



COLUMBIA LAKES

single family residences

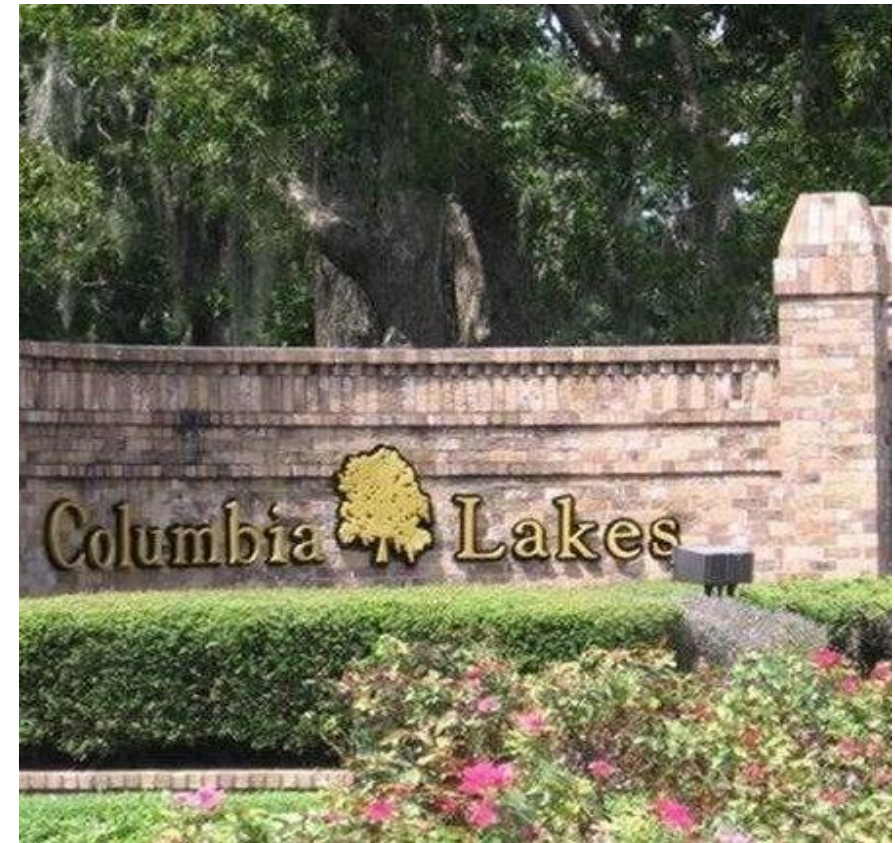
THE OFFERING

Columbia Lakes, 180 Freeman Blvd., West Columbia, TX 77486

OVERVIEW		PRICING	
Units:	38	Terms:	All Cash
Avg Rent:	\$1,478	Price Opinion	\$4,471,217
Avg Size:	1765		
Date Built:	1976		
Date Rehabbed:	2014-2022	Stabilized NOI	\$335,341
Rentable Sq. Ft.:	62,052		
Acreage:	6.37	<i>High Price Opinion</i>	\$4,605,354
Occupancy:	72%	<i>Mld Price Opinion</i>	\$4,471,217
Class:	C	<i>Low Price Opinion</i>	\$4,337,081

INVESTMENT HIGHLIGHTS

- ◆ Off Market Opportunity
 - ◆ All Cash or Owner Financed Basis
- ◆ Located in West Columbia, Texas, near Lake Jackson
 - ◆ About 1 Hour South of Houston Via Hwy 59 or 288
 - ◆ There is a New Solar Farm Nearby
- ◆ Excellent Value-Add Opportunity - Beautiful Location
 - ◆ 38 rental cottages (104 rooms)



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

TOM WILKINSON

Broker/Vice President
 twilk4@ketent.com
 713-355-4646 ext 102



KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056
 www.ketent.com
 Broker License #406902



Financial Information		Proposed Loan Parameters		Operating Information	
Price Opinion	\$4,471,217	New Loan @ 75% of Asking	\$3,353,413	Est Mkt Rent (Jun-26)	\$56,170
Price Per Unit	\$117,664	Amortization (months)	360	3 Mo Avg	\$29,204
Price Per Sq. Ft.	\$72.06	Debt Service	\$241,265	Physical Occ (Jun-26)	72%
Stabilized NOI	\$335,341	Monthly P & I	\$20,105	Est Ins per Unit per Yr	\$1,500
Stabilized Value Capped @ 7.5%	\$4,471,217	Interest Rate	6.00%	Property Tax Information	
Est Rehab/Upgrade @ \$/unit	\$0	Date Due	10 Years	Tax Rate (2026)	1.764901
Est. Entrepreneurial Profit	\$0	Est Res for Repl/Unit/Yr	\$250	2026 Tax Assessment	\$2,236,110
Est. Carry to Stabilization	\$0	Yield Maintenance	Pre-Payment Penalty	Est 2026 Taxes	\$39,465
Calculation of Value	\$4,471,217	Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$2,236,110
				Est Future Taxes	\$39,465

Interest Rates Vary Daily

Current Street Rent with a 3% Increase	694,261	\$57,855 / Mo	Number of Units	38	
Estimated Gross Scheduled Income	694,261	\$57,855 / Mo	Avg Unit Size	1765	
Estimated Loss to Lease (2% of Total Street Rent)	(13,885)	2%	Net Rentable Area	62,052	\$16,331.73 in credit card fees have been removed from Expenses below
Estimated Vacancy (2% of Total Street Rent)	(13,885)	2%	Land Area (Acres)	6.37	
Est Concessions and Rental Losses (2% of Total Street Rent)	(13,885)	2%	Units per Acre	5.965	
Estimated Utilities Income	9,500	\$250 / Unit / Yr			
Estimated Other Income	6,650	\$175 / Unit / Yr			
Estimated Total Rental Income	668,756				
ESTIMATED TOTAL PRO-FORMA INCOME	668,756	\$55,730 / Mo			

	MODIFIED ACTUALS - 2024 YTD Expenses		PRO-FORMA	
3 Mo Avg Income Annualized	\$350,448		\$668,756	
EXPENSE	FIXED EXPENSES		FIXED EXPENSES	
Fixed Expenses	Fixed Expenses		Fixed Expenses	
Taxes	\$108,865	\$2,865 per Unit	\$39,465	\$1,039 per Unit <small>2026 Tax Rate & Future Assessment</small>
Insurance	\$129,645	\$3,412 per Unit	\$57,000	\$1,500 per Unit <small>Estimated</small>
Total Fixed Expense		\$238,510		\$96,465
		\$6,277 per Unit		\$2,539 per Unit
Utilities	Utilities		Utilities	
Utilities	\$121,849	\$3,207 per Unit	\$121,849	\$3,207 per Unit
Telephone/Internet/Cable/Alarm	\$4,864	\$128 per Unit	\$4,864	\$128 per Unit
Gas		\$ per Unit	\$0	\$ per Unit
Utility Billing		\$ per Unit	\$0	\$ per Unit
Telephone/Internet/Cable/Alarm		\$ per Unit	\$0	\$ per Unit
Trash		\$ per Unit	\$0	\$ per Unit
Miss(Corridor Scent Machines/Elevator/Alarm)		\$ per Unit	\$0	\$ per Unit
Total Utilities		\$126,713		\$126,713
		\$3,335 per Unit		\$3,335 per Unit
Other Expenses	Other Expenses		Other Expenses	
General & Admin & Marketing	\$6,983	\$184 per Unit	\$19,000	\$500 per Unit
Repairs & Maintenance	\$168,451	\$4,433 per Unit	\$9,880	\$260 per Unit
Labor Costs	\$160,638	\$4,227 per Unit	\$41,800	\$1,100 per Unit
Contract Services	\$1,460	\$38 per Unit	\$4,750	\$125 per Unit
Management Fees	\$0	0.00% \$ per Unit	\$23,406	3.50% \$616 per Unit
Total Other Expense		\$337,533		\$98,836
		\$8,882 per Unit		\$2,601 per Unit
Total Operating Expense		\$702,756		\$322,014
		\$18,494 per Unit		\$2,601 per Unit
Reserve for Replacement		\$11,400		\$11,400
		\$300 per Unit		\$300 per Unit
Total Expense		\$714,156		\$333,414
		\$18,794 per Unit		\$8,774 per Unit
Net Operating Income (Actual Underwriting)		-\$363,708		\$335,341
Price Opinion		\$4,471,217		\$4,471,217
Cap Rate		-8.13%		7.50%
Proposed Debt		3,353,413		3,353,413
Equity		1,117,804		1,117,804
Estimated Debt Service		241,265		241,265
Cash Flow		(604,973)		94,076
Cash on Cash		-54.12%		8.42%

NOTES: ACTUALS: Income and Expenses calculated using owner's 12/24 YTD operating statement and Jan-Jun 2026 Collections. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2026 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.5% of Gross Income, Other expenses are Estimated for the Pro Forma.

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES.** The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period. **THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** This represents an estimated sales price for this property. It is not the same as an opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development or an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

COLUMBIA LAKES

Columbia Lakes is currently a full service resort, conference center and country club located in West Columbia, Texas. Nestled within 2,000 wooded acres in the heart of south Texas, Columbia Lakes Resort and Conference Center is a year-round destination located less than one hour from Houston. The resort can accommodate small corporate meetings to Texas-size weddings, retreats and seminars, training and team-building. The property boasts a championship-caliber golf course, fitness center, swimming pool, and a 13,000 square foot meeting/banquet space nestled around lakes, lagoons and glorious trees laced with spanish moss. The cottages below are currently operated as a hotel. The plan is to convert this to single family rentals.

The asset being offered consists of 38 cottages that could easily be converted into single family residences. There are 14 4 bedroom units and 24 2 bedroom units. Ideal for an SFR play. The owner is submetering each unit for electricity and to bill for water (each unit has its own water meter). Estimated landscaping expense is \$3300/mo, Electric is \$7000/mo, and water is paid by the residents.

With interest rates rising, the typical home buyer will be priced out of the market. Seller will finance with 20% down, 6 months no interest or pmts, then 3% for 6 months, yr 2 at a rate of 4%, and yr 3 at 5%, the a balloon! Owner estimates \$900,000 rehab to replace roofs, update kitchens, and general maintenance.



38
units



1976
year built



72%
occupancy



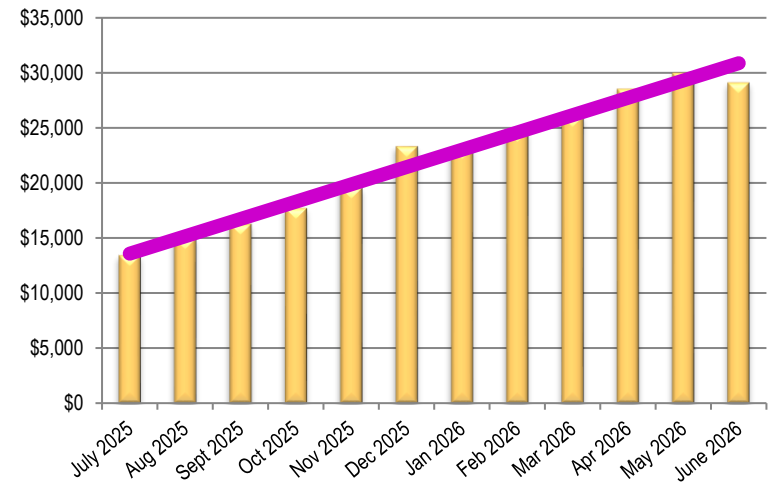
PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - Brazoria County		
Age:	1976	# of Stories:	1	Mortgage Balance	ACCT NO: 599975;6			
Rehabbed:	2014-2022	Buildings:	41	Amortization	W Brazoria Co Drainage Dist #11	\$0.014781		
		Units/Acre	5.97	P & I	Brazoria Co Emerg District #1	\$0.049391		
Elec Meter:	Indiv	Open Parking:	Yes	Type	Brazoria Co Emerg District #2	\$0.078971		
A/C Type:	HVAC-Indiv	Covered Parking:	No	Assumable	Brazoria County	\$0.262548		
Water:	RUBS	Garage Parking:	No	Monthly Escrow	Varner Creek Utility District	\$0.364000		
Gas:	N/A			Origination Date	Port Freeport	\$0.000000		
		Construction Quality:	C	Due Date	Road & Bridge Fund	\$0.042210		
Plumbing:	?	Submarket:	W Columbia	Interest Rate	Columbia-Brazoria ISD	\$0.953000		
Wiring:	Copper?							
Roof:	Pitched	Concessions: Currently there are no reported leasing concessions		Yield Maintenance				
Materials:	Brick/Wood			Transfer Fee		2026 Tax Rate/\$100	\$1.764901	
Paving:	Concrete					2026 Tax Assessment	\$2,236,110	
<i>*Please verify wiring</i>						Improvement Sq.Ft.	62,052	

COLLECTIONS

Total \$266,763

July 2025	\$13,446
Aug 2025	\$14,989
Sept 2025	\$16,275
Oct 2025	\$17,702
Nov 2025	\$19,565
Dec 2025	\$23,327
Jan 2026	\$23,131
Feb 2026	\$24,672
Mar 2026	\$26,044
Apr 2026	\$28,525
May 2026	\$29,981
June 2026	\$29,106

12 Mo Avg	\$22,230
9 Mo Avg	\$24,673
6 Mo Avg	\$26,910
3 Mo Avg	\$29,204



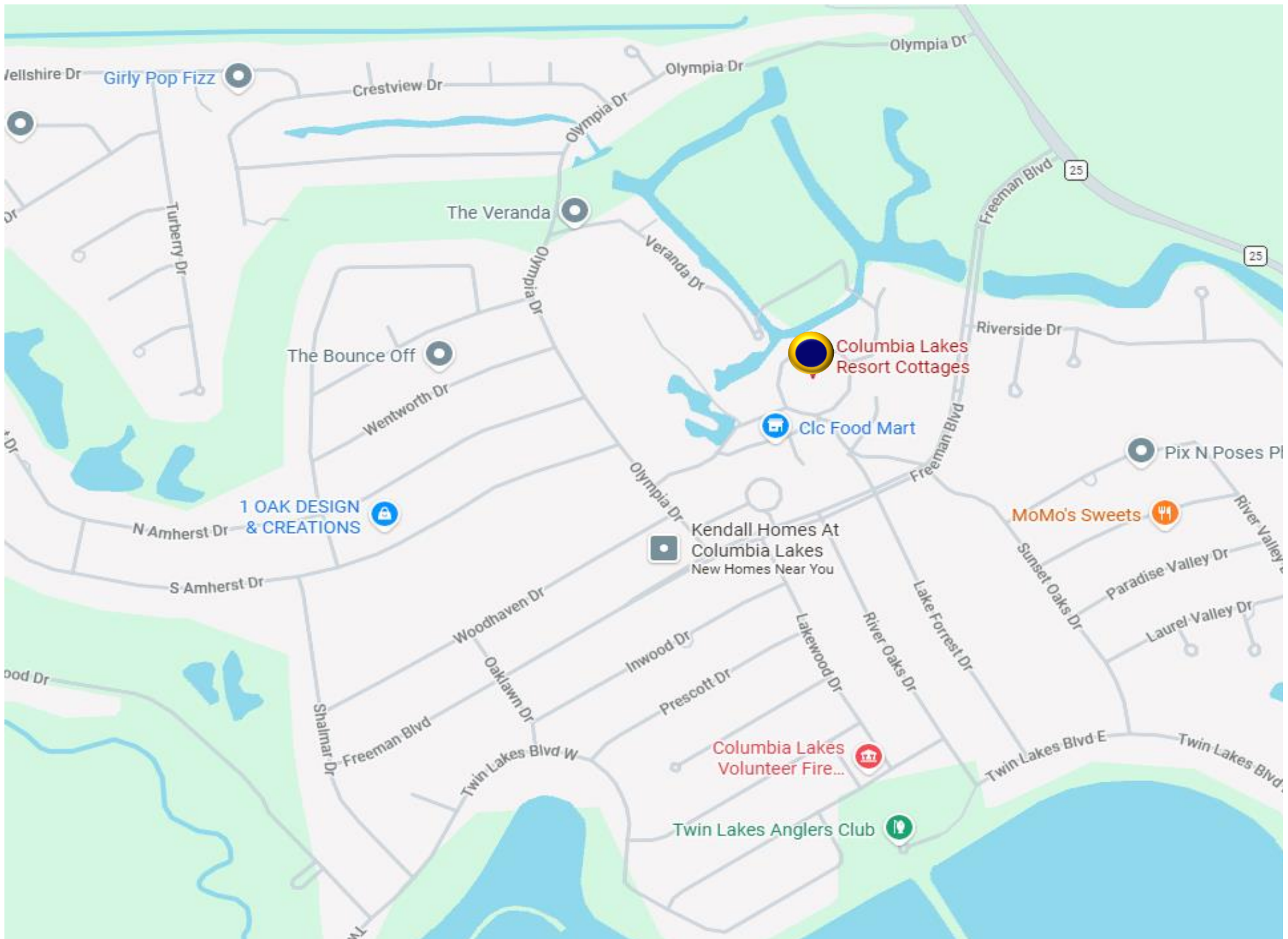


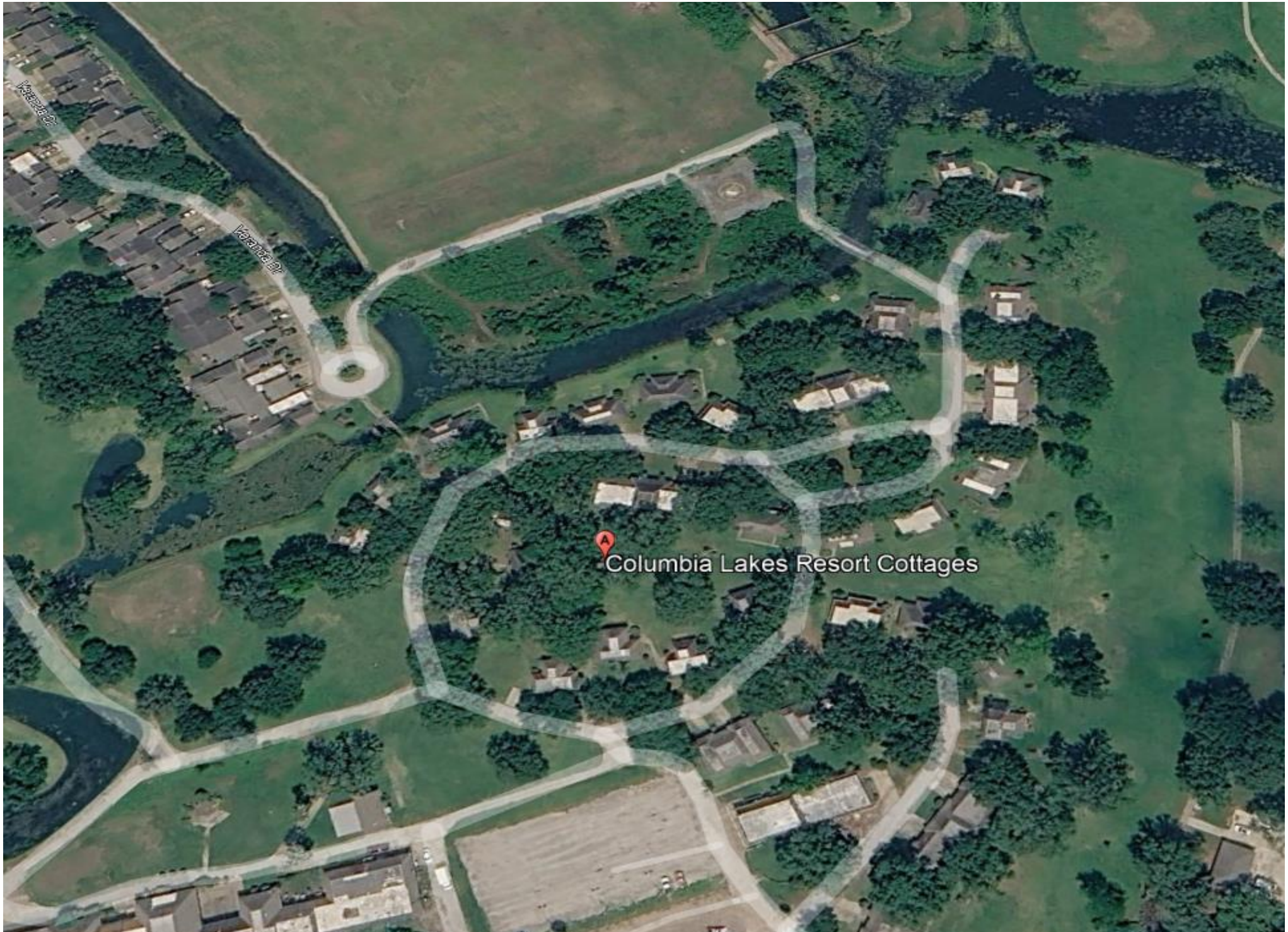


FEATURES & AMENITIES

- Smoke Free
- Cable Ready
- Microwave
- Furnished Units
- Swimming Pool
- Fitness Center
- Walk in Closets
- Granite Countertops
- Refrigerator
- Oven/Stove
- Microwave
- Patios
- Golf Course Community
- Tennis Court
- Basketball Court
- Pickleball Court
- Fully Stocked Store within walking distance








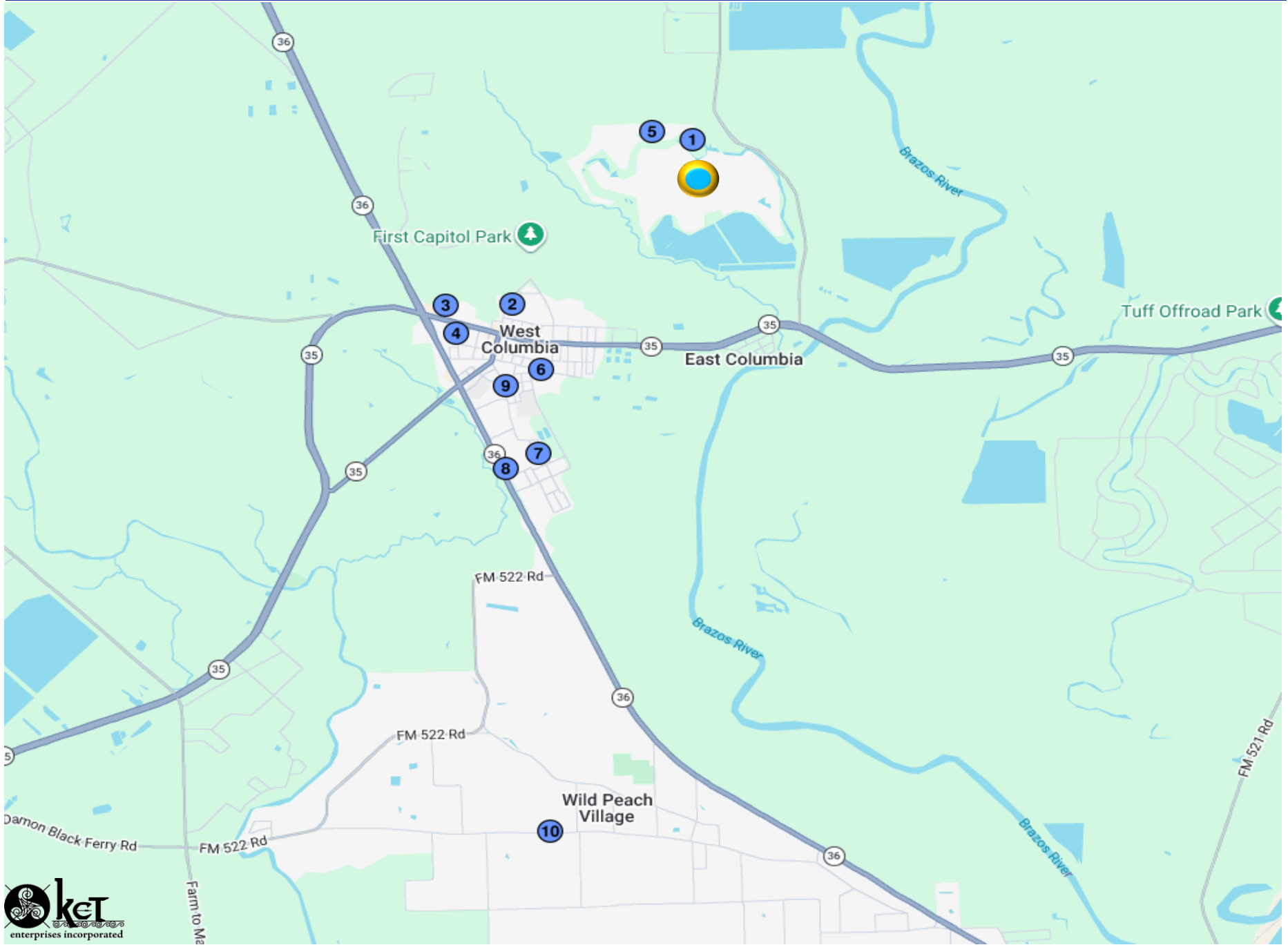




COLUMBIA LAKES RESORT RENT COMPS



	Address		Sq. Ft.	Bed/Bath	Date Built	Rent	Garage
1	1828 Veranda Dr.	West Columbia	2,066	4 Bed/3 Bath	1975	1,900	Yes
2	107 Prewitt Lane	West Columbia	624	2 Bed/1 Bath	1950	1,100	No
3	108 Draeger Dr.	West Columbia	1,249	3 Bed/2 Bath	1979	2,000	Yes
4	130 Bennett Dr.	West Columbia	1,080	3 Bed/1 Bath	1985	1,400	Yes
5	249 Crestview Dr.	West Columbia	1,815	4 Bed/2 Bath	2020	2,400	Yes
6	512 Humble Dr.	West Columbia	900	2 Bed/1 Bath	1948	1,250	No
7	115 Irwin Rd.	West Columbia	1,873	3 Bed/2 Bath	1970	2,150	Yes
8	1501 S Columbia Dr.	West Columbia	1,568	2 Bed/2 Bath	1938	900	No
9	101 Sweeney Ave	West Columbia	1,000	3 Bed/2 Bath	1945	1,450	No
10	4874 County Rd 353	Brazoria	2,024	4 Bed/2 Bath	1978	2,100	No
Totals/Averages Comps			1,420		1969	1,665	
	Columbia Lakes Resort		1,633		1976		No





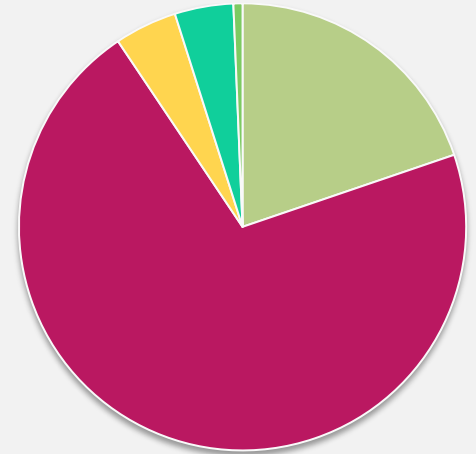


SUMMARY PROFILE

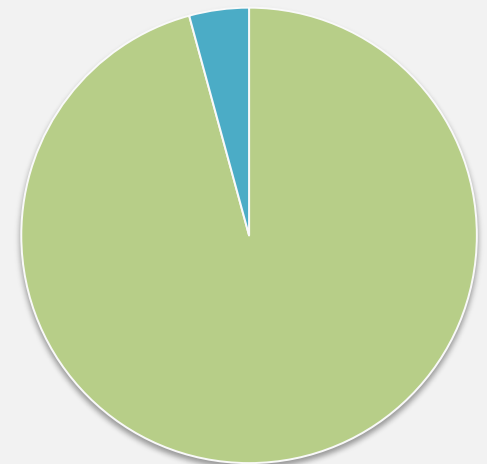
2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Columbia Lakes, 180 Freeman Blvd., West Columbia, TX 77486			
Population			
2025 Estimated Population	7,333	24,675	49,118
2030 Projected Population	7,407	25,259	50,670
2020 Census Population	8,244	25,783	50,343
2010 Census Population	8,227	24,675	47,264
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	-0.7%	-	0.3%
2025 Median Age	37.3	35.0	35.1
Households			
2025 Estimated Households	2,701	9,646	19,825
2030 Projected Households	2,755	10,026	20,763
2020 Census Households	2,971	9,900	19,978
2010 Census Households	2,937	9,355	18,467
Projected Annual Growth 2025 to 2030	0.4%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	-0.5%	0.2%	0.5%
Race and Ethnicity			
2025 Estimated White	20.7%	28.1%	36.9%
2025 Estimated Black or African American	73.9%	65.7%	55.9%
2025 Estimated Asian or Pacific Islander	0.7%	0.8%	1.3%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	4.6%	5.2%	5.7%
2025 Estimated Hispanic	4.2%	4.3%	4.8%
Income			
2025 Estimated Average Household Income	\$61,788	\$62,558	\$70,848
2025 Estimated Median Household Income	\$47,531	\$48,688	\$52,469
2025 Estimated Per Capita Income	\$22,985	\$24,596	\$28,719
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.7%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	9.0%	8.5%	9.2%
2025 Estimated High School Graduate	43.7%	39.9%	36.0%
2025 Estimated Some College	21.3%	22.6%	21.0%
2025 Estimated Associates Degree Only	7.5%	8.1%	9.2%
2025 Estimated Bachelors Degree Only	9.6%	9.9%	12.5%
2025 Estimated Graduate Degree	5.7%	7.3%	8.5%
Business			
2025 Estimated Total Businesses	271	962	2,413
2025 Estimated Total Employees	3,569	12,553	26,678
2025 Estimated Employee Population per Business	13.2	13.0	11.1
2025 Estimated Residential Population per Business	27.0	25.6	20.4

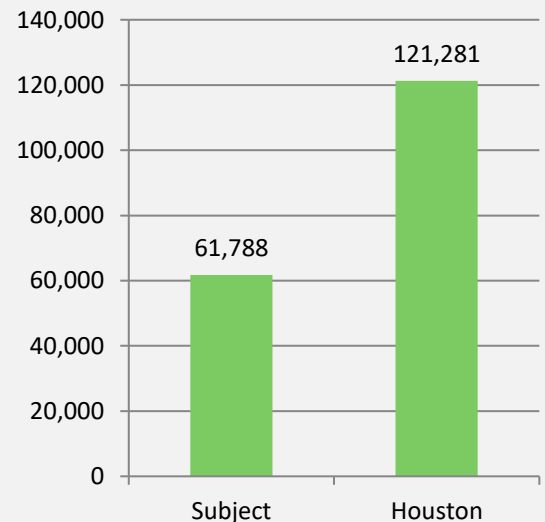
1 Mile Radius



White Black Other Hispanic Asian



Non-Hispanic Hispanic





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

KET ENTERPRISES INCORPORATED	0406902	twilk4@ketent.com	713-355-4646
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



TOM WILKINSON

Broker/Vice President

twilk4@ketent.com

713-355-4646 ext 102



ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382
Houston, TX 77056

www.ketent.com
713-355-4646

Broker License #0406902




DISCLAIMER & NON-ENDORSEMENT NOTICE

Disclaimer: The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent rolls, etc. However, we (KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his accountants or attorneys for legal and tax advice. Rates of return vary daily. No representations are made concerning environmental issues, if any.

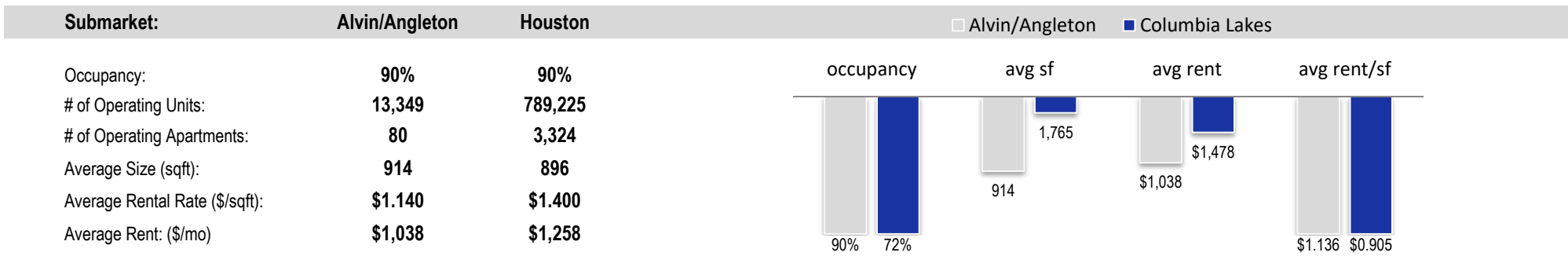
Non-Endorsement Notice: KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

RENT COMPARABLES (2026 MRI Apartment Data)

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Fairway Square 2301 Fairway Dr	1984	N/A	92%	120	672	\$954	EWG	1.420
2 Oaks At Mustang 2101 Mustang Rd	1975	N/A	94%	124	863	\$1,105	EW	1.280
3 Steeplechase 2400 S Alvin Bypass	1970	2019	88%	171	842	\$1,010	E	1.200
4 French Quarters Residence 2550 S Loop 35	1961	2022	92%	40	800	\$1,096	EW	1.370
5 Highland Square 2401 S Johnson	1970	2018	94%	104	761	\$1,024	EW	1.345
Totals/Averages Comps	1972		92%	112	788	\$1,042		\$1.323
 Columbia Lakes 180 Freeman Blvd	1976	2014-2022	72%	38	1,765	\$1,478	\$0.00	\$0.905

*Resident Pays E(Electric), W(Water), G(Gas)



Fairway Square



Oaks At Mustang



Steeplechase



French Quarters Residence



Highland Square

