

Property Details

CONTROL: Partner VALUE: \$2,795,000
LOAN: \$875,000
EQUITY: \$1,920,000

TITLE: Short Term Rental Complex in Austin TX
TYPE: Development

HAVE: Short Term Rental Development in NW Austin, TX. The land and main remodeled Club House are under contract with a 70% Carry Back Loan. We will be adding 20 cabins for short term rentals

WEBSITE URL: https://drive.google.com/drive/folders/16jO6aiiPO2O_-X8zLYPSlsbRZN3BetzQ?usp=share_link

ADDRESS: 1018 Fitzhugh Rd, Austin, Texas

BENEFITS TO NEW OWNER: Development Profit Cash Flow Strong Rental and Sales Profit

GROSS SCHEDULED INCOME: \$912,500 Projected
VACANCY LOSS: \$365,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$273,750
NOI: \$273,750
DEBT SERVICE: \$69,852
CASH FLOW: \$203,898
CAP RATE: 9.79%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$812,500	\$5,821	6%	12/31/2032	No

BENEFITS SOUGHT: Cash to do this development and share in those profits

MOTIVATION: Long Term Profit

CAN ADD: Opportunity to invest in several other properties we are acquiring

OWNER: Sutherland Brown
Management LLC

COUNSELOR: Chuck Sutherland Phone: 214-232-7995
PO Box 110956 Cell: 214-232-7995
Carrollton, Texas, Fax: 214-722-0210
75011-0956 Email: Chuck@CreativeRealEstateNetwork.com