

Cedar Hill Rental Portfolio

161 Hood St + 163 Hood St + 309 S Main St | Cedar Hill, TX 75104

MLS Supplemental Document

Public Investor Fact Sheet

Prepared April 27, 2026

Three occupied single-family rentals offered together as one investor portfolio. Listing may be entered under 161 Hood St; 163 Hood St and 309 S Main St are included through Exhibit A / MLS supplemental portfolio documents. Seller will not consider individual-property offers.

\$4,800/mo

Current Gross Rent
\$57,600/yr

3/3

Occupancy
occupied rentals

3,685 sf

Combined Building
per records

31,959 sf

Combined Lot Area
approx.

Aug/Dec/May

Lease Expirations
staggered

\$14,832

2025 Taxes
combined

Investor Highlights

- In-place income on day one. All three homes are currently leased, producing \$4,800/month in scheduled gross rent.
- Staggered lease runway. Lease expirations occur 8/31/2026, 12/31/2026, and 5/31/2027, giving a buyer phased opportunities to review rents, renewals, improvements, or disposition strategy.
- Portfolio-only simplicity. One offering includes three separate Cedar Hill single-family rental assets; all offers should account for the full portfolio.
- Accessory structure upside. 161 Hood includes a rear shed/workshop area with a one-bedroom apartment area. With additional investment and proper approvals, this may create a future income-add opportunity for the right investor.
- Supplemental financials available. 12-month P&L statements, leases, disclosures, and additional portfolio documents are available in MLS supplements.

Current Rent Roll Summary

Property	Rent	Lease End	Deposit
309 S Main St	\$1,400/mo	8/31/2026	\$0
163 Hood St	\$1,650/mo	12/31/2026	\$0
161 Hood St	\$1,750/mo	5/31/2027	\$1,750
Total	\$4,800/mo		\$1,750

Market-Rent Reference

CoreLogic Rental Trends estimates total approximately \$5,535/month across the three properties. This is an informational reference only and is not a rent guarantee, appraisal, or recommendation.

Showing / Tenant Note

Occupied properties. Do not disturb tenants. Showing access is subject to tenant notice, listing instructions, and any agreed contract terms.

Portfolio Reference Values

Reference Metric	Combined Total	Notes
2025 assessed / market value	\$645,280	Public/property-record source values; verify with Dallas CAD and current tax statements.
CoreLogic RealAVM estimate total	\$770,700	Informational AVM only; not an appraisal and not a broker opinion of value.
CoreLogic Rental Trends estimate total	\$5,535/mo	Informational only; current scheduled rent is \$4,800/mo.

Property Detail Snapshot

Public-facing MLS supplement for the three-property Cedar Hill rental portfolio.

Property	Public Facts	Income / Lease	Investor Notes
309 S Main St	2 bed / 1 bath 912 building sf 13,599 sf lot Built 1940 Detached 240 sf garage	\$1,400/mo Lease: 9/1/2025 - 8/31/2026 Deposit: \$0	Shortest lease runway in the portfolio. Potential for earlier rent review, renewal strategy, or improvement planning. Property includes accessory structures; buyer to verify condition and use.
163 Hood St	3 bed / 1 bath 1,150 building sf 9,191 sf lot Built 1969 Detached 600 sf garage	\$1,650/mo Lease: 1/1/2026 - 12/31/2026 Deposit: \$0	Middle lease runway with year-end 2026 expiration. Strong single-family rental profile with detached garage and central systems shown in property records.
161 Hood St	3 bed / 1 bath 1,623 building sf 9,169 sf lot Built 1960 Attached carport + storage building	\$1,750/mo Lease: 6/1/2026 - 5/31/2027 Deposit: \$1,750	Longest lease security in the portfolio. Rear shed/workshop includes a one-bedroom apartment area. Any income-add use requires buyer verification of condition, legal use, zoning, permitting, utilities, plumbing, and metering.

Buyer Diligence Items

Verify lease assignments, tenant estoppels if applicable, deposits, rent ledger, condition, repairs, insurance, property taxes, schools, zoning, permits, utility configuration, meters, code compliance, legal use, and accessory structures.

Offer Positioning

Portfolio-only sale. Seller will not consider individual-property offers. Buyers should structure offers around all three assets and reference all included properties in the contract/addenda.

Supplemental Documents

MLS supplements should include Exhibit A, seller disclosures, leases/rent information, and 12-month P&L statements. Additional documents may be provided subject to listing instructions.

Important MLS / Marketing Disclaimer

This fact sheet is for marketing and discussion purposes only. Current rent is scheduled gross rent and does not represent net operating income. Any future rent, market rent, additional unit income, accessory dwelling use, or improvement strategy is speculative and subject to buyer due diligence, lender approval, insurance review, municipal requirements, permits, code compliance, lease terms, and market conditions. Buyer and buyer agent should independently verify all information before making an offer.

Source note

Property facts are drawn from uploaded NTRIS/CoreLogic property detail reports and uploaded lease documents. Current rent and lease dates are shown without tenant names or tenant contact information for public-facing use.