

COMPASS



South Lamar

4005 Clawson Road, Unit A/B



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6 BD 6 BA 3531 SF \$1,400,000

Duplex built in 2017 that's fully leased. Priced \$484,206 below the county's appraised value! Unit A expires 12/31/2025 and Unit B expires 5/31/2024. The duplex is also in a condo regime so the units can be sold separately. The owner will offer a rate buy down or owner financing. Terms negotiable. Both units have an open floor plan with beautiful finishes and large backyards. Photos are of unit A however unit B is mirror image of unit A. Showings will only be conducted during the option period.

For owner financing, the borrower will need to show the same qualifications as a conventional loan. proposed terms are 6.5% interest rate, 20%+ down, 30 year amort, 2-3 year balloon. Terms negotiable.





## Key Details

Status: Active

MLS #: 6592830

Days on Market: 38

Taxes: ~\$25,000 / year

HOA Fees: -

Condo/Co-op Fees: -

Compass Type: Multi Family

MLS Type: Residential Income / Duplex

Year Built: 2017

Lot Size: 0.10 AC / 4,312 SF

County: Travis County





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