

Duplex Investment Opportunity

For Sale—2313 Singletree Avenue, N Austin, Texas

2313 Singletree, Austin, Texas 78727 (Mapsc0 466, Grid J) - Great North Austin duplex for sale! Located just minutes from shops and restaurants at Parmer and Mopac. Amenities include: 2 spacious bedrooms; refrigerator; central air conditioner; garage door opener; nice patio; fenced corner lot. Total monthly rents are \$1,500/month (\$750 each). A lease expires 5/31/09. B lease expires 1/31/09. Estimated monthly taxes are \$380. Estimated financing cost of \$869.73 per month based on 20% down, 6.5% rate, fixed for 30 years subject to credit approval. Call David Reed at CD Reed Mortgage for financing information. David's number is 512-924-6076. To visit the property from North Mopac, take Parmer East to Tomanet. Turn right on Singletree Avenue. Property on the right. Asking price is \$172,000. Call RE Broker Mark D. Blake at 512-293-1041 to see this excellent multi family opportunity.

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For Sale—2313 Singletree Avenue, N Austin, Texas 78744

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