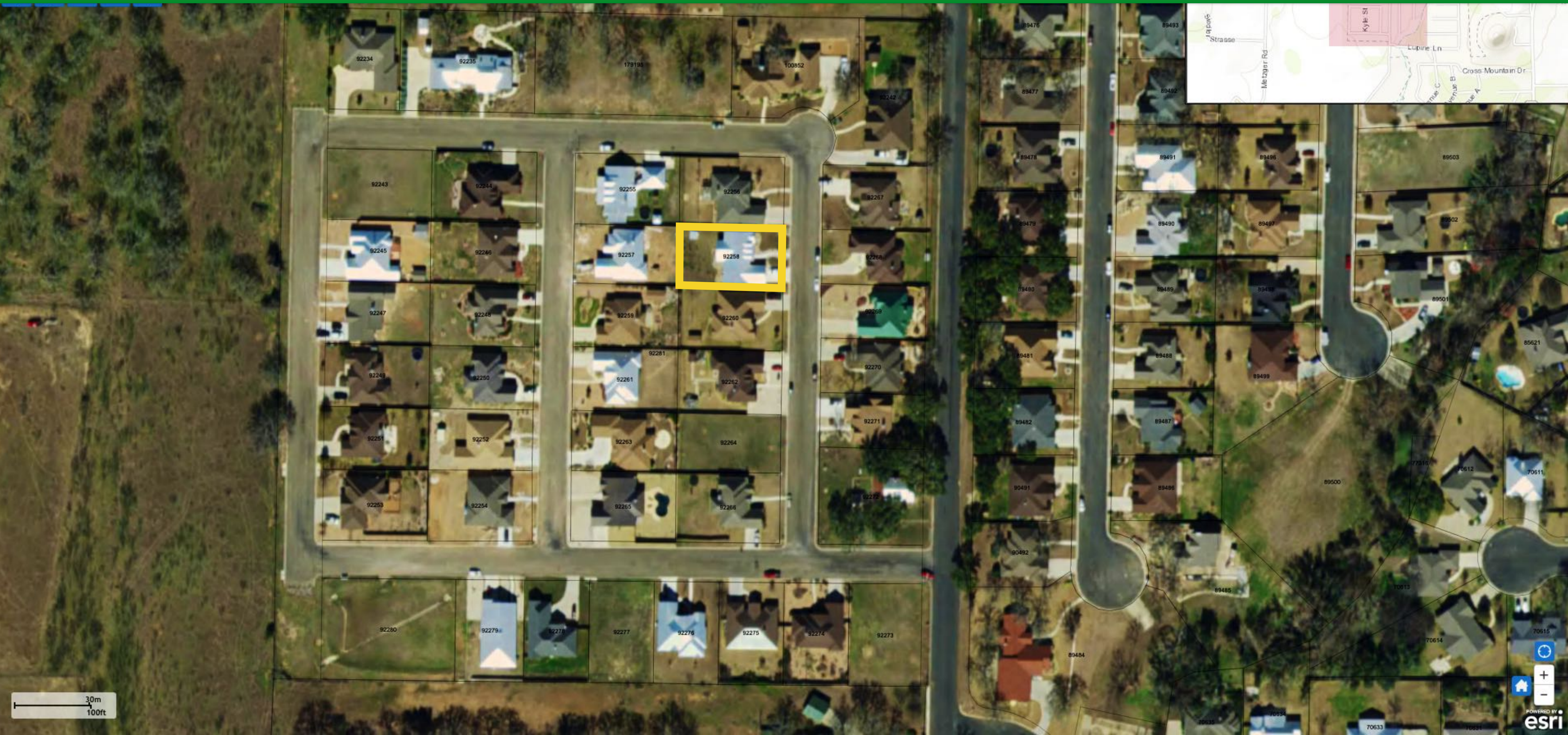




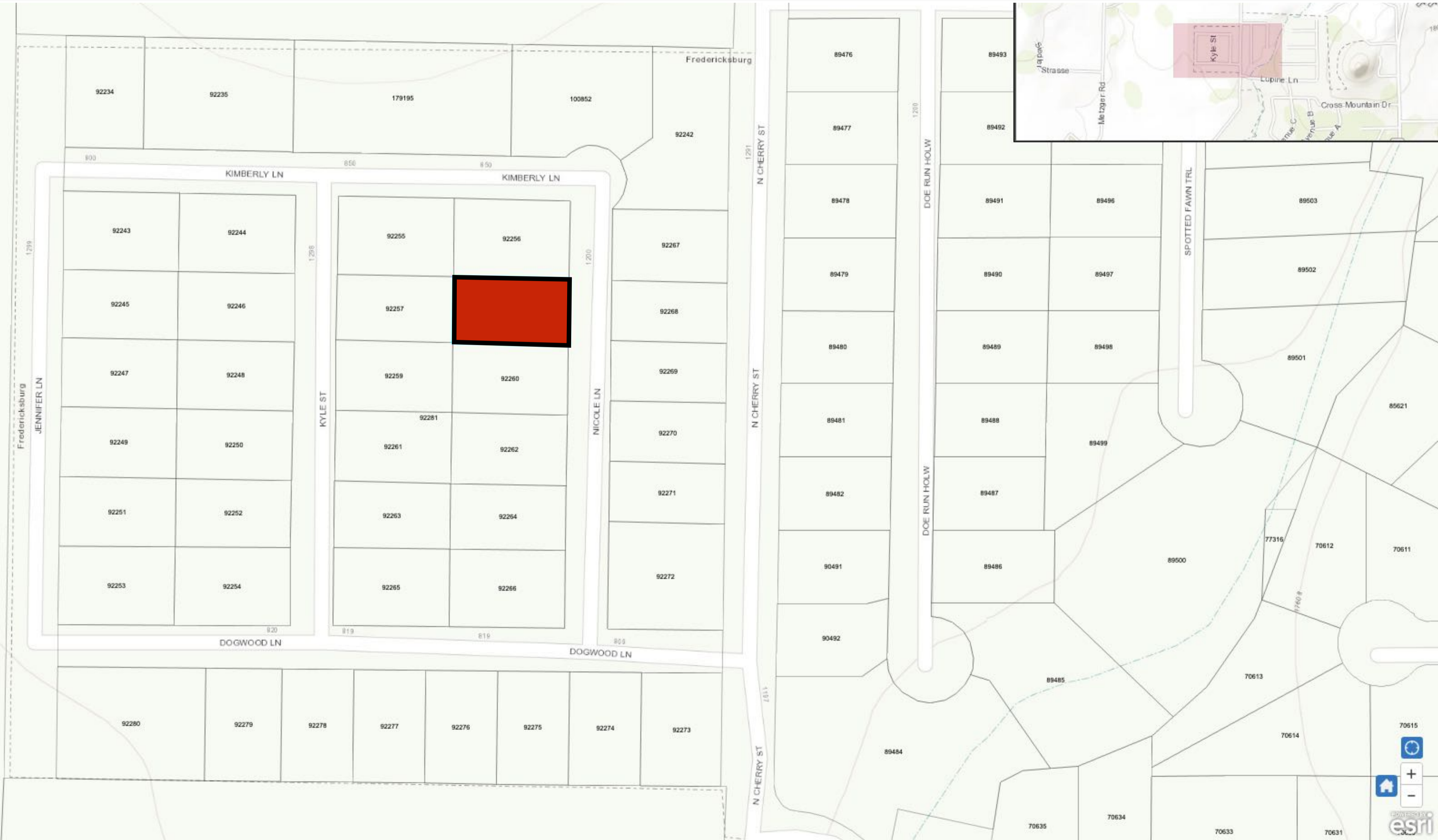
# Gillespie CAD Satellite Map



# Gillespie CAD Plat Map



30m  
100ft



# PROPERTY Manager Proforma Investor Model | \$3,750 Monthly Rental

INVESTMENT			
List Price		\$	460,000
REVENUES			
Annual Rents		\$	45,000
EXPENSES			
Maintenance & Repairs	5% of Annual Rents	\$	2,250
Insurance	.003% of List Price	\$	1,380
Tenant Procurement	1 Month Rent	\$	3,750
Property Management	6% of Rents	\$	2,700
Taxes	2018 Actual without Exemptions	\$	6,672
TOTAL EXPENSES		\$	16,752
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues – Annual Operating Expenses		\$ 28,248
Annual Debt Service	5%, 80% LTV, 30 year amortization		\$ 22,375
Net Cash Flow	Net Operating Income – Annual Debt Service		\$ 5,873
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 2% Closing Cost)		4.83%
Cap Rate	Net Operating Income / Sale Price		6.14%
Debt Service Coverage Ratio	Net Operating Income / Annual Debt Service		1.26

# OWNER Manager Proforma Investor Model | \$3,750 Monthly Rental

INVESTMENT			
List Price		\$	460,000
REVENUES			
Annual Rents		\$	45,000
EXPENSES			
Maintenance & Repairs	5% of Annual Rents	\$	2,250
Insurance	.003% of List Price	\$	1,380
Tenant Procurement	1 Month Rent	\$	-
Property Management	6% of Rents	\$	-
Taxes	2018 Actual without Exemptions	\$	6,672
TOTAL EXPENSES		\$	10,302
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 34,698
Annual Debt Service	5%, 80% LTV, 30 year amortization		\$ 22,375
Net Cash Flow	Net Operating Income - Annual Debt Service		\$ 12,323
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 2% Closing Cost)		10.12%
Cap Rate	Net Operating Income / Sale Price		7.54%
Debt Service Coverage Ratio	Net Operating Income / Annual Debt Service		1.55

# Not in Flood Zones

1210 NICOLE LN FREDERICKSBURG, TX 78624

LOCATION ACCURACY: EXCELLENT

DOWNLOAD PDF

WATER

Flood Zone Determination

OUT

PANEL DATE

October 19, 2001

MAP NUMBER

481710267C



# Walk Score | What's nearby?

## What's Nearby

### Restaurants:

Catfish Haven .9mi ➤

### Coffee:

City Cafe 1.1mi ➤

### Bars:

The Coop 1mi ➤

### Groceries:

Sunset Village Drive In .7mi ➤

### Parks:

Oak Crest Park 4.3mi ➤

### Schools:

Fredericksburg Christian School .7mi ➤

### Shopping:

Jeks Pit Stop N 1mi ➤

### Entertainment:

Pioneer Museum 1.2mi ➤

### Errands:

Hill Country Credit Union 1mi ➤

### Search Nearby:

Barons Creek

Pioneer Ln  
Griffin Ln  
Joe Duderstadt Ln  
Old Vine  
Orford Crn

Google

Walk Score

1

## Car-Dependent

Almost all errands require a car.

Bike Score

32

## Somewhat Bikeable

W Main

Zion Lutheran C

Pioneer Museum

Fredericksburg  
Middle School

Mplatz  
(Market  
Square)

Shepherd of the Hills  
Lutheran Church

Fredericksburg  
Elementary School

The Church of  
Jesus Christ of Latter...  
Fredericksburg United  
Methodist Church

Map data ©20

# In Fredericksburg ISD | Greatschools assigned & area schools

## Assigned school

**6**  
/10

### Fredericksburg High School



1107 South State Highway 16, Fredericksburg, TX,  
78624

Public district, 9-12 | 964 students

Distance: 2.47 miles

 [Homes for sale](#)

Average



**6**  
/10

### Fredericksburg High School



1107 South State Highway 16, Fredericksburg, TX,  
78624

Public district, 9-12 | 964 students

Distance: 2.47 miles

 [Homes for sale](#)

Average



**6**  
/10

### Fredericksburg Middle School



110 West Travis Street, Fredericksburg, TX, 78624

Public district, 6-8 | 667 students

Distance: 1.21 miles

 [Homes for sale](#)

Average



**6**  
/10

### Fredericksburg Elementary School



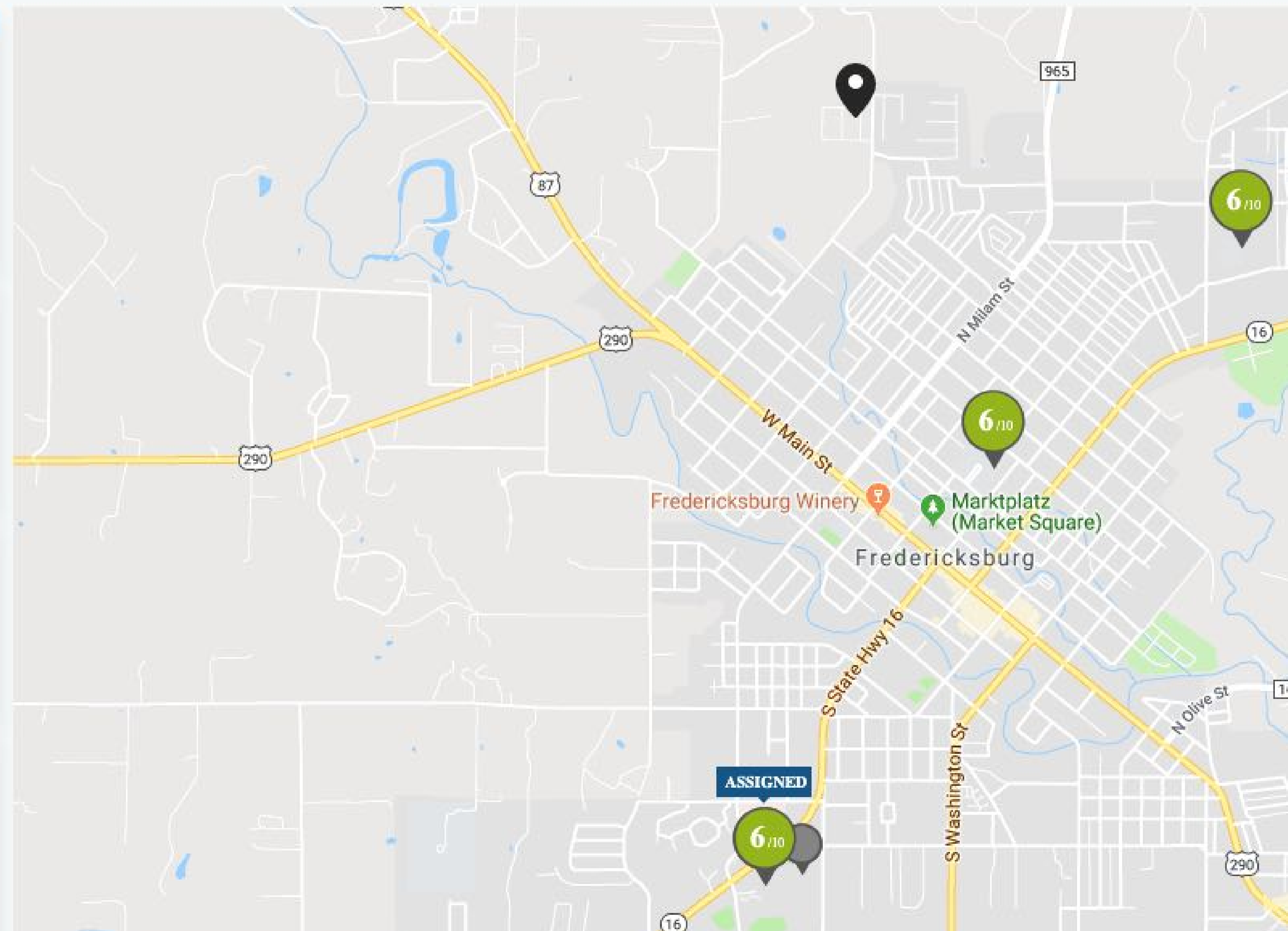
1608 North Adams Street, Fredericksburg, TX,  
78624

Public district, 2-5 | 1048 students

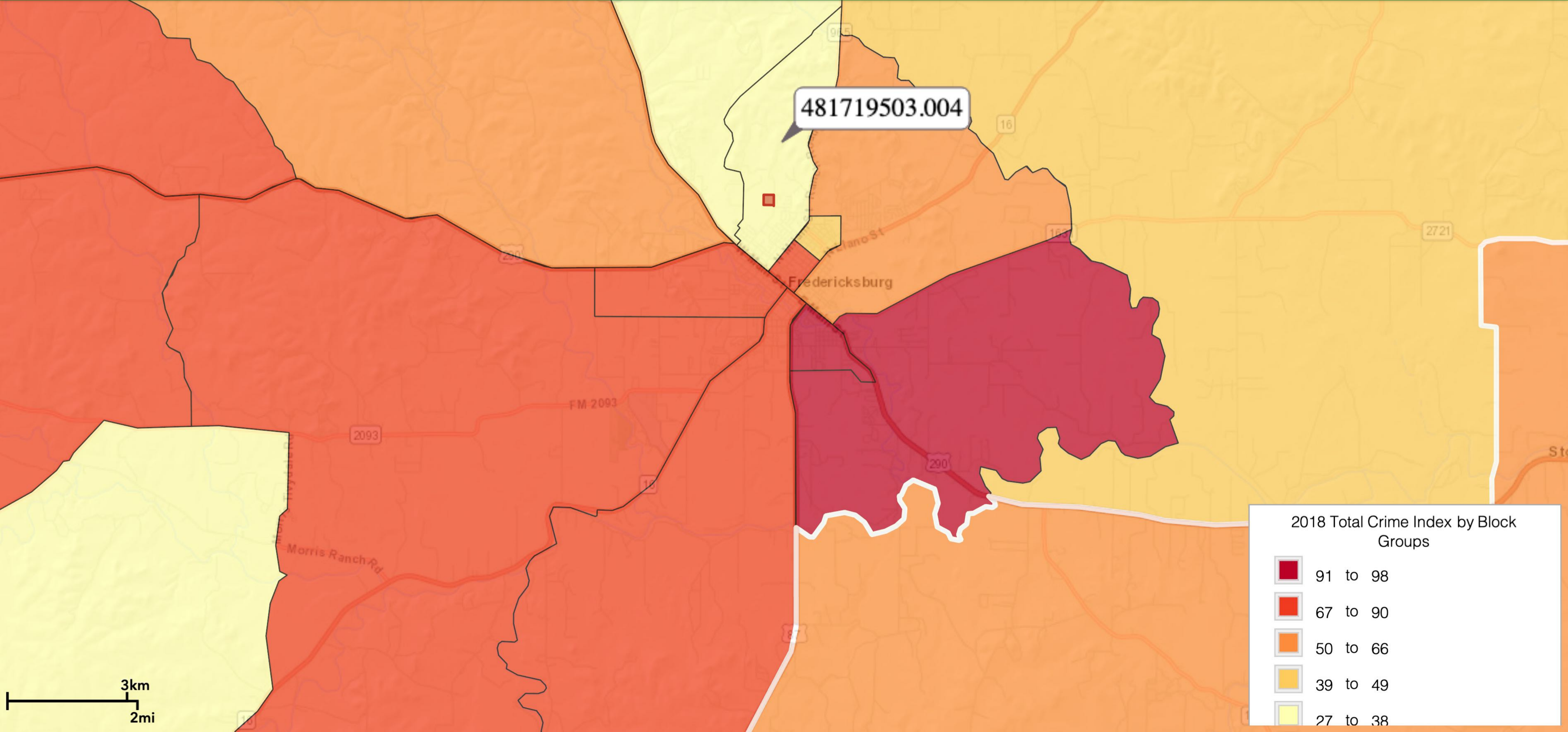
Distance: 1.29 miles

 [Homes for sale](#)

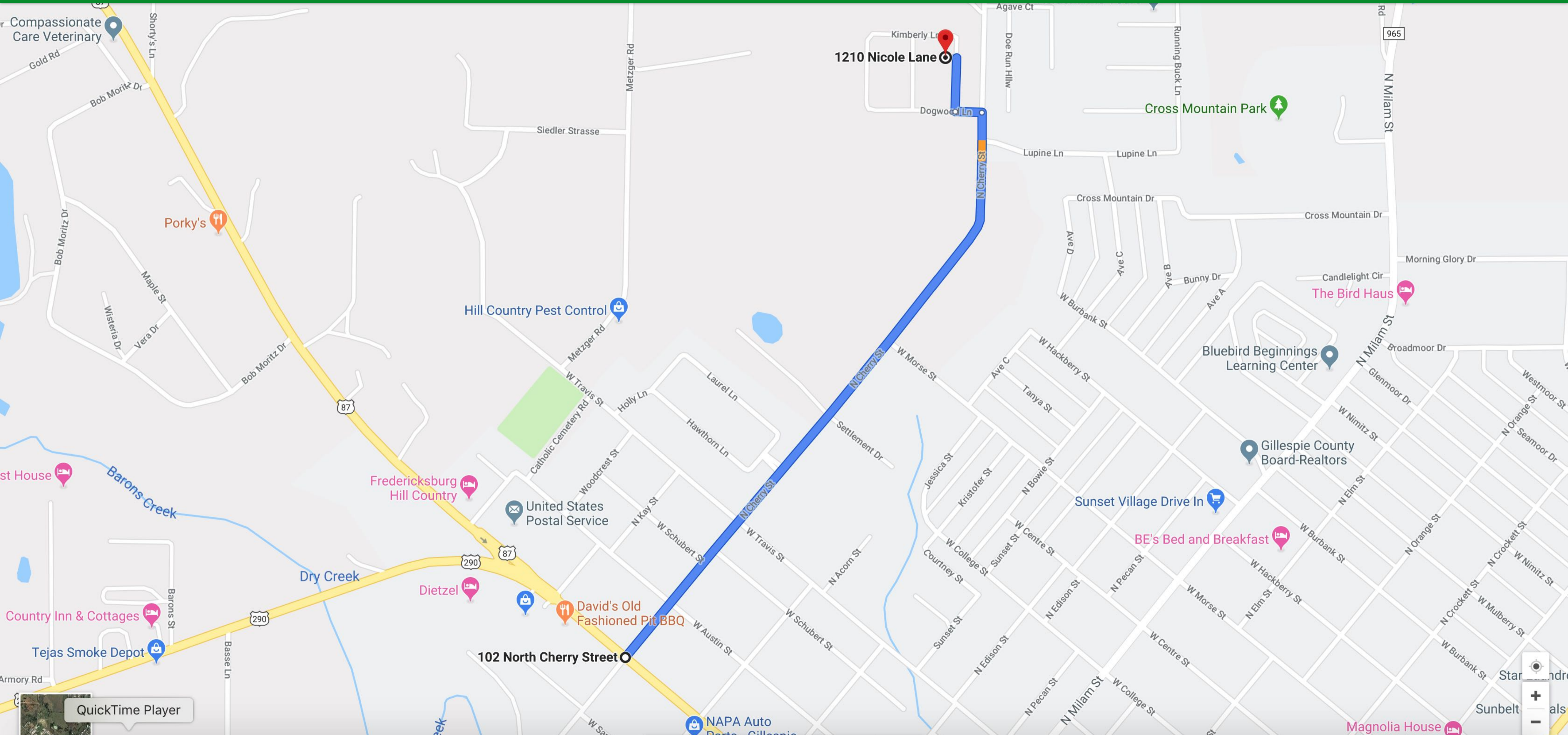
Average



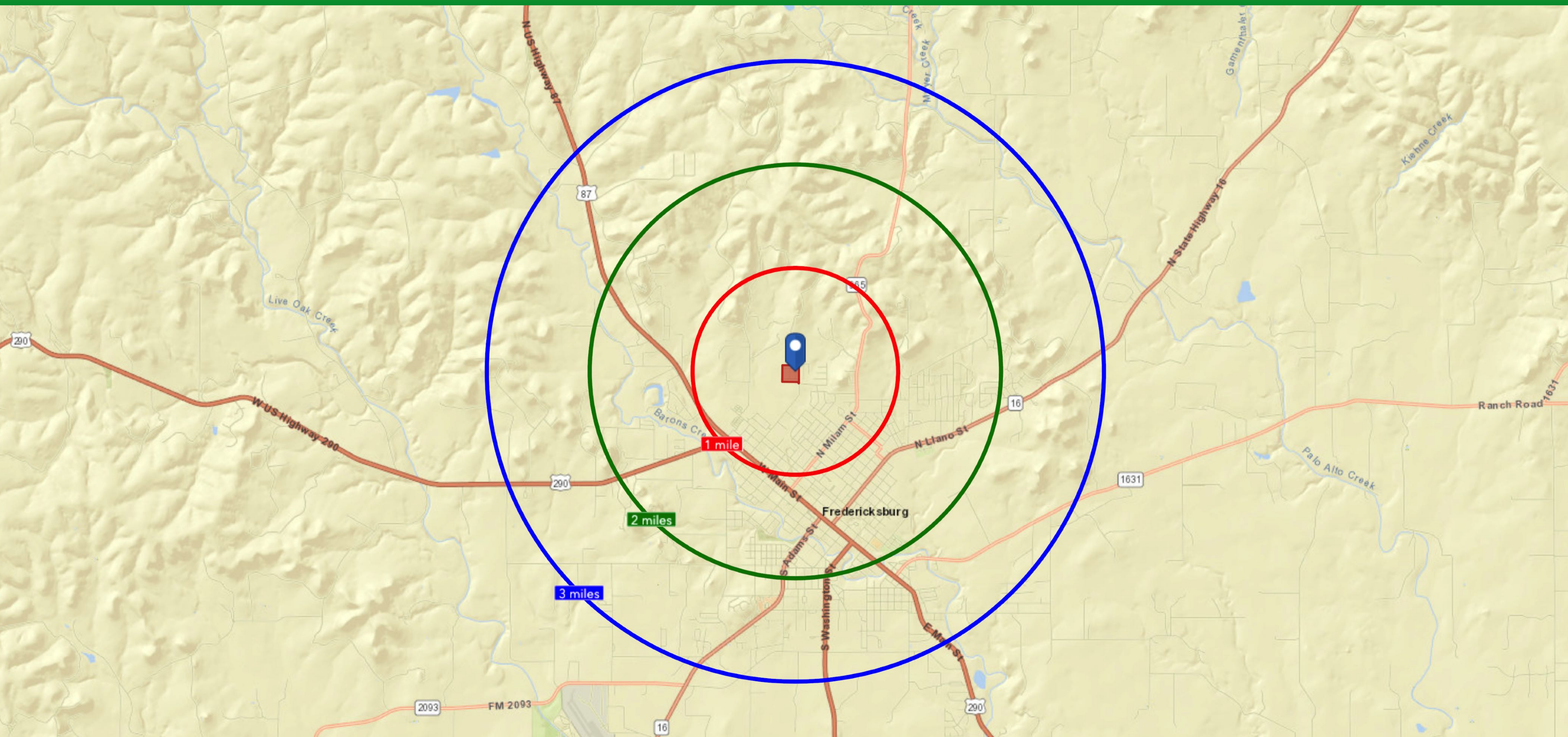
# Cherry Blossom Estates in Block Group with Lowest Crime Index in Gillespie County



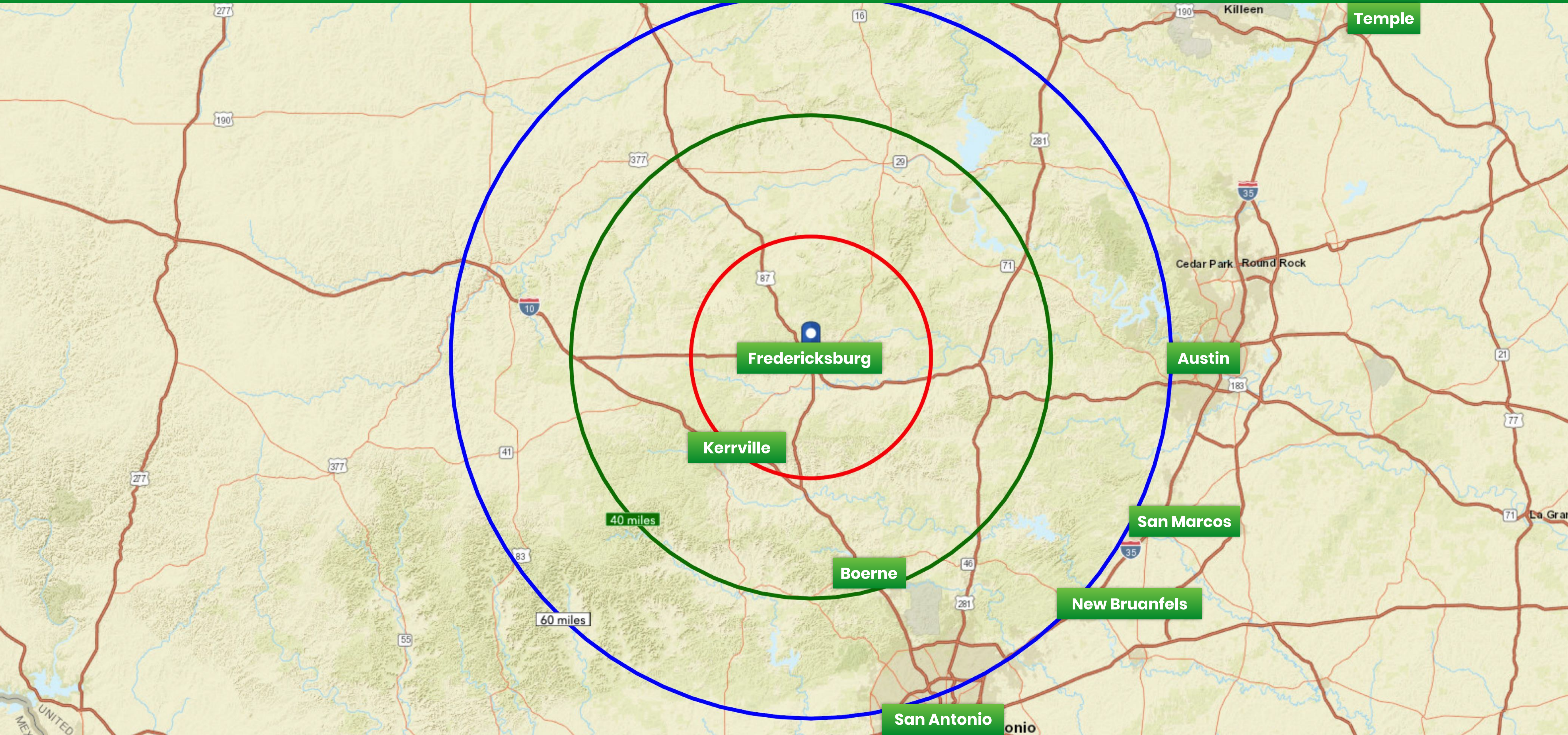
# 1 MI to Main ST/US290W



# 1 2 3 MI Radii Map



# 20 40 60 MI Radii Map



# 30 60 90 MIN Drive Time Map

