

Public Report

1047 County Road 350

LP:\$1,000,000



MLS #: 1598861
 Address: 1047 County Road 350 Zip: 78838 Status: **NEW** Class: MF LP: \$1,000,000

Area: 3100 Int.St./Dir: From the intersection of U.S. Highway 83 and CR 350, travel 2.2 miles. Property is on the west side of CR 350 Sch Dist: Sabinal ISD
 Grid: Subdivision (Legal Name): NONE Elem: Sabinal
 City: ConCan County: Uvalde Middle: Sabinal
 HOA Fee: / HOA Name: Mand: None High: Sabinal
 HOA Fee2: / HOA Name2: Currently Leased:
 \$HOALOOKUP_REPORT Lease Expiration:

	<u>Beds</u>	<u>F/Bth</u>	<u>H/Bth</u>	<u>Occup</u>	<u>Rent</u>	<u>Park Sp</u>	<u>PT,pe</u>			
Unit1	2	2	0	No	275	5	Pad	Gross Annual Income:	\$120,000	Total Units: 5
Unit2	2	2	0	No	275	5	Pad	Annual Op Expense:	\$40,000	Ad SqFt:
Unit3	2	2	0	No	275	5	Pad	Net Oper Income:	\$80,000	Zoning:
Unit4	2	2	0	No	275	5	Pad	% Vacancy Rate:	15	Lot Size: 5.05
Unit5	2	2	0	Yes	275	3	Pad	Air: Unit Central		Lot Dimensions:
Unit6								Heat: Central		
Unit7								Meters: Common Water, Common Electric		
Unit8								ExpIncl: Taxes, Insurance, Maintenance, All Utilities		
Exterior Fea: Covered Patio, Bar-B-Que Pit/Grill, Controlled Access, Wooded, Secluded, Level										
Green: <u>Features</u> - none / <u>Certification</u> - none / <u>Energy Efficiency</u> - none										

Concan Investment property. Five (5) 2 bedroom, 2 bath masonry cabins located on busy CR 350. Minutes to Garner State Park, Magers Crossing, and all activities in the Frio Canyon.

List Office: Encina Properties Total Tax (Without Exemptions): \$13,583 Tax Year: 2021
 Contingent Info: Owner LREA/LREB: No Sold Price:
 Contract Date: Closing Date: Price per SqFt:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***

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