

*FOR SALE*

**Multifamily  
Portfolio  
Five 4-Plexes  
(20 Units)**

*8905 & 8907  
Tronewood Dr  
8920, 8922 & 8924  
Trone Circle  
Austin, TX 78758*

*Scott Lovett  
Cindy Sneed*





## OVERVIEW



*Trone Circle/  
Tronewood Dr*  
Austin, TX

## OFFERING SUMMARY

<u>PRICE</u>	<u>\$6,995,000</u>
<u>2023 NOI</u>	<u>\$351,143</u>
<u>Cap Rate</u>	<u>5.02%</u>
<u>Proforma NOI</u>	<u>\$361,173</u>
<u>Proforma Cap Rate</u>	<u>5.16%</u>

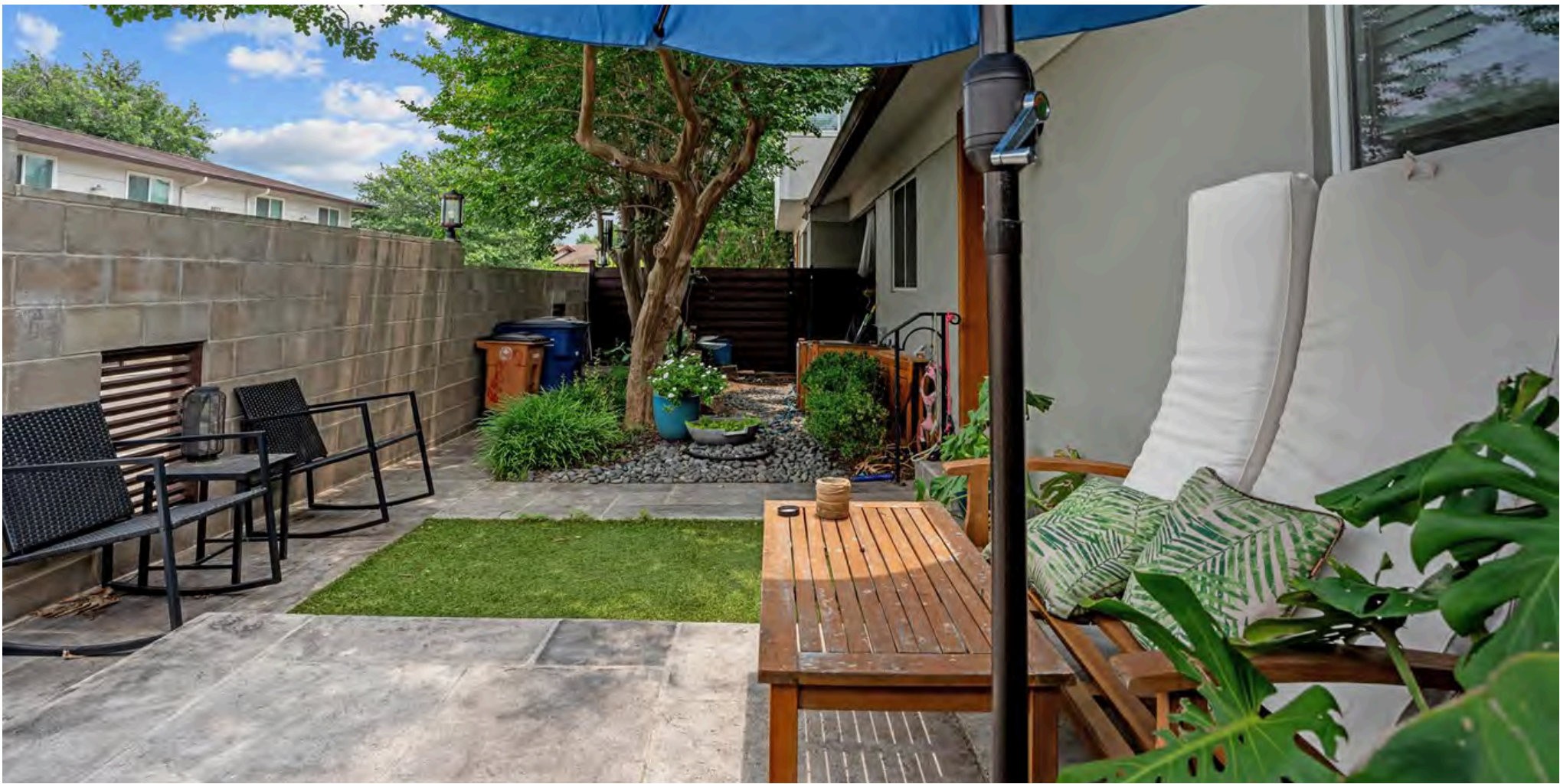
## PROPERTY HIGHLIGHTS

- Five 4-Plexes (20 units)
  - Ten 3 Bed/3 Bath Units
  - Ten 2 Bed/2 Bath Units
- Fully Leased
- Completely remodeled in 2017, down to the studs
- Metal Roofs installed 2017
- Individual 4-Plexes available for \$1,500,000 each

# PROPERTY HIGHLIGHTS

Nestled in a serene and picturesque community, Trone Villa represents the pinnacle of luxury living. This tranquil retreat is set back from the bustling thoroughfare of Hwy 183, while still providing seamless access to the vibrant retail and culinary scene of The Domain, just minutes away. This coveted corner property is surrounded with amenities, including convenient grocery stores, recreational parks, esteemed schools, tantalizing restaurants, and reputable hospitals. Enjoy walking your children to school as this development is just steps away from Wooldridge Elementary School. Comprising a total of 20 impeccably designed residences, Trone Villa stands as the premier modern residential enclave of this area. Featuring two distinct styles of living, the development boasts 10 charming one-story, two-bedroom units dubbed "Trone Pointes" and 10 elegant two-story, three-bedroom units known as "Trone Lofts" all strategically positioned along the intersecting Tronewood Drive and Trone Circle.



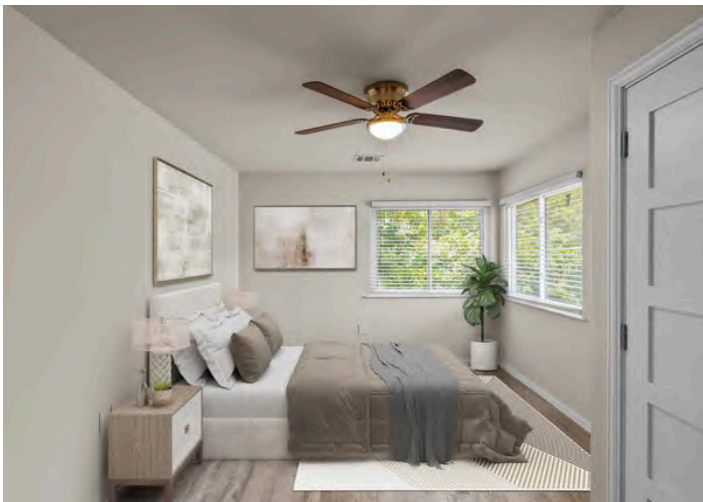


## PROPERTY HIGHLIGHTS

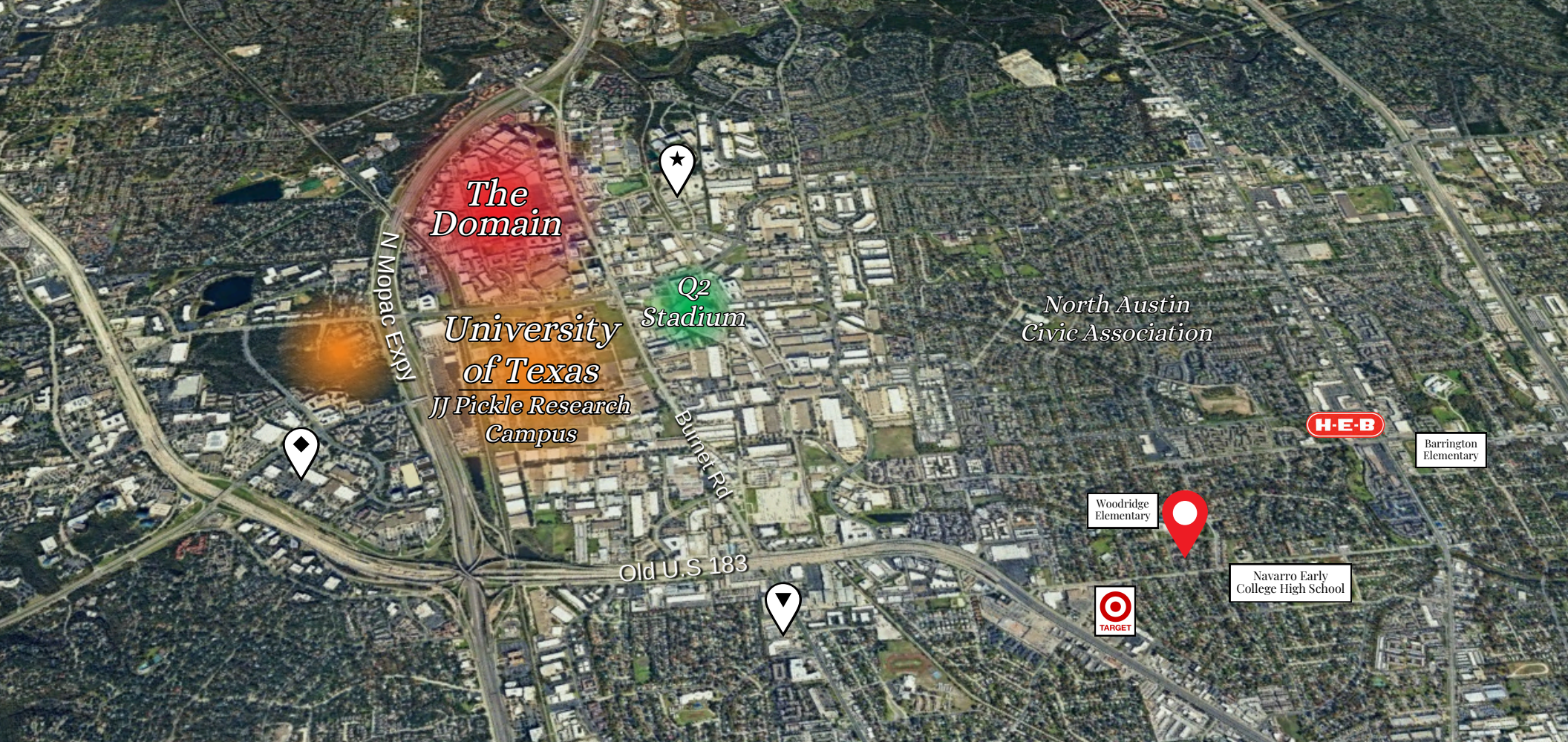
Each home within Trone Villa, has its own private yard, perfect for entertaining friends and family. Adorned with tasteful landscaping, generous parking accommodations, and a contemporary color palette of modern burgundy and sleek grey, the property projects a feel of sophistication. Furthermore, the common areas are bathed in the gentle glow of energy-efficient LED lighting, enhancing both safety and ambiance for residents and visitors alike.




## INTERIOR



Throughout this collection of exquisite two and three bedroom fourplex homes, Trone architects have created a truly elevated experience. Featuring light and bright modern style and eclectic charm, these custom designed townhome units embed hardwood and tile floors throughout. All the materials and appliances were handpicked, from high-end finishes, energy efficient, and smart fixtures, to the appealing greenery landscaping. Contemporary interiors are built with high-quality, reliability, environmentally friendly and energy efficient fixtures.



## SURROUNDING AREA

 **Trone Circle/  
Tronewood Dr**  
Austin, TX

- University of Texas, J.J. Pickle Research Institute 2.2 Miles
- Q2 FC Soccer Stadium 2.3 Miles
- The Domain Shopping District "Austin's Second Downtown!" 2.3 Miles
- University of Texas at Austin, Main Campus 6.6 Miles
- State of Texas Capitol 7.8 Miles

◆ Whole Foods Market  
Nordstrom Rack  
Crate & Barrel  
Best Buy  
Dave & Buster's  
The Cheesecake Factory  
Ulta Beauty  
Sam's Club

Estancia Brazilian Steakhouse  
Trader Joe's  
T.J. Maxx  
Target  
HEB  
Chick-fil-A  
Starbucks  
PetSmart

★ Topgolf  
Taquero Mucho  
Starbucks  
McDonald's  
Taco Bell  
Walgreens  
Wendy's  
USPS

▼ Olive Garden  
Cavender's Boot City  
Pluckers Wings  
Highland Lanes Bowling  
Playland Skate Center  
Emerald Tavern Games & Cafe  
Kung Fu Tea  
Chili's

# FLOOR PLAN (2-bed, 2-bath)



# FLOOR PLAN (3-bed, 3-bath)

*First Floor*



*Second Floor*





*For more information  
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
  - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Lovett	657747	scott@clarkisenhour.com	9792243721
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date