

# 163 Hood St

Cedar Hill, TX 75104 | Supplemental Portfolio Property Detail

MLS Supplemental Document

Portfolio Property Detail Sheet

Prepared April 27, 2026

**Portfolio context:** This property is included in a three-property Cedar Hill rental portfolio with 161 Hood St and the other supplemental portfolio properties identified in Exhibit A. Seller will not consider individual property offers. Portfolio is currently producing **\$4,800/month** in scheduled gross rent, or **\$57,600/year**, based on current lease information.

<b>\$1,650/mo</b> Scheduled Rent	<b>12/31/26</b> Lease Through	<b>3 / 1</b> Beds / Baths	<b>1,150 sf</b> Building Area
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## Property Snapshot

Property Detail	Information
Address	163 Hood St, Cedar Hill, TX 75104
Use / Type	Occupied single-family rental
Year Built	1969 per property records
Building Area	1,150 sq ft per property records
Lot Size	Approx. 9,191 sq ft / 0.211 acres
Parking / Feature	Detached garage reported in property records
2025 Assessed Value	\$195,000 per property records
2025 Property Tax	\$4,482 per property records
Current Lease	\$1,650/month; lease through 12/31/2026

## Investor Positioning

- **Stable middle lease runway.** In-place lease income through 12/31/2026 provides near-term income stability while preserving a year-end review point for the next owner.
- **Part of a small SFR rental package.** Offered only with 161 Hood St and 309 S Main St as a three-property portfolio.
- **Clear rent-roll contribution.** 163 Hood contributes \$1,650/month to the portfolio's \$4,800/month scheduled gross rent.
- **Investor-friendly scale.** A buyer can evaluate three nearby single-family rentals together rather than sourcing assets one at a time.

## Portfolio Role

163 Hood is positioned as the portfolio's stable middle-income component: leased through year-end 2026, with a clear scheduled rent contribution and straightforward single-family rental profile.

## Portfolio Rent Roll

Portfolio Property	Scheduled Rent	Lease End
161 Hood St	\$1,750/mo	5/31/2027
163 Hood St	\$1,650/mo	12/31/2026
309 S Main St	\$1,400/mo	8/31/2026
<b>Total</b>	<b>\$4,800/mo</b>	<b>\$57,600/yr</b>

## Suggested Public Supplement Language

Occupied single-family rental in Cedar Hill offered as part of a **three-property rental portfolio only**, together with 161 Hood St and 309 S Main St. Seller will not consider individual property offers. The full portfolio is currently producing **\$4,800/month** in scheduled rental income, or **\$57,600/year** in gross scheduled rents, based on current lease information. 163 Hood St contributes **\$1,650/month** in scheduled rent and offers an in-place lease through year-end 2026, creating a stable income component within the portfolio.

### Buyer Due Diligence

Buyer and buyer's agent should independently verify all property details, lease terms, rent roll, income, expenses, taxes, insurance, zoning, permitted use, accessory structures, utilities, condition, code compliance, habitability, and any future rental or improvement potential before closing.

Available in MLS supplements: Exhibit A, investor fact sheet, P&L; statements for the last 12 months, leases, seller disclosures, and supporting portfolio documents.