

# AUTUMN TERRACE

911 University Ave. Huntsville, TX 77320



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**AUTUMN TERRACE**  
**911 University Avenue**  
**Huntsville, TX 77320**

**Income:**

- Gross Rental Income	\$264,801
- Vacancy	\$ 12,069
- Vending/Laundry Income	\$ 5,347
<b>Effective Gross Income</b>	<b>\$252,732</b>

**Expenses:**

- Taxes	\$ 19,014
- Insurance	\$ 10,891
- Management/Salaries	\$ 22,565
- Maintenance/Repairs	\$ 36,601
- Utilities:	
Electric	\$ 2,378
Natural Gas	\$ 795
Water	\$ 9,956
Sewer	\$ 9,374
Garbage	\$ 4,380
<b>Expenses</b>	<b>\$115,954</b>

**Net Operating Income** **\$142,125**

**NOTES:** ACTUALS: Income and expenses are estimated based on 2016 occupancy. PRO FORMA: Income is PRO FORMA as noted. Based on a recent 12 month period for an owner/operator type scenario. Taxes per county tax assessor 2016 Tax Year. **DISCLAIMER:** The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with added restrictions or any city licensing or ordinances including life safety compliance or if the property falls within a floodplain. The prospective buyer should carefully verify each item of income or expense and perform, or have performed any inspections to verify possible contaminations by asbestos, lead paint, mold or any other hazardous substances. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.



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**Autumn Terrace** is a 40 unit apartment community located at 911 University Avenue within two blocks of downtown Huntsville. It consists of three two story apartment buildings, 2 duplexes and 2 garage apartment buildings all constructed after 1965. With approximately 28,529 square feet of rentable area, these units are a mix of one, two and three bedroom spaces. Laundry room with vending machine, leasing office and parking are located on site. This complex is within walking distance to downtown, city pool, Eastham Thomason Park and one mile from Sam Houston State University.

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Description	# Of Units	Rent Per Month	Sq. Feet
2/1	22	\$700	742
1/1	12	\$600	580
2/1	3	\$675	1007
3/1	2	\$750	1007
1/1 Efficiency	1	\$385	210

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#### **Detailed Amenities**

**Exterior Construction:** Brick Veneer/Wood

**Roof:** Composite Shingle

**Foundation:** Concrete Slab

**Heating/Cooling:** Central Electric

**Flooring:** Carpet, Vinyl, Laminate

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#### **Property Details**

**Utilities:** Public Water, Sewer, Garbage, Electricity, Phone, Cable, Internet

**Legal Description:** Huntsville Townsite, Block 24, Lot 3,6 & 9, Acres 1.162, 40 Units

**Year Built:** Approximate 1965

**Payment Options:** Cash Sale, Investor, Other

**Tax ID:** 29908

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