

TOWNHOUSE: N/A

PROPERTY: LOS

APARTMENT COMPLEX: 44 Units

KEY _____

ADDRESS : 1901 Japonica, McAllen, TX 78501

SUBDIVISION: Valley Gardens Lot 1

OWNER: Los Fuentes Village, LLC

PHONE: :

EMAIL: :

CADTAX: NO (Flores Ziga Property Tax)

HOA: NONE

PROPERTY TAX ID: V1200-00-000-0001-00

UTILITIES INCLUDED: WATER

GATE CODE: 2558

CABLE: NONE

ACCOUNT: NONE

CODE: NONE

ELECTRIC: JUST ENERGY

ACCOUNT: 7777429

EDC: 10032789409759971

METER: 150527748 (HSMTR)

WATER/SEWER: MCALLEN PUBLIC UTILITIES

ACCOUNT: 001922; 0103154

METER: SP-2502713; WA-2502712

SPRINKLER SYSTEM: YES

LAWN MAINTENANCE: VICTOR URBINA

PEST SERVICE: SKILLKILL

QUARTERLY: YES

TERMITE:

INSURANCE: AGENTS ALLIANCE SERVICES INC. (PROP. GL, & UMBRELLA) **ACCOUNT:**

POOL: YES

POOL MAINTENANCE: JOSE HUGO BELMARES (EVERY 3 TO 4 DAYS)

PETS ALLOWED: NO

OWNER MAINTENANCE LIMIT: NONE

ON SITE LAUNDRY: YES (4 WASHERS, 4 DRYERS)

OTHER OWNER INSTRUCTIONS:

ROOF	Prior to 2018						
POOL RESURFACING	07/2019						
POOL PUMP	09/2020						
POOL COOL DECK	04/2023						
STAIRS (4)	12/2021						
GATE	Prior 2018						
OUTISDE PAINT	Prior to 2018						
WALL (PRES/WASH)	02/2023						
SECURITY LIGHTS	09/2020						
WALKWAY	Prior to 2018						
PARKINGLOT RESURFACING	09/2021						
CARPORT	Prior to 2018						
LAUNDRY ROOM	02/2023						
WASHERS	08/2023 (4)						
DRYERS	Prior to 2018						

NOTES: 09/22 Patched broken tiles on walkway; 03/24 Repair/clean water drains in covered parking areas; 04/25 Patch potholes in parking lot with gravel re-stripe lot; 05/25 Replaced 18 exterior shut-off valves.

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ESID / METER NUMBERS:

UNIT #	ESID #	METER #	UNIT #	ESID#	METER#
1	10032789486452850	115616499	24	10032789498048120	135147897
2	10032789404199040	145629975	25	10032789400929750	151062042
3			26	10032789438153130	145224913
4	10032789447628321	136907425	27		
5	10032789451202361	140911350	28	10032789417979610	145860382
6	10032789439363140	115616460	29	10032789406259671	137526434
7			30	10032789465577041	140571785
8	10032789409759971	150527748	31	10032789480369710	143446772
9	10032789400112660	143684408	32	10032789453931041	115616506
10			33	10032789428383070	135721612
11	10032789487153300	144728382	34		
12	10032789443624060	159431612	35		
14	10032789423446560	155838832	36	10032789445057981	150528072
15	10032789471793380	143152552	37	10032789429474510	137965431
16	10032789405344120	134223624	38	10032789463287100	147309263
17	10032789402640091	200201722	39		
18	10032789460217220	142238766	40		
19	10032789429046360	191848581	41	10032789469304810	200509237
20	10032789484937450	141281140	42		
21	10032789407629870	143488158	43	10032789415976601	133054704
22	10032789446812720	115106968	44		
23			45		

UNITS:

REPLACEMET:	UNIT 1 (Down)	UNIT 2 (Down)	UNIT 3 (Down)	UNIT 4 (Down)
A/C	Prior to 2018	06/2021	07/2024	10/2024
WATER HEATER	Prior to 2018	12/2023	02/2025	Prior to 2018
REFRIGERATOR	Prior to 2018	09/2019	Prior to 2018	03/2023
STOVE	Prior to 2018	02/2023	Prior to 2018	10/2022
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	06/2024	06/2020	Prior to 2018
MICROWAVE	N/A	N/A	N/A	10/2022
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	06/2024	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	06/2024	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	06/2024	04/2024Q	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	N/A	N/A	N/A	N/A
RECESSED LIGHTS	N/A	N/A	N/A	09/2022
REMODEL DATE:	Prior to 2018	06/2024	Prior to 2018	09/2022
TENANT SINCE:	05/2021	02/2025	11/2018	10/2024
RENT:	\$875.00	\$895.00	\$850.00	\$925.00

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REPLACEMET:	UNIT 5 (DOWN)	UNIT 6 (DOWN)	UNIT 7 (UP)	UNIT 8 (UP)
A/C	04/2021	Prior to 2018	06/2021	Prior to 2018
WATER HEATER	Prior to 2018	03/2025	10/2020	Prior to 2018
REFRIGERATOR	10/2023	05/2025	Prior to 2018	Prior to 2018
STOVE	Prior to 2018	05/2025	Prior to 2018	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	04/2021
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	10/2021 G
TILE	12/2018	12/2022	Prior to 2018	Prior to 2018
CARPET	N/A	N/A	Prior to 2018	Prior to 2018
RECESSED LIGHTS	10/2023	12/2022	N/A	N/A
REMODEL DATE:	10/2023	12/2022	Prior to 2018	Prior to 2018
TENANT SINCE:	01/2019	06/2025	11/2018	11/2025
RENT:	\$850.00	\$775.00	\$850.00	\$795.00

REPLACEMET:	UNIT 9 (UP)	UNIT 10 (UP)	UNIT 11 (UP)	UNIT 12 (UP)
A/C	Prior to 2018	03/2024	09/2023	10/2022
WATER HEATER	Prior to 2018	03/2024	Prior to 2018	08/2021
REFRIGERATOR	10/2021	Prior to 2018	Prior to 2018	Prior to 2018
STOVE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	11/2021	Prior to 2018	Prior to 2018	01/2025
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	Prior to 2018	Prior to 2018	Prior to 2018	08/2025
RECESSED LIGHTS	N/A	N/A	07/2023	12/2022
REMODEL DATE:	Prior to 2018	Prior to 2018	07/2023	12/2022
TENANT SINCE:	04/2025	11/2018	04/2025	06/2025
RENT:	\$795.00	\$875.00	\$795.00	\$745.00

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REPLACEMET:	UNIT 14 (DOWN)	UNIT 15 (DOWN)	UNIT 16 (DOWN)	UNIT 17 (DOWN)
A/C	03/2024	05/2022	08/2022	05/2021
WATER HEATER	08/2025	Prior to 2018	Prior to 2018	Prior to 2018
REFRIGERATOR	03/2024	08/2020	Prior to 2018	Prior to 2018
STOVE	02/2024	08/2025	Prior to 2018	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	01/2024	Prior to 2018	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	09/2019	Prior to 2018	Prior to 2018	05/2023
GRANITE / QUARTZ	01/2024 Q	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE
TILE	01/2024	Prior to 2018	Prior to 2018	04/2023
CARPET	N/A	N/A	N/A	N/A
RECESSED LIGHTS	02/2024	N/A	N/A	05/2023
REMODEL DATE:	02/2024	Prior to 2018	Prior to 2018	05/2023
TENANT SINCE:	05/2024	07/2020	08/2022	10/2023
RENT:	\$1,025.00	\$850.00	\$895.00	\$925.00

REPLACEMET:	UNIT 18 (UP)	UNIT 19 (UP)	UNIT 20 (UP)	UNIT 21 (UP)
A/C	07/2023	06/2024	07/2021	09/2024
WATER HEATER	Prior to 2018	Prior to 2018	02/2025	02/2023
REFRIGERATOR	08/2025	Prior to 2018	10/2025	Prior to 2018
STOVE	04/2022	Prior to 2018	11/2025	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	03/2020	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	Prior to 2018	12/2025	09/2025	09/2020
RECESSED LIGHTS	N/A	N/A	07/2024	N/A
REMODEL DATE:	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TENANT SINCE:	04/2022	Vacant	11/2025	09/2021
RENT:	\$800.00	\$825.00	\$745.00	\$850.00

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REPLACEMET:	UNIT 22 (UP)	UNIT 23 (DOWN)	UNIT 24 (DOWN)	UNIT 25 (DOWN)
A/C	06/2020	Prior to 2018	03/2023	Prior to 2018
WATER HEATER	01/2024	05/2024	Prior to 2018	02/2025
REFRIGERATOR	Prior to 2018	06/2022	Prior to 2018	04/2022
STOVE	02/2023	05/2022	04/2025	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	08/2023
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	08/2023
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	03/2019	05/2019
CARPET	Prior to 2018	N/A	N/A	N/A
RECESSED LIGHTS	08/2022	N/A	07/2023	07/2023
REMODEL DATE:	08/2022	Prior to 2018	07/2023	07/2023
TENANT SINCE:	05/2023	11/2018	11/2023	09/2023
RENT:	\$900.00	\$825.00	\$895.00	\$895.00

REPLACEMET:	UNIT 26 (DOWN)	UNIT 27 (DOWN)	UNIT 28 (DOWN)	UNIT 29 (UP)
A/C	11/2025	11/2025	01/2022	Prior to 2018
WATER HEATER	05/2022	06/2023	06/2025	04/2024
REFRIGERATOR	07/2025	Prior to 2018	Prior to 2018	Prior to 2018
STOVE	Prior to 2018	Prior to 2018	Prior to 2018	07/2023
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE
TILE	02/2021	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	N/A	N/A	N/A	Prior to 2018
RECESSED LIGHTS	05/2023	N/A	N/A	05/2023
REMODEL DATE:	05/2023	Prior to 2018	Prior to 2018	05/2023
TENANT SINCE:	06/2025	11/2018	06/2019	VACANT
RENT:	\$775.00	\$850.00	\$875.00	\$800.00

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REPLACEMET:	UNIT 30 (UP)	UNIT 31 (UP)	UNIT 32 (UP)	UNIT 33 (UP)
A/C	10/2021	12/2019	10/2022	04/2024
WATER HEATER	Prior to 2018	11/2019	04/2021	Prior to 2018
REFRIGERATOR	Prior to 2018	Prior to 2018	Prior to 2018	12/2025
STOVE	Prior to 2018	06/2024	08/2025	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	09/2022	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	04/2024	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	04/2024	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	04/2024Q	Prior to 2018 TILE	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	06/2024	07/2021	Prior to 2018	Prior to 2018
RECESSED LIGHTS	N/A	10/2023	N/A	N/A
REMODEL DATE:	Prior to 2018	10/2023	Prior to 2018	Prior to 2018
TENANT SINCE:	08/2024	02/2025	02/2021	07/2025
RENT:	\$875.00	\$825.00	\$850.00	\$795.00

REPLACEMET:	UNIT 34 (UP)	UNIT 35 (DOWN)	UNIT 36 (DOWN)	UNIT 37 (DOWN)
A/C	Prior to 2018	09/2023	03/2022	07/2025
WATER HEATER	06/2019	01/2024	11/2021	Prior to 2018
REFRIGERATOR	Prior to 2018	Prior to 2018	03/2023	03/2024
STOVE	Prior to 2018	Prior to 2018	08/2025	02/2024
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	04/2023	Prior to 2018	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	02/2024
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	02/2024
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	02/2024 Q
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	Prior to 2018	N/A	N/A	N/A
RECESSED LIGHTS	N/A	N/A	N/A	02/2024
REMODEL DATE:	11/2018	Prior to 2018	Prior to 2018	02/2024
TENANT SINCE:	11/2018	11/2018	03/2023	02/2024
RENT:	\$700.00	\$850.00	\$895.00	\$990.00

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REPLACEMET:	UNIT 38 (DOWN)	UNIT 39 (DOWN)	UNIT 40 (UP)	UNIT 41(UP)
A/C	12/2023	01/2021	12/22	03/2024
WATER HEATER	12/2023	02/2025	06/2025	Prior to 2018
REFRIGERATOR	Prior to 2018	Prior to 2018	Prior to 2018	03/2022
STOVE	12/2018	Prior to 2018	Prior to 2018	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	1/2019	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	12/2018	N/A	04/2019	Prior to 2018
RECESSED LIGHTS	N/A	N/A	07/2024	N/A
REMODEL DATE:	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TENANT SINCE:	08/2025	11/2018	11/2018	12/2021
RENT:	\$775.00	\$850.00	\$825.00	\$850.00

REPLACEMET:	UNIT 42 (UP)	UNIT 43 (UP)	UNIT 44 (UP)	UNIT 45 (DOWN)
A/C	12/28/22	08/2023	06/2021	Prior to 2018
WATER HEATER	10/2025	Prior to 2018	01/2023	Prior to 2018
REFRIGERATOR	Prior to 2018	06/2025	Prior to 2018	Prior to 2018
STOVE	07/2025	Prior to 2018	Prior to 2018	Prior to 2018
DISHWASHER	N/A	N/A	N/A	N/A
GARBAGE DISPOSAL	Prior to 2018	12/2025	Prior to 2018	Prior to 2018
MICROWAVE	N/A	N/A	N/A	N/A
WASHER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
DRYER	COMPLEX	COMPLEX	COMPLEX	COMPLEX
TILED SHOWER (M)	Prior to 2018	12/2020	Prior to 2018	Prior to 2018
TUB/SHOWER (G)	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
GRANITE / QUARTZ	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018 TILE	Prior to 2018TILE
TILE	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
CARPET	Prior to 2018	Prior to 2018	Prior to 2018	11/2025
RECESSED LIGHTS	N/A	N/A	N/A	10/2025
REMODEL DATE:	Prior to 2018	Prior to 2018	Prior to 2018	Prior to 2018
TENANT SINCE:	11/2018	06/2025	11/2018	Vacant
RENT:	\$825.00	\$725.00	\$875.00	\$850.00