

Rosehill 4-Plexes

5500, 02, 04 Rosehill Circle



Offered at **\$749,700**
\$249,900 per 4-Plex
Additional 6 buildings available

Exclusively offered by

Lynn Taylor, Broker

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- 2bed/1bath
- 92% Occupancy
- 6.85 cap rate
- 10% Down w/10% Return on Investment
- 1984
- South Austin near new ACC



Republic of Texas Real Estate
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Property: **4-plex**
Address: **5500, 5502,5504 Rosehill Circle 4-plex package**
City: **Austin, Texas**

Sales Price:		\$ 749,000	Units Avail.	12
Down Payment	10%	\$ 74,900	Price/ Unit	\$ 62,417
Loan Amount	90%	\$ 674,100		
Terms:	Conventional			
Date built:	1985			
Square Footage	3360		Price/SF	749,000.00

Unit Rents	A	2bd-1ba	\$575		
	B	2bd-1ba	\$575		
	C	2bd-1ba	\$575		
	D	2bd-1ba	\$575		
		Total per 4-plex	\$2,300	Rent/SF	\$575 0.68
		Annual per 4plex	\$27,600		\$625 0.74
		Total all 12 units	\$82,800		

		\$575		\$625
Scheduled Income		\$ 82,800	\$ 90,000	
Less Vacancies	5%	\$ (4,140)	\$ (4,500)	
Effective Income:		\$ 78,660	\$ 85,500	
Taxes	2.72%	\$14,261	\$14,261	
Insurance	\$1,400	\$4,200	\$4,200	
Utilities	\$0	\$0	\$0	
Maint/Repair	6%	\$ 4,968	\$ 4,968	
Management	5%	3,933	\$ 3,933	
Total Expenses	35%	\$ 27,362	\$ 27,362	
Net Operating Income		\$ 51,298	\$ 58,138	
Less Debt Serv.	6.50% Interest Only	\$ (43,817)	\$ (43,817)	
Net Cash Flow		\$ 7,482	\$ 14,322	
Cap Rate		6.85%	7.76%	
Return on Investment		9.99%	19.12%	

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