

## About La Casa and Casitas

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Private Hill Country property on 1.99 acres at Llano Hwy 16 at Kneese Rd, just outside the north edge of Fredericksburg, approximately 2.5 miles N. of Main Street. La Casa is a single story, 4 Bedroom-3 Bath, sleeps 10, with a private pool and waterfall, hot tub, fire pit, horseshoe pit, and pool-house with storage.

10 Parking spaces. 3 Detached - La Casitas are each 2 Bedroom - 1.5 Bath units, with hot tub and fire pit, each Casita sleeps 4. 4 Parking spaces per unit. Property is outside the city limits and has a very private setting with fenced backyards with outdoor cafe lighting. The property will be sold fully furnished. There is a storage shed for the Casitas supplies. Excellent WIFI and flat screen TVs in all bedrooms and entertainment areas. La Casa has a game room with poker/game table, big screen TV. A relaxing hill country setting to entertain for larger gatherings, the properties can be rented individually or as a compound, sleeping 22 using all 4 buildings.



**Todd Womack**

*Broker and Owner of Property*

Professionally Managed by Gastehaus Schmidt

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### **Southern Legacy Realty, LLC**

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## La Casa and Casitas Fredericksburg, Texas

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Family and Friends Retreat  
48 Kneese Rd - La Casa  
112-116-118 Kneese Rd - La Casitas  
Managed Short Term Rentals

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# La Casa and Casitas Fredericksburg, Texas



La Casita Kitchen-Dining-Living Room



La Casa Pool and Backyard

## 2024 Financial Summary



Asking Price \$ 1,550,000

2024 Gross Rental Income \$ 201,264

2024 Expenses \$ 117,886

2024 Net Operating Income \$ 83,378

5.38% Capitalization Rate for 2024

These financials included Owner occasional use of the property for family and friends in 2024. Expenses included Managing Agent fees.

All 2025 or 2026 Guest Bookings must be honored by new ownership.

Gastehaus Schmidt, Managing Agent, is highly recommended for future success of the property.

Seller is a licensed Real Estate Broker in Texas

3% Sales Commission to Cooperating Broker or Buyer Broker, and \$ 10,000 Bonus to Agent upon closing.



La Casita Elevation and Porch