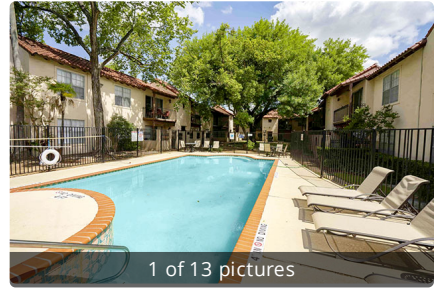



## Houston, TX, 127 Units

📍 6434 Ella Lee Ln, Houston, TX 77057



Record Updated: 03/25/2022

Units	<b>126 + 1 off market</b>
YOC	<b>1964</b>
Rehab	<b>2018</b>
Net rentable	<b>115,591 sf</b>
Floors	<b>2</b>
Occupancy	<b>93%</b>
Average Size	<b>917 sf</b>
Market Price	<b>\$987 /mo +EWG</b>
Market Rate	<b>\$1.08 sf/mo</b>
Effective Price	<b>\$987 /mo +EWG</b>
Effective Rate	<b>\$1.08 sf/mo</b>
Management Co	 <b>Karya Mgmt</b>
Manager	<b>Patricia Estrada</b>
Supervisor	<b>Denise Swann</b>
Submarket	<b>Galleria/ Uptown</b>
Schools	District: <b>Houston</b> Elementary: <b>Briargrove</b> Intermediate: <b>Shadowbriar</b> Middle: <b>Tanglewood</b> High: <b>Wisdom</b>
County	<b>Harris</b>
	Account# <b>095378000005</b>

# Policies

General		Pets		Utilities/Resident Paid	
Deposits:	<b>500+</b>	Cats:	<b>Y</b>	Electric:	<b>All</b>
Lease Terms:	<b>9-13 months</b>	Dogs:	<b>no max weight</b>	Water:	<b>Y</b>
Office Hours:	<b>M-F9-530 St10-5 SnCl</b>	Dog Park:	<b>•</b>	Gas:	<b>Y</b>
Locators:	<b>100%</b> <i>(12+mo)</i>	Pet Deposits:	<b>250/100 NR FEE</b>	Trash:	<b>•</b>
Concessions:	<b>No Concessions</b>	Pet Rent:	<b>\$15/mo</b>		
Fees		Special Items		Qualifications Standards	
Application Fee:	<b>\$50</b>	Rent Subsidies:	<b>•</b>	Income:	<b>3.00 x rent</b>
Administration Fee:	<b>\$150</b>	Finance Types:	<b>•</b>	Credit Check:	<b>Y</b>
Renters Insurance:	<b>Required</b>	Discounts:	<b>Teachers, Police/Fire, Other</b>	Rent History:	<b>Y</b>
		Senior Living:	<b>•</b>	Co-signers:	<b>Y</b>
				1st Time Renters:	<b>Y</b>

# Amenities

Community/Indoor	Parking	Interior
Club House: •	Assigned: •	Washer / Dryer Connections: •
Business Center: •	Open / Not Covered: •	Washer / Dryer Machines: •
Free Wifi Areas: •	Carports: <b>Y</b>	Fireplaces: •
Fitness Center: •	Parking Garage: •	Ceiling Fans: <b>All</b>
Game/Sports Room: •	Parking Space Rental: •	Vaulted or 9'+ Ceilings: <b>Some</b>
Theater Room: •	Individual Garage Attached: •	Crown Molding: <b>Some</b>
Movie Library: •	Individual Garage Detached: •	Premium Carpet: Berber / etc.: <b>Some</b>
	Electric Car Chargers: •	NonCarpet: Wood / Tile / Marble: •
Community/Outdoor	Security	Built-Ins: Desks / Shelves: <b>Some</b>
Pools: <b>1</b>	Perimeter Fence: <b>Y</b>	Miniblinds: <b>All</b>
Hot Tubs: •	Gated Entrance: <b>Y</b>	Wet bars: <b>Some</b>
Saunas: •	Guard at Entrance: •	Patio / Balcony: <b>All</b>
Tennis Courts: •	Patrol Service: •	Outside Storage/Closet: •
Volleyball Courts: •	Security Cameras: •	Garden/Large tubs: •
Play Ground: •	Intrusion Alarms / Unit: •	Walk-in Showers: <b>Some</b>
Picnic Area: <b>Y</b>		Walk-in Closets: <b>All</b>
Outdoor Grills: •		
Services	Cable/Internet	Kitchen
Dry Cleaning: •	Basic Channels: <b>Charge</b>	Microwaves: •
Maids: •	Movie Channels: <b>Charge</b>	Self Cleaning Ovens: •
Concierge: •	High-speed Internet: <b>Y</b>	Frost Free Refrigerators: <b>All</b>
Door-to-door Trash Pickup: •		Premium Countertops: <b>Some</b>
Washer / Dryer Rental: •		Premium Appliances: <b>Some</b>
		Ice Makers: •
		Dishwashers: <b>All</b>
		Garbage Disposals: <b>All</b>
	Misc	
	Furnished Units: •	
	Handicap Modified Units: •	
	Corporate Units: •	
	Elevators: •	
	Laundry Rooms: <b>2</b>	

## Floorplans

Floorplan	Units	Size (sf)	Market Price (\$/mo)	Market Rate (\$/sf/mo)	Concession (\$/mo)	Utilities (\$/mo)	Effective Price (\$/mo)	Effective Rate (\$/sf/mo)	W/D Connections
1x1	59	775	829 +EWG	1.07	-	-	829 +EWG	1.07	None
<b>1 Bedroom</b>	<b>59</b>	<b>775</b>	<b>829 +EWG</b>	<b>1.07</b>	<b>-</b>	<b>-</b>	<b>829 +EWG</b>	<b>1.07</b>	
2x1	14	952	1,040 +EWG	1.09	-	-	1,040 +EWG	1.09	None
2x1	3	1,024	1,107 +EWG	1.08	-	-	1,107 +EWG	1.08	None
2x1.5	5	977	1,037 +EWG	1.06	-	-	1,037 +EWG	1.06	None
2x1.5 TH	19	1,020	1,112 +EWG	1.09	-	-	1,112 +EWG	1.09	None
2x1.5 TH	2	1,206	1,137 +EWG	0.94	-	-	1,137 +EWG	0.94	None
2x2	15	1,045	1,117 +EWG	1.07	-	-	1,117 +EWG	1.07	None
2x2	4	1,117	1,212 +EWG	1.09	-	-	1,212 +EWG	1.09	None
<b>2 Bedrooms</b>	<b>62</b>	<b>1,020</b>	<b>1,098 +EWG</b>	<b>1.08</b>	<b>-</b>	<b>-</b>	<b>1,098 +EWG</b>	<b>1.08</b>	
3x1.5	1	1,350	1,540 +EWG	1.14	-	-	1,540 +EWG	1.14	None
3x2	3	1,230	1,460 +EWG	1.19	-	-	1,460 +EWG	1.19	None
3x2.5 TH	1	1,606	1,512 +EWG	0.94	-	-	1,512 +EWG	0.94	None
<b>3 Bedrooms</b>	<b>5</b>	<b>1,329</b>	<b>1,486 +EWG</b>	<b>1.12</b>	<b>-</b>	<b>-</b>	<b>1,486 +EWG</b>	<b>1.12</b>	
<b>Summary All</b>	<b>126</b>	<b>917</b>	<b>987 +EWG</b>	<b>1.08</b>	<b>0</b>	<b>0</b>	<b>987 +EWG</b>	<b>1.08</b>	

## History

**2 Years**

6 Years

12 Years

Date	Units	Occupancy	Market Price (\$/mo)	Market Rate (\$/sf/mo)	Concession (\$/mo)	Utilities (\$/mo)	Effective Price (\$/mo)	Effective Rate (\$/sf/mo)
Apr 2022	126	93%	987 +EWG	1.08	-	-	987 +EWG	1.08
Mar 2022	126	93%	987 +EWG	1.08	-	-	987 +EWG	1.08
Feb 2022	126	95%	989 +EWG	1.08	-	-	989 +EWG	1.08
Jan 2022	126	95%	989 +EWG	1.08	-	-	989 +EWG	1.08
Dec 2021	126	95%	989 +EWG	1.08	-	-	989 +EWG	1.08
Nov 2021	126	94%	975 +EWG	1.06	-	-	975 +EWG	1.06
Oct 2021	126	95%	1,015 +EWG	1.11	-	-	1,015 +EWG	1.11
Sep 2021	126	93%	997 +EWG	1.09	-	-	997 +EWG	1.09
Aug 2021	126	88%	1,007 +EWG	1.10	-	-	1,007 +EWG	1.10
Jul 2021	126	96%	898 +EWG	0.98	-55	-	843 +EWG	0.92
Jun 2021	126	96%	898 +EWG	0.98	-55	-	843 +EWG	0.92
May 2021	126	90%	891 +EWG	0.97	-41	-	850 +EWG	0.93
Apr 2021	126	90%	878 +EWG	0.96	-31	-	847 +EWG	0.92
Mar 2021	126	89%	854 +EWG	0.93	-30	-	824 +EWG	0.90
Feb 2021	126	87%	847 +EWG	0.92	-46	-	801 +EWG	0.87
Jan 2021	126	87%	842 +EWG	0.92	-45	-	797 +EWG	0.87
Dec 2020	126	86%	888 +EWG	0.97	-49	-	839 +EWG	0.91
Nov 2020	126	80%	875 +EWG	0.95	-48	-	827 +EWG	0.90
Oct 2020	126	80%	875 +EWG	0.95	-48	-	827 +EWG	0.90
Sep 2020	126	84%	879 +EWG	0.96	-25	-	854 +EWG	0.93
Aug 2020	126	83%	879 +EWG	0.96	-25	-	854 +EWG	0.93
Jul 2020	126	90%	899 +EWG	0.98	-25	-	874 +EWG	0.95
Jun 2020	126	92%	904 +EWG	0.99	-38	-	866 +EWG	0.94
May 2020	126	92%	860 +EWG	0.94	-42	-	818 +EWG	0.89