

MARK KALIL & ASSOCIATES, INC.

Commercial Real Estate

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PROPERTY INFORMATION

Apr-14

NAME: EASTLAWN APARTMENTS
ADDRESS: 4916, 4920 AND 4922 PEASE
CITY/STATE: HOUSTON, TX 77023

UNITS:	16	TYPE:	C
AGE:	1965	LAND AREA:	11325 SF
RENTABLE SQFT:	13,981	METERING:	IND
OCCUPANCY:	100%	HVAC:	WINDOW UNIT
KEY MAP:	494X	ROOF:	PTCH
AREA:	EAST	TAX ID#:	04100701100009

AMENITIES

ACCESS GATES:	N	LAUNDRY ROOM :	N
SMOKE ALARM:	Y	MICROWAVE:	N
CEILING FANS:	Y	MINIBLINDS:	Y
CLUBHOUSE:	N	PATIO/BALCONY:	N
COVERED PARKING:	N	PERIMETER FENCE:	N
CABLE READY:	N	POOLS :	N
FITNESS ROOM	N	W/D CONNEC:	N
FIREPLACES:	N	STORIES #:	2

COMMENTS: LOCATED EAST OF DOWNTOWN HOUSTON
 NORTH OF I-45, INSIDE LOOP 610
 NEW PLUMBING DONE IN 2013. ALL ROOFS REPLACED 2007
 BUILDING 4916 PEASE HAS NEW TILE FLOORS
 UNIT SIZE ARE APPROXIMATE

NO. UNITS	TYPE	SQUARE FEET	TOTAL SQ. FT.	RENT	TOTAL RENT
4916 PEASE					
7	1-1	1009	7,063	450	3,150
1	2-1	1009	1,009	500	500
4920 PEASE					
3	1-1	700	2,100	425	1,275
1	2-1	1009	1,009	550	550
4922 PEASE					
4	1-1	700	2,800	425	1,700
16		874	13,981	\$0.51	\$7,175
		AVG. SQ.FT.	SQ.FT.	AVG/SQ.FT.	

PRICE: \$550,000 \$34,375 \$39.34
 Per Unit Sq.Ft.

TERMS:**MORTGAGE:****PROPOSED NEW LOAN**

Origination Date:	Term:
Balance:	Amortization:
Interest Rate:	P&I:
Assumable:	Escrow:
Transfer Fee:	Yield Maint:
Origination Amt:	

INCOME AND EXPENSES

Rent per Month		\$7,175.00 <small>ESTIMATE</small>	
Income Annualized		\$86,100.00	

Expenses Per SqFt	\$2.61		\$36,463.02	
Expenses Per Unit	\$2,279			
Net Operating Income			\$49,636.98	

Less Debt Service

Net Cash Flow **\$49,636.98**

Capitalization Rate **9.02%**
Cash on Cash

TAXES	\$8,831.29
*INS	\$9,600.00
PAYROLL	
GAS	\$2,423.40
WATER	\$6,611.18
ELECTRIC	\$771.13
TRASH	\$1,594.48
R & M	\$25,062.83
TOTAL	\$36,463.02

**Owner does not carry insurance
on the property. Broker used
estimate*

POTENTIAL

Street Rent Annualized		\$86,100.00	
Vacancy	10%	-\$8,610.00	
Other Income			
Adjusted Gross Income		\$77,490.00	

Expenses per Sq.Ft.	\$2.61		\$36,463.02	
Expenses per Unit	\$2,279			
Net Operating Income			\$41,026.98	

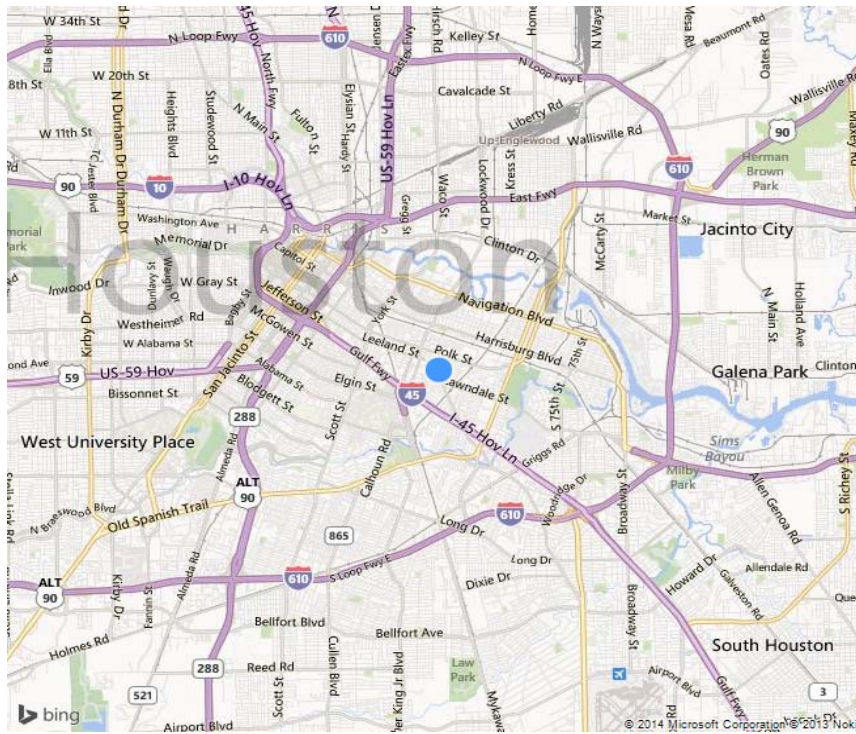
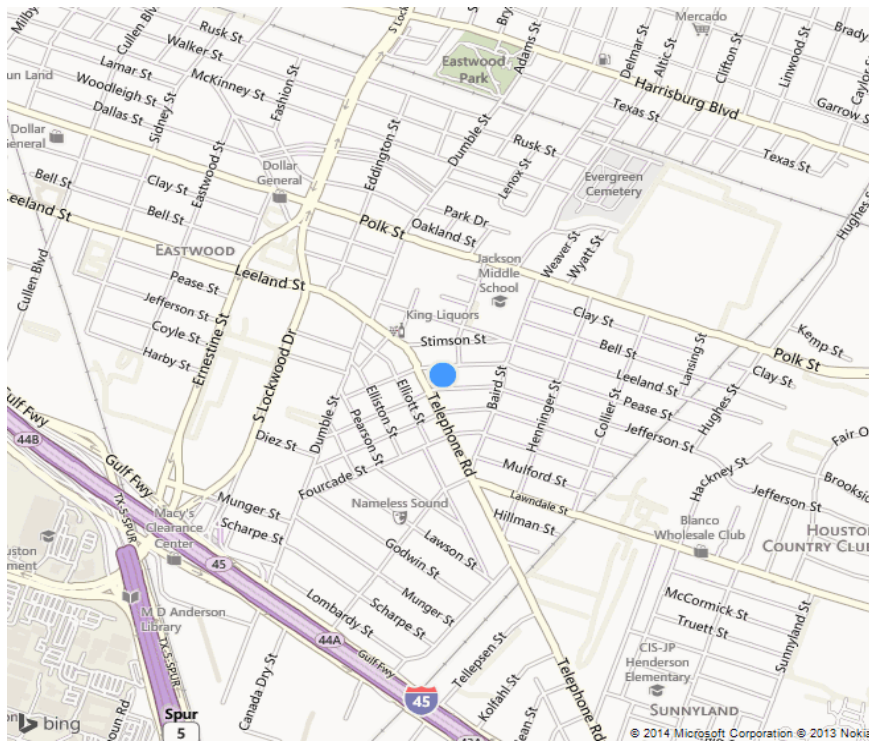
Less Debt Service

Net Cash Flow **\$41,026.98**

Capitalization Rate **7.46%**
Cash on Cash

This property is subject to prior sale, change in price or removal from the market without notice.
All information supplied from sources deemed reliable, is not warranted by Mark Kalil & Associates, Inc.
The Purchaser should verify the income and expenses and all other information contained herein and
have it reviewed by his legal counsel and/or tax advisor.

EASTLAWN



EASTLAWN**RENT COMPS**

ADDRESS	UNITS	AGE	SIZE	RENT	OCC
GATEHOUSE	50	1940	610	\$758.00	92%
COLONY MANOR	72	1975	642	\$758.00	99%
ENCANTO	60	1963	617	\$722.00	96%
DISMUKE	47	1954	507	\$575	90%

SALES COMPS

ADDRESS	UNITS	SQ. FT.	SALES PRICE	PRICE PER UNIT	PRICE/ SF	DATE OF SALE
Live Oak	38	29,754	\$935,000	\$24,605	\$31.42	Jun-13
Dismuke	47	28,284	\$1,045,000	\$22,234	\$36.95	Jan-14
Gayle Villa	26	15,990	\$629,642	\$24,217	\$39.38	Oct-11
5609 Leeland	8	5,450	\$250,000	\$31,250	\$45.87	PENDING