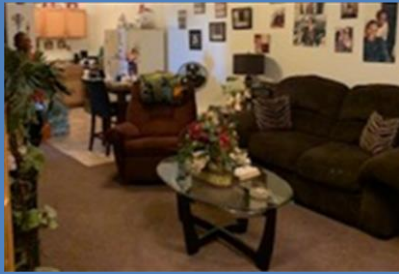


Two Fourplexes on 0.83 Acres in Itasca TX

Contact Jack @ 512.230.6124 or homesbyjack@yahoo.com



Cashflow cow!

- Asking \$300,000, can hold second \$30K at 4.0% amortized 10 years
- One built in 2009, the other 2005
- One is 5832 sf, the other is 2,880 sf
- All are two-bedroom/one bath
- Seven rented, \$4,000+ monthly
- Four are government subsidized
- Some deferred maintenance, also includes 1950 duplex, needs work
- Property taxes \$7,992 annually
- Zoned for up to 24 units total, one slab poured for a new fourplex
- Current assessment over \$379,810

We are not owners. We're selling our equitable interest in the Contract to Purchase this property