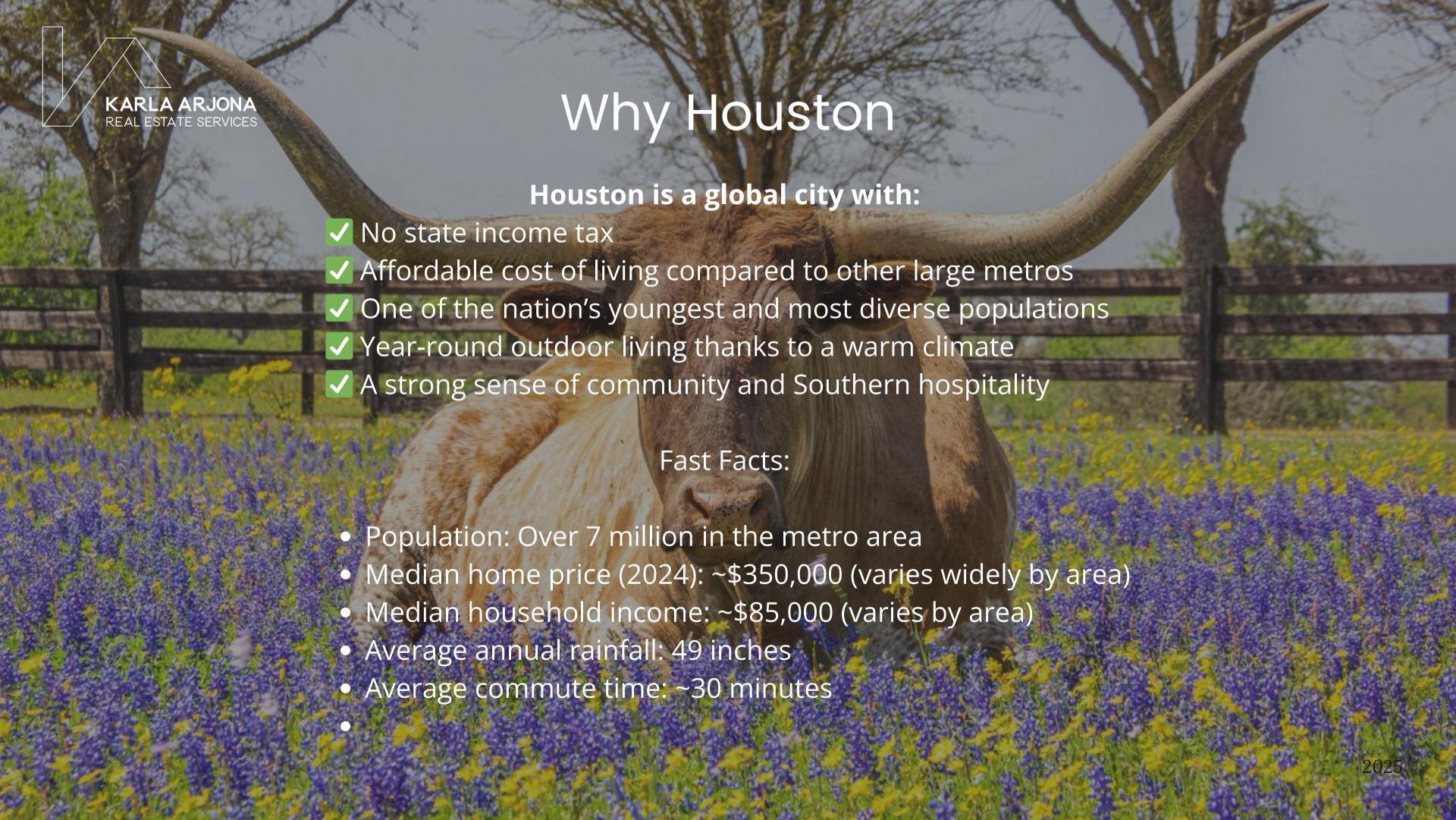


Meet Karla Arjona

Since 2008, I've helped families from all over the world relocate to the greater Houston area. As a bilingual, highly experienced real estate agent, I am here to guide you every step of the way — whether you're moving across the state or across the globe.

My specialties include relocation, move-up buyers, and helping clients navigate Houston's diverse communities with confidence and peace of mind.





Areas of Town



Inner Loop:
Modern condos, nightlife, close
to major employer
Central

West Houston:
Established master-planned
communities, top schools, green
spaces

Sugar Land / Richmond /
Katy:
Family-focused, excellent
schools, easy commutes
Southwest

The Woodlands: Trees, lakes, concerts, corporate HQss North

Pearland:
Growing, good schools, new
construction
South

Cypress:
Affordable suburban with master-planned amenities
West

Galveston:
Beach community lifestyle,
island living
South

Fulshear:
Family-focused, good schools,
master-planned communitues,
green space.
West

Housing market 101

Houston Housing Overview

- Most homes are detached, single-family and most have a 2 car garage.
- Condos and townhomes available closer to the city core
- Master-planned communities are common in suburbs, we LOVE them
- Lower price per square foot than other major U.S. metros
- Homeowners Association (HOA) fees vary widely
- Homestead exemption available for Texas residents*









Texas Property Taxes & Closing Costs

Texas does not have a state income tax, but property taxes can be higher than the national average. Rates vary by county and neighborhood, but most fall between 2% to 3.5% of the home's assessed value annually.

Closing costs for buyers in Texas typically range from 2% to 4% of the purchase price and may include:

Title insurance
Loan origination fees
Escrow reserves for taxes and insurance
Home inspection and appraisal fees

As your agent, I help you estimate your costs upfront so there are no surprises at closing. Let's make sure you're fully prepared from day one.

Cost of Living

Houston's Affordabilty

Lower housing costs vs. cities like LA, NY, Chicago

Car-centric, so factor in vehicle expenses

No state income tax

Grocery, restaurant, and healthcare prices generally reasonable

Utility costs can be higher due to air conditioning needs

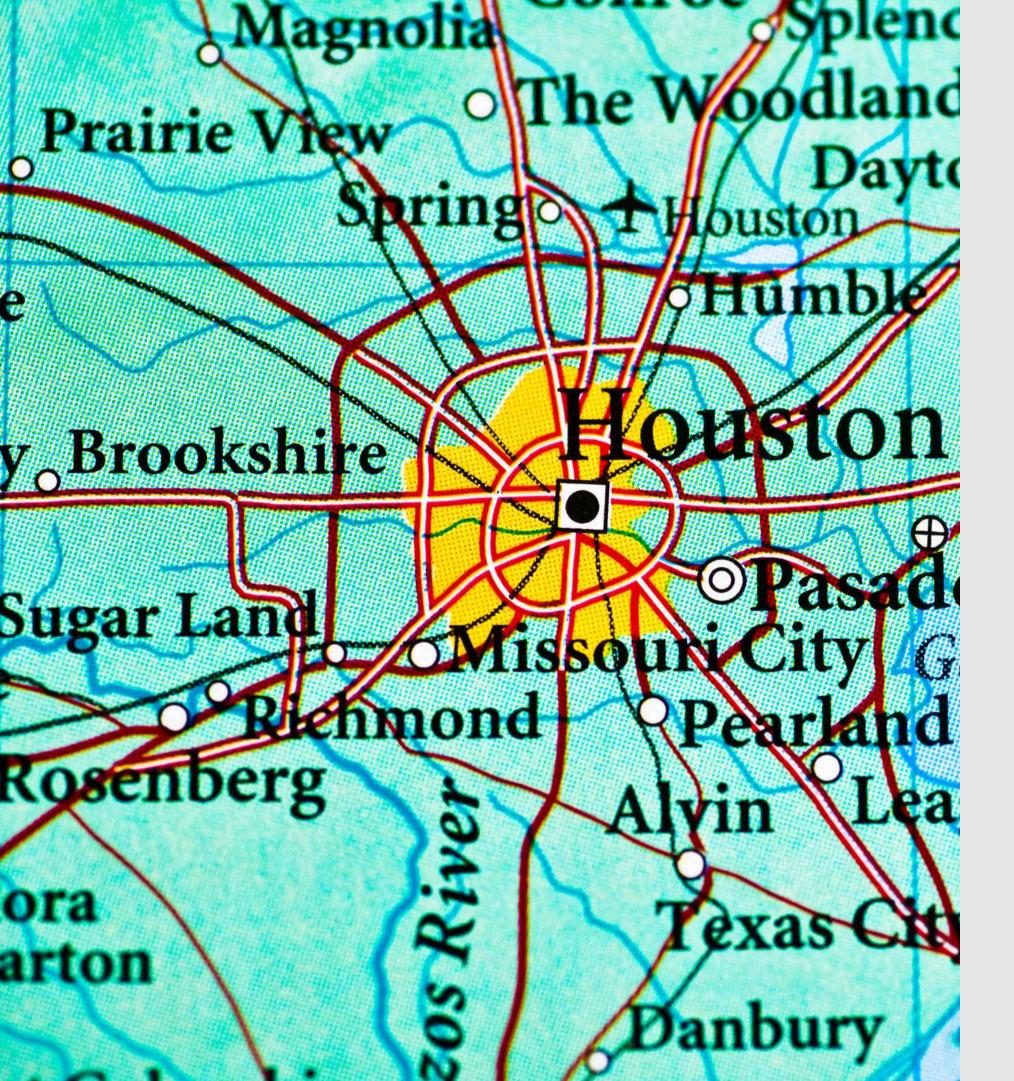
If you own a property get flood insurance.





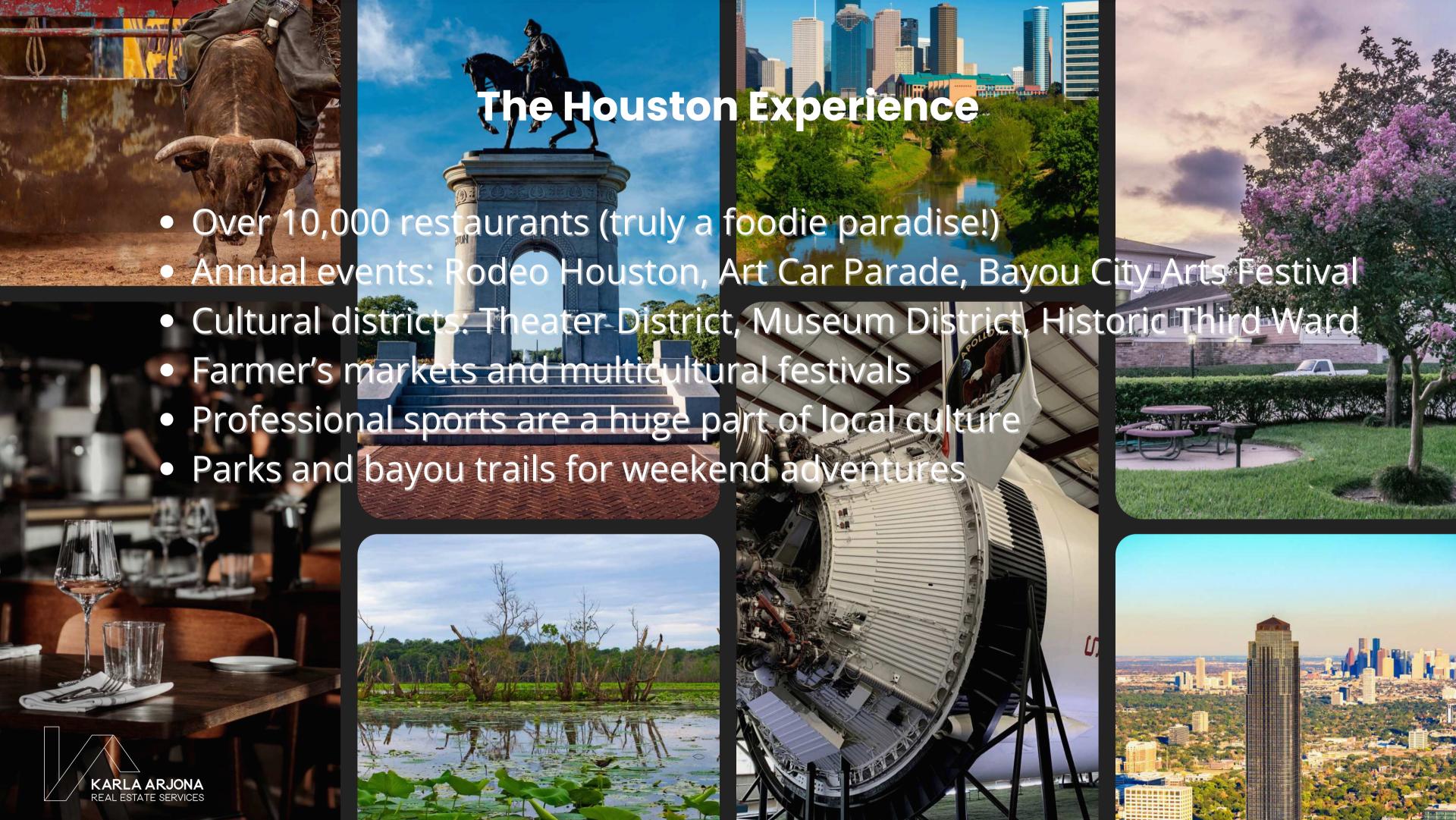
- Hot, humid summers (90s+ F)
- Mild winters (often 50s-60s F)
- Hurricane season June-November plan accordingly
- Occasional flooding know the flood zones
- Lots of sunshine for year-round outdoor fun





Getting around Houston

- 8 major freeway spokes
- Toll roads (EZ Tag recommended)
- Limited light rail in Downtown & Medical Center
- Rideshare & car services widely available
- Cycling infrastructure improving in some parts
- Two major airports with international flights







My Relocation Services

- ✓ Home search
- ✓ Virtual/video tours
- Area orientation tours
- ✓ Local contractor recommendations
- ✓ Negotiation and contract support
- ✓ Post-move check-ins

Ready to Make Houston Home?

- karla@karlaarjona.com
 - **(832)** 455-5648
 - karlaarjona.com