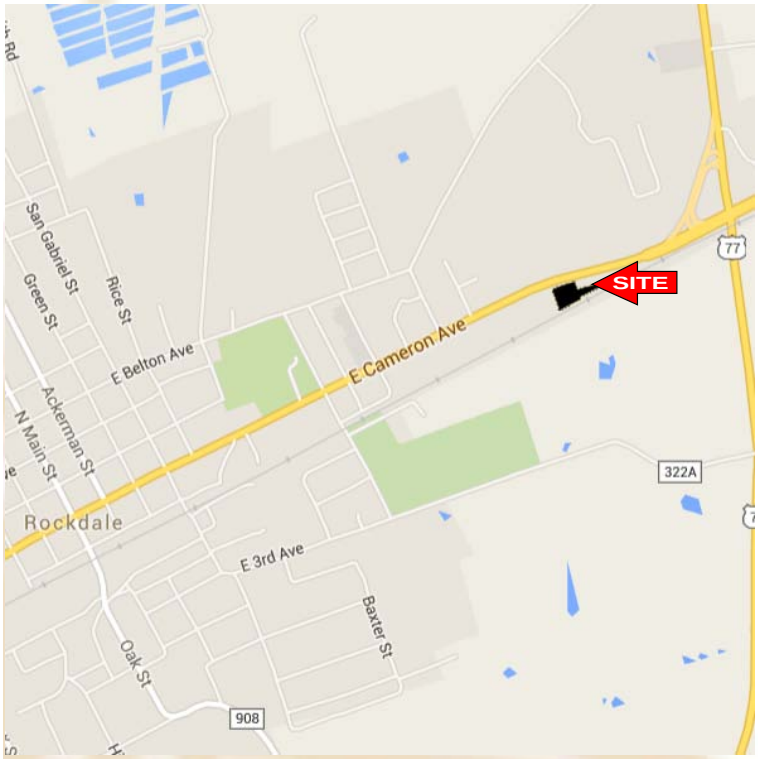
FOR SALE - HOUSE, DUPLEX & 17 UNIT PECAN GROVE RV PARK

1325, 1402, and 1404 E. Cameron Ave. Rockdale, TX 76567



LOCATION: Property is on the East side of Rockdale, just west of Hwy 77 on the south side of Cameron Avenue.

SIZE: The 3 bedroom, 2 bathroom house is approximately 1,500 sq. ft
The 4 bedroom, 2 bathroom duplex is approximately 1,275 sq. ft.
The property is approximately 1.971 acres total.

FRONTAGE/ ACCESS: There is a public ingress/egress easement at the East end of the site with approximately 273' of frontage

UTILITIES: All public utilities are at the site.

ZONING: Commercial

FLOOD HAZARD: No portion of the Property is in the FEMA floodplain.

SCHOOL DISTRICT: Rockdale ISD

JURISDICTION: City of Rockdale

PRICE: $199,000.00

TERMS: Cash or possible Seller financing: 20% cash, 80% loan @ 6%, 20 yr. amortization & 5 year balloon/maturity.

COMMENTS: This Property consists of a home, a duplex and 17 RV rental spaces. The house is rented at $600. per mo. and the duplex is rented at $550. per side = $1,100. per mo. The NOI with these 3 income properties is $7,155. per year, however the 17 RV spaces are vacant and represent good upside potential.

McAllister & Associates
REAL ESTATE SERVICES

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