

PROPERTY	HOA	month	TAX YEAR	lease started	RENT	LEASE END	SF	BR	BATH	Carport	SALES PRICE
12955 woodforest 77	400		1606	6.23.2025	1241	6.30.2026	882	2	1	1+1	105000
12955 woodforest 56	400		1606	6.20.2024	1300	7.31.2026	882	2	1	1+1	105000
12955 woodforest 15	400		1606	2014	1300	month to month	882	2	1	1+1	105000
	1200		4818		3841		2646				315000

INCOME	46092	
TAX	-4818	
HOA	-14400	
NET	26874	8.53%

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

Upgrades made:

- #77 Laminate Floor, kitchen + Bathroom in 2023, New AC 2021, patio sliding door 2021,washer n dryer 2024,
- #56 Laminate Floor, kitchen + Bathroom in 2021, New AC 2018, patio sliding door 2021,washer n dryer 2021,
- #15 Laminate Floor in 2022, New AC 2021, patio sliding door 2021,washer n dryer 2021,