LEADING REAL ESTATE COMPANIES of the WORLD

HERITAGE TEXAS Country Properties

LUXURY PORTFOLIO INTERNATIONAL

. . . come home to your heritage™

## Income Producing Property

- Turn Key Investment
- Stable AAA tenant in place
- Positive Cash Flow of 6.69% per year on Cash Down
- Annual Appreciation on property estimated at 3% per year, which would be 14.99% a year of Cash Invested
- Tax write offs available on real estate taxes, insurance, interest already paid in PITI

## Property Highlights

Located in the heart of Bellville, TX property fronts on Texas Highway 36 as it runs through Bellville, with an address of 524 W. Main Street.

| | Value |
|---|---|
| Building | |
| 1100 sq. ft. @ $125 per | $132,000 |
| Metal Garage/Storage Building | |
| 300 sq. ft. @ $35 per | $10,500 |
| Land | |
| .77954 acres @ $95,000 per ac. | $74,056 |
| (there is land for additional buildings or land rental) | |
| **Total Estimated Value** | **$216,556** |
| Austin Country Appraisal District valuation is | **$221,960** |
| **Property Offered at** | **$194,750** |

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## Investment Overview

| | |
|---|---|
| Sales Price of | $194,750 |
| Down payment of 20% | 38,950 |
| Loan of 80% | $158,800 |
| Monthly Payment for P&I @ 5% | 833 |
| Real Estate Taxes monthly | 397 |
| Property Insurance monthly | 53 |
| **Monthly Total for PITI** | **$1,283** |
| **Monthly Rental Income** | **$ 1,500** |
| Possible Rental Income from vacant land | ___ |
| Monthly Positive Cash Flow | 217 |
| Annual Positive Cash Flow | $2,604 |

## Return on Investment

**Annual Positive Cash Flow** of Property ($2,604) as % of Cash Down ($38,950) equals = **6.69%**

**Annual Appreciation** of 3% = ($5,842) as % of Cash Down ($38,950) equals = **14.99%**

**Notes:** *a ) If vacant land toward town was rented Cash Flow would increase.*
*b) If tax write offs were taken by new owner the R.O.I. would increase.*

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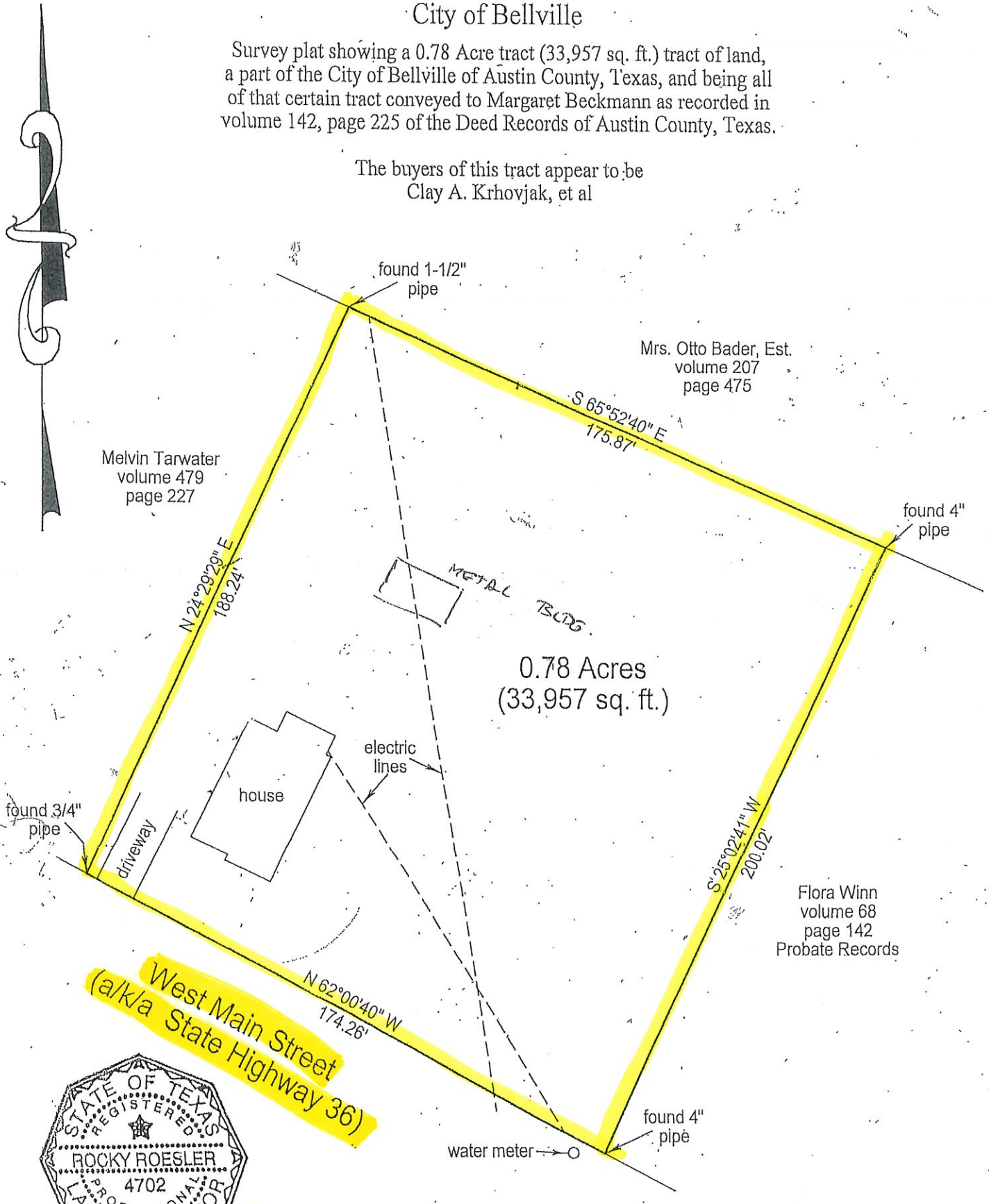
# Austin County, Texas

## City of Bellville

Survey plat showing a 0.78 Acre tract (33,957 sq. ft.) tract of land, a part of the City of Bellville of Austin County, Texas, and being all of that certain tract conveyed to Margaret Beckmann as recorded in volume 142, page 225 of the Deed Records of Austin County, Texas.

The buyers of this tract appear to be
Clay A. Krhovjak, et al




STATE OF TEXAS
REGISTERED
ROCKY ROESLER
4702
PROFESSIONAL
LAND SURVEYOR

I hereby certify that this survey plat represents the facts as found during an on the ground survey made under my direct supervision on September 7, 2000 and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.

The address of this tract appears to be:
524 West Main Street
Bellville, Texas 77418

Reference is hereby made to a land description, attached hereto and made a part hereof.

Bearings based on deed call as applied to