beyond our scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.
Easements, Encroachments, and Restrictions	Based upon a review of the tax map, there do not appear to be any easements, encroachments, or restrictions that would adversely affect value. We know of no deed restrictions, private or public, that further limit the subject property's use. It is noted that any further research required to determine whether or not such restrictions exist, is beyond the scope of this appraisal assignment. Our valuation assumes no adverse impacts from easements, encroachments or restrictions, and further assumes that the subject has clear and marketable title.
Utilities & Services	Water/Sewer and Refuse - Municipal District Services, LLC (MDS) Police & Fire Protection - City of Houston PD & FD Electricity - CenterPoint Energy Gas- CenterPoint Energy <i>We note the subject does not utilize natural gas</i>
Flood Hazard Status	According to National Flood Insurance Program Rate Map dated September 5, 2007 Community Panel #3604970432F the subject is located within a Zone X flood zone. Zone X is an area of minimal flooding. These areas are determined to be outside the 500-year floodplain and are determined to be outside the 1% and 0.2% annual chance floodplains.

Conclusion

The site is similar to others in the vicinity, with no known negative external factors. Overall, the soil appears to be very limited. However, improvements on the subject's parcel and neighboring properties with similar soils have proven to be developable. Based on its current use, it is functionally adequate.