



PHYLLIS BROWNING Co.
COMMERCIAL

KERRVILLE, TEXAS 78028

FOR SALE





INVESTMENT OPPORTUNITY IN MOBILE HOME COMMUNITY

Welcome to this captivating mobile home community, a true gem in the real estate market. This picturesque property not only boasts stunning natural beauty but also presents an exceptional investment opportunity with a solid history of positive cash flow. The five residential units are both profitable assets and beautifully maintained homes. An interior road provides easy access to each unit, streamlining property management and enhancing the tenant experience.

PROPERTY HIGHLIGHTS

SUBDIVISION	OCL - no restrictions	BUILDINGS	5
SQ. FT.	5,192 +/-	STORIES	1
LOT SIZE	Approx. 10 Acres	COUNTY	Kerr County
SCHOOL DISTRICT	Kerrville I.S.D	PROPERTY TYPE	Multi-Family

- Each unit has 480'-deep well and pump recently installed
- In 2023 NOI was \$75,541.00 yielding 7.67 cap rate
- Interior road provides access to each unit and future sites
- 2,500-gallon storage tank and booster pump recently installed
- 18x30 metal workshop on property
- Fully fenced property provides Hill Country views
- 5 units and plenty of room to expand

Population (2023)	
	TOTAL
	54,027

Total Households (2023)		
	TOTAL	%
Households	22,261	n/a
Families	14,849	66.70

Average Household Income (2023)	
	TOTAL
Average Household Income	108,651
Average Median Household Income	n/a

Median Household Income (2023)	
	TOTAL
	68,895





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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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.

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:

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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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Stamness	700794	bstamness@phyllisbrowning.com	(210) 232-7381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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