

# FOR SALE

815 ST. PETER STREET, GONZALES, TEXAS

\$649,000

## 6-UNIT APARTMENT BUILDING WITH OVERSIZED GARAGES - STRONG INCOME POTENTIAL

This well maintained 6-unit family property is a prime investment opportunity in the growing community of Gonzales, Texas. The property consists of (6) one bedroom, one-bathroom apartments, each featuring oversized attached garages offering tenants added convenience and storage. Washer/Dryer connection in each unit. Currently 100% Occupied with a well-established rental history. This property offers immediate cash flow with significant room for future value growth through strategic improvements like converting a portion of garage space into an additional bedroom for increased rent potential of a 2/1! This property benefits from steady rental demand, convenient access to local amenities, restaurants and shopping!

### Property Highlights:

- Metal exterior for durability and low maintenance
- Oversized Garages attached to each unit
- Upgraded flooring in multiple units
- New A/C units and fresh interior paint in multiple units.
- Included appliances: Refrigerators, stoves, microwaves (in most units), and washer/dryer connections for stackable units.

### Investment & Potential:

- Current rents include electric, water, sewer and trash. Can introduce a rubs program to recapture that income : \$500-\$700 per month.
- Add automatic garage door openers for a monthly fee.
- Convert part of garages to additional bedrooms for increased rent potential of a 2/1.
- Add sliding automatic gates for security and increase rents for gated community features.

**TURN KEY CASH FLOWING ASSET WITH MULTIPLE REVENUE ENHANCEMENT  
OPPORTUNITY - A RARE FIND IN THIS PRICE RANGE!**