



**WEST AUSTIN**  
P R O P E R T I E S

# The Austin Real Estate Investment Report March 2011

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**Your Real Estate Consultant for Life!**



## Inside you will find...

- **Distressed Property and Investor Market Report**
- **Featured Investment Properties**
- **List of Homes For Sale**
- **List of Duplexes For Sale**
- **Demographic Information**
- **Our Preferred Investor Specialist Vendors**

## Distressed Property and Investor Market Report

With about **21.96%** of all sales being Foreclosures and Short Sales, the Austin market is prime for investors to make strong returns. This is up 7.29% over last year.

	2009 Sales	%	2010 Sales	%	Feb. 2011 Sales	%
Foreclosure Sales	2203	11.86%	2,298	13.05%	209	20.04 %
Short Sales	201	1.08%	285	1.62%	20	1.92%
<b>Total Distressed Sales</b>	<b>2,404</b>	<b>12.94%</b>	<b>2,583</b>	<b>14.67%</b>	<b>229</b>	<b>21.96%</b>
Total Sales <i>(Normal Resale and Distressed)</i>	18,567		17,606		1,043	



## Featured Investor Property



- **List Price \$199,950**
- **7510 Lazy Creek Drive, 78724**
- **Potential Lease Income of \$2,300/month**
- **NOI - \$17,449**
- **Cap Rate 8.58%**
- **Cash-on-Cash Return of 13.21% with a 25% dwn pmnt.**

This maintenance-free duplex in Northeast Austin will cash flow immediately. Built in 2007, this duplex has LBJ high school on one end and a city park on the other.



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Austin Single Family Homes

## 9 Properties For Sale

Click the link to view - <http://goo.gl/WvRlg> or scan the QR Code:

Each property can be purchased for 20-30% below market value with strong cash flow potential.



Duplexes

## 13 Strong Performing Duplexes For Sale

Click the link to view - <http://goo.gl/7Z66e> or scan the QR Code:

Each property selected has a minimum 8% cap rate.



## Special Opportunity—RV Park For Sale — Off Market

Sitting on 2 acres near Lake Travis, this Cash Flowing Property is a real find!

**Priced at \$385,000**

**Estimated Net Operating Income: \$43,656.80**

**Estimated Cap Rate: 11.23%**

Currently 29 of 30 sites are rented (year round)  
Stable Low Income Community  
Will not do a short term rental  
Most tenants stay for 2+ years  
\$300/mo. per site inc. water, electric, sewer, cable tv

**For cash flow , cap rate and investment potential analysis information about any of the above properties, please email [patrick@westaustin.com](mailto:patrick@westaustin.com) or call (512) 585-1571.**

When viewing these homes online, it may ask you to sign in. We will not span you if you sign-up.

All information presented above is estimated and in no way represents the actual returns of individual properties. Data pulled from the Austin/ Central Texas Multiple Listing Service.



## All Austin Demographics compared to Investor Zip Codes

### For population 25 years and over in Austin:

- High school or higher: 83.4%
- Bachelor's degree or higher: 40.4%
- Graduate or professional degree: 14.7%
- Unemployed: 4.4%
- Mean travel time to work: 22.4 mins.

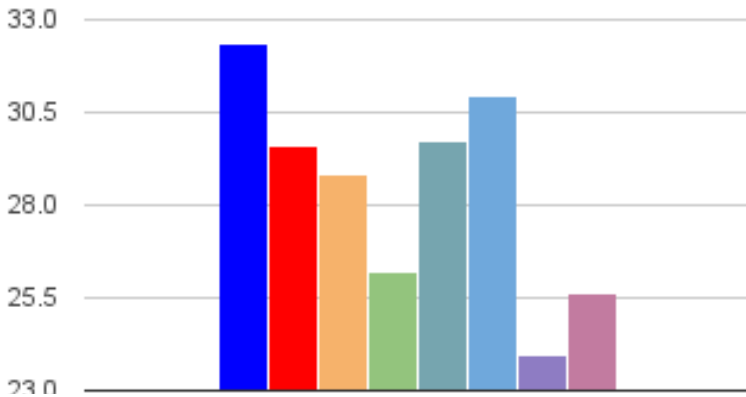
Average Resident Age: **29.6 years**  
Texas Avg. Age: **32.3 years**

Average Household Size: **2.4 people**  
Texas : **2.7 people**

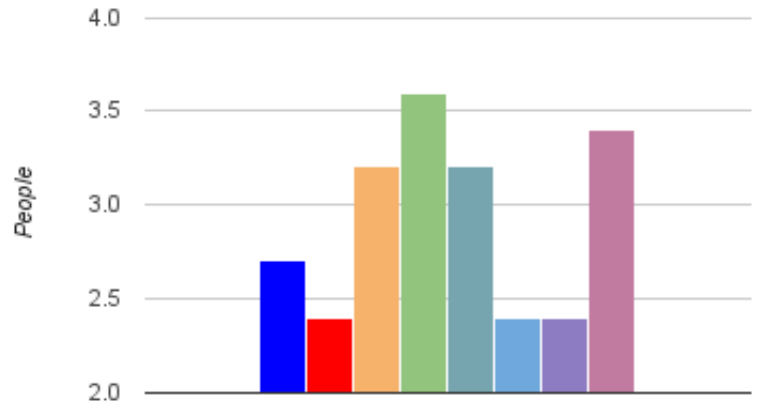
Estimated Household Income: **\$52,132**  
Texas: **\$48,259**

■ Texas ■ Austin ■ 78721 ■ 78724 ■ 78725 ■ 78729 ■ 78741 ■ 78744

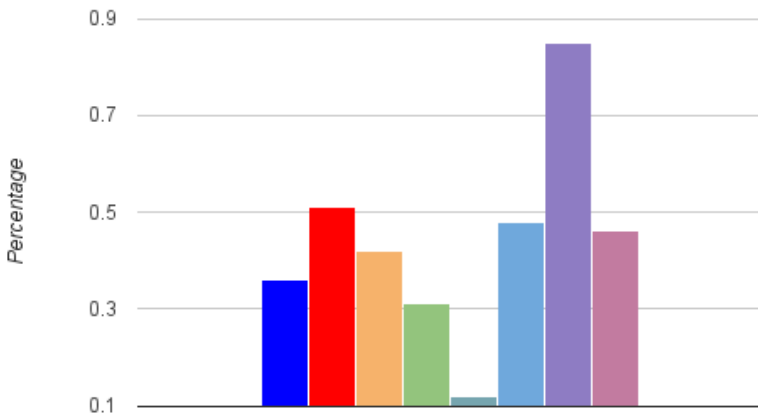
#### Average Age of Residents



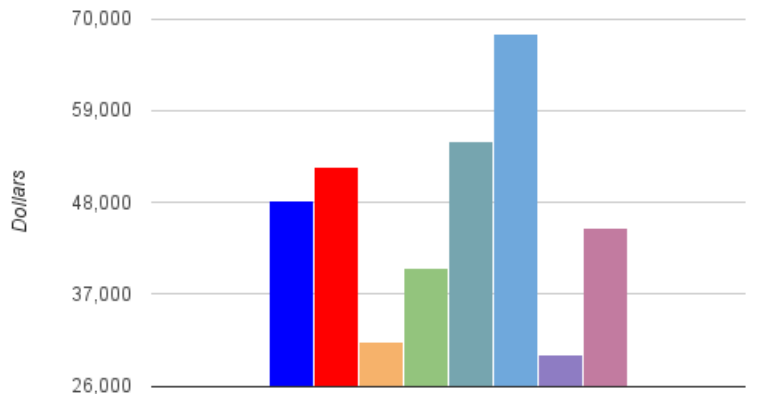
#### Average Household Size



#### Percentage of Renters



#### Estimated Household Income



All information courtesy of: <http://www.city-data.com/>.

Best School Information is found at: <http://www.greatschools.org/>.

# The West Austin Properties Investment Team

## Our Preferred Investor Specialist Vendors

### Mortgage Lender

Ryan Leahy, Managing Partner—Leahy & Associates

Phone: (512) 380-1921, Email: [leahy@leahylending.com](mailto:leahy@leahylending.com)

### Accountant

Walter Stoker, CPA—Padgett, Stratemann & Co., L.L.P.

Phone: (512) 476-0717, Email: [walter.stoker@padgett-cpa.com](mailto:walter.stoker@padgett-cpa.com)

### Insurance

Ross Bennett, Anderson Insurance Partners

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### Real Estate Attorney

John Lione, Lione and Lee, P.C.

(512) 346-8966, Email: [jglione@lioneandlee.com](mailto:jglione@lioneandlee.com)

### Inspector

Vick Kennedy, Vick Kennedy Inspections

Phone: (512) 917-1074, Email: [vickkennedy@suddenlink.net](mailto:vickkennedy@suddenlink.net)

### Title Company

Mary Metz, Heritage Title Company

Phone: (512) 329-3900, Email: [mmetz@heritage-title.com](mailto:mmetz@heritage-title.com)

### General Contractor, Handyman, Cleaning Service, Lawn Maintenance

George Tyson, GM Construction

Phone: (512) 801-5212, Email: [gtyson1@grandecom.net](mailto:gtyson1@grandecom.net)

### Property Manager

Please request information about Property Managers. There are different recommendations for different parts of Austin.