

Subject Property	704 E 22nd St Houston, TX 77008			
Property Type/units	4 Units			
Asking Price	\$675,000			
Prepared by:	Ahmad Adam			
AS IS			Performa	
Gross Monthly Income	\$4,950.00		Gross Monthly Income	\$5,500.00
Gross Annual Income	\$59,500.00		Gross Annual Income	\$66,000.00
Annual Expenses:			Annual Expenses:	
Taxes	\$11,500.00		Taxes	\$11,500.00
Insurance	\$3,800.00		Insurance	\$3,800.00
Total Monthly Expenses	\$1,275.00		Total Monthly Expenses	\$1,275.00
Total Annual Expenses	\$15,300.00		Total Annual Expenses	\$15,300.00
NOI (Net Operating Income)	\$44,500.00		NOI (Net Operating Income)	\$50,700.00
Asking Price	\$675,000.00		Asking Price	\$675,000.00
Proforma Occupancy	100.00%		Current Occupancy percentage	100.00%
CAP rate at Projected rents/Occupancy	6.60%		CAP rate at Projected rents/Occupancy	7.50%