611 W. MAIN ST.

FABENS, TEXAS

RENT ROLL & CURRENT INCOME SUMMARY

$6,850	$82,200	25	13
MONTHLY INCOME	ANNUALIZED INCOME	LISTED UNITS / SPACES	RENT-PRODUCING

Income Summary

Category	Monthly	Annual
Studios / Apartments	$5,250.00	$63,000.00
Mobile Home Spaces	$1,000.00	$12,000.00
Front Building	$600.00	$7,200.00
TOTAL	**$6,850.00**	**$82,200.00**

Detailed Rent Roll

Studios / Apartments

Unit	Rent
4	$450
5	$0
6	$0
7	$0
8	$0
9	$0
10 & 11	$700
12	$450
13	$550
14	$500
15	$0
16	$450
17	$500
18	$500
19	$550
20	$0
21	$600
22	$0
TOTAL	**$5,250**

Mobile Home Spaces

Unit	Rent
Space 1	$0
Space 2	$0
Space 3	$300
Space 4	$350
Space 5	$0
Space 6	$350
Space 7	$0
TOTAL	**$1,000**

Front Building

Unit	Rent
Restaurant	$600
Office	$0
Store	$0
TOTAL	**$600**

Buyer note: A $0 entry means no current rent amount is shown in the seller-provided rent roll; it is not, by itself, a representation that the space is vacant or immediately rentable.

611 W. MAIN ST. - EXPENSES & NOI

OPERATING EXPENSES & INVESTMENT OVERVIEW

Operating Expenses

Expense	Source Amount	Monthly Used
Insurance	$417.67	$417.67
Property Tax	$14,329.00 annual	$1,194.08
El Paso Water	$400.00	$400.00
Texas Gas	$180.00	$180.00
El Paso Electric	$600.00	$600.00
Trash Disposal	$200.00	$200.00
Maintenance	$100.00	$100.00
Landscaping	$100.00	$100.00
TOTAL		**$3,191.75**

Estimated Net Operating Income (NOI)

Metric	Monthly	Annual
Gross Current Income	$6,850.00	$82,200.00
Operating Expenses	($3,191.75)	($38,301.04)
ESTIMATED NOI	**$3,658.25**	**$43,898.96**

Illustrative Cap Rate at $700,000 **6.27%**

Assumptions: The seller expense sheet is titled 'Expenses Monthly,' but Property Tax is listed as $14,329.00. For this report, that amount is treated as an annual property-tax figure and divided by 12. All other expense amounts are treated as monthly as presented. NOI excludes debt service, capital expenditures, income taxes, depreciation, and expenses not shown in the seller-provided sheet. The cap-rate example uses $700,000 solely as an illustrative price. Buyer should independently verify all leases, occupancy, income, expenses, taxes, insurance, utilities, property condition, zoning/use, and other material information during due diligence.