

9820 MOCKING BIRD HILL LANE

THE HOME THAT GIVES BACK

Owned Solar Energy • Integrated Battery Backup • Low Electric Bills

One of the most valuable features of this detached Avondale residence is its **owned solar energy system with integrated battery backup**. Unlike a leased system, the equipment is owned outright and is intended to convey with the property, subject to the terms of the sale.

The system helps reduce dependence on the electrical grid, supports lower operating costs, and provides battery-backed energy resilience during qualifying power interruptions.

ACTUAL MONTHLY ELECTRIC BILLS

Seller-Provided Billing History

September 2025	\$ 8.64	
October 2025	\$53.83	
November 2025	\$31.97	
December 2025	\$36.45	
January 2026	\$40.92	
February 2026	\$28.22	
March 2026	\$20.20	
April 2026	\$17.61	
May 2026	\$25.22	
June 2026	\$43.36	

Ten-Month Billing Snapshot

Measure	Amount
---------	--------

Lowest monthly bill shown	\$8.64
---------------------------	--------

Highest monthly bill shown	\$53.83
----------------------------	---------

Average monthly bill shown	\$30.24
----------------------------	---------

Total of the 10 bills shown	\$302.42
-----------------------------	----------

The seller-provided records show that every monthly bill in this ten-month period remained **below \$54**. Actual electric bills will vary based on occupancy, weather, electric plan, appliance use, system performance, utility charges, and other factors.

PROVEN SOLAR PERFORMANCE

Reporting Period	Imported From Grid	Exported to Grid	Net Export
2025	4,776 kWh	6,641 kWh	1,865 kWh
2026 Year-to-Date	2,013 kWh	3,730 kWh	1,717 kWh

During both periods shown, the property exported more electricity to the grid than it imported. This demonstrates substantial solar production, although exported energy, household consumption, and the final utility bill are separate measurements and may be credited differently under the applicable electric plan.

WHY THIS MATTERS TO A BUYER

- **Owned solar system—not a lease to assume**
- **Integrated battery backup**
- Documented history of comparatively low monthly electric bills
- Reduced reliance on electricity purchased from the grid
- Added resilience during qualifying outages
- Premium equipment already installed and operating
- Potential protection against future increases in energy costs
- A meaningful advantage over comparable homes without solar and battery storage

REAL PERFORMANCE. REAL RECORDS. REAL VALUE.

Many homes are marketed as energy efficient.

9820 Mocking Bird Hill Lane has operating history to support the story.

Supporting energy-use and billing records are available for review.

9820 Mocking Bird Hill Lane

Presented by **Lance Rosmarin**

Compass RE Texas, LLC

713-446-6846

Information was provided by the seller and is presented for general marketing purposes. Electricity costs and solar-system performance vary according to occupancy, weather, energy consumption, utility rates, service plans, equipment condition, and other factors. Buyers should independently verify system ownership, transferability, warranties, specifications, utility arrangements, and projected savings.