



**FAIRFIELD
VILLAGE
APARTMENTS**

ASKING PRICE

**Market
Pricing**

±2.227 ACRES

±23,952 SF TOTAL

Fourth Dimension Group

815-A Brazos St., #503
Austin, TX 78701
www.4dgrp.com

Paul Williams

Broker
512.913.3783 Mobile
555.832.8700 Office
paul@4dgrp.com

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OVERVIEW

Fairfield Village is located in Austin, TX, one of the fastest growing population and employment sectors in the nation. This offering is the perfect opportunity to invest in a well-appointed multifamily asset which benefits from convenient access to all Austin has to offer via IH35. This couple with its excellent location, makes Fairfield Village a premiere choice for residents to live, work, and play in this thriving community of North Austin.

PROPERTY HIGHLIGHTS

- 48 - 1 Bedroom units
- Amenities - Clubhouse, Onsite Laundry, Limited Access
- Units - VPF, updated layouts/appliances
- 54 Parking Spaces

PROPERTY SUMMARY

- Asking Price: Market Pricing
- Year Built: 1984
- Lot Size: 2.227 Acres
- Total SF: 23,952 SF

LOCATION HIGHLIGHTS

- North Central Austin area
- Easy Access to all major activities
- Limited Access to the property
- Growth potential is excellent



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PROPERTY PHOTOS



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PREMIUM UNIT PROFILE



Premium upgraded Unit
All new flooring
Ceiling popcorn removed



Butcher block countertops
New Stainless steel
appliances w/mircowave



Bathrooms updated
Tile surrounds
Contemporary finished



Bedrooms feature
New carpet and paint
Ceiling fans, etc.

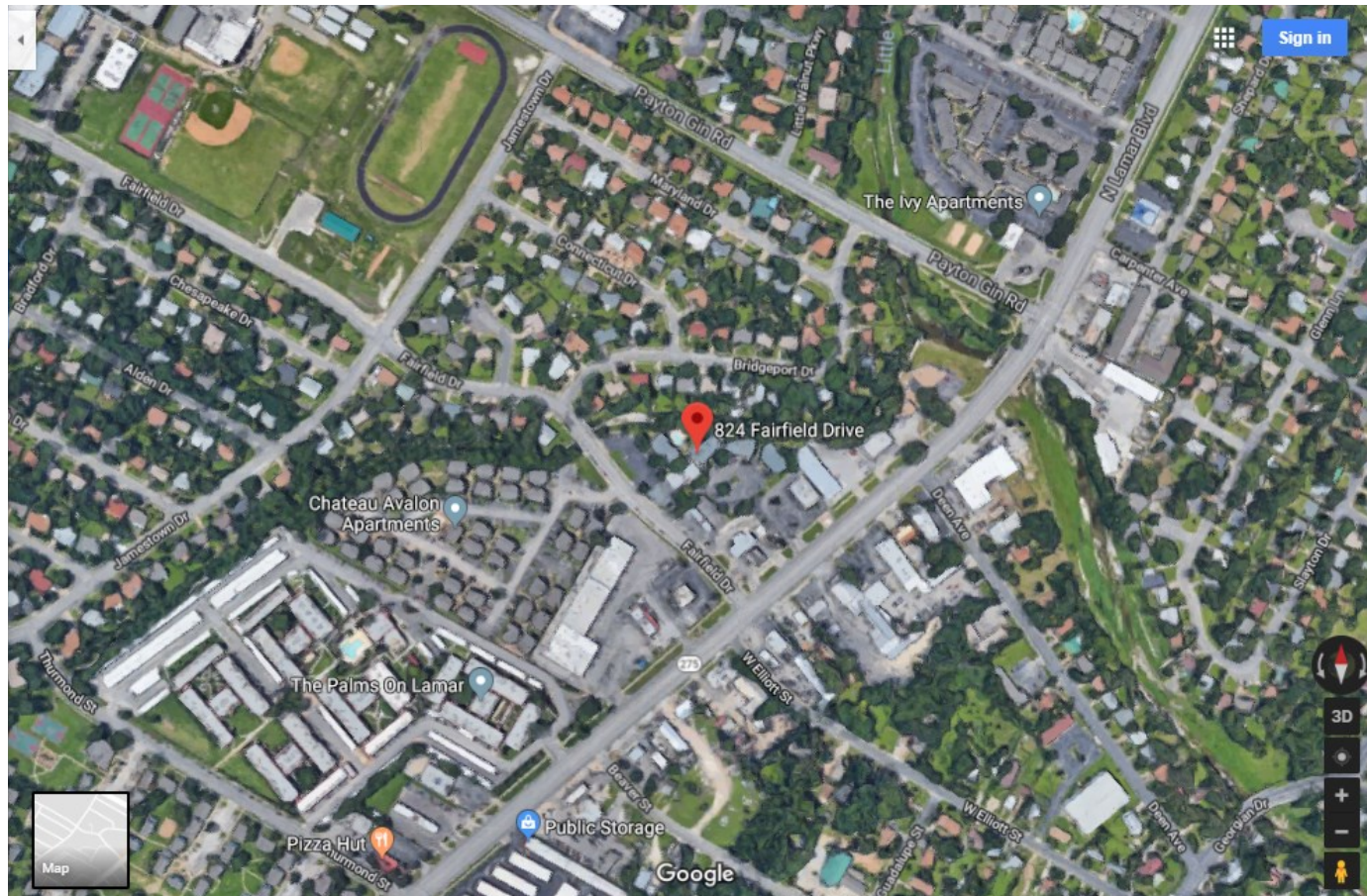
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AERIAL MAP



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STREET MAP



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FINANCIAL SUMMARY

PROFORMA		
	Current T12	Proforma
Monthly Income	\$36,532	\$40,752
Annualized Income	\$438,385	\$489,024
Less Vacancy (4%)	<u><17,535></u>	<u><19,560></u>
Effective Rental Income	\$420,850	\$469,464
RUBS & Other Income	\$36,097	\$45,000
Effective Gross Income	<u>\$456,917</u>	<u>\$514,464</u>
EXPENSES		
Real Estate Taxes	\$71,578	\$89,666
Insurance	\$23,407	\$18,500
Utilities - Electric	\$9,980	\$10,000
Utilities - Water	\$38,071	\$40,000
Trash, Pest, Other	\$5,632	\$5,500
Admin / Staff	\$31,984	\$36,013
Repairs and Maint	\$17,879	\$19,000
Landscaping and Pool	\$4,885	\$5,000
Management Fee	\$13,707	\$15,433
Total Expenses	<u>\$217,123</u>	<u>\$239,112</u>
NET INCOME	<u>\$239,794</u>	<u>\$275,352</u>



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RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent	Unit #	Unit Type	Current Rent	Proforma Rent	Unit #	Unit Type	Current Rent	Proforma Rent	Unit #	Unit Type	Current Rent	Proforma Rent
111	1 Bed	\$759	\$849	211	Studio	\$629	\$749	311	1 Bed	\$799	\$849	411	1 Bed	\$709	\$849
112	1 Bed	\$699	\$849	212	1 Bed	\$739	\$849	312	1 Bed	\$799	\$849	412	1 Bed	\$739	\$849
113	1 Bed	\$754	\$849	213	1 Bed	\$749	\$849	313	1 Bed	\$759	\$849	413	1 Bed	\$708	\$849
114	1 Bed	\$769	\$849	214	1 Bed	\$799	\$849	314	1 Bed	\$799	\$849	414	1 Bed	\$799	\$849
115	1 Bed	\$759	\$849	215	1 Bed	\$759	\$849	315	1 Bed	\$759	\$849	415	1 Bed	\$738	\$849
116	1 Bed	\$799	\$849	216	1 Bed	\$783	\$849	316	1 Bed	\$799	\$849	416	1 Bed	\$749	\$849
121	1 Bed	\$789	\$849	221	1 Bed	\$799	\$849	321	1 Bed	\$799	\$849	421	1 Bed	\$698	\$849
122	1 Bed	\$829	\$849	222	1 Bed	\$769	\$849	322	1 Bed	\$689	\$849	422	1 Bed	\$799	\$849
123	1 Bed	\$799	\$849	223	1 Bed	\$799	\$849	323	1 Bed	\$729	\$849	423	1 Bed	\$769	\$849
124	1 Bed	\$758	\$849	224	1 Bed	\$719	\$849	324	1 Bed	\$758	\$849	424	1 Bed	\$739	\$849
125	1 Bed	\$799	\$849	225	1 Bed	\$749	\$849	325	1 Bed	\$759	\$849	425	1 Bed	\$749	\$849
126	1 Bed	\$749	\$849	226	1 Bed	\$749	\$849	326	1 Bed	\$749	\$849	426	1 Bed	\$769	\$849



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COMMUNITY OVERVIEW

Fairfield Village's strategic location provides immediate access to the entire Austin Metro. Fairfield Village offers residents quick and easy commutes to the University of Texas and top Austin employers such as Dell, Apple, IBM, City of Austin, Samsung, and AT&T. Fairfield Village is situated in the middle of one of Austin's most dynamic submarkets, North Austin. This convenient location also provides tenants excellent access to retail and entertainment venues located at The Domain, a 300 acre retail and entertainment development located just minutes away from the asset. Given the property's location within the rapidly growing Austin market, as well as the new renovations and outstanding amenities, Fairfield Village represents one of the most attractive multifamily investment opportunities currently available in the North Austin market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28400	153624	329275
MEDIAN HH INCOME	\$42,238	\$53,330	\$64,614
MEDIAN AGE	29.8	32.1	32.9
HOUSEHOLDS	9,848	62,941	145,454
DAILY TRAFFIC	15,101 CARS PER DAY ON STREET		



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FOURTH DIMENSION GROUP SUMMARY

The old saying goes: "Time is money." If you've ever managed your own investment properties, you have a first-hand insight into what that one little statement means. Not only must you work to improve your profitability, you must oversee all the day-to-day contacts with tenants and vendors. In today's fast-changing markets, it takes quick action to get the most profit from potential investments and opportunities. Fourth Dimension Group (FDG) has experience managing single family, multi family, apartment complexes, and commercial property. We can save you time to do what you do best. make money.

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Experienced Texas Real Estate Broker.

30+ years in real estate. Primarily property management and investment sales. As an independent Broker, I service a niche market in property management. I'm the person who is personally looking after your property. I'm the one who meets and qualifies all prospective tenants for your property. I'm the one who handles all the maintenance requests using other independent vendors. I find this philosophy helps to minimize costs while maximizing income and equity.



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FAIRFIELD VILLAGE APARTMENTS



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