

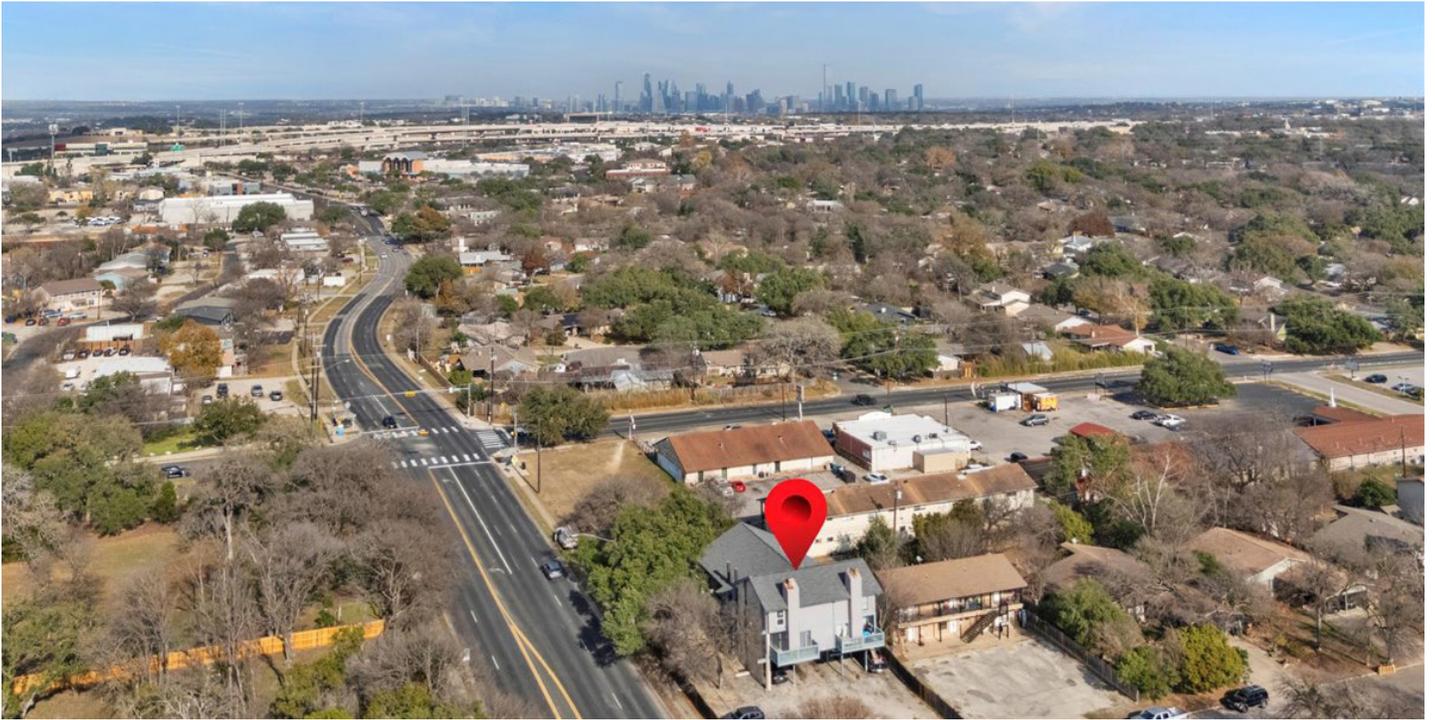


PHYLLIS BROWNING Co.
COMMERCIAL

**5220 TAHOE TRAIL
AUSTIN, TX 78745**

FOR SALE





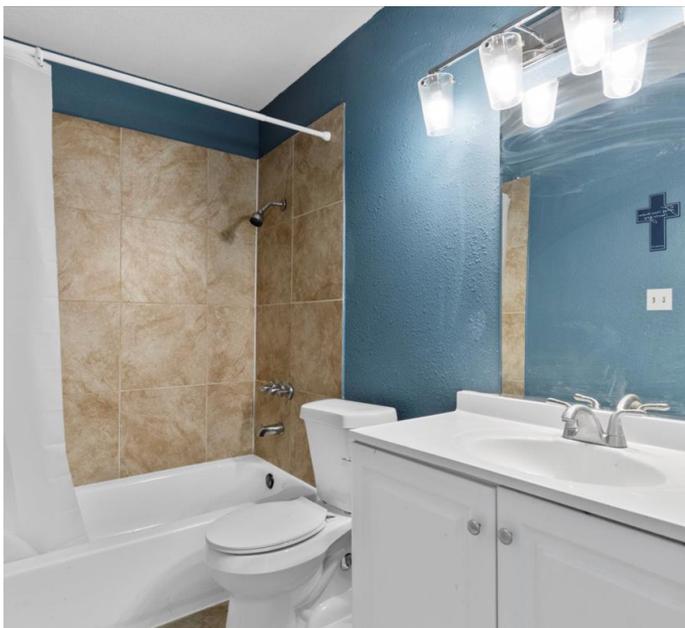
PROPERTY OVERVIEW

Offered for sale is an 8-unit multifamily condominium asset in Austin providing stable in-place income with clear upside through rent growth and operational efficiencies. The property consists of eight individually taxed condominium units (each conveying a 12.50% undivided interest in common elements), offering flexible ownership and exit strategies. The unit mix is primarily one-bedroom residences ranging from approximately 535 SF to 959 SF, with in-unit washer/dryers in all one-bedroom units and added tenant appeal in an upstairs unit featuring a fireplace and private balcony. Current rents are below market, supporting meaningful upside through rent optimization. Financial figures provided are based on the 2025 rent roll and are deemed reliable but not guaranteed.

PROPERTY HIGHLIGHTS

USE:	Multi-family (Condominium)	SALES PRICE:	\$1,800,000
MARKET:	Austin	PROPERTY SIZE:	8 units Unit sizes ±535 SF-959 SF

- Eight-unit multifamily condo asset with stable in-place income and upside through rent growth.
- Individually taxed units with flexible ownership and exit strategy (12.50% common interest each).
- Strong tenant appeal: in-unit washer/dryers in all one-bedrooms, plus a fireplace and balcony in an upstairs unit.
- Recent upgrades reduce near-term capex: new 50-year roof, new gutters, gravel landscaping (2024), and four new water heaters.





This offering is subject to errors, omissions, changes in price-terms-conditions, prior sale, or lease without notice. The information herein has been obtained from sources believed to be reliable but has not been verified or guaranteed for its accuracy by Phyllis Browning Company ("Broker") who makes no representation, statement or other assertion with respect to the property condition or its fitness for a particular purpose. Potential purchasers have the sole duty of due diligence to research the property and shall rely solely upon their own examination of the same.



**PHYLLIS
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