

East Village Properties

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Call 512.524-4065 or 512.563-3807; Email: jason@goeastvillage.com or david@goeastvillage.com

| Property Type                                     | City          | Address  | Bed | Bath | Lot Sq. Footage | Imp Area Sq. Footage | Sales Price*                    | \$/Sq. Ft. | Lease                      | Estimated Yearly Taxes | Area | Comments   |
|---|---------------|--|-----|------|-----------------|----------------------|---------------------------------|------------|----------------------------|------------------------|------|--|
| <b>Properties For Sale</b>                        |               |  |     |      |                 |                      |                                 |            |                            |                        |      |  |
| Lot   | Austin 78702  | 2913 & 2917 Govalle Ave.                                       | NA  | NA   | 11,400 each     |                      | 79,000 each                     |            | NA                         | \$1,722                | 5    | Bank says MAKE OFFER! Short Sale! Also available 14 adjacent lots for E. Austin development (45K each) Builders Dream. Stone's throw from the ACC Health Sciences Campus. 1.7 mi to downtown.              |
| Lots  | Austin 78702  | 14 Lots Villa Govalle Subdivision                              | NA  | NA   |                 |                      | 45,000 each                     |            | NA                         | \$981                  | 5    | townhomes. All available lots in Villa Govalle allow up to 20 condos/townhome units. Largest available pre-platted subdivision in central east Austin. Call David Cox at 512-296-5040                      |
| Condominium Duplex                                | Leander       | 23393 Nameless Rd. # 153 - 154,161-164 = 6 UNITS OR 3 DUPLEXES | 2   | 1.5  | Condo           | 900 sq. ft. per unit | 85,000/du plex or \$42,500 each | \$47.22    | Rents average \$600 / unit | Appx. \$750/unit       | LN   | 6 Units Total - Positive CASH FLOW! Serene, live oak setting. HOA \$170/mth per unit Owner financing Available   |
| House   | Austin 78702  | 64 Navasota  | 2   | 1    | 3,304           | 788                  | 179,000                         | \$227.00   | \$1100/mth                 | \$4,000                | 5    | Hot area! Corner lot, hot tub, patio, hardwoods. Owner-financing with 10% down subject to bank approval. Current tenant pays \$1100/mth.   |
| House   | Austin, 78702 | 301 Navasota   | 2   | 1    | 3,049           | 728                  | 140,000                         | \$192.30   | Owner Occupied             | \$3,484                | 5    | <b>LOCATION, LOCATION, LOCATION !!!</b> Only 1/2 mi to downtown!   |
| House   | Austin        | 1187 1/2 Oak Grove   | 1   | 1    | 3,575           | 496                  | 119,000                         | \$240.00   | Vacant                     | \$1,434                | 5    | Excellent location. Completely remodeled. <b>Owner-financing available with 15K down.</b> Ready to move in. Very Cute. Hardwoods   |
| House   | Austin        | 3603 E. 12th St.   | 4   | 2    | 9,180           | 1,170                | 80,000                          | \$68.38    | Vacant                     | \$2,348                | 5    | House needs \$25,000 estimated repairs. Great potential of at least \$125/sq ft. or \$146,250 ARV--\$40,000 Equity   |
| House   | Austin, 78724 | 5503 Burgundy  | 3   | 2    | 6,730           | 972                  | 75,000                          | \$77.16    | Vacant                     | \$2,048                |      | Just needs a little work <b>LOCK BOX CODE 5040</b>   |
| Condo   | Austin        | 1818 S Lakeshore Blvd #3                                       | 1   | 1    | 1,851           | 770                  | 175,000                         | \$212.99   | \$1,100                    | \$3,369                |      | In the Waterfront Condos. On Lady Bird Lake. Private pair ready for your canoe! 2 Units on a large lot. <b>Owner - financing</b> @179K price and 20K down. ARV is 300K <b>BEST EAST AUSTIN NEIGHBORHOD</b> |
| Houses  | Austin        | 2006 Garden St.  | 4   | 2    | 6,744           | 1,800                | 175,000                         | \$97.22    | Vacant                     | \$3,815                | 5    | Mixed-use, 1 retail, 1 living, 1 garage apartment (3 units). 100% occupancy. <b>Owner Financing Available</b>  |
| Commercial Store/House/Garage Apartment--Tri-Plex | Austin        | 2613 E. 5th St.  | 4   | 4    | 9,061           | 2,398                | 300,000                         | \$125.10   | \$2954/month               | \$1,837                | 5    | <b>Available</b>   |

|                   |         |                                      |          |  |                      |  |         |                       |   |          |         |   |
|-------------------|---------|--------------------------------------|----------|--|----------------------|--|---------|-----------------------|---|----------|---------|---|
| Apartment Complex | Killeen | 306 - 308 Gilmer St.,<br>Killeen, TX | 33 units |  | Apartment<br>Complex |  | 795,000 | 26,323.53<br>per door | 4 units - 1/1;<br>Rent=\$295/unit<br>15 units - 2/1;<br>Rent=\$395/unit<br>14 units - 3/2;<br>Rent=\$495/unit | \$18,900 | Killeen | <b>Owner Finance with 60K down.</b><br>Whispering Hills Apts, recently<br>renovated, fresh paint. Management<br>lives on site. Proforma rents |
|-------------------|---------|--------------------------------------|----------|--|----------------------|--|---------|-----------------------|---|----------|---------|---|

\* We Pay Referral Fees! All prices are negotiable and subject to change.