

Paul Byars
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WEST CAMPUS COMPOUND

Clinton Sayers II, CCIM
512.484.0949
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Unique opportunity to acquire more than one half-acre in the West University Neighborhood of Central Austin with nearly 10,000 square feet of residential space, multiple outdoor common areas and seven garage units.

0.52 Acres

Eight Residential Units
Located on hard corner with alley access

Estate Home

1101 West 22nd Street,
Austin, TX 78705

West 22nd Triplex

1101 West 22nd Street,
Austin, TX 78705

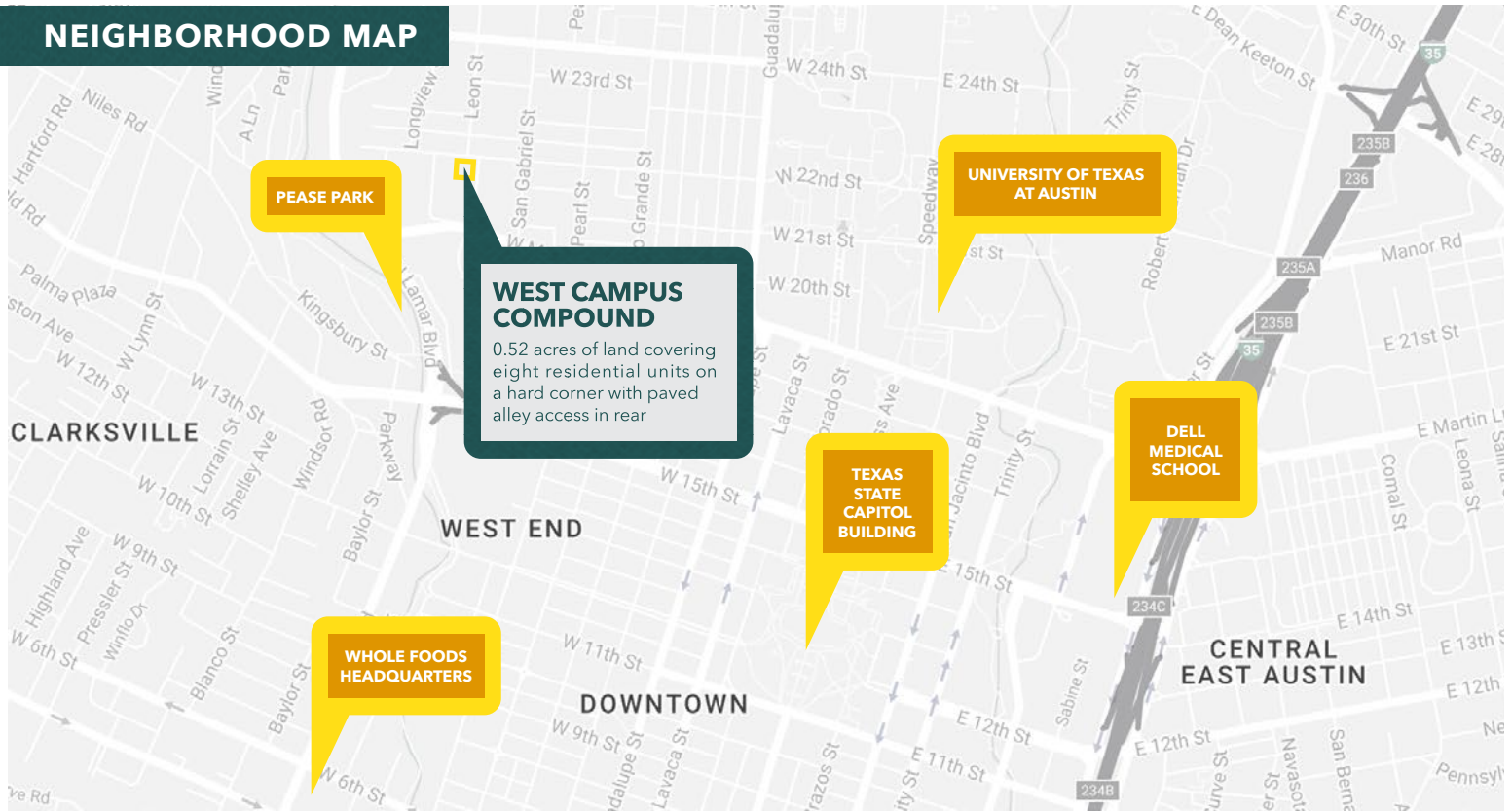
Robbins Triplex

1918 Robbins Place,
Austin, TX 78705

Call for pricing

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NEIGHBORHOOD MAP



INVESTMENT HIGHLIGHTS

- **Cash Flow** - Includes 9,805 square feet of rental space among eight residential units, including a 2,677 square foot single family home and seven garage units.
- **Property Amenities** - The Property includes three outdoor courtyards, multiple balconies and seven enclosed garage units.
- **Good Condition** - Same owner and operator for 80 years, since construction, with meticulous level of care and maintenance.
- **Zoning** - MF-1-CO-NP
- **Development Potential** - Over one-half acre of land in Central Austin.

OPPORTUNITIES FOR NEW OWNERSHIP

- Immediate rental-rate increase.
- Ideal value-add opportunity for enhancement of unit interiors, exteriors and outdoor areas.
- Unique Austin charm and character.
- Seven (7) enclosed garage units provide for additional rental premium.
- Lease units long-term, short-term or a combination of both.
- Development potential with over one-half acre in Central Austin.

LEGAL DESCRIPTION

Lots 1, 2 & 3,
Block 2, Outlot 26-28,
Division D, Carrington Subdivision,
Austin, Travis County, TX

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Robbins Triplex

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ESTATE HOME: 1101 WEST 22ND STREET



- Located on the hard corner of West 22nd Street & Robbins Place.
- Consists of 2,677 square feet of improved space built in 1936.
- Includes grand entry-way, kitchen, breakfast room, formal dining room, 2 living rooms, 4 bedrooms, 4 bathrooms and multiple closets throughout.



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WEST 22ND TRIPLEX: 1101 WEST 22ND STREET



- Consists of 2,924 square feet of improved space among three residential units built in 1934.
- Each unit includes two bedrooms, living room, dining room and kitchen.



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ROBBINS TRIPLEX: 1918 ROBINS PLACE



- Consists of three residential units totaling 3,132 square feet of improved space built in 1934.
- Each unit includes two bedrooms, living room, dining room and kitchen.
- Includes a 472 square foot detached garage-converted unit.
- Includes 7 detached garage units totaling 1,320 square feet.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date