



225 NORTH LOOP + 4503 SPEEDWAY





## LOCATION OVERVIEW

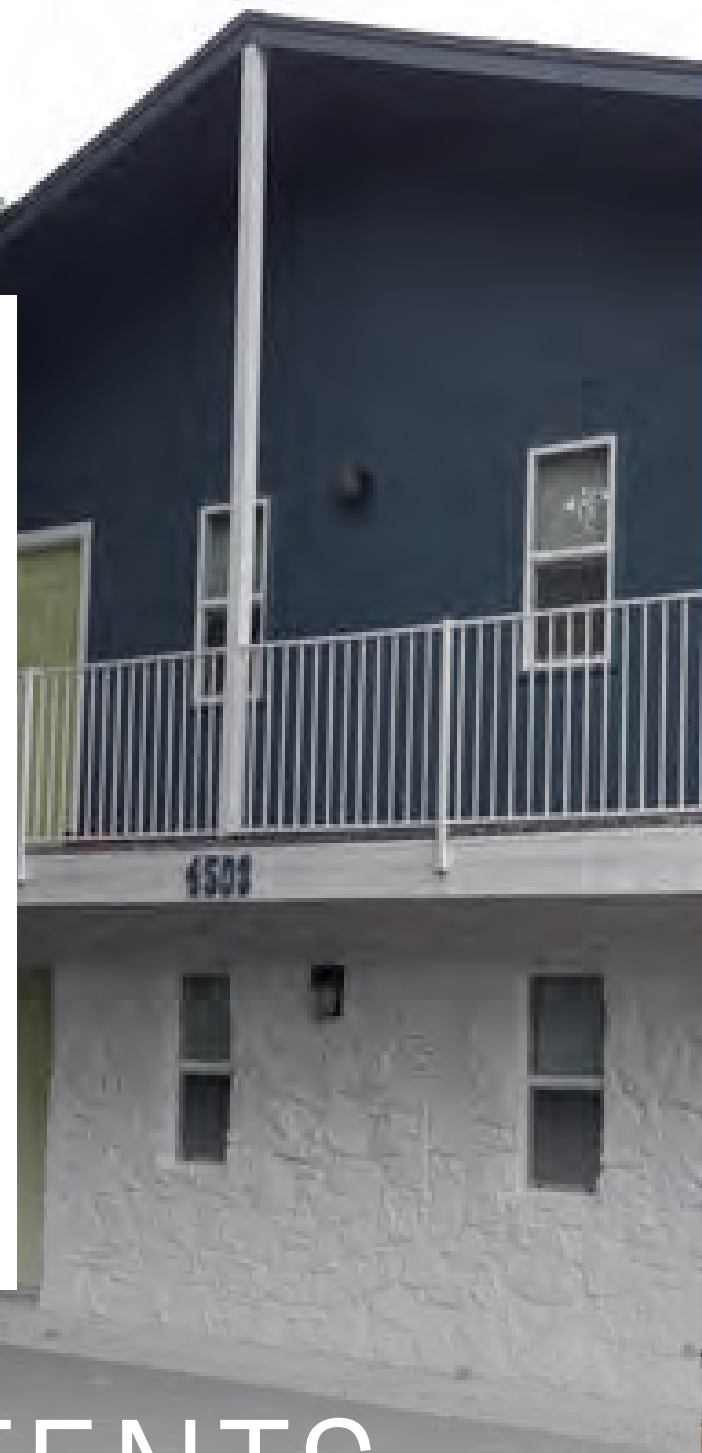
### 225 NORTH LOOP

- » SURVEY
- » RENT ROLL
- » PROFORMA
- » BUILDING PHOTOS

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## CONTACT INFO



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# LOCATION OVERVIEW



A photograph of a two-story building with a balcony. The balcony has a black and white checkered railing. The words "WATER CREEK" are mounted on the side of the building. Below the balcony, there is a covered parking area supported by green metal posts. A silver sedan and a dark SUV are parked in this area. To the right, there is an exterior staircase with a checkered railing. The sky is overcast.

WATER CREEK

225 NORTH LOOP

# 225 NORTH LOOP



## PROPERTY SUMMARY

**ADDRESS :** 225 W North Loop Blvd  
Austin, TX 78751

**ZONING:** MF-4

**PROPERTY TYPE:** Apartments

**LAND AREA:** 0.16 AC (20,473 SF)

**BUILDING SIZE:** 3,540 SF

**YEAR BUILT:** 1954

**NUMBER OF UNITS** 9

**TOTAL PARKING:** 6 Surface | 4 Covered





**Properties:** Waller Creek Apts. - 225 N. Loop - 225 W North Loop Blvd Austin, TX 78751

**Units:** Active

**As of:** 02/17/2022

**Include Non-Revenue Units:** No

Unit	Tags	BD/BA	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To
<b>Waller Creek Apts. - 225 N. Loop - 225 W North Loop Blvd Austin, TX 78751</b>									
100	R	0/1.00	Current	380	1,050.00	895.00	500.00	06/01/2020	05/31/2022
101	R	0/1.00	Current	380	1,050.00	950.00	650.00	08/06/2021	08/05/2022
102	R	1/1.00	Current	500	1,250.00	1,075.00	500.00	06/01/2020	05/31/2022
201	R	0/1.00	Current	380	1,050.00	1,025.00	750.00	12/07/2021	11/30/2022
202	R	0/1.00	Current	380	1,050.00	940.00	500.00	04/01/2021	06/30/2022
203	R	0/1.00	Current	380	1,050.00	995.00	650.00	08/20/2021	08/31/2022
204	R	0/1.00	Current	380	1,050.00	995.00	650.00	08/20/2021	08/31/2022
205	R	0/1.00	Current	380	1,050.00	995.00	995.00	09/01/2021	08/31/2022
206	R	0/1.00	Current	380	1,050.00	975.00	500.00	09/11/2020	09/15/2022
<b>9 Units</b>			<b>100.0% Occupied</b>	<b>3,540</b>	<b>9,650.00</b>	<b>8,845.00</b>	<b>5,695.00</b>		
<b>Total 9 Units</b>			<b>100.0% Occupied</b>	<b>3,540</b>	<b>9,650.00</b>	<b>8,845.00</b>	<b>5,695.00</b>		



Units	Type	Unit SF	Total SF	Market Rent	Projected Monthly Rent	Annual Rent	Rent/SF
8	Studio	380	3,040	\$1,100	\$8,800	\$105,600	\$2.89
1	1BR/1BA	500	500	\$1,300	\$1,300	\$15,600	\$2.60
9	---	393	3,540	\$1,122	\$10,100	\$121,200	\$2.86

Income		Pro Forma
Scheduled Market Rent		\$121,200
Re-Lease	3%	(\$3,636)
Vacancy	4%	(\$4,848)
Concessions	0%	\$0
<b>Net Rental Income</b>		<b>\$112,716</b>
Pet Rent		\$839.00
Fees		\$1,313.00
Laundry Income		\$687.00
Misc Income and Reimbursement		\$5,369.00
<b>Total Operating Income</b>		<b>\$120,924</b>

Expenses		Per Unit	Pro Forma
Real Estate Taxes		\$2,073	\$18,657
Property Insurance		\$513	\$4,617
Utilities		\$423	\$3,807
General & Administrative		\$200	\$1,800
Repairs & Maintenance		\$584	\$5,256
Contracted Services		\$100	\$900
MGMT. Fee	5%		\$6,046
Misc.		\$209	\$1,881
<b>Total Operating Expenses</b>		<b>\$4,102</b>	<b>\$42,964</b>
		Per Unit:	\$4,774
		Per SF:	\$12.14
<b>Projected Net Operating Income</b>			<b>\$77,960</b>









4503 SPEEDWAY

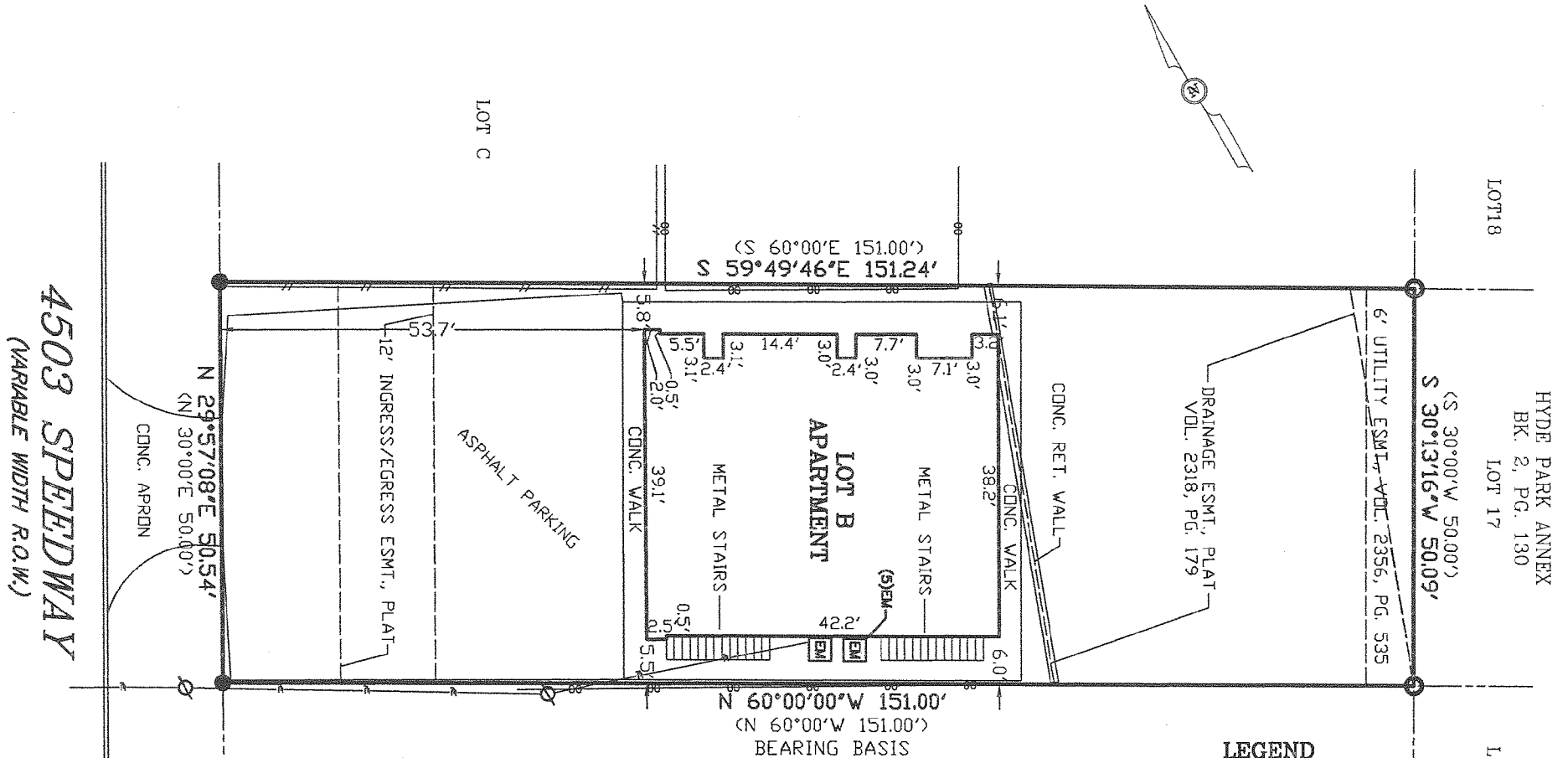
# 4503 SPEEDWAY



## PROPERTY SUMMARY

<b>ADDRESS :</b>	4503 Speedway Austin, TX 78751
<b>ZONING:</b>	MF-4-NCCD-NP
<b>PROPERTY TYPE:</b>	Apartments
<b>LAND AREA:</b>	0.17 AC (7,549 SF)
<b>GBA:</b>	3,200 SF
<b>YEAR BUILT:</b>	1974
<b>NUMBER OF UNITS</b>	8
<b>TOTAL PARKING:</b>	8 Surface Spaces





**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. PER COMMITMENT G.F. #201402690, EFFECTIVE OCTOBER 18, 2014; SCHEDULE B, PARAGRAPH 10.

LOT B IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 68, PG. 83

LOT B IS SUBJECT TO THE UTILITY ESMT. AS STATED IN VOL. 2358, PG. 535.

LOT B IS SUBJECT TO THE DRAINAGE ESMT. AS STATED IN VOL. 2318, PG. 179.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**LEGEND**

- WOOD FENCE
- CHAIN LINK FENCE
- ELEC. METER
- IRON ROD FND.
- PIPE FND.
- UTILITY POLE
- GUY ANCHOR
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

4503 SPEEDWAY  
(VARIABLE WIDTH R.O.W.)

**Properties:** 4503 Speedway - 4503 Speedway Austin, TX 78751

**Units:** Active

**As of:** 02/17/2022

**Include Non-Revenue Units:** No

Unit	Tags	BD/BA	Status	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To
<b>4503 Speedway - 4503 Speedway Austin, TX 78751</b>									
101	R	0/1.00	Current	400	1,095.00	925.00	650.00	06/04/2021	05/31/2022
102	R	0/1.00	Current	400	1,095.00	950.00	500.00	08/21/2020	08/31/2022
103	R	0/1.00	Current	400	1,095.00	895.00	500.00	05/11/2020	05/31/2022
104	R	0/1.00	Current	400	1,095.00	975.00	400.00	10/08/2013	04/30/2022
105	R	0/1.00	Current	400	1,095.00	900.00	500.00	09/25/2020	09/30/2022
106	R	0/1.00	Current	400	1,095.00	900.00	500.00	05/28/2021	05/31/2022
107	R	0/1.00	Current	400	1,095.00	1,000.00	500.00	10/29/2021	10/31/2022
108	R	0/1.00	Current	400	1,095.00	950.00	500.00	09/01/2017	08/31/2022
<b>8 Units</b>			<b>100.0% Occupied</b>	<b>3,200</b>	<b>8,760.00</b>	<b>7,495.00</b>	<b>4,050.00</b>		
<b>Total 8 Units</b>			<b>100.0% Occupied</b>	<b>3,200</b>	<b>8,760.00</b>	<b>7,495.00</b>	<b>4,050.00</b>		

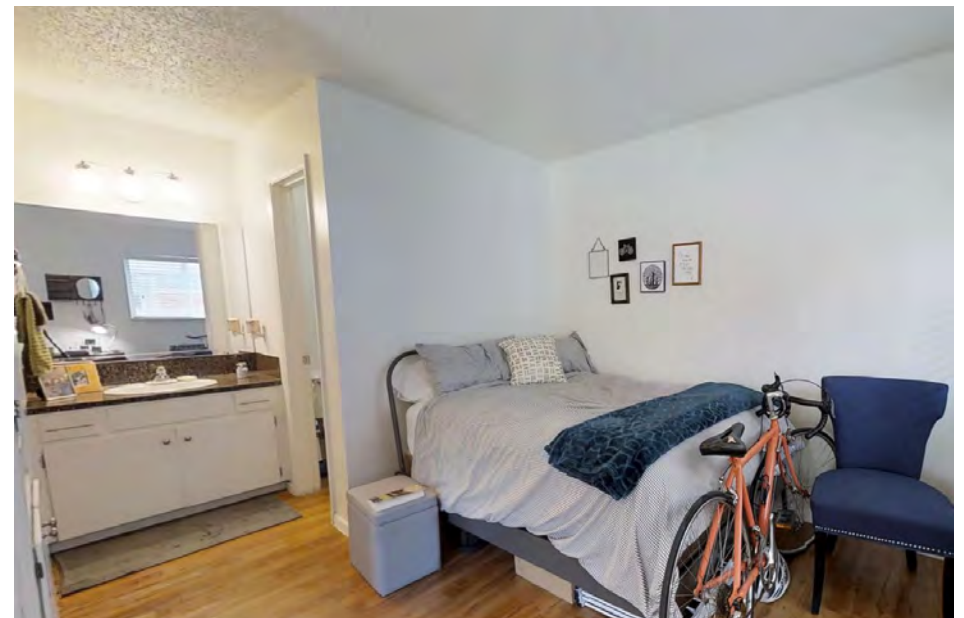


Units	Type	Unit SF	Total SF	Market Rent	Projected Monthly Rent	Annual Rent	Rent/SF
8	Studio	400	3,200	\$1,100	\$8,800	\$105,600	\$2.75

Income		Pro Forma
Scheduled Market Rent		\$105,600
Re-Lease	3%	(\$3,168)
Vacancy	4%	(\$4,224)
Concessions	0%	\$0
<b>Net Rental Income</b>		<b>\$98,208</b>
Pet Rent		\$493.00
Fees		\$695.00
Laundry Income		\$847.00
Misc Income and Reimbursement		\$4,881.00
<b>Total Operating Income</b>		<b>\$105,124</b>

Expenses		Per Unit	Pro Forma
Real Estate Taxes		\$1,895	\$15,160
Property Insurance		\$307	\$2,456
Utilities		\$310	\$2,480
General & Administrative		\$200	\$1,600
Repairs & Maintenance		\$570	\$4,560
Contracted Services		\$100	\$800
MGMT. Fee	5%		\$5,256
Misc.		\$593	\$4,745
<b>Total Operating Expenses</b>		<b>\$3,975</b>	<b>\$37,058</b>
		Per Unit:	\$4,632
		Per SF:	\$11.58
<b>Projected Net Operating Income</b>			<b>\$68,066</b>





# CONTACT INFORMATION

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