



Property Description

Well maintained 35 year old apartment building with secured underground parking

Address

32456 West Kaywood Street
 Austin, Texas 73402
 USA

No of Years Owned

4 Years

Location Description

Well located in middle class neighbourhood. Five minutes to bus stop

Purchase Price

Purchase Price	8,000,000	
Acquisition Costs	160,000	2.00%
Total Purchase Price	\$ 8,160,000	

Financing

	Lender	Amount	Interest Rate	Monthly Payment	Amort. Period (Yrs)	Term Expiry Date
First Mortgage	USA Bank	3,700,000	7.00%	26,151	25	
		\$ 3,700,000		\$ 26,151		

Legal

Legal

026-598-190-97-000

Zoning

Multi Family

Encumbrances

Freehold subject to mortgsge in favor of City Bank



Property Taxes Information

Assessment Date June 2007
 Property Taxes \$ 21,000
 Roll or Identification Number 026-598-190-97-000

Assessed Value

Land	3,125,000
Improvements	4,125,000
	<u>7,250,000</u>

Land

Dimensions 160 Feet x 144 feet
 Frontage 160 Ft
 Land Area 23,000 Sq. Ft

Building

Age 22 Years
 No of Floors 3

Building Area 66,700 Sq. Ft
 Rentable Area 58,000 Sq. Ft
 Units. Rentable Area 58,000 Sq. Ft
 Total No. of Units 79

Parking

Uncovered	15
Covered	91
Other	-
Total Parking	<u>106</u>

Secured underground parking

Utilities. Tenant pays for:

Air Conditioning
 Electricity

Heating System

Air Conditioning
 Electricity

Cooling System

Electricity

Construction

Brick

Building Equipment & Systems

Elevators

No. of Elevators 2
 Four stop hydraulic elevators. Reconditioned 2003



Property Information
The Georgia
79 Unit Apartment Building

March 03, 2008
Analyzer Pro
Rental Apartment Building

Mechanical Equipment

Central hot water gas system

Other

Power Smart engy saving system installed 2006