MYHAN REALTY

Presidential Shores OM

13165 Snow Lane
Willis, Texas 77318

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TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	4
TOTAL COST ANALYSYS	7
AREA RENTS	22
DEMOGRAPHIC ANALYSIS	25
AERIAL & LOCATION REPORT	35

PROPERTY INFO:

- **PURCHASE PRICE:**
  $7,000,000
- **PROPERTY ADDRESS:**
  13165 SNOW LANE
  WILLIS, TEXAS 77318
- **PROPERTY SIZE**
  12,564 SQ. FT.
- **LAND SIZE**
  186,873.00 SQ. FT.

PRESIDENTIAL SHORES
OM

COMPANY DISCLAIMER

PROPERTY DESCRIPTION

Uniquely located commercial or residential development on Lake Conroe. 12 units were built in 2015, and plans are in place for up to a total of 98 units (57 - 1850 sq ft 3 bedrooms; 26 -1250 sq ft 2 bedrooms; 14 - 1150 sq ft 2 Bedroom lofts). The supply and sewer lines are all in place and all the building pads, parking lots, & driveways have been developed. The water district has given approval to supply 98 units but could supply more if desired to build taller buildings with more units. The civil plans were approved through the city of Conroe whose ETJ the project is in. Current rents are $1600-1800 per door. Someone that buys the property can develop the property as apartments for lease or sell the units individually as condominiums. Fishing , boating and lake life style attracts vast amount of buyers and renters to the area. Most of the acreage is out of the flood zone. Capitalize on this opportunity before somebody else does!

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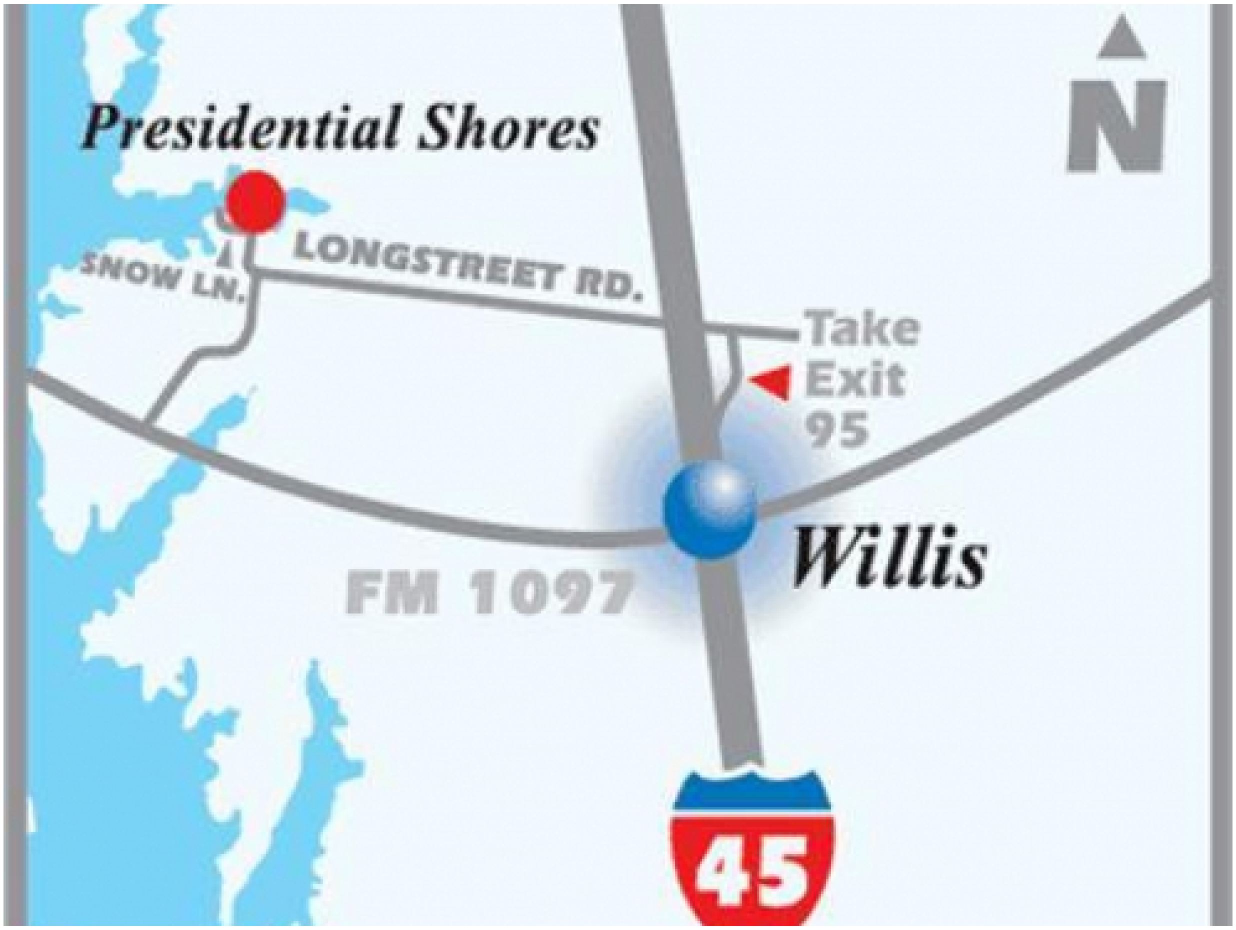
PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS



5-Year After Tax Cash Flow Analysis

Presidential Shores

13165 Snow Lane

Fiscal Year Beginning June 2021

MYHAN REALTY DEALMAKER BROKERAGE

INITIAL INVESTMENT

Purchase Price	**$18,681,600**
+ Acquisition Costs	$373,632
- 1st Mortgage	$13,077,120
+ Total Loan Fees and Points	$130,771
Initial Investment	$6,108,883

MORTGAGE DATA	1ST LIEN
Loan Amount	$13,077,120
Interest Rate (30/360)	2.500%
Amortization Period	20 Years
Loan Term	10 Years
Loan Fees Points	1.00%
Periodic Payment	$69,296.04
Annual Debt Service	$831,552

5-YEAR CASH FLOW SUMMARY

For the Year Ending	Year 1 May-2022	Year 2 May-2023	Year 3 May-2024	Year 4 May-2025	Year 5 May-2026
POTENTIAL RENTAL INCOME (PRI)	**$2,039,640**	**$2,100,829**	**$2,163,854**	**$2,228,770**	**$2,295,633**
- Vacancy / Credit Loss	$101,982	$105,041	$108,193	$111,439	$114,782
EFFECTIVE RENTAL INCOME	**$1,937,658**	**$1,995,788**	**$2,055,661**	**$2,117,332**	**$2,180,851**
+ Other Income	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$1,937,658**	**$1,995,788**	**$2,055,661**	**$2,117,332**	**$2,180,851**
- Operating Expenses	$473,610	$489,802	$506,580	$523,965	$541,981
NET OPERATING INCOME (NOI)	**$1,464,048**	**$1,505,986**	**$1,549,081**	**$1,593,367**	**$1,638,870**
- Depreciation	$327,766	$342,017	$342,017	$342,017	$342,017
- 1st Lien Interest Deduction	$321,106	$308,197	$294,962	$281,393	$267,480
- Amortized Loan Costs	$13,077	$13,077	$13,077	$13,077	$13,077
TAXABLE INCOME	**$802,099**	**$842,695**	**$899,025**	**$956,880**	**$1,016,296**
x Federal Marginal Tax Rate (37%)	$296,777	$311,797	$332,639	$354,046	$376,030
x Local Marginal Tax Rate (0%)	$0	$0	$0	$0	$0
x Medicare Surtax (3.8%)	$30,480	$32,022	$34,163	$36,361	$38,619
TAX LIABILITY (Savings)	**$327,257**	**$343,819**	**$366,802**	**$390,407**	**$414,649**
NET OPERATING INCOME (NOI)	**$1,464,048**	**$1,505,986**	**$1,549,081**	**$1,593,367**	**$1,638,870**
- Capital Expenses / Replacement Reserves	$24,500	$24,500	$24,500	$24,500	$24,500
- Annual Debt Service 1st Lien	$831,552	$831,552	$831,552	$831,552	$831,552
CASH FLOW BEFORE TAXES	**$607,996**	**$649,934**	**$693,029**	**$737,315**	**$782,818**
- Tax Liability (Savings)	$327,257	$343,819	$366,802	$390,407	$414,649
CASH FLOW AFTER TAXES	**$280,739**	**$306,115**	**$326,227**	**$346,908**	**$368,169**

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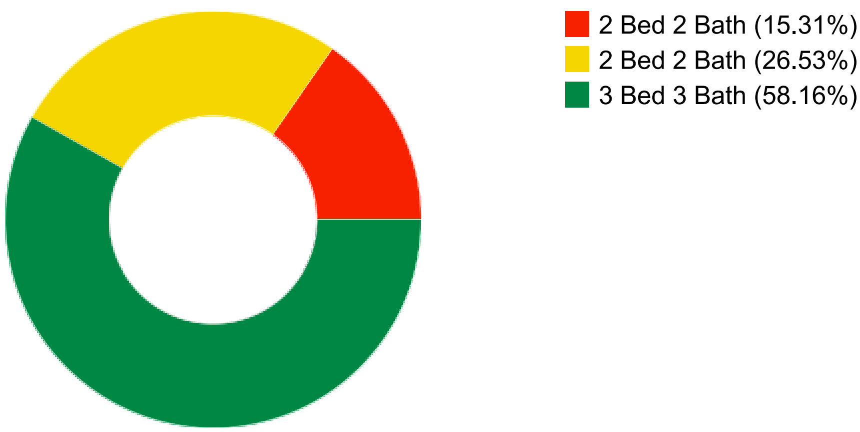
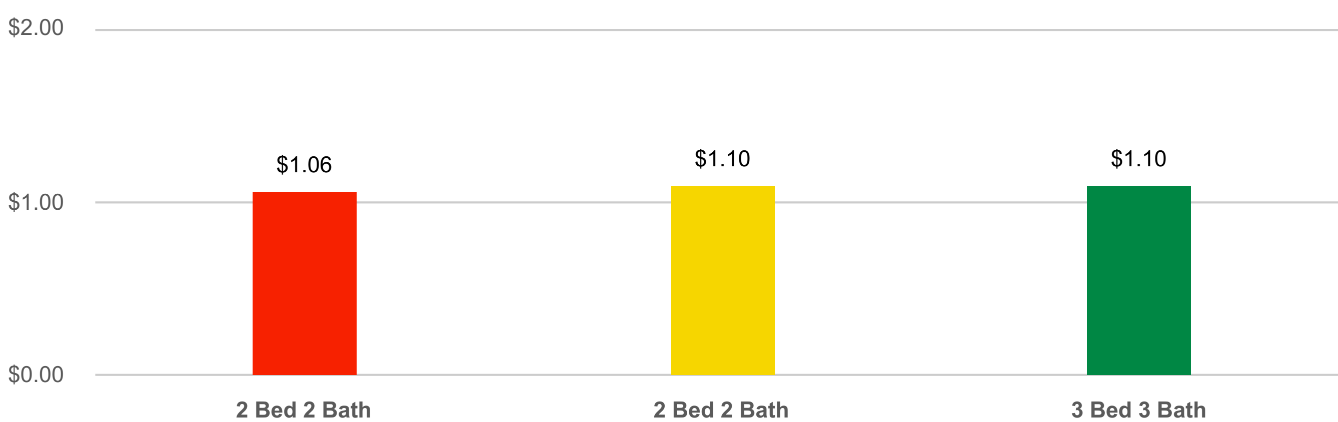
# of Units	Unit Description	Size (Sq. Ft.)	Monthly Rent per Unit	Total Size (Sq. Ft.)	Total Monthly Income	Monthly Rate per Sq. Ft.	Year 1 Potential Rental Income (PRI)
15	2 Bed 2 Bath	1,150	$1,215	17,250	$18,225	$1.06	$218,700
26	2 Bed 2 Bath	1,250	$1,375	32,500	$35,750	$1.10	$429,000
57	3 Bed 3 Bath	1,850	$2,035	105,450	$115,995	$1.10	$1,391,940
98				155,200	$169,970	$1.10	$2,039,640

Unit Mix



Initial Monthly Rate Per Square Feet



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INCOME

For the Year Ending	Year 1 May-2022	Year 2 May-2023	Year 3 May-2024	Year 4 May-2025	Year 5 May-2026
POTENTIAL RENTAL INCOME (PRI)	**$2,039,640**	**$2,100,829**	**$2,163,854**	**$2,228,770**	**$2,295,633**
- Vacancy / Credit Loss	$101,982	$105,041	$108,193	$111,439	$114,782
EFFECTIVE RENTAL INCOME (ERI)	**$1,937,658**	**$1,995,788**	**$2,055,661**	**$2,117,332**	**$2,180,851**
+ Other Income	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$1,937,658**	**$1,995,788**	**$2,055,661**	**$2,117,332**	**$2,180,851**

EXPENSE DETAIL

Real Estate Taxes	$99,210	$104,170	$109,379	$114,848	$120,590
Property Insurance	$58,800	$60,564	$62,381	$64,252	$66,180
Property Management	$117,600	$121,128	$124,762	$128,505	$132,360
Payroll	$60,000	$61,800	$63,654	$65,564	$67,531
Repairs And Maintenance	$58,800	$60,564	$62,381	$64,252	$66,180
Utilities : Electric	$12,000	$12,360	$12,731	$13,113	$13,506
Utilities : Water & Sewer	$24,000	$24,720	$25,462	$26,225	$27,012
Legal And Professional	$24,000	$24,720	$25,462	$26,225	$27,012
Landscape Maintenance	$12,000	$12,360	$12,731	$13,113	$13,506
Trash Removal	$7,200	$7,416	$7,638	$7,868	$8,104
TOTAL OPERATING EXPENSES	**$473,610**	**$489,802**	**$506,580**	**$523,965**	**$541,981**

NET OPERATING INCOME (NOI)	**$1,464,048**	**$1,505,986**	**$1,549,081**	**$1,593,367**	**$1,638,870**

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Improvement Allocation (70%)	$13,338,662
Depreciation Life	39 Years

Interest Deduction	Yes
Loan Cost Deduction	Yes
U.S. Mid-Month Convention	Yes

For the Year Ending	**Year 1 May-2022**	**Year 2 May-2023**	**Year 3 May-2024**	**Year 4 May-2025**	**Year 5 May-2026**
CAP Rate at Sale (subsequent year NOI)	4.50%	4.50%	4.50%	4.50%	4.50%
Sale Price Per Square Foot	$215.63	$221.80	$228.14	$234.66	$241.35
Sale Price Per Unit	$341,490	$351,265	$361,306	$371,622	$382,224
Sale Price	$33,466,000	$34,424,000	$35,408,000	$36,419,000	$37,458,000
- Cost of Sale	$1,673,300	$1,721,200	$1,770,400	$1,820,950	$1,872,900
- 1st Lien Balance	$12,566,673	$12,043,318	$11,506,727	$10,956,568	$10,392,495
SALES PROCEEDS BEFORE TAX	**$19,226,027**	**$20,659,482**	**$22,130,873**	**$23,641,482**	**$25,192,605**
Original Purchase & Costs (Basis)	$19,055,232	$19,055,232	$19,055,232	$19,055,232	$19,055,232
- Depreciation Taken	$327,766	$669,783	$1,011,800	$1,353,817	$1,695,834
Net Adjusted Basis	$18,727,466	$18,385,449	$18,043,432	$17,701,415	$17,359,398
Sale Price	$33,466,000	$34,424,000	$35,408,000	$36,419,000	$37,458,000
- Cost of Sale	$1,673,300	$1,721,200	$1,770,400	$1,820,950	$1,872,900
- Original Purchase & Costs (Basis)	$19,055,232	$19,055,232	$19,055,232	$19,055,232	$19,055,232
Capital Gain (Loss)	$12,737,468	$13,647,568	$14,582,368	$15,542,818	$16,529,868
Loan Fees & Points Paid	$130,771	$130,771	$130,771	$130,771	$130,771
- Loan Fees & Points Amortized	$13,077	$26,154	$39,231	$52,308	$65,386
Loan Fees & Points Remaining	$117,694	$104,617	$91,540	$78,463	$65,386
x Marginal Income Tax Rate	40.80%	40.80%	40.80%	40.80%	40.80%
Loan Fees & Points Tax Savings	$48,019	$42,684	$37,348	$32,013	$26,677
Sales Proceeds Before Tax	$19,226,027	$20,659,482	$22,130,873	$23,641,482	$25,192,605
- Federal Capital Gain Tax (20%)	$2,547,494	$2,729,514	$2,916,474	$3,108,564	$3,305,974
- Local Capital Gain Tax (0%)	$0	$0	$0	$0	$0
- Tax on Recaptured Depreciation (25%)	$81,942	$167,446	$252,950	$338,454	$423,959
- Medicare Capital Gain Tax (3.8%)	$484,024	$518,608	$554,130	$590,627	$628,135
+ Loan Fees & Points Tax Savings	$48,019	$42,684	$37,348	$32,013	$26,677
SALES PROCEEDS AFTER TAX	**$16,160,586**	**$17,286,598**	**$18,444,667**	**$19,635,850**	**$20,861,214**

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Measures of Investment Performance Analysis

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Acquisition CAP Rate	7.84%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	$120.37

Combined LTV at Acquisition	70.00%
Combined DSCR at Acquisition	1.76
Purchase Price per Unit	$190,629

SUMMARY OF INVESTMENT MEASURES

For the Year Ending	Year 1 May-2022	Year 2 May-2023	Year 3 May-2024	Year 4 May-2025	Year 5 May-2026
Loan-to-Value (LTV) - 1st Lien	37.55%	34.99%	32.5%	30.08%	27.74%
Combined Lien Loan-to-Value (LTV)	37.55%	34.99%	32.5%	30.08%	27.74%
DSCR - 1st Lien	1.76	1.81	1.86	1.92	1.97
Combined DSCR	1.76	1.81	1.86	1.92	1.97
Before Tax Cash on Cash	**9.95%**	**10.64%**	**11.34%**	**12.07%**	**12.81%**
After Tax Cash on Cash	**4.60%**	**5.01%**	**5.34%**	**5.68%**	**6.03%**
Year Property Sold	**1**	**2**	**3**	**4**	**5**
Before Tax Unleveraged Property Yield (IRR)	74.40%	37.77%	27.38%	22.50%	19.66%
After Tax Unleveraged Property Yield (IRR)	55.63%	28.67%	20.79%	17.05%	14.87%
Effective Unleveraged Tax Rate	25.23%	24.09%	24.07%	24.22%	24.36%
Effective Tax Rate (Includes Leverage)	24.72%	21.57%	21.02%	21.04%	21.24%
Effective Annual Cost of Borrowed Funds	3.49%	2.99%	2.82%	2.73%	2.68%
Before Tax Impact of Leverage	↑ 150.28%	↑ 54.04%	↑ 33.51%	↑ 24.79%	↑ 19.98%
After Tax Effective Cost of Funds	2.07%	1.77%	1.67%	1.62%	1.59%
After Tax Impact of Leverage	↑ 113.51%	↑ 43.34%	↑ 27.30%	↑ 20.29%	↑ 16.35%
Before Tax EQUITY Yield (IRR)	**224.68%**	**91.81%**	**60.89%**	**47.29%**	**39.64%**
After Tax EQUITY Yield (IRR)	**169.14%**	**72.01%**	**48.09%**	**37.34%**	**31.22%**

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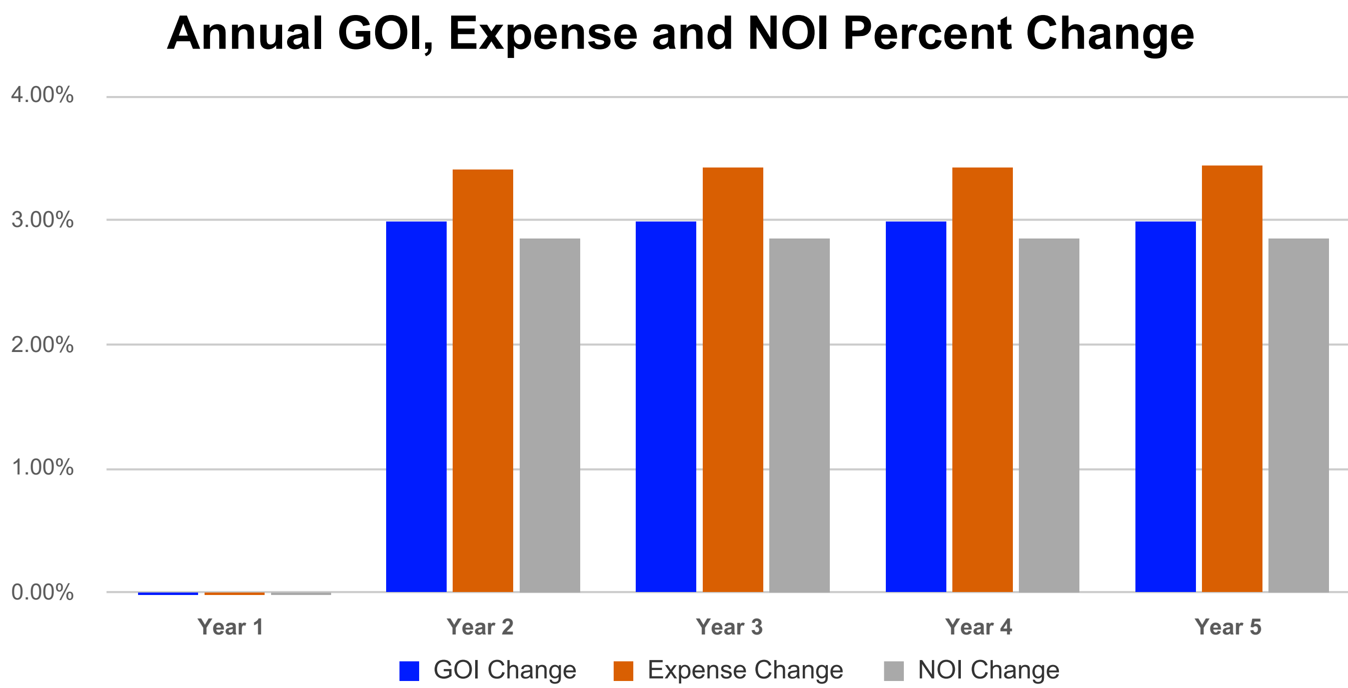

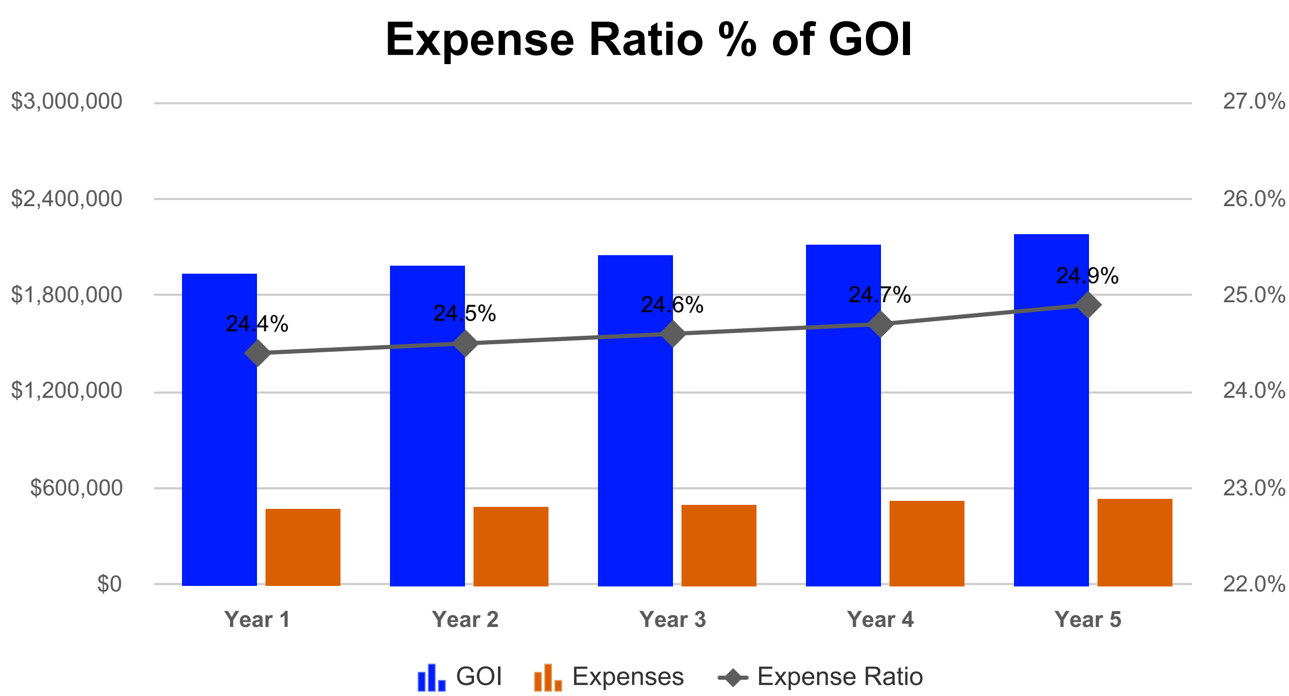

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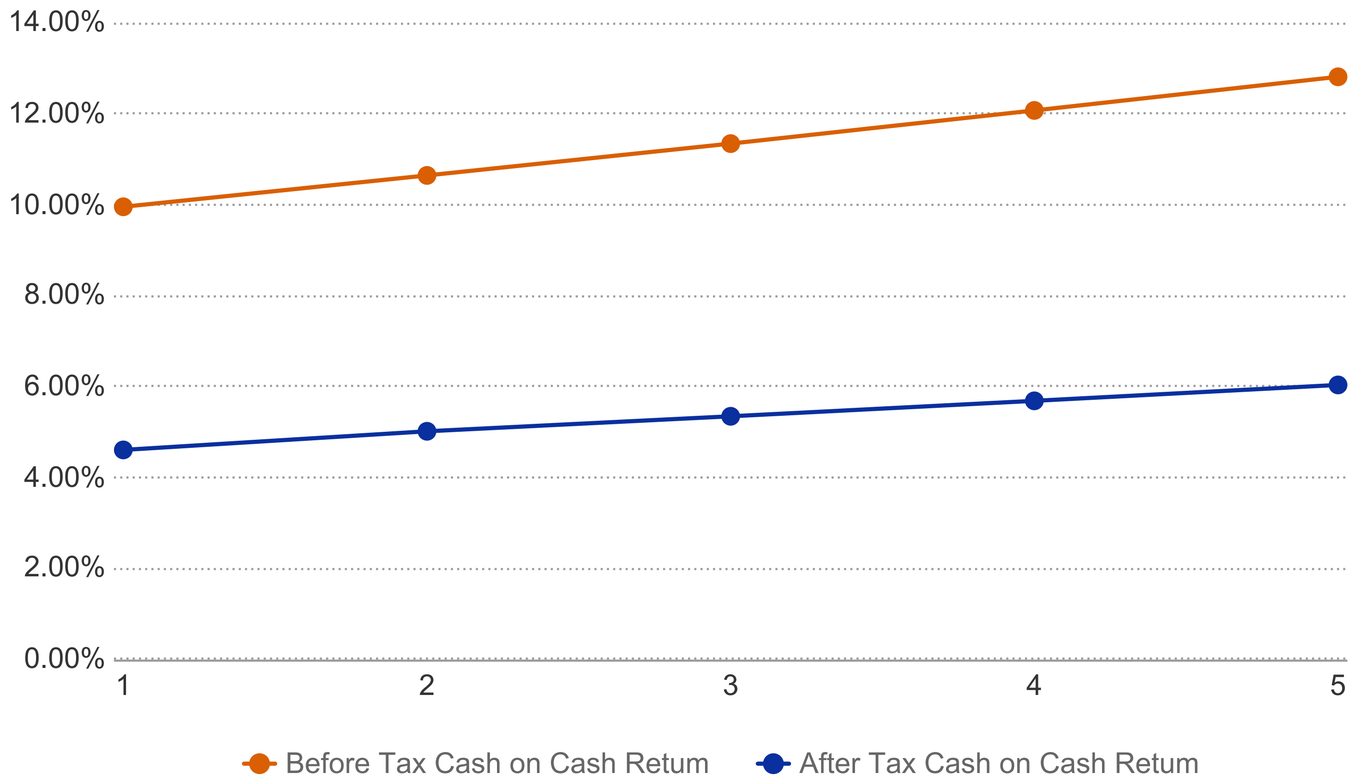
Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	9.95%	10.64%	11.34%	12.07%	12.81%
After Tax Cash on Cash Return	4.60%	5.01%	5.34%	5.68%	6.03%

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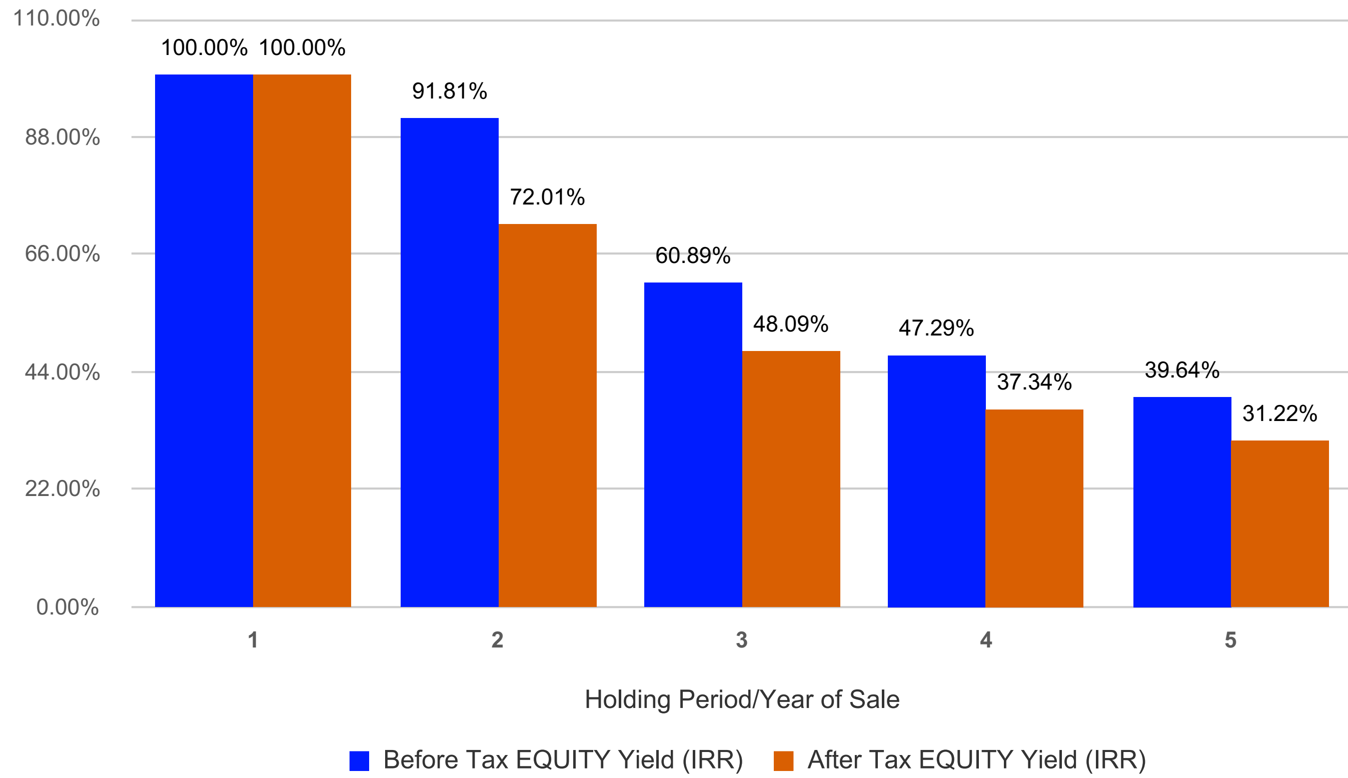
Before Tax Optimal Holding Period	**1 Year**
Before Tax Optimal Hold Annual Yield	224.68%

After Tax Optimal Holding Period	**1 Year**
After Tax Optimal Hold Annual Yield	169.14%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	**224.68%**	**91.81%**	**60.89%**	**47.29%**	**39.64%**
After Tax EQUITY Yield (IRR)	**169.14%**	**72.01%**	**48.09%**	**37.34%**	**31.22%**

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Optimal Holding Period by Discounted Cash Flow Method (NPV)

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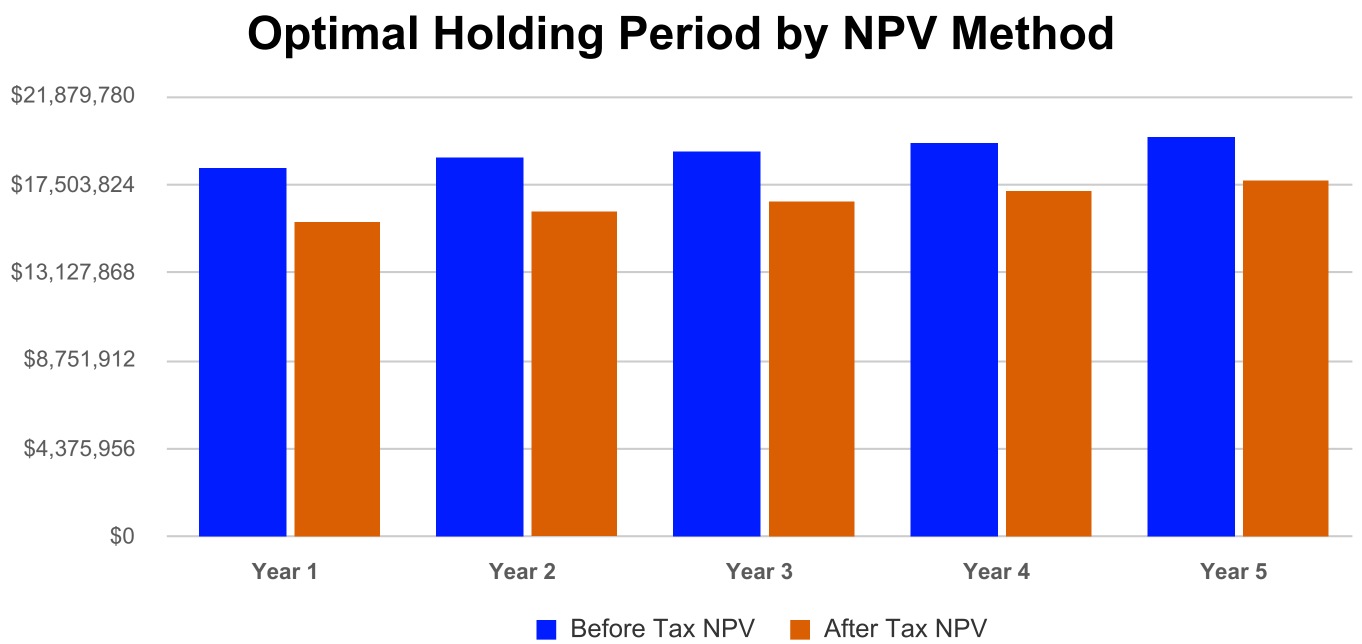
Before Tax Discount Rate	**8.00%**
Before Tax Optimal Holding Period	**5 Year**
After Tax Discount Rate	**5.00%**
After Tax Optimal Holding Period	**5 Year**



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax NPV @ 8.00% Discount Rate	**$18,364,836**	**$18,832,349**	**$19,238,522**	**$19,589,465**	**$19,890,707**
After Tax NPV @ 5.00% Discount Rate	**$15,658,405**	**$16,224,480**	**$16,760,030**	**$17,266,697**	**$17,746,012**

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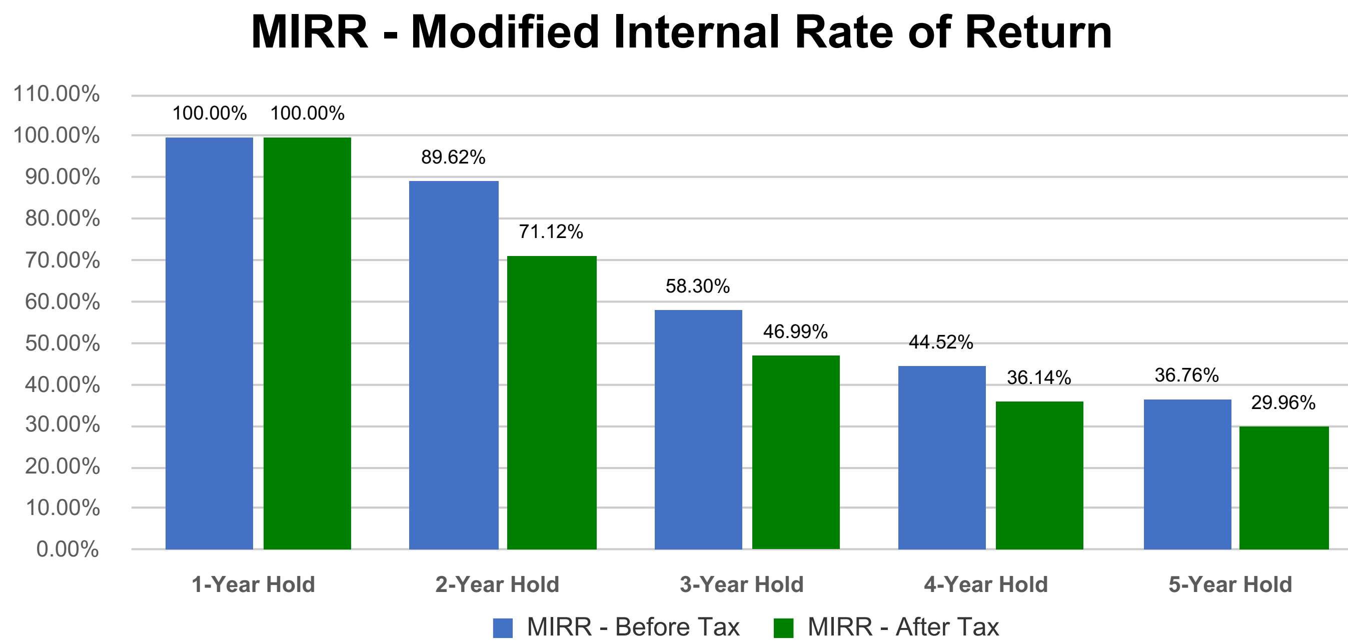
Before Tax Finance Rate	**4.00%**
After Tax Finance Rate	**3.00%**
Before Tax Reinvestment Rate	**8.00%**
After Tax Reinvestment Rate	**5.00%**



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)
1	$19,834,023.00	$607,996.00	$607,996.00	$607,996.00	$607,996.00
2		$21,309,416.00	$649,934.00	$649,934.00	$649,934.00
3			$22,823,902.00	$693,029.00	$693,029.00
4				$24,378,797.00	$737,315.00
5					$25,975,423.00
MIRR- Before Tax	**224.68 %**	**89.62 %**	**58.30 %**	**44.52 %**	**36.76 %**

Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)	($6,108,883.20)
1	$16,441,325.00	$280,739.00	$280,739.00	$280,739.00	$280,739.00
2		$17,592,713.00	$306,115.00	$306,115.00	$306,115.00
3			$18,770,894.00	$326,227.00	$326,227.00
4				$19,982,758.00	$346,908.00
5					$21,229,383.00
MIRR- After Tax	**169.14 %**	**71.12 %**	**46.99 %**	**36.14 %**	**29.96 %**

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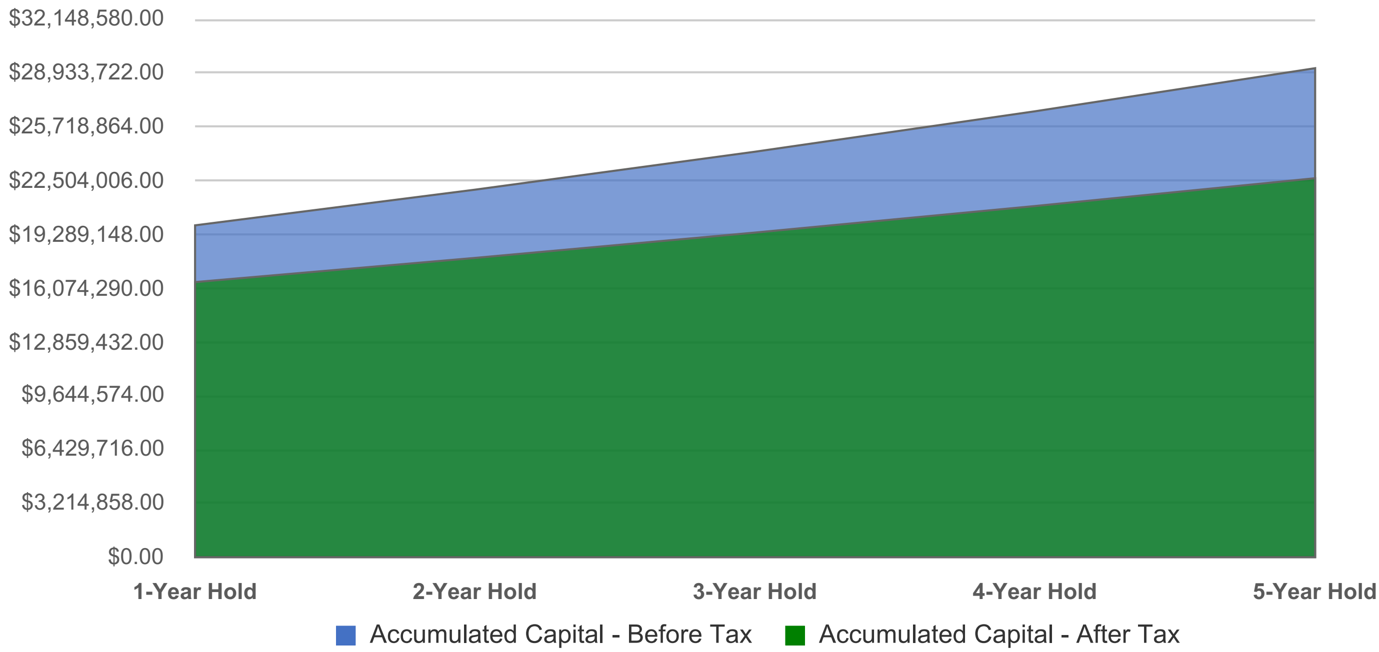
Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	$19,834,023.00	$21,966,051.68	$24,234,997.25	$26,651,251.19	$29,225,973.73
Accumulated Capital- After Tax	$16,441,325.00	$17,887,488.95	$19,401,829.50	$20,987,778.62	$22,648,908.05

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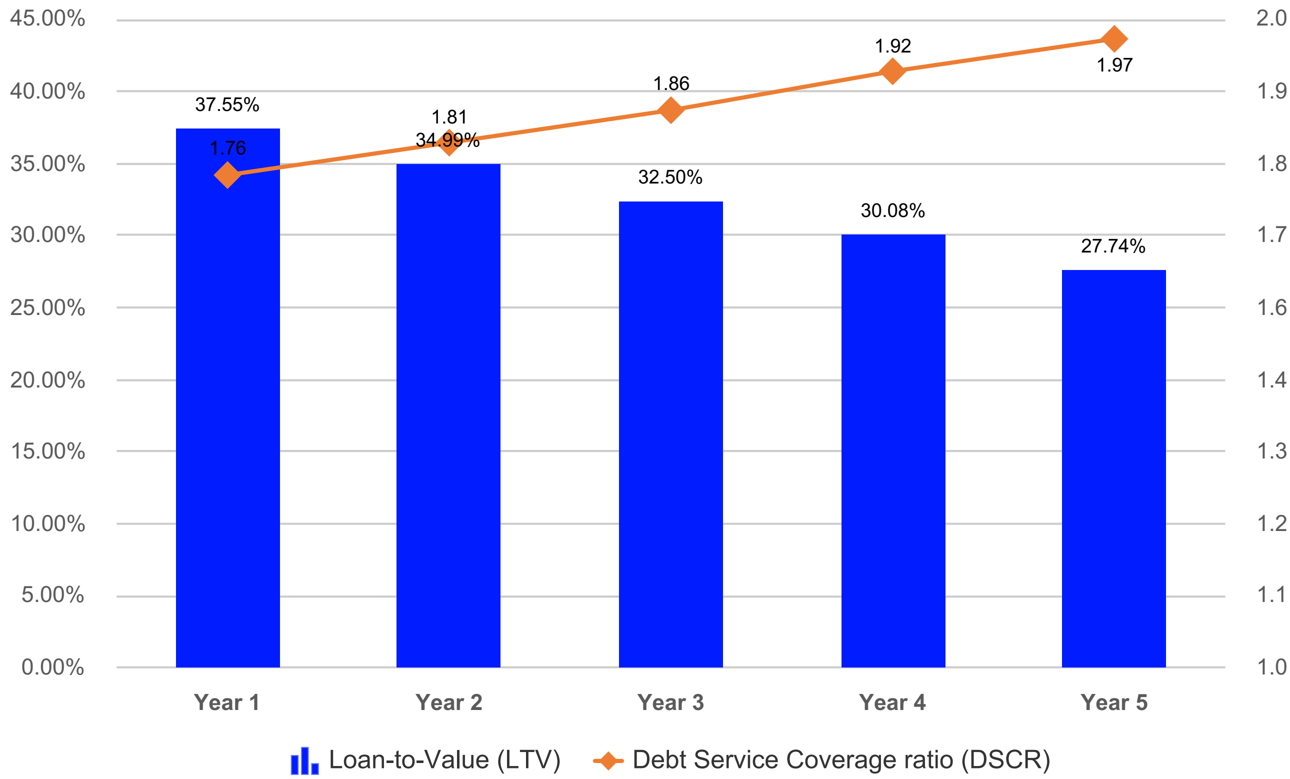
1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 May-2022	Year 2 May-2023	Year 3 May-2024	Year 4 May-2025	Year 5 May-2026
Loan-to-Value (LTV) - 1st Lien	37.55%	34.99%	32.50%	30.08%	27.74%
DSCR - 1st Lien	1.76	1.81	1.86	1.92	1.97

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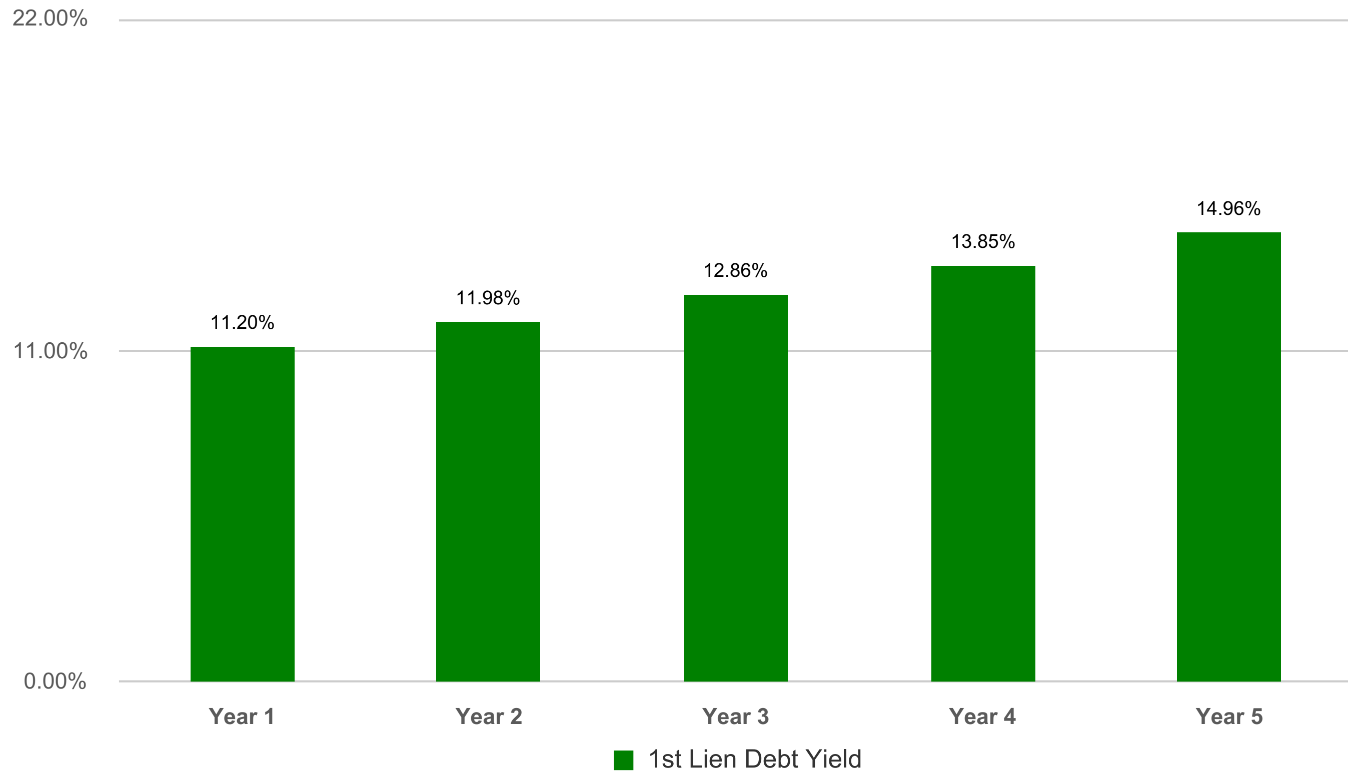
Debt Yield Ratio (DYR)



For the Year Ending	Year 1 May-2022	Year 2 May-2023	Year 3 May-2024	Year 4 May-2025	Year 5 May-2026
Debt Yield Ratio (DYR) - 1st Lien	11.20%	11.98%	12.86%	13.85%	14.96%

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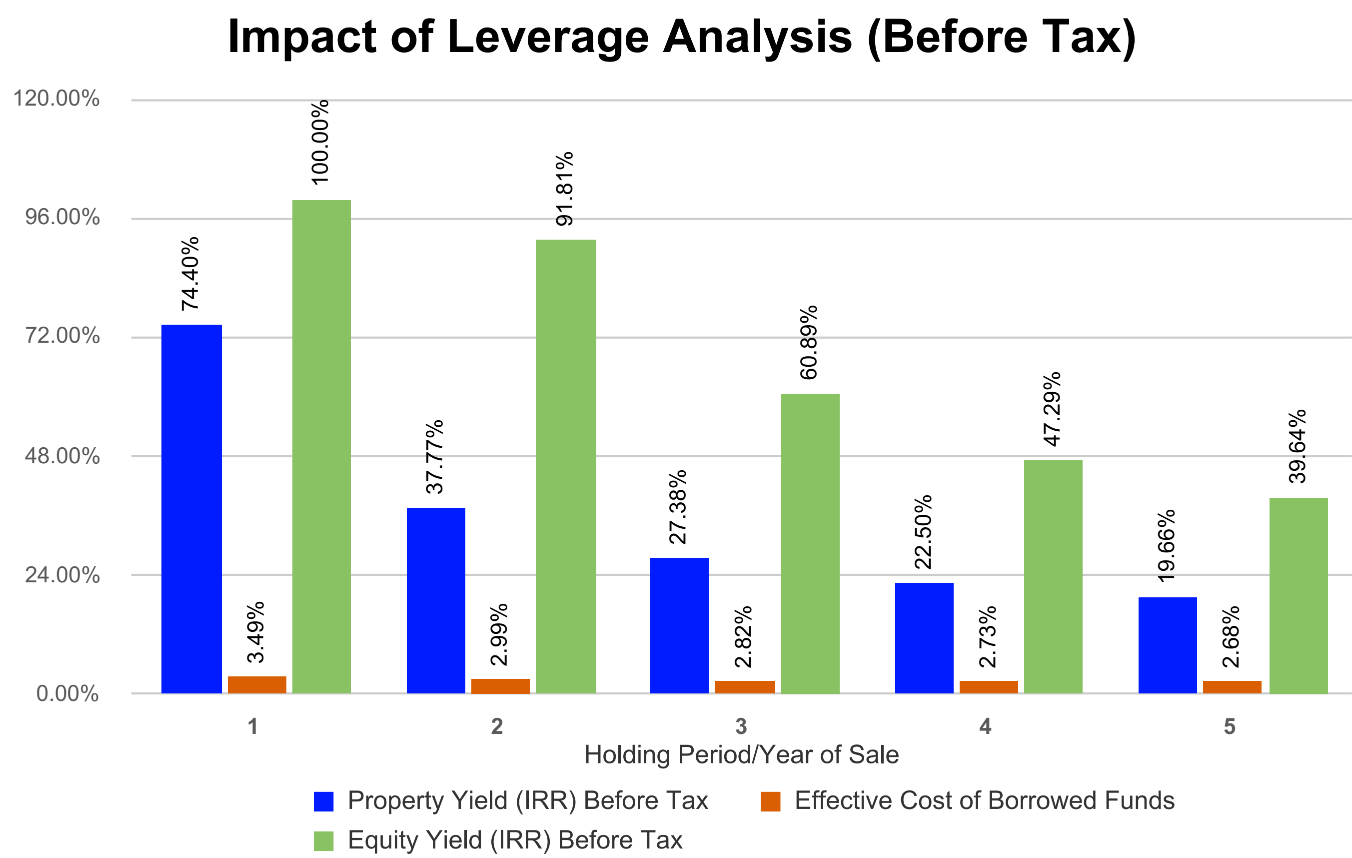

Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	74.40%	37.77%	27.38%	22.50%	19.66%
Effective Cost of Borrowed Funds	3.49%	2.99%	2.82%	2.73%	2.68%
Equity Yield (IRR) Before Tax	224.68%	91.81%	60.89%	47.29%	39.64%

Impact of Leverage on Yield	↑ 150.28%	↑ 54.04%	↑ 33.51%	↑ 24.79%	↑ 19.98%

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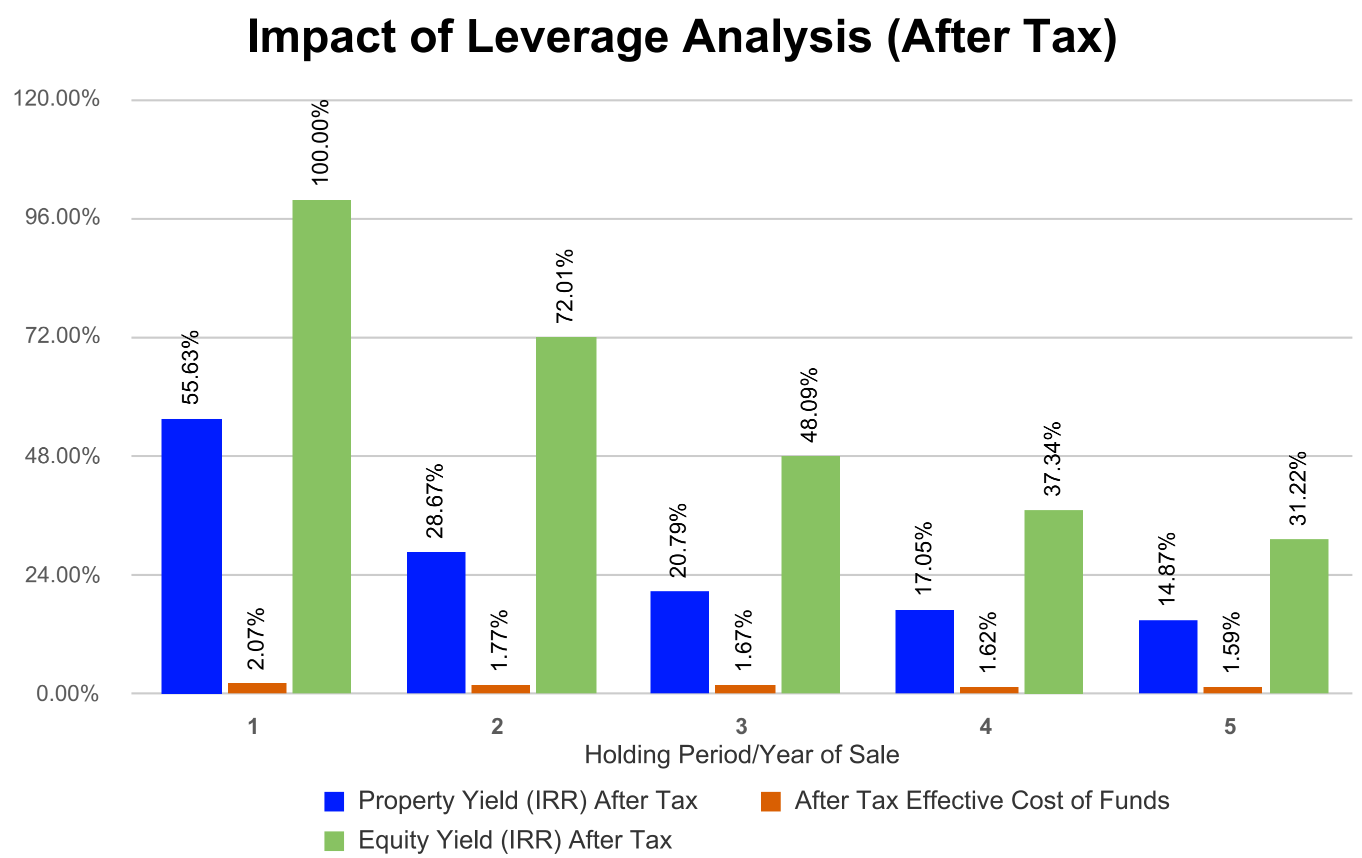
Presidential Shores

13165 Snow Lane

Fiscal Year Beginning June 2021



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) After Tax	55.63%	28.67%	20.79%	17.05%	14.87%
After Tax Effective Cost of Funds	2.07%	1.77%	1.67%	1.62%	1.59%
Equity Yield (IRR) After Tax	169.14%	72.01%	48.09%	37.34%	31.22%

Impact of Leverage on Yield	↑ 113.51%	↑ 43.34%	↑ 27.30%	↑ 20.29%	↑ 16.35%

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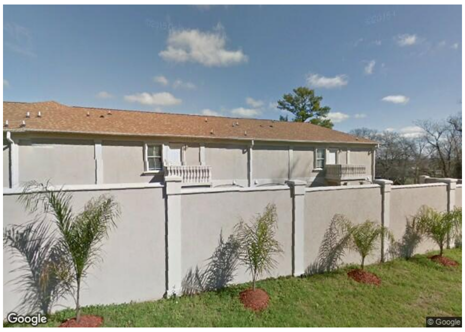
DEALMAKER BROKERAGE



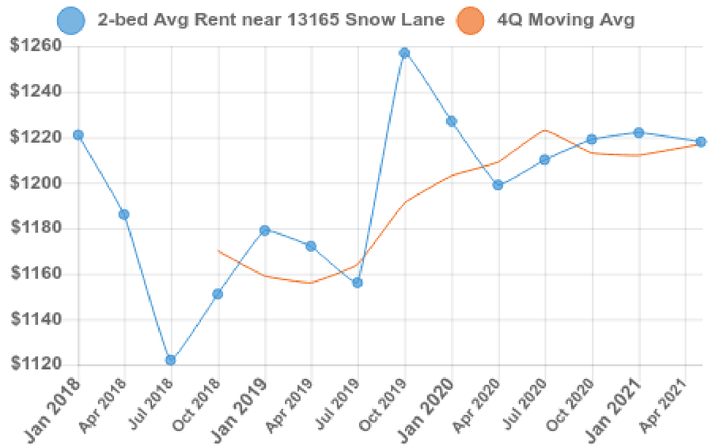
13165 Snow Lane Willis, Texas 77318

Results based on 11, 2-bedroom, 1½ or more bath rentals seen within 12 months in a 10.00 mile radius.

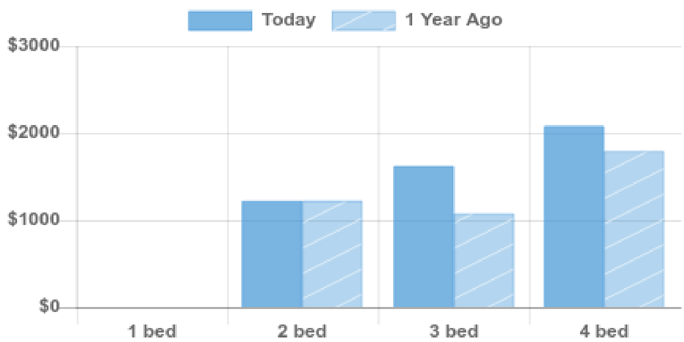
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
$1,218 ±6%	$1,199	$1,046	$1,390

Report generated: 03 May 2021

Historical Trend Line



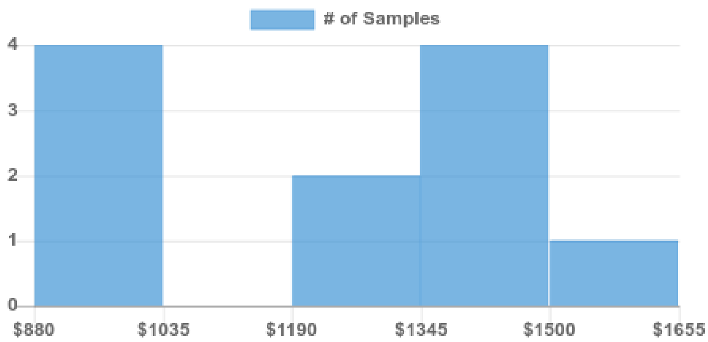
Average Rent by Bedroom Type



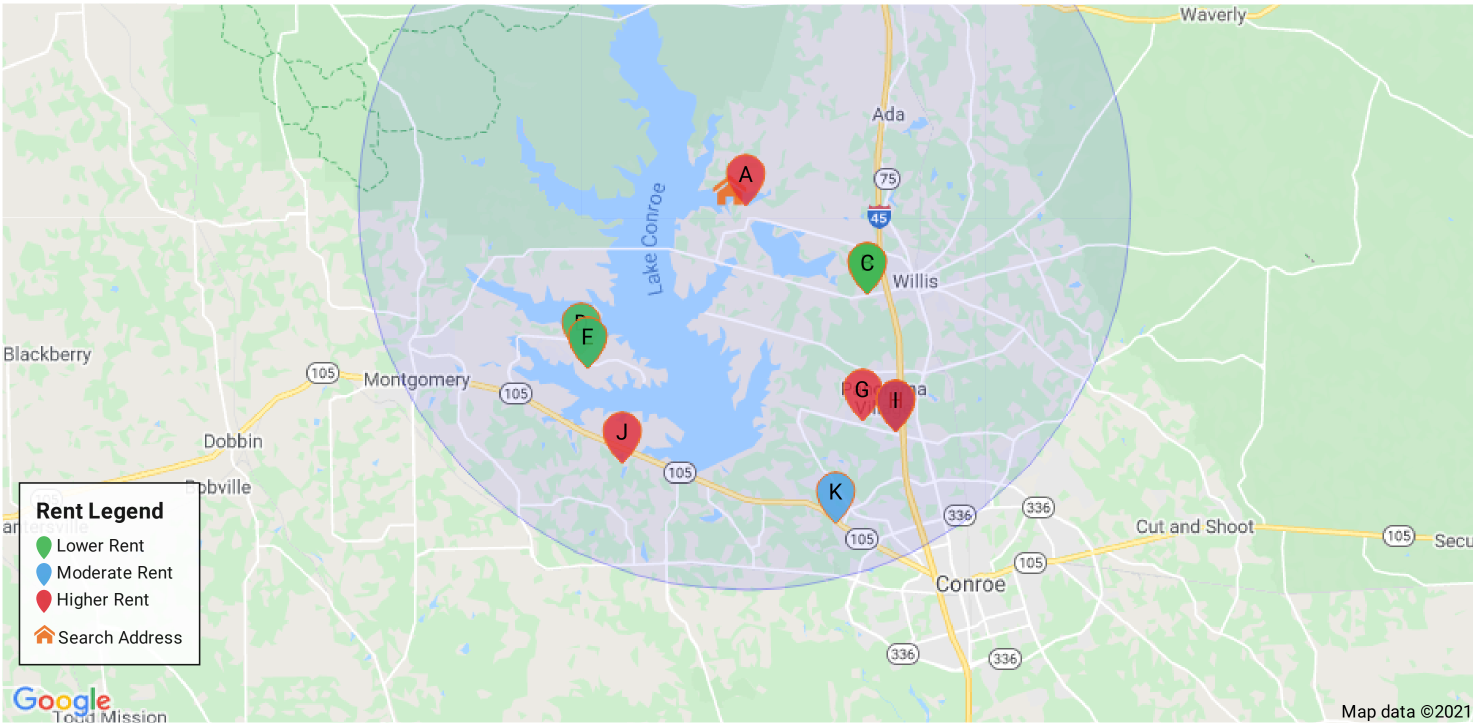
Summary Statistics

Sample Size	11
Sample Min	$880
Sample Max	$1,650
Sample Median	$1,199
Sample Mean	$1,218
Sample Standard Deviation	$255
25th – 75th Percentile	$1,046 – 1,390
10th – 90th Percentile	$892 – 1,544
5th – 95th Percentile	$800 – 1,637

Rent Distribution



Sample of Listings Used



	Address	Distance	Rent	Size	$/ft²	Beds	Baths	Bldg Type	Last Seen
A	13165 Snow Ln, Willis, TX 77318	0.04 mi	$1,650	1,200 ft²	$1.38/ft²	2 bed	2.0ba	Condo	Mar 2021
B	9700 Fm 1097, Willis, TX 77318	4.56 mi	$880	997 ft²	$0.88/ft²	2 bed	2.0ba	Apartment	Apr 2021
C	9700 Fm 1097, Willis, TX 77318	4.57 mi	$880	1,068 ft²	$0.82/ft²	2 bed	2.0ba	Apartment	May 2021
D	13151 Walden Rd, Montgomery, TX 77356	6.68 mi	$995			2 bed	2.0ba	Condo	Jun 2020
E	12900 Walden Rd, Montgomery, TX 77356	6.86 mi	$1,195	1,000 ft²	$1.20/ft²	2 bed	2.0ba	Condo	Jun 2020
F	12900 Walden Rd, Montgomery, TX 77356	6.86 mi	$1,000	866 ft²	$1.15/ft²	2 bed	2.0ba	Condo	Jul 2020
G	12 Hallmark Dr, Panorama Village, TX 77304	7.42 mi	$1,425			2 bed	2.0ba	Townhouse	Jul 2020
H	1560 League Line Rd, Conroe, TX 77304	8.21 mi	$1,350	1,060 ft²	$1.27/ft²	2 bed	2.0ba	Apartment	Oct 2020
I	1560 League Line Rd, Conroe, TX 77304	8.21 mi	$1,420	1,271 ft²	$1.12/ft²	2 bed	2.0ba	Apartment	Oct 2020
J	501 Sioux River Rd, Montgomery, TX 77316	8.63 mi	$1,400	1,413 ft²	$0.99/ft²	2 bed	2.0ba	House	Dec 2020
K	4949 W Davis St, Conroe, TX 77304	9.97 mi	$1,199	1,093 ft²	$1.10/ft²	2 bed	2.0ba	Apartment	Nov 2020

Subject Property Details

13165 Snow Lane, Willis, Texas 77318

Vitals	
Bedrooms	0
Baths	0
Year Built	2008
Property Use Group	Residential

Property Size	
Building Area	12,564 ft²
Lot Area	4.2900 acres
Lot Dimensions	0.0×0.0

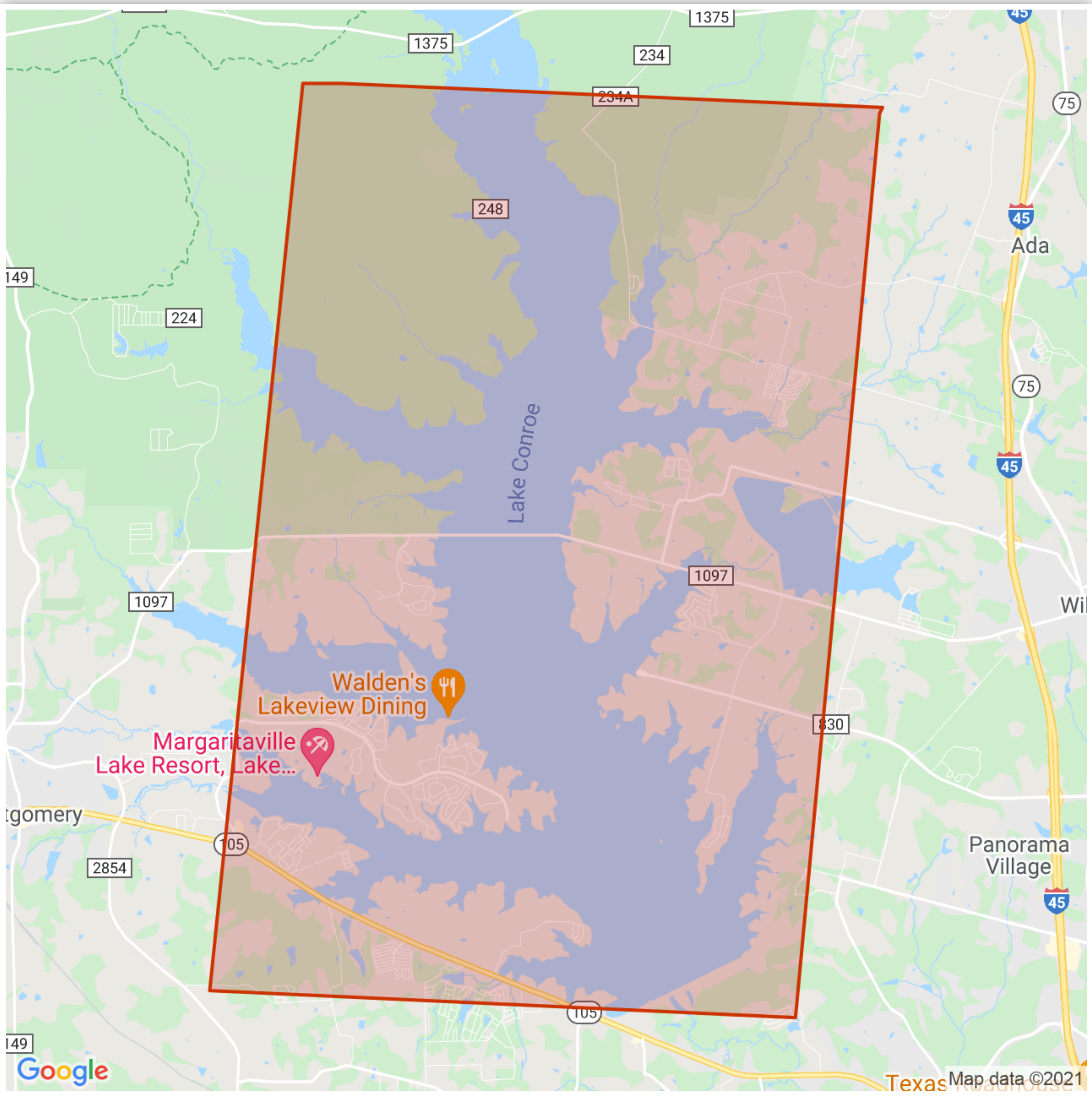
Tax Information	
Year Assessed	2020
Assessed Value	$1,041,930
Tax Fiscal Year	2019
Tax Rate Area	
Tax Billed Amount	$20,673.00

Deed Information	
Mortgage Amount	$
Mortgage Date	
Lender Name	

Sale Information	
Assessor Last Sale Date	2006-03-30
Assessor Last Sale Amount	$0
Deed Last Sale Date	2006-03-30
Deed Last Sale Amount	$0

Other Information	
Roof Material	Unknown
HVAC Cooling Detail	Central
HVAC Heating Detail	Electric
HVAC Heating Fuel	Unknown

LOCATION/STUDY AREA MAP (AREA POLYGON)



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KEY FACTS

40 343
Population

48,9
Median Age

2,5
Average Household Size

$84 330
Median Household Income

EDUCATION

4%
No High School Diploma

23%
High School Graduate

36%
Some College

37%
Bachelor's/Grad/Prof Degree

BUSINESS

843
Total Businesses

5 638
Total Employees

EMPLOYMENT

White Collar
71%

Blue Collar
21%

Services
8%

8,4%
Unemployment Rate

INCOME

$84 330
Median Household Income

$46 586
Per Capita Income

$260 870
Median Net Worth

Households By Income

Największa grupa: $100,000 - $149,999 (20,0%)
Najmniejsza grupa: <$15,000 (6,2%)

Wskaźnik	Wartość	Różnica
<$15,000	6,2%	-1,0%
$15,000 - $24,999	6,3%	-0,2%
$25,000 - $34,999	6,8%	+0,8%
$35,000 - $49,999	10,8%	-0,6%
$50,000 - $74,999	14,6%	-1,6%
$75,000 - $99,999	12,2%	-0,1%
$100,000 - $149,999	20,0%	+2,6%
$150,000 - $199,999	10,3%	+0,6%
$200,000+	12,9%	-0,4%

Słupki przedstawiają odchylenie od
Montgomery County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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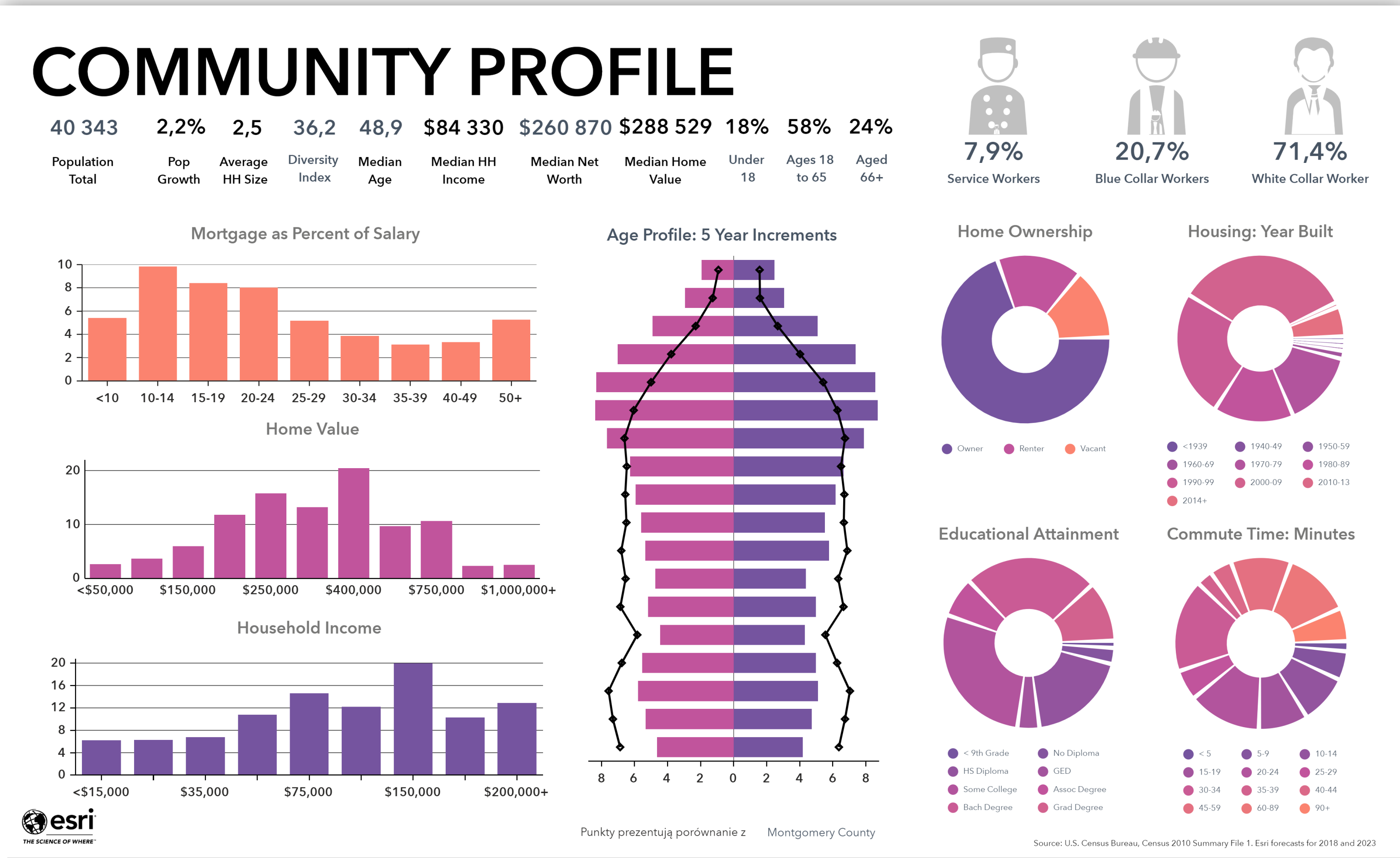

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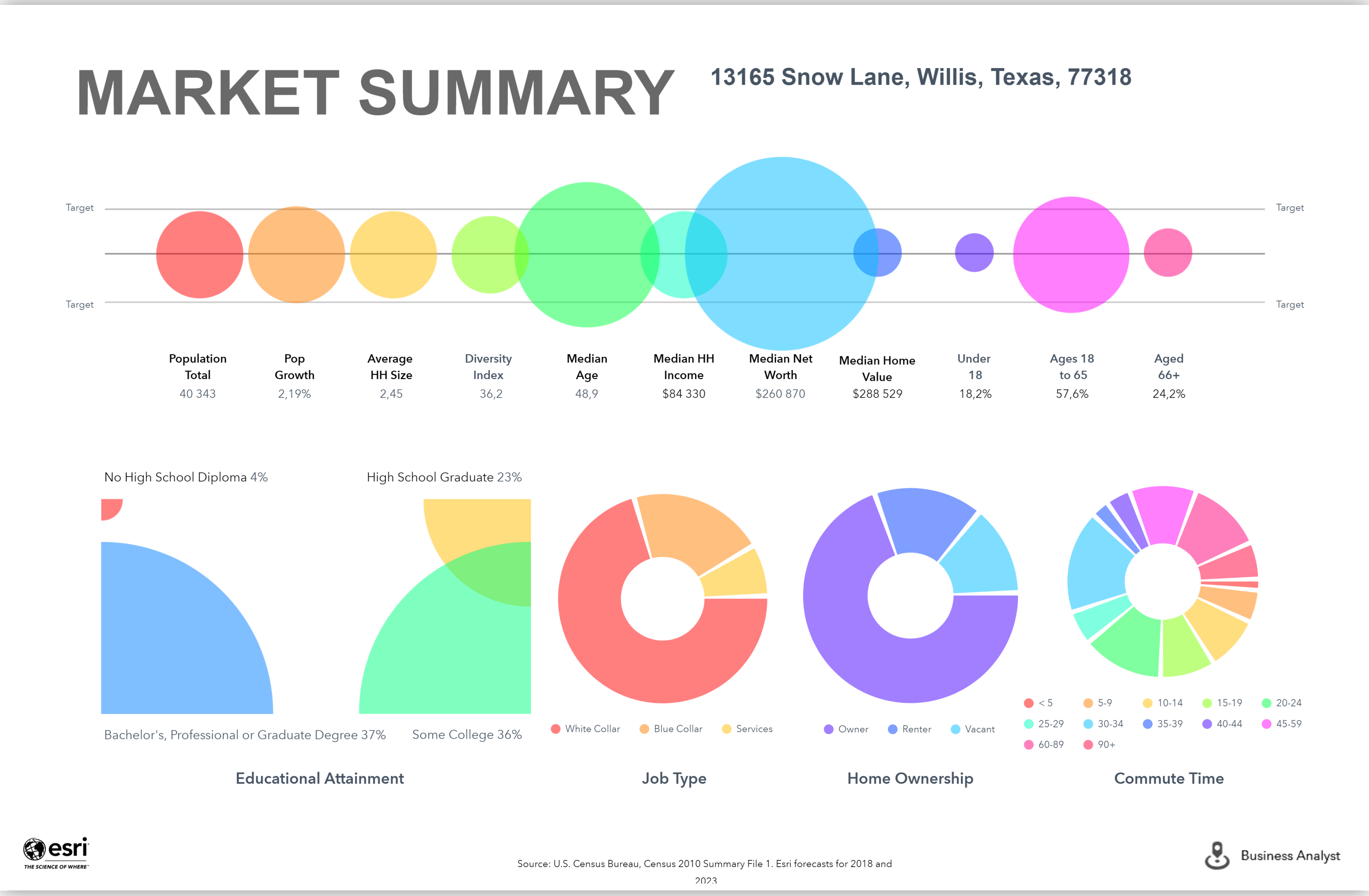

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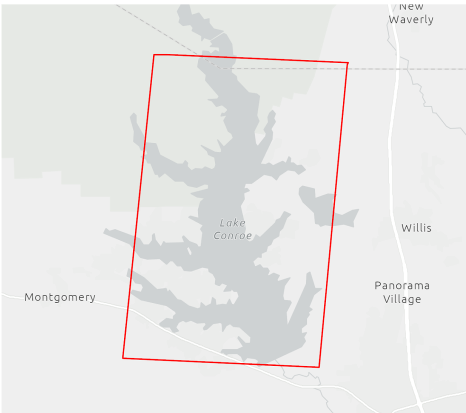
POPULATION TRENDS AND KEY INDICATORS

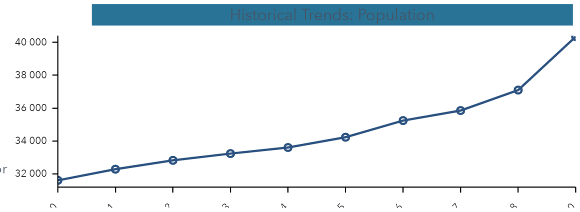


40 343	16 444	2,45	48,9	$84 330	$288 529	179	138	36
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

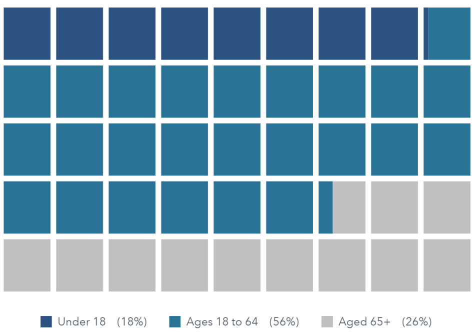
MORTGAGE INDICATORS

$14 515
Avg Spent on Mortgage & Basics

14,3%
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION

10,2%
Greatest Gen: Born 1945/Earlier

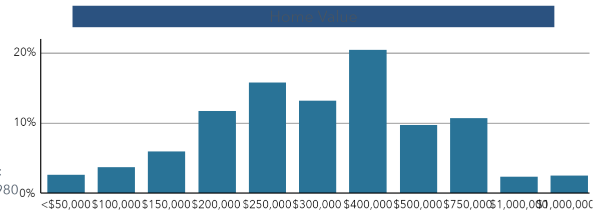
30,5%
Baby Boomer: Born 1946 to 1964

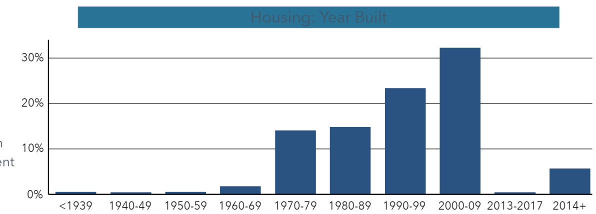
19,6%
Generation X: Born 1965 to 1980

17,8%
Millennial: Born 1981 to 1998

18,4%
Generation Z: Born 1999 to 2016

3,5%
Alpha: Born 2017 to Present





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Population	
2000 Population	19,380
2010 Population	31,253
2020 Population	40,343
2025 Population	44,965
2000-2010 Annual Rate	4.89%
2010-2020 Annual Rate	2.52%
2020-2025 Annual Rate	2.19%
2020 Male Population	49.1%
2020 Female Population	50.9%
2020 Median Age	48.9

In the identified area, the current year population is 40,343. In 2010, the Census count in the area was 31,253. The rate of change since 2010 was 2.52% annually. The five-year projection for the population in the area is 44,965 representing a change of 2.19% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 48.9, compared to U.S. median age of 38.5.

Race and Ethnicity	
2020 White Alone	89.3%
2020 Black Alone	2.8%
2020 American Indian/Alaska Native Alone	0.5%
2020 Asian Alone	1.7%
2020 Pacific Islander Alone	0.1%
2020 Other Race	3.1%
2020 Two or More Races	2.5%
2020 Hispanic Origin (Any Race)	11.4%

Persons of Hispanic origin represent 11.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households	
2020 Wealth Index	179
2000 Households	7,949
2010 Households	12,872
2020 Total Households	16,444
2025 Total Households	18,298
2000-2010 Annual Rate	4.94%
2010-2020 Annual Rate	2.42%
2020-2025 Annual Rate	2.16%
2020 Average Household Size	2.45

The household count in this area has changed from 12,872 in 2010 to 16,444 in the current year, a change of 2.42% annually. The five-year projection of households is 18,298, a change of 2.16% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 12,262 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income	
2020 Percent of Income for Mortgage	14.3%
Median Household Income	
2020 Median Household Income	$84,330
2025 Median Household Income	$91,856
2020-2025 Annual Rate	1.72%
Average Household Income	
2020 Average Household Income	$115,291
2025 Average Household Income	$123,885
2020-2025 Annual Rate	1.45%
Per Capita Income	
2020 Per Capita Income	$46,586
2025 Per Capita Income	$49,970
2020-2025 Annual Rate	1.41%
Households by Income	

Current median household income is $84,330 in the area, compared to $62,203 for all U.S. households. Median household income is projected to be $91,856 in five years, compared to $67,325 for all U.S. households

Current average household income is $115,291 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $123,885 in five years, compared to $99,510 for all U.S. households

Current per capita income is $46,586 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $49,970 in five years, compared to $37,691 for all U.S. households

Housing	
2020 Housing Affordability Index	138
2000 Total Housing Units	10,162
2000 Owner Occupied Housing Units	7,031
2000 Renter Occupied Housing Units	917
2000 Vacant Housing Units	2,214
2010 Total Housing Units	15,884
2010 Owner Occupied Housing Units	10,809
2010 Renter Occupied Housing Units	2,063
2010 Vacant Housing Units	3,012
2020 Total Housing Units	19,525
2020 Owner Occupied Housing Units	13,330
2020 Renter Occupied Housing Units	3,114
2020 Vacant Housing Units	3,081
2025 Total Housing Units	21,590
2025 Owner Occupied Housing Units	14,938
2025 Renter Occupied Housing Units	3,359
2025 Vacant Housing Units	3,292

Currently, 68.3% of the 19,525 housing units in the area are owner occupied; 15.9%, renter occupied; and 15.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 15,884 housing units in the area - 68.0% owner occupied, 13.0% renter occupied, and 19.0% vacant. The annual rate of change in housing units since 2010 is 9.61%. Median home value in the area is $288,529, compared to a median home value of $235,127 for the U.S. In five years, median value is projected to change by 2.52% annually to $326,714.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Summary	**Census 2010**	**2020**	**2025**
Population	31,253	40,343	44,965
Households	12,872	16,444	18,298
Families	9,721	12,262	13,616
Average Household Size	2.43	2.45	2.46
Owner Occupied Housing Units	10,809	13,330	14,938
Renter Occupied Housing Units	2,063	3,114	3,359
Median Age	46.0	48.9	50.3
Trends: 2020-2025 Annual Rate	**Area**	**State**	**National**
Population	2.19%	1.54%	0.72%
Households	2.16%	1.51%	0.72%
Families	2.12%	1.47%	0.64%
Owner HHs	2.30%	1.53%	0.72%
Median Household Income	1.72%	1.43%	1.60%

		2020		**2025**
Households by Income	Number	Percent	Number	Percent
<$15,000	1,020	6.2%	991	5.4%
$15,000 - $24,999	1,044	6.3%	1,001	5.5%
$25,000 - $34,999	1,117	6.8%	1,122	6.1%
$35,000 - $49,999	1,769	10.8%	1,795	9.8%
$50,000 - $74,999	2,396	14.6%	2,567	14.0%
$75,000 - $99,999	1,999	12.2%	2,294	12.5%
$100,000 - $149,999	3,282	20.0%	4,007	21.9%
$150,000 - $199,999	1,691	10.3%	2,140	11.7%
$200,000+	2,124	12.9%	2,380	13.0%
Median Household Income	$84,330		$91,856	
Average Household Income	$115,291		$123,885	
Per Capita Income	$46,586		$49,970	

		Census 2010		**2020**		**2025**
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,530	4.9%	1,777	4.4%	1,914	4.3%
5 - 9	1,817	5.8%	2,029	5.0%	2,184	4.9%
10 - 14	2,046	6.5%	2,196	5.4%	2,450	5.4%
15 - 19	1,881	6.0%	2,118	5.2%	2,261	5.0%
20 - 24	1,110	3.6%	1,765	4.4%	1,641	3.6%
25 - 34	3,103	9.9%	3,885	9.6%	4,363	9.7%
35 - 44	3,683	11.8%	4,490	11.1%	4,884	10.9%
45 - 54	4,726	15.1%	5,054	12.5%	5,458	12.1%
55 - 64	5,269	16.9%	6,593	16.3%	6,825	15.2%
65 - 74	3,959	12.7%	6,318	15.7%	7,304	16.2%
75 - 84	1,749	5.6%	3,225	8.0%	4,424	9.8%
85+	380	1.2%	894	2.2%	1,256	2.8%
		Census 2010		**2020**		**2025**
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	28,953	92.6%	36,037	89.3%	39,441	87.7%
Black Alone	584	1.9%	1,139	2.8%	1,514	3.4%
American Indian Alone	166	0.5%	207	0.5%	233	0.5%
Asian Alone	316	1.0%	689	1.7%	859	1.9%
Pacific Islander Alone	19	0.1%	28	0.1%	34	0.1%
Some Other Race Alone	667	2.1%	1,253	3.1%	1,666	3.7%
Two or More Races	549	1.8%	989	2.5%	1,218	2.7%
Hispanic Origin (Any Race)	2,481	7.9%	4,586	11.4%	6,001	13.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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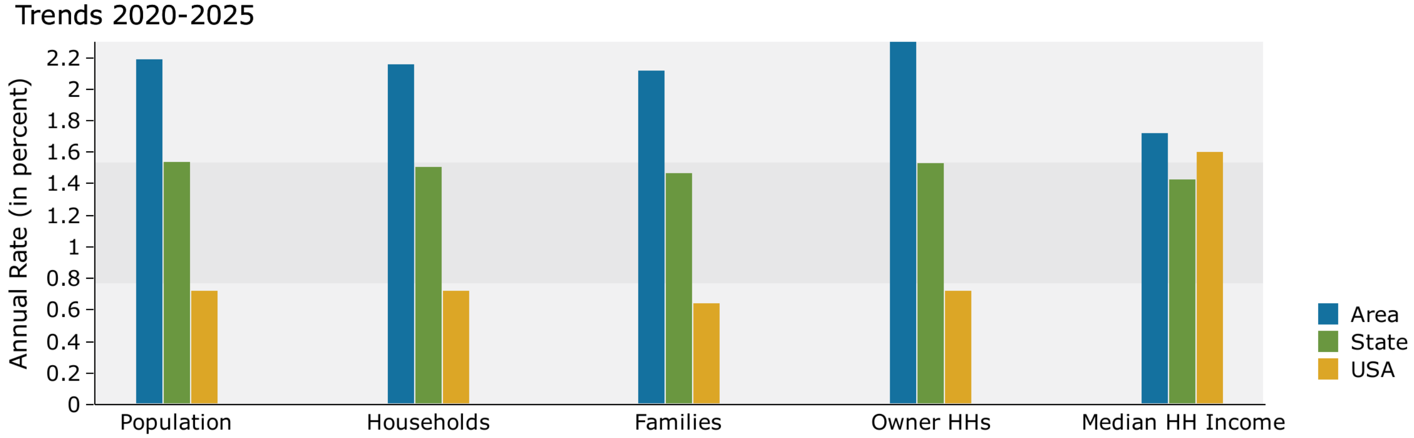

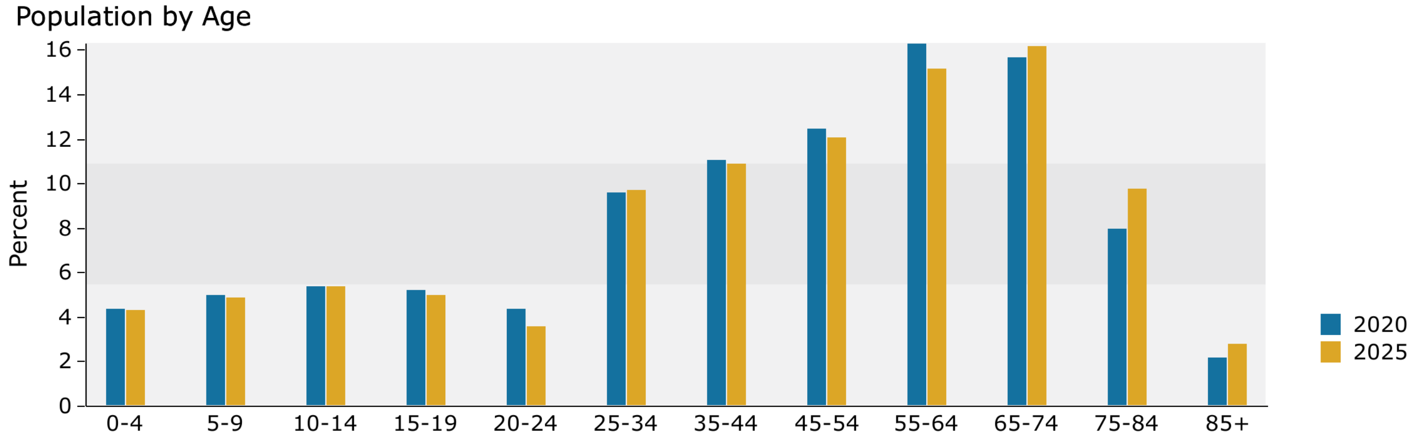

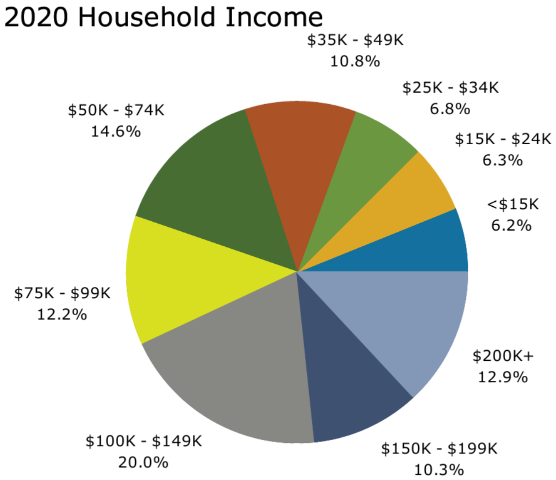

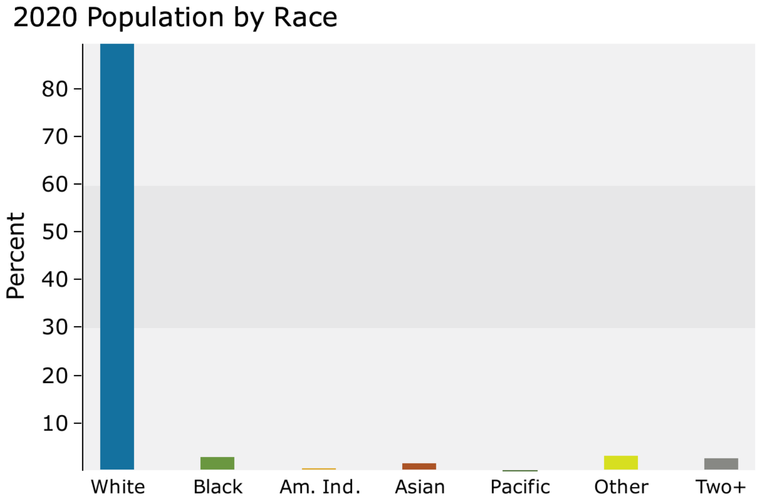

2020 Percent Hispanic Origin:11.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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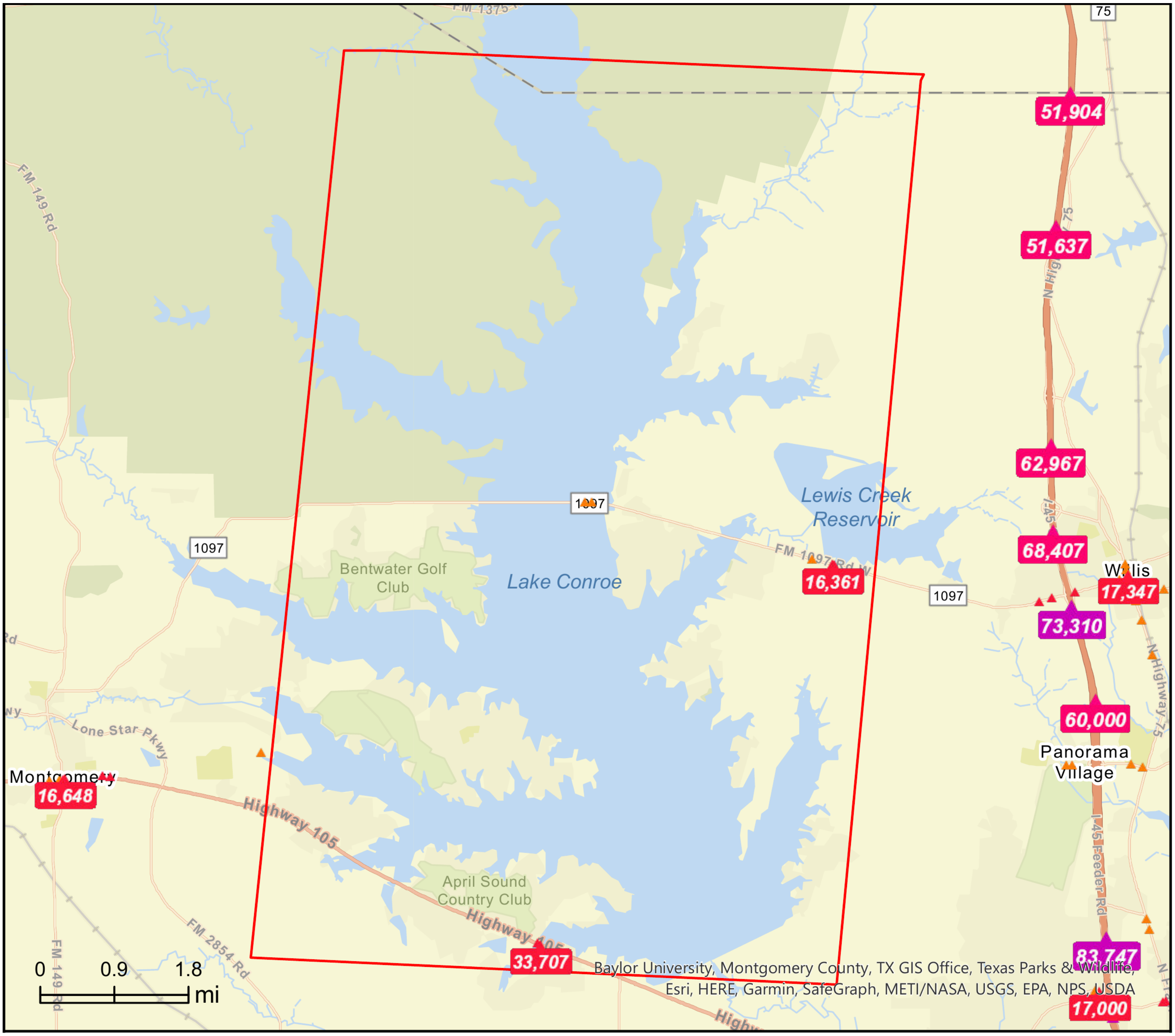
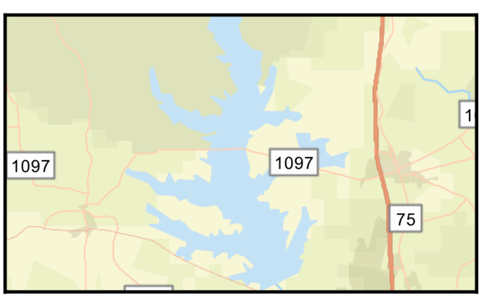
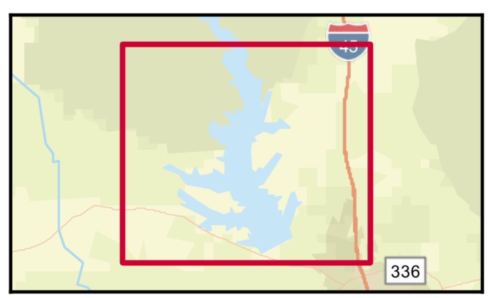
TRAFFIC COUNT - STUDY AREA (AREA POLYGON)





Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2021 Kalibrate Technologies (Q1 2021).

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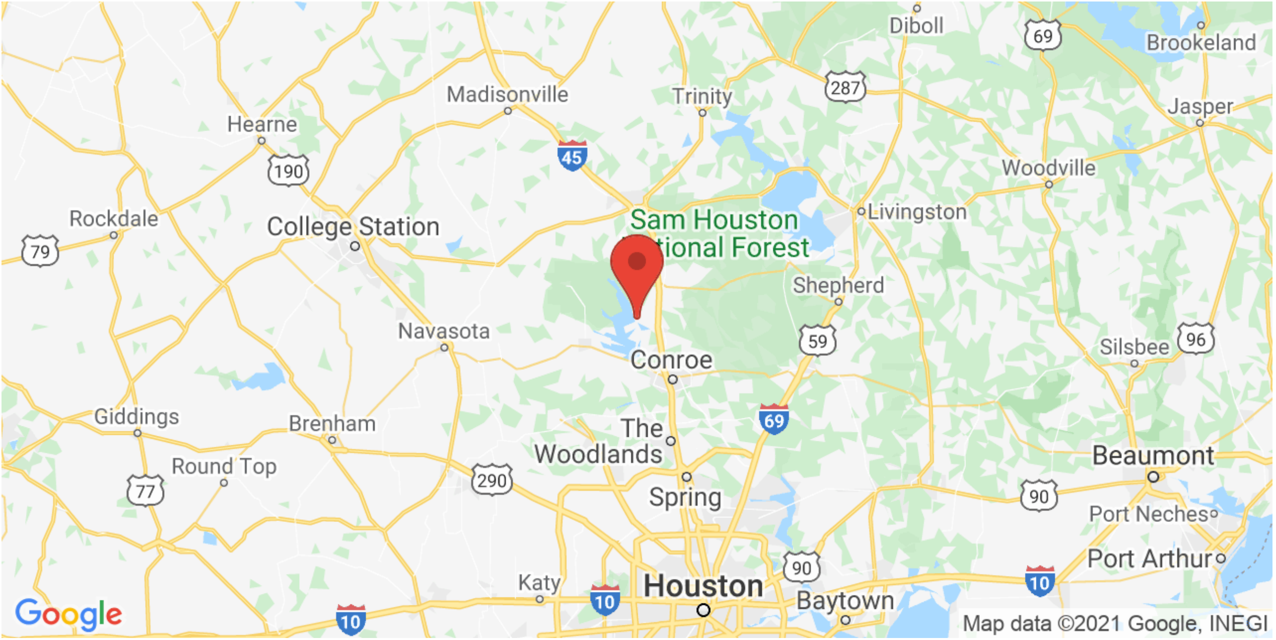
Residential Development

13165 Snow Lane, Willis, Texas, 77318



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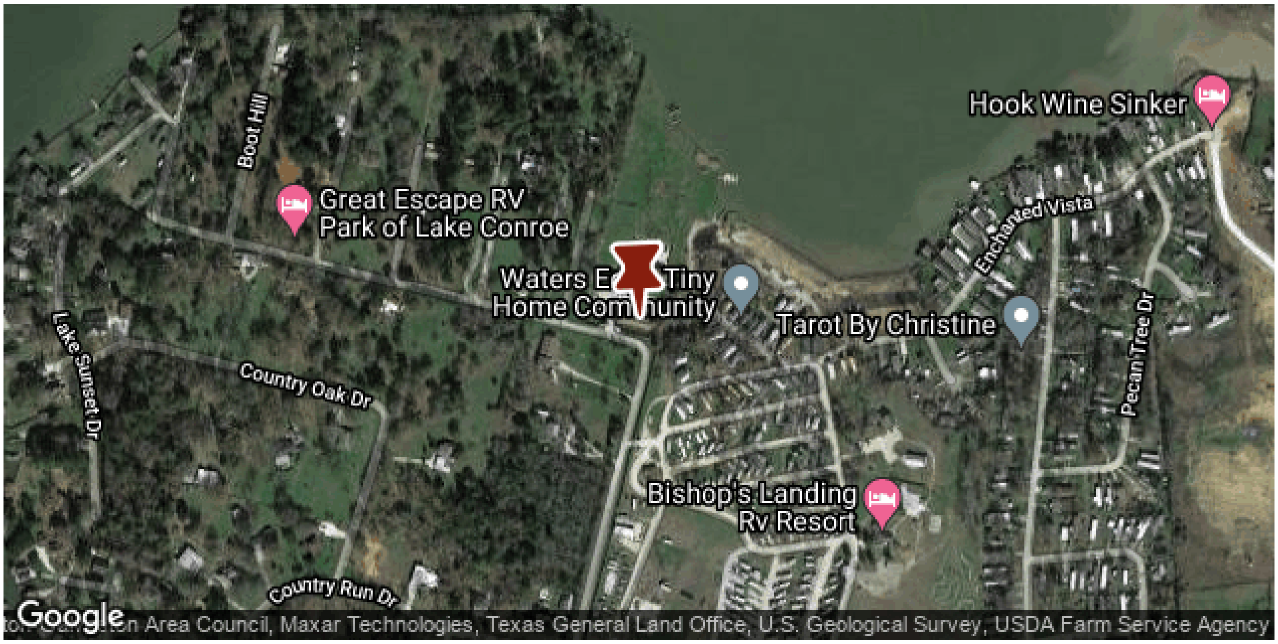

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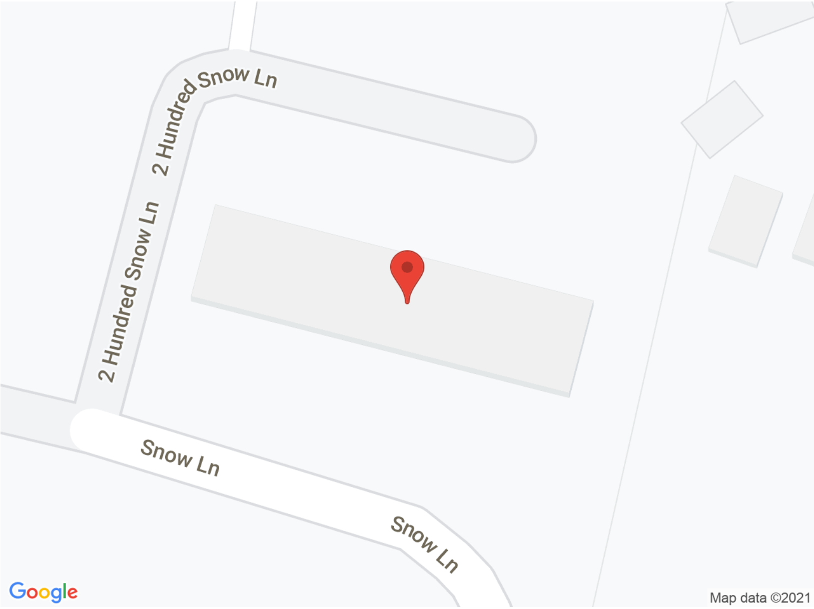
STREET VIEW MAP

Residential Development

13165 Snow Lane, Willis, Texas, 77318



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