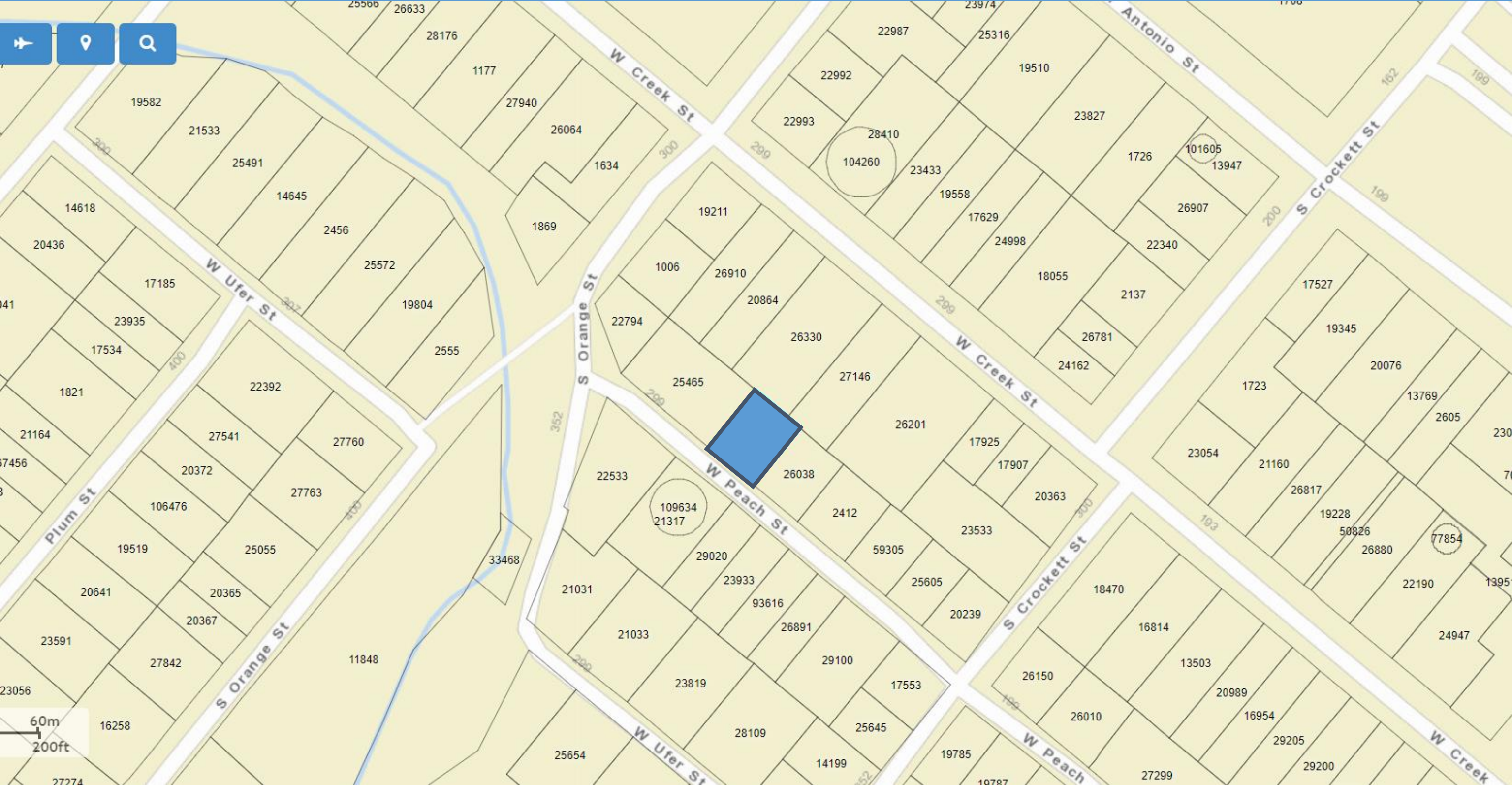




Immediate Area Plat Map from Gillespie Central Appraisal District



Not in Fredericksburg Flood Zones



Address Entered

Street 212 West Peach Street

City Fredericksburg

ZIP 78624

Address Returned

Street 212 W PEACH ST

City FREDERICKSBURG

ZIP 78624

Latitude 30.274295

Longitude -98.877552

Map Data

Panel Date October 19, 2001

FIPS Code 48171

Map Number 48171C0269C

Census Tract 9503.00

Geocoding Accuracy S8 (?)

Flood

- X or C Zone
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Area Not Mapped

212 West Peach Street

A location in Fredericksburg

Commute to **Downtown Kerrville** 

 60+ min  60+ min  60+ min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

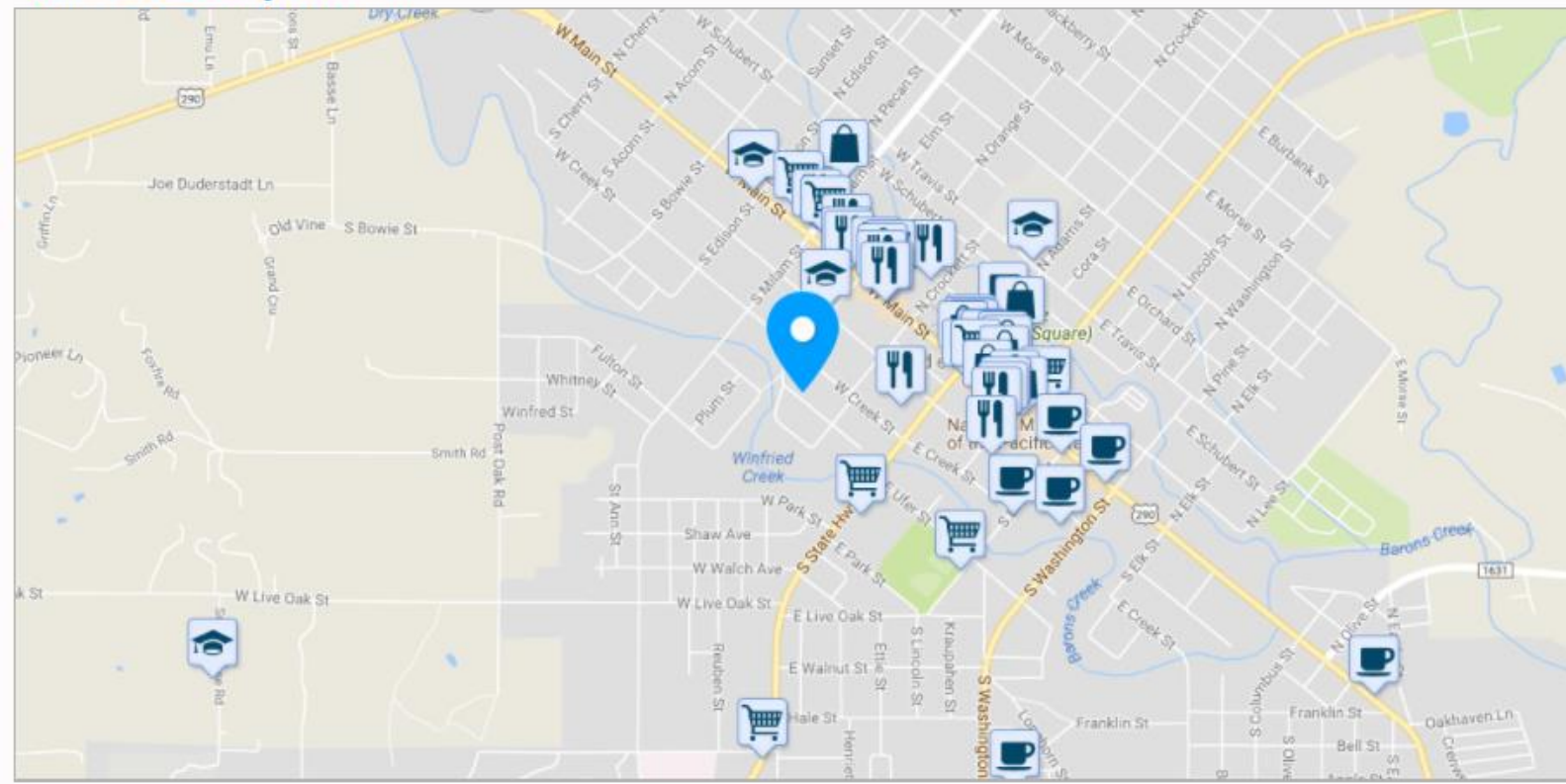
Walk Score
65

Somewhat Walkable

Some errands can be accomplished on foot.

[About your score](#)




[Add scores to your site](#)



Immediate Area Plat Map from Gillespie Central Appraisal District

Category	Description	#/%	Totals
LIST PRICE			\$ 280,000
Renovations			\$ 50,000
TOTAL INVESTMENT			\$ 330,000
ANNUAL RENTAL REVENUES			\$ 24,000
Monthly Projected		\$ 2,000	
Annualized	Annualized	\$ 24,000	
Vacancy %	Actual	0%	
ANNUAL OPERATING EXPENSES			\$ 6,237
Taxes	2016 Actual	\$ 2,377	
Insurance	2017 Estimated	\$ 660	
Repairs	See Reserve		
Maintenanace	See Reserve	\$ -	
HOA	None	\$ -	
Utilities	None - Tenant expense	\$ -	
Tenant Acquisition	1 Month Rent	\$ 2,000	
Property Management	Assumes Self Management	\$ -	
Reserve	5% of Annual Rental Revenues	\$ 1,200	
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 17,763
Annual Debt Service	EST Monthly P*I 80% LTV		\$ 15,125
Net Cash Flow	Net Operating Income - *Annual Debt Service		\$ 2,638
Cap Rate	Net Operating Income / Sale Price		6.34%
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 1% Closing Cost)		3.63%
* \$1,260.38 EST monthly P&I. 80% LTV. 5% APR. 30-year amortization. 5 year lock. 1% closing cost. Calculator: http://www.calculator.net/			

Southwest Fredericksburg vs. Fredericksburg Indicators

Indicator	Comparative Difference	
Projected Home Value Increase Trend	50%	
Projected Population Growth	40%	
% Homes Owner Occupied	20%	
\$500,000+ AVG Home Value	50%	

Sources: SWPRE Big Data research and analysis derived from: ESRI, CCIM & Gillespie County Appraisal District Information.

Additional Information: Contact your SWPRE Realtor for additional information or analysis.

Who Lives in Fredericksburg? | ESRI Tapestry Segments

9.4% Retirement Communities

1.86 avg. household size
52.0 median age
\$35,000 median household income
Enjoy theater, golf and vacation
Prefer dining out
Fiscally responsible
Brand loyal including name brand drugs
Cable TV and magazines vs. internet

7.1% Other

53.8% Midlife Constants

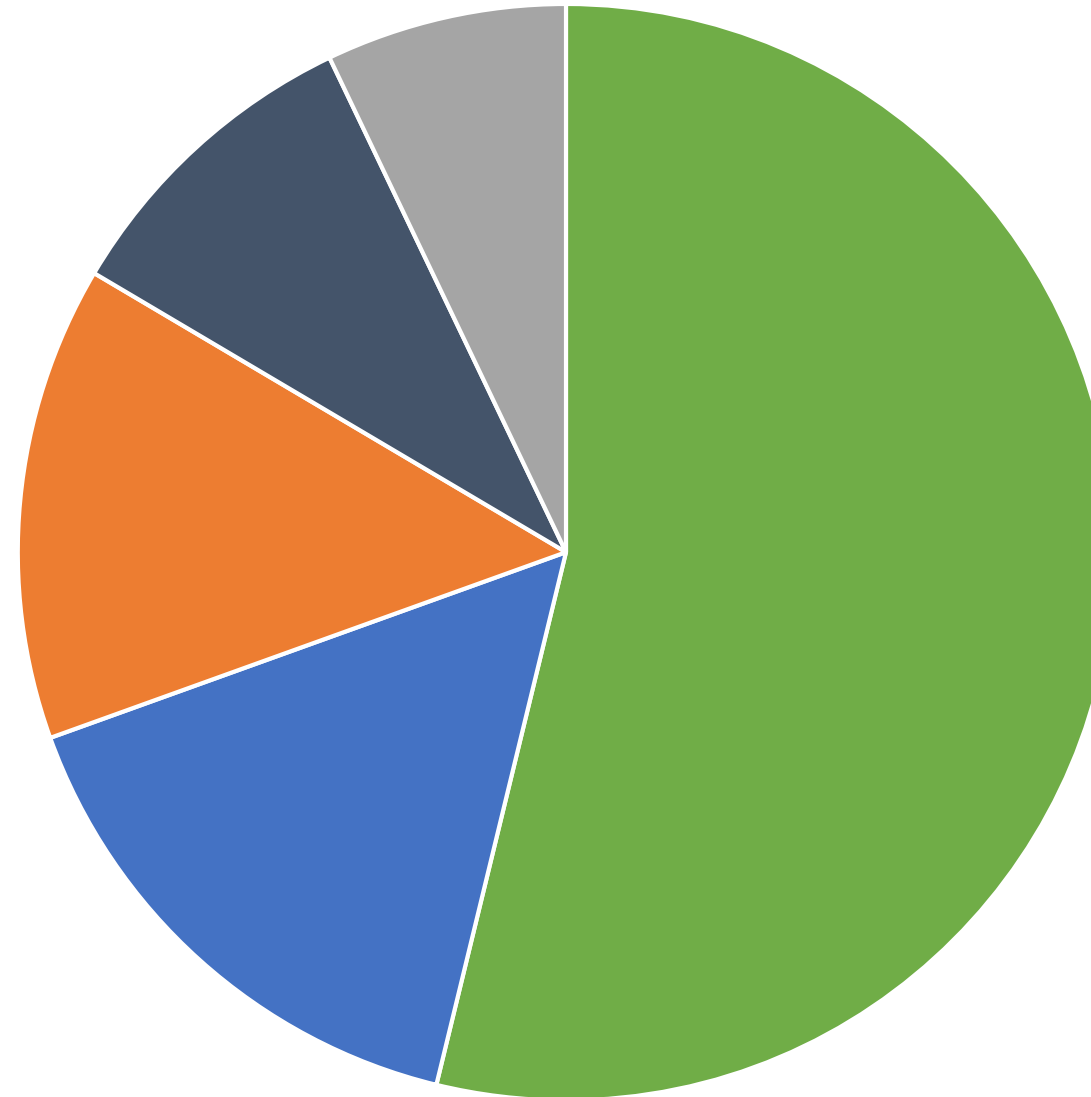
2.3 avg. household size
45.9 median age
\$48,000 median household income
Seniors at or approaching retirement
Primarily married couples
Less than 50% of homes have mortgages
42% on Social Security
TV, radio, newspaper for information

14.0% Old and Newcomers

2.11 avg. household size
38.5 median age
\$39,000 median household income
Single's lifestyles on a budget
Renters beginning careers or retiring
Support environment and Starbucks
28% college degrees
Comfortable with latest technology

15.7% Comfortable Empty Nesters

2.5 avg. household size
46.8 median age
\$68,000 median household income
Above average net worth
34% college graduates
Income from jobs and investments
Physically and financially active
Prefer eating at home vs. out



Who Lives in Northwest Gillespie County? Largest ESRI Segment



LifeMode Group: Cozy Country Living The Great Outdoors



WHO ARE WE?

These neighborhoods are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks. They are active gardeners and partial to homegrown and home-cooked meals. Although retirement beckons, most of these residents still work, with incomes slightly above the US level.

OUR NEIGHBORHOOD

- Over 55% of households are married-couple families; 36% are couples with no children living at home.
- Average household size is slightly smaller at 2.43.
- Typical of areas with rustic appeal, the housing inventory features single-family homes (76%) and mobile homes (16%); a significant inventory of seasonal housing is available (Index 398).
- Residents live in small towns and rural communities throughout the West, South, and Northeast regions of the country.
- More than half of all homes were constructed between 1970 and 2000.
- Most households have one or two vehicles; average travel time to work is slightly higher (28 minutes) despite a disproportionate number that work from home (Index 155).

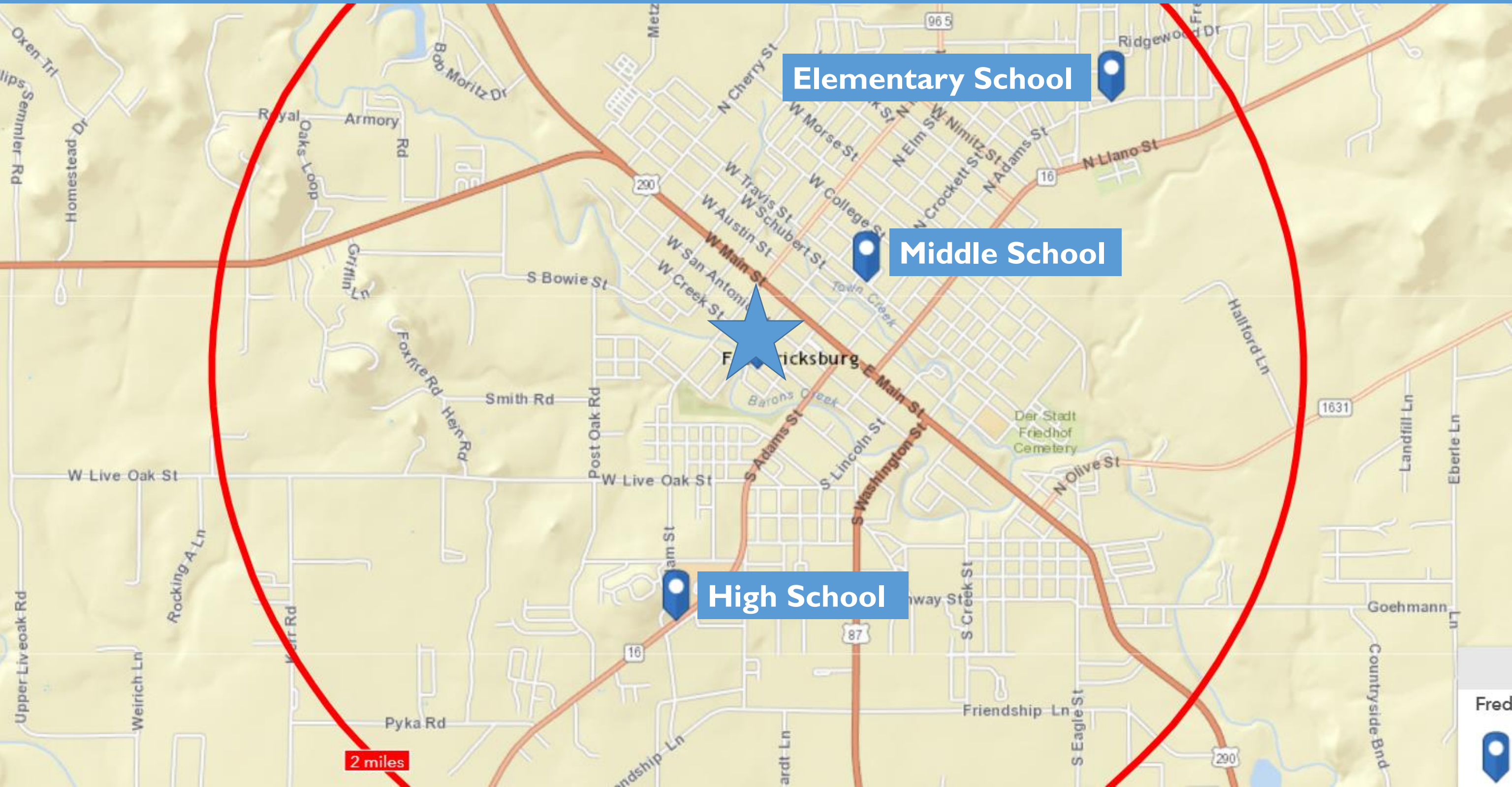
SOCIOECONOMIC TRAITS

- Nearly 60% have attended college or hold a degree.
- Unemployment is lower at 8% (Index 88), but so is labor force participation at 60%.
- Typical of neighborhoods with older residents, income from retirement and Social Security is common, but residents also derive income from self-employment and investments.
- Residents are very do-it-yourself oriented and cost conscious.
- Many service their own autos, work on home improvement and remodeling projects, and maintain their own yards.
- They prefer domestic travel to trips abroad.




Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.


All Public Schools Attended Within 2 MI



Fredericksburg Elementary School

 1608 North Adams Street Fredericksburg, TX 78624


Fredericksburg Independent School District


 (830) 997-9595

<div><div><div>6/10</div><div>GREATSCHOOLS RATING ?</div></div></div>	<div>REVIEWS</div> <div>10 ★★★★★</div>	<div>GRADES</div> <div>1-5</div>	<div>STUDENTS</div> <div>996</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS ?

- Test scores

 >
- Student progress

 >

EQUITY ?

- Race/ethnicity >
- Low-income students >
- Students with disabilities >

ENVIRONMENT ?

- Students >
- Teachers & staff >
- Neighborhood >

Fredericksburg Middle School

 110 West Travis Street Fredericksburg, TX 78624

Fredericksburg Independent School District

 (830) 997-7657

<div><div><div>7</div><div>/10</div></div></div> <div><div>GREATSCHOOLS</div><div>RATING </div></div>	<div>REVIEWS</div> <div>4 </div>	<div>GRADES</div> <div>6-8</div>	<div>STUDENTS</div> <div>644</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS

- Test scores  >
- Student progress  >

EQUITY

- Race/ethnicity >
- Low-income students >
- Students with disabilities >

ENVIRONMENT

- Students
- Teachers & staff
- Neighborhood

Fredericksburg High School

 1107 South State Highway 16 Fredericksburg, TX 78624

Fredericksburg Independent School District

 (830) 997-7551

<div><div>5/10</div><div>GREATSCHOOLS RATING ?</div></div>	<div>REVIEWS</div> <div>2 ★★★★★</div>	<div>GRADES</div> <div>9-12</div>	<div>STUDENTS</div> <div>963</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS ?

Test scores	6/10 >
College readiness	9/10 >
Student progress	1/10 >

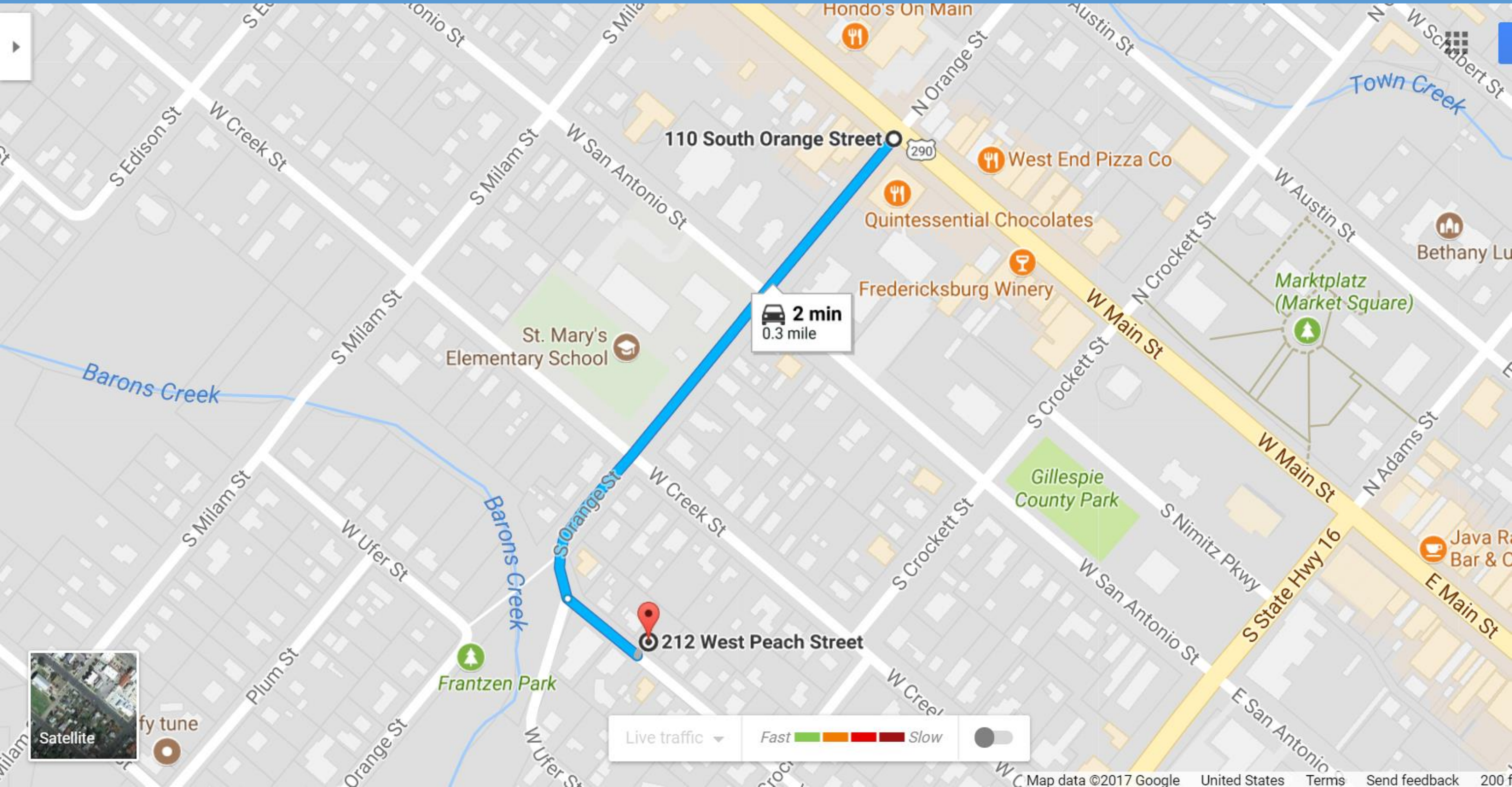
EQUITY ?

Race/ethnicity	>
Low-income students	>
Students with disabilities	>

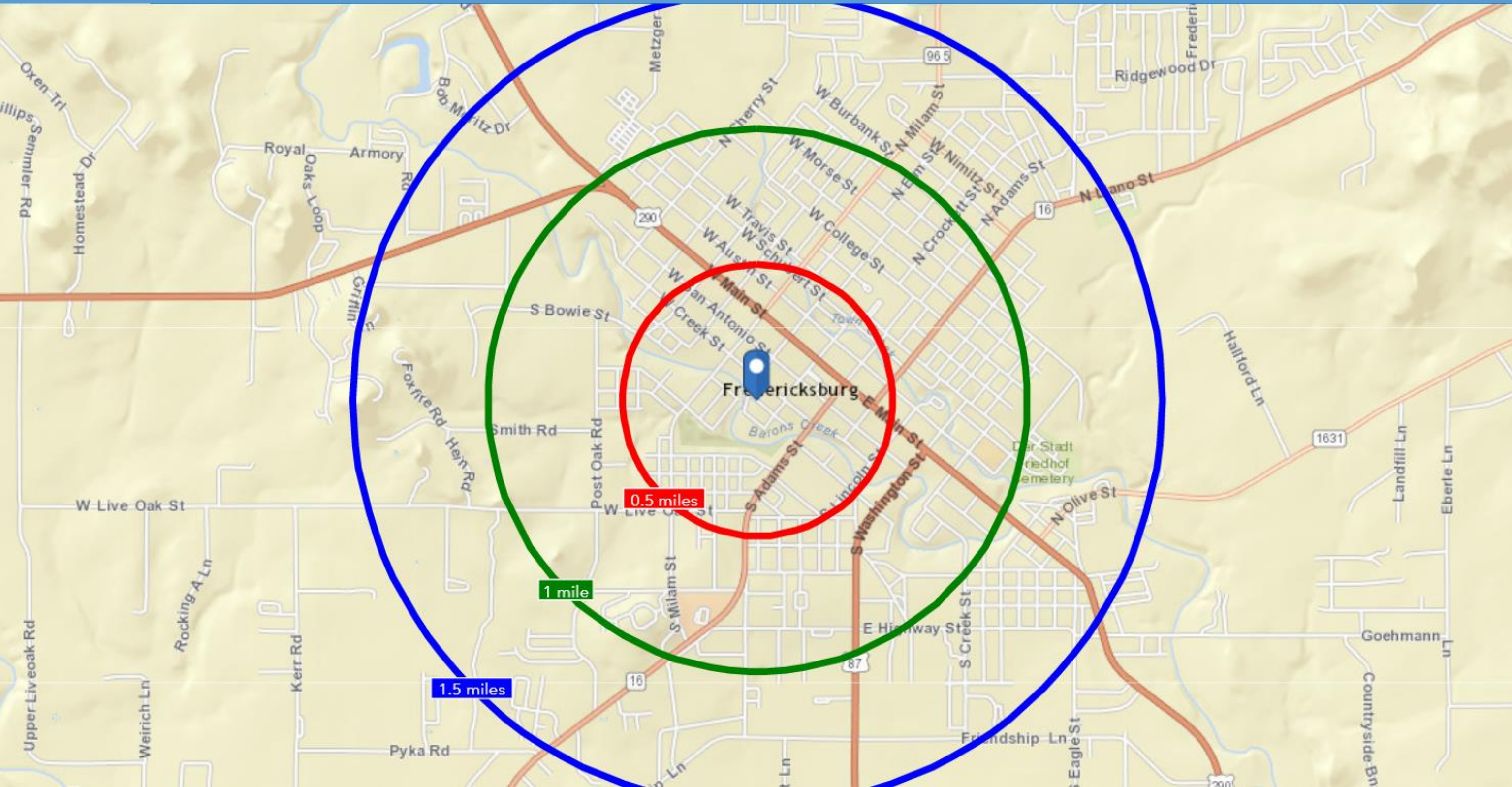
ENVIRONMENT ?

Students	>
Teachers & staff	>
Neighborhood	>

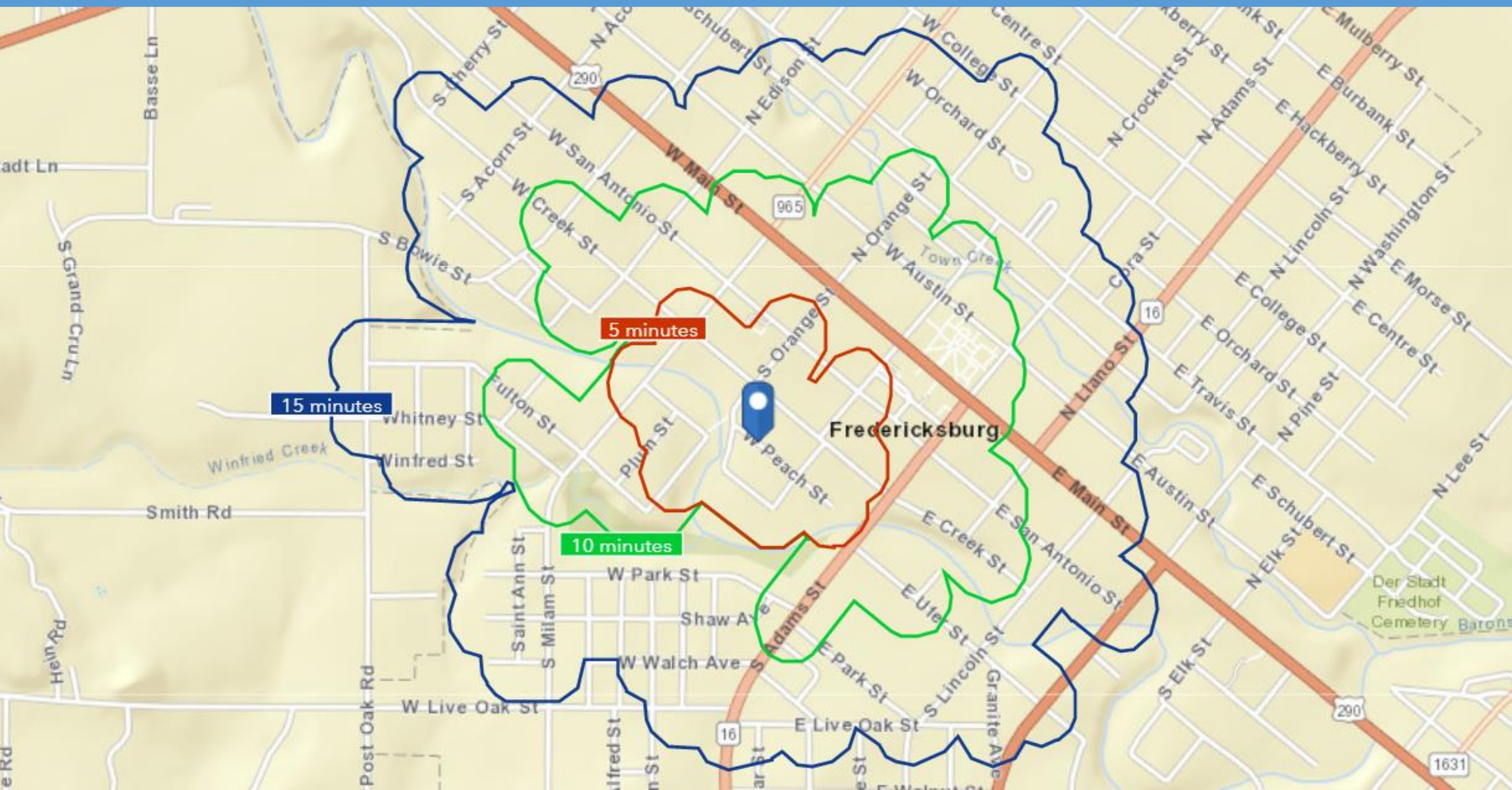
0.3 MI from Downtown Main ST/US 290 at Orange ST



0.5-1.0-1.5 Mile Radii



5-10-15 Minute Walk Time



30-60-90 Minute Drive Time

