


## Houston, TX, 313 Units

📍 2235 Winrock, Houston, TX 77057



Units	<b>312 + 1 off market</b>
YOC	<b>1972</b>
Rehab	<b>2016</b>
Net rentable	<b>277,587 sf</b>
Floors	<b>3</b>
Occupancy	<b>89%</b>
Average Size	<b>890 sf</b>
Market Price	<b>\$993 /mo +EWG</b>
Market Rate	<b>\$1.12 sf/mo</b>
Concessions	<b>\$ -41 /mo</b>
Effective Price	<b>\$952 /mo +EWG</b>
Effective Rate	<b>\$1.07 sf/mo</b>
Management Co	 <b>Karya Mgmt</b>
Manager	<b>Jaspinder Kaur</b>
Supervisor	<b>Denise Swann</b>
Submarket	<b>Galleria/ Uptown</b>
Schools	District: <b>Houston</b> Elementary: <b>Briargrove</b> Middle: <b>Tanglewood</b> High: <b>Wisdom</b>
County	<b>Harris</b>
	Account# <b>1010030000003</b>

# Policies

General		Pets		Utilities/Resident Paid	
Deposits:	<b>500+</b>	Cats:	<b>Y</b>	Electric:	<b>All</b>
Lease Terms:	<b>6-12 months</b>	Dogs:	<b>Up to 50 lbs</b>	Water:	<b>Y</b>
Office Hours:	<b>M-F830-530 St10-5 SnCl</b>	Dog Park:	<b>•</b>	Gas:	<b>Y</b>
Locators:	<b>No Locs</b>	Pet Deposits:	<b>400 NR FEE</b>	Trash:	<b>Y</b>
Concessions:	<b>2wks free w/12+mo</b>	Pet Rent:	<b>\$20/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:	Y	Washer / Dryer Connections:	Some
Business Center:	Y	Open / Not Covered:	Y	Washer / Dryer Machines:	•
Free Wifi Areas:	Y	Carports:	Y	Fireplaces:	•
Fitness Center:	Y	Parking Garage:	•	Ceiling Fans:	All
Game/Sports Room:	•	Parking Space Rental:	\$30/mo	Vaulted or 9'+ Ceilings:	•
Theater Room:	•	Individual Garage Attached:	•	Crown Molding:	•
Movie Library:	•	Individual Garage Detached:	•	Premium Carpet: Berber / etc.:	•
		Electric Car Chargers:	•	NonCarpet: Wood / Tile / Marble:	Some
Community/Outdoor		Security		Built-Ins: Desks / Shelves:	Some
Pools:	3	Perimeter Fence:	Y	Miniblinds:	All
Hot Tubs:	•	Gated Entrance:	•	Wet bars:	Some
Saunas:	•	Guard at Entrance:	•	Patio / Balcony:	Some
Tennis Courts:	•	Patrol Service:	Y	Outside Storage/Closet:	Some
Volleyball Courts:	•	Security Cameras:	•	Garden/Large tubs:	•
Play Ground:	•	Intrusion Alarms / Unit:	•	Walk-in Showers:	•
Picnic Area:	•			Walk-in Closets:	All
Outdoor Grills:	Y				
Services		Cable/Internet		Kitchen	
Dry Cleaning:	•	Basic Channels:	Charge	Microwaves:	•
Maids:	•	Movie Channels:	Charge	Self Cleaning Ovens:	All
Concierge:	•	High-speed Internet:	Y	Frost Free Refrigerators:	All
Door-to-door Trash Pickup:	•			Premium Countertops:	All
Washer / Dryer Rental:	•			Premium Appliances:	Some
		Misc		Ice Makers:	•
		Furnished Units:	•	Dishwashers:	All
		Handicap Modified Units:	•	Garbage Disposals:	All
		Corporate Units:	•		
		Elevators:	Y		
		Laundry Rooms:	6		

# 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	96	625	800 +EWG	1.28	-33	-	767 +EWG	1.23	Full in Some
1x1	35	736	850 +EWG	1.15	-35	-	815 +EWG	1.11	None
1x1	30	756	850 +EWG	1.12	-35	-	815 +EWG	1.08	Full in Some
1x1	12	789	900 +EWG	1.14	-38	-	862 +EWG	1.09	None
1x1	3	846	1,157 +EWG	1.37	-48	-	1,109 +EWG	1.31	None
1x1	1	846	1,363 +EWG	1.61	-57	-	1,306 +EWG	1.54	None
<b>1 Bedroom</b>	<b>177</b>	<b>685</b>	<b>834 +EWG</b>	<b>1.22</b>	<b>-35</b>	<b>-</b>	<b>800 +EWG</b>	<b>1.17</b>	
2x1.5 TH	25	1,177	1,175 +EWG	1.00	-49	-	1,126 +EWG	0.96	Full in Some
2x2	28	1,044	1,100 +EWG	1.05	-46	-	1,054 +EWG	1.01	None
2x2	25	1,092	1,100 +EWG	1.01	-46	-	1,054 +EWG	0.97	Full in Some
2x2	25	1,118	1,150 +EWG	1.03	-48	-	1,102 +EWG	0.99	None
<b>2 Bedrooms</b>	<b>103</b>	<b>1,106</b>	<b>1,130 +EWG</b>	<b>1.02</b>	<b>-47</b>	<b>-</b>	<b>1,083 +EWG</b>	<b>0.98</b>	
3x2	22	1,218	1,370 +EWG	1.12	-57	-	1,313 +EWG	1.08	Full in Some
3x2	4	1,438	1,500 +EWG	1.04	-63	-	1,437 +EWG	1.00	None
3x2	4	1,565	1,504 +EWG	0.96	-63	-	1,441 +EWG	0.92	None
3x2.5 den TH	2	1,790	1,800 +EWG	1.01	-75	-	1,725 +EWG	0.96	Full in Some
<b>3 Bedrooms</b>	<b>32</b>	<b>1,325</b>	<b>1,430 +EWG</b>	<b>1.08</b>	<b>-60</b>	<b>-</b>	<b>1,370 +EWG</b>	<b>1.03</b>	
<b>Summary All</b>	<b>312</b>	<b>890</b>	<b>993 +EWG</b>	<b>1.12</b>	<b>-41</b>	<b>0</b>	<b>952 +EWG</b>	<b>1.07</b>	

Prices Change Daily

## 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)
Jun 2022	312	89%	993 +EWG	1.12	-41	-	952 +EWG	1.07
May 2022	312	87%	1,033 +EWG	1.16	-43	-	990 +EWG	1.11
Apr 2022	312	88%	1,145 +EWG	1.29	-48	-	1,097 +EWG	1.23
Mar 2022	312	93%	1,251 +EWG	1.41	-	-	1,251 +EWG	1.41
Feb 2022	312	92%	1,203 +EWG	1.35	-	-	1,203 +EWG	1.35
Jan 2022	312	92%	1,159 +EWG	1.30	-	-	1,159 +EWG	1.30
Dec 2021	312	95%	1,232 +EWG	1.38	-	-	1,232 +EWG	1.38
Nov 2021	312	92%	995 +EWG	1.12	-28	-	967 +EWG	1.09
Oct 2021	312	91%	987 +EWG	1.11	-28	-	959 +EWG	1.08
Sep 2021	312	91%	1,037 +EWG	1.17	-	-	1,037 +EWG	1.17
Aug 2021	312	93%	1,022 +EWG	1.15	-	-	1,022 +EWG	1.15
Jul 2021	312	93%	1,058 +EWG	1.19	-55	-	1,003 +EWG	1.13
Jun 2021	312	94%	971 +EWG	1.09	-47	-	924 +EWG	1.04
May 2021	312	91%	933 +EWG	1.05	-78	-	855 +EWG	0.96
Apr 2021	312	84%	899 +EWG	1.01	-41	-	858 +EWG	0.96
Mar 2021	312	84%	899 +EWG	1.01	-41	-	858 +EWG	0.96
Feb 2021	312	84%	899 +EWG	1.01	-49	-	850 +EWG	0.96
Jan 2021	312	82%	999 +EWG	1.12	-	-	999 +EWG	1.12
Dec 2020	312	84%	888 +EWG	1.00	-42	-	846 +EWG	0.95
Nov 2020	312	87%	895 +EWG	1.01	-42	-	853 +EWG	0.96
Oct 2020	312	87%	895 +EWG	1.01	-42	-	853 +EWG	0.96
Sep 2020	312	89%	909 +EWG	1.02	-26	-	883 +EWG	0.99
Aug 2020	312	90%	995 +EWG	1.12	-50	-	945 +EWG	1.06
Jul 2020	312	91%	995 +EWG	1.12	-50	-	945 +EWG	1.06