



4913 Southwind Street

Houston, TX 77033 | Preliminary Investor Workup

Prepared October 13, 2026 | David Brown Properties, LLC
Protecting Your Business | 832-605-8349

Investment snapshot. Two occupied rental units with reported scheduled rent of \$3,315 per month (\$39,780 annually). At the previously proposed \$519,900 asking price, the gross rent yield is 7.65% and gross rent multiplier is 13.07. These are gross measures, not a cap rate or net return. Confirm the current asking price before distribution.

Current rental position

Unit	Monthly rent	Lease expiration	Deposit reported
A	\$1,720	May 31, 2027	\$1,675
B	\$1,595	March 31, 2027	\$2,392
Total	\$3,315	Both occupied	\$4,067

Unit A renewal begins June 1, 2026; the rent roll reports original move-in April 27, 2023. Unit B lease begins April 13, 2026. The supplied leases and rent roll agree on current rents and expiration dates. Deposits are held funds, not rental income; verify balances and closing credits.

Payment status and management

The September 24, 2026 rent roll reports zero past-due balances and zero NSF counts for both units. It reports zero late counts for Unit A and two for Unit B. This is a dated summary, not a transaction-level payment ledger or confirmation of October collections.

The manager reports a fee of 9.9% of monthly rental income: \$328.19 monthly or \$3,938.22 annually at full scheduled collections. Tenants pay utilities during occupancy; the owner pays utilities during vacancies. Insurance is paid directly by the owner, but the premium was not supplied. Confirm separate leasing, renewal, inspection, and other management charges.

Property condition and access

Broker observations supplied for this workup: tall weeds, overgrown bushes, and exterior cleanup needs; one unit reasonably clean and the other substantially cluttered. These observations are not an inspection or repair estimate. The manager reports a Unit A water-meter leak on the City side; repair completion remains unconfirmed. Buyer visits and interior photography require coordination with the manager and tenants; the seller has not yet confirmed whether visits will be allowed before an accepted offer.

Income and return framework

Annual scheduled rent: \$39,780. Less management at full collections: \$3,938.22. The remaining **\$35,841.78 is before taxes, insurance, vacancy, repairs, leasing costs, and other expenses**; it is not verified net operating income.

Illustrative operating expense sensitivity

The following scenarios assume total operating expenses of 30%, 40%, or 50% of scheduled rent, including management, taxes, insurance, vacancy/credit-loss allowance, routine repairs, and other operating costs. These percentages are modeling assumptions, not property-specific actuals. Major capital improvements and debt service are excluded. A reserve for future replacements would further reduce spendable cash flow.

Expense assumption	Annual expense	Modeled NOI	Yield at \$519,900
30%	\$11,934	\$27,846	5.36%
40%	\$15,912	\$23,868	4.59%
50%	\$19,890	\$19,890	3.83%

Illustrative price sensitivity

Using the middle scenario (\$23,868 modeled annual NOI), the table shows arithmetic yield sensitivity to purchase price. It is not a valuation or offer-price recommendation.

Purchase price	Modeled NOI yield	Price per unit
\$519,900	4.59%	\$259,950
\$475,000	5.02%	\$237,500
\$450,000	5.30%	\$225,000
\$400,000	5.97%	\$200,000

Documents needed to complete underwriting

Obtain current property tax bills and buyer tax estimate; insurance declarations and a buyer quote; trailing 12-month income/expense statements and tenant ledgers; itemized maintenance/work orders and invoices; management agreement and full fee schedule; confirmed security deposits; all signed lease amendments; and inspection/repair bids. Verify building size, unit layouts, construction year, roof/HVAC condition, flood exposure, and utility metering before relying on a final investment package.

Lease and financing considerations

The supplied leases contain automatic month-to-month renewal provisions and notice requirements. Do not assume the property becomes vacant at the listed expiration dates. Confirm renewal and occupancy plans with the manager. No market-rent upside is assumed. Financing cash flow, cash-on-cash return, and debt coverage cannot be established without loan terms, acquisition costs, and verified expenses.

Source basis: Rent Info.docx; Southwind - Notes.pdf; rent_roll-20260924.pdf; reyna-a-castillo_04-01-2026.pdf (Unit B lease); sergio-c-ramirez.pdf (Unit A lease). Price and condition observations supplied by the listing broker. No tenant contact details, access codes, or signatures are included. Historical records do not guarantee future collections.