

Real Estate
Investment!

4-Plex Investment

By Elite Developers TX

Rental
Income!



- Hill country views
- Potranco Road location
- 4 miles to H-E-B grocery
- Medina Valley ISD
- No City Taxes
- Water, Electric, Gas

4-PLEX INVESTMENT

<u>Location:</u>	San Antonio, TX
<u>Lot Size:</u>	1-acre homesites for one 4-plex building per lot
<u>Utilities :</u>	Yancey water (The Investor is responsible for acquiring and paying all necessary water fees) CPS electric and gas Septic system required
<u>HOA :</u>	\$700/lot annual HOA assessment; one time \$500 capital contribution & \$175 HOA transfer fee <i>Two amenity centers:</i> Pool, Basketball Court, 2 Pickleball Courts, Playground, Dog Park, Covered Pavilion w/ Picnic Tables, & Restrooms
<u>Property Tax :</u>	1.83% tax rate ('23)

Ravikumar Alguri
Elite Developers TX
(916) 529 1008

Amenity Center #1:



Community pool, Cabana & Restrooms



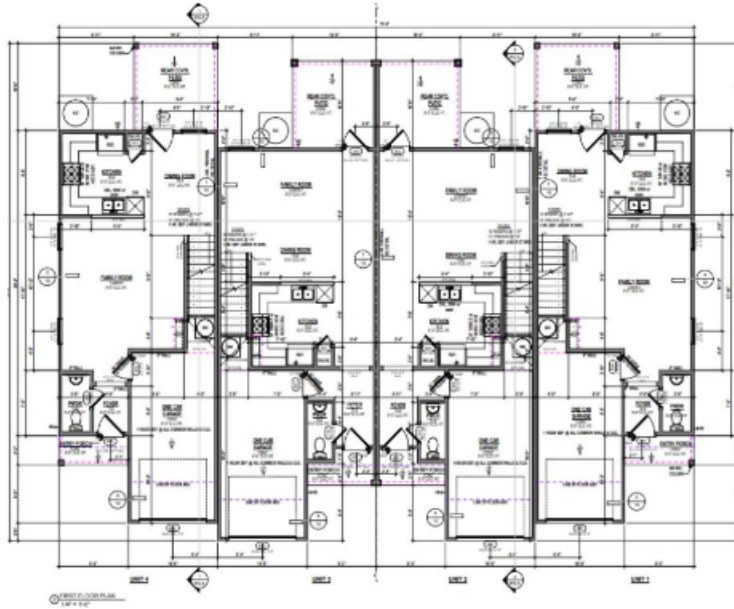
Amenity Center #2:



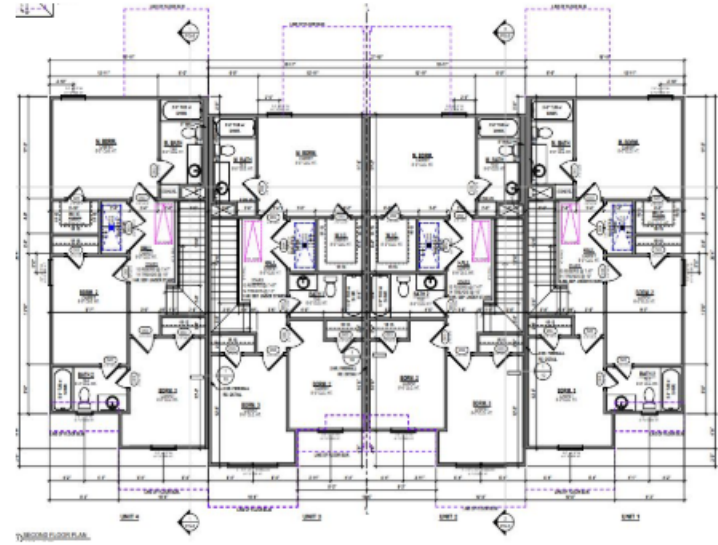
**Basketball Court, 2 Pickleball Courts,
Playground, Dog Park, Covered
Pavilion w/ Picnic Tables
and Restrooms**

FLOOR PLAN

4-Plex: 4,972 total living SF (~1,244 SF per unit, 3 bedroom, 2.5 baths)



1-st floor



2nd floor

OUR PREVIOUS 4PLEX CONSTRUCTION

