



OFFERING MEMORANDUM

# 6300 Monsanto Drive

Austin Tx 78741

*Presented by*

The Morshed Group



# OFFERING

Address:

6300 Monsanto Dr

Type:

Multifamily, 12 Units (MF-2-NP)

Year Built:

1972

Lot Size:

0.21 Acres | 9,100 SF

Building Size:

4,752 SF (2-story)

Unit Mix:

12 x Studio

Occupancy:

100% | All Units Leased

Parking:

12 Surface Spaces





# PROPERTY SUMMARY

6300 Monsanto Dr sits in Austin's Montopolis submarket, minutes from Downtown Austin, Austin-Bergstrom International Airport, and major employers including Tesla and Oracle. The property is a stabilized, income-producing 12-unit studio asset in a federally designated Opportunity Zone, offering durable in-place cash flow with a clear rent-growth runway.

Current gross rents run well below area comparables. As leases turn on the month-to-month structure, ownership has a straightforward path to close that gap without a capital-intensive renovation program. The building carries a durable metal roof and has been owner-managed, limiting near-term deferred maintenance exposure. Montopolis has seen substantial redevelopment activity in recent years, positioning this asset as an income-plus-upside hold in one of Austin's most centrally located, high-growth submarkets.

## HIGHLIGHTS

- Opportunity Zone location, minutes from Downtown Austin and the airport
- Proximity to Tesla, Oracle, and the Riverside employment corridor
- Rents currently below market, clear upside on turnover
- Durable metal roof, owner-managed, limited near-term capital needs
- Direct access to Hwy 71, US-183, and I-35

Asking Price:

895,000

Price Per Unit:

74,583.33

NOI:

\$58,553.05

Price/SF:

\$188.34/SF

Cap Rate:

6.54%

| Financial Projections |                             |
|-----------------------|-----------------------------|
| Building Size         | 4,752 SF                    |
| Gross Rents (2025)    | \$104,419                   |
| Lease Value           | \$21.97/SF/Year             |
| NOI                   | \$58,553.05                 |
| Assumed Avg Rent      | \$800/unit/month (12 units) |

# FINANCIAL SUMMARY

## Investor Opportunity

- Stabilized 12-unit asset with long-term tenants and minimal vacancy
- In-place rents below market, income-plus-upside profile
- Opportunity Zone designation, favorable for qualified capital gains treatment
- Owner-managed with durable metal roof, low near-term capex risk
- Central Austin location with multi-corridor highway access

## Value-Add Opportunity

- Reposition rents to market on natural turnover under month-to-month leases
- MF-2-NP zoning, confirm with the City on any density or redevelopment optionality given Montopolis's active redevelopment trajectory
- Studio unit mix aligns with strong rental demand near major employers and the airport



# Location & Accessibility

1. Montopolis Neighborhood
2. Riverside Corridor
3. Austin-Bergstrom International Airport
4. Downtown Austin CBD
5. Lady Bird Lake / East Austin Entertainment District
6. Tesla Gigafactory
7. Hwy 71 / US-183 / I-35 Access



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