



40-Unit Rental Property Investment Opportunity

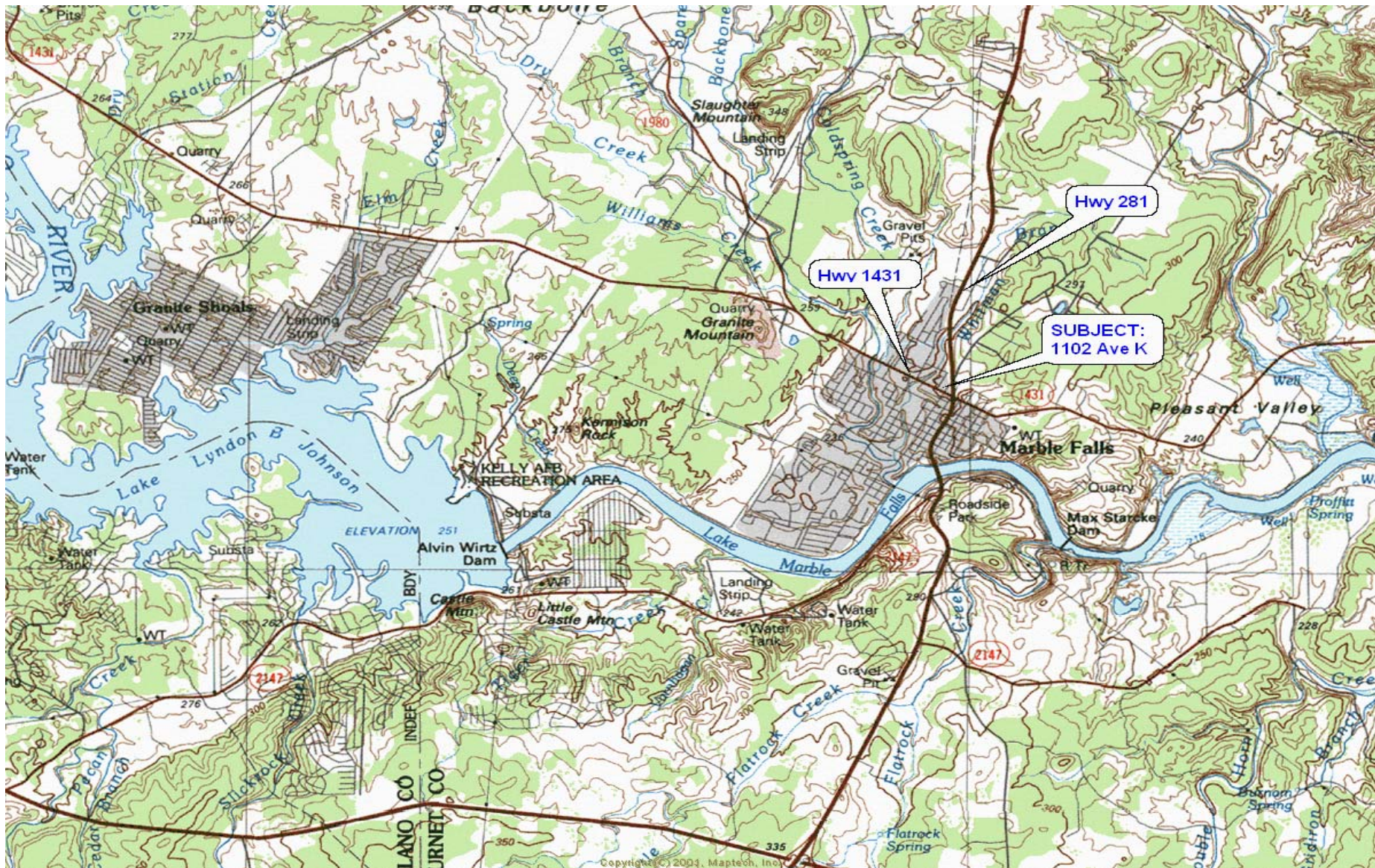
**Rivercrest Apartments
1102 Avenue K
Marble Falls, TX**

\$1,975,000



2308 Highway 35 North
Rockport, Texas 78382
361-729-0544

www.haynes-realty.com
sales@haynes-realty.com



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Location Map



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Site Map

Satellite Aerial



102 Avenue K , Marble Falls, TX 78654



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Pointer 30°34'51.50" N 98°16'29.57" W elev 833 ft

Streaming ||| 100%

Eye alt 2169 ft

The accuracy or adequacy of this information is not guaranteed. No representations or warranties either expressed or implied are made as to the accuracy thereof. Property is subject to prior sale, change, or withdrawal without notice.



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**5 buildings
on approximately 3.49 acres**



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Rivercrest Apartments

Property Overview:

Rivercrest Apartments were built in 1974, consist of 40 units in 5, two-story buildings on approximately 3.49 acres. The property is constructed of brick and painted veneer siding with pitched composition shingle roofs. The property amenities include a swimming pool, playground, central heat and air conditioning, separate electric meters and Section Eight Contract. This property is in a great location in an area of Texas currently experiencing growth and expansion.



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Rental Information

Apartment	Number of	Approximate	Rental Income	Total Income	Total Income
<u>Size</u>	<u>units</u>	<u>square Feet</u>	<u>per unit per month</u>	<u>per month</u>	<u>per year</u>
1 Bed/ 1 Bath	12	600	\$ 500	\$ 6,000	\$ 72,000
2 Bed/ 1 Bath	20	825	\$ 590	\$ 11,800	\$ 141,600
3 Bed/ 1.5 Bath	8	1,125	\$ 700	\$ 5,600	\$ 67,200
Totals	40	32,700		\$ 23,400	\$ 280,800



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