

# Site Plan

Legend  
450 Glad Heart Trail fog  
Feature 1



- 1 Home – 1,152 SF
- 2 Guest House – 650 SF
- 3 Office – 650 SF
- 4 Shop – 672 SF



# Satellite





**3,575' Off River RD**

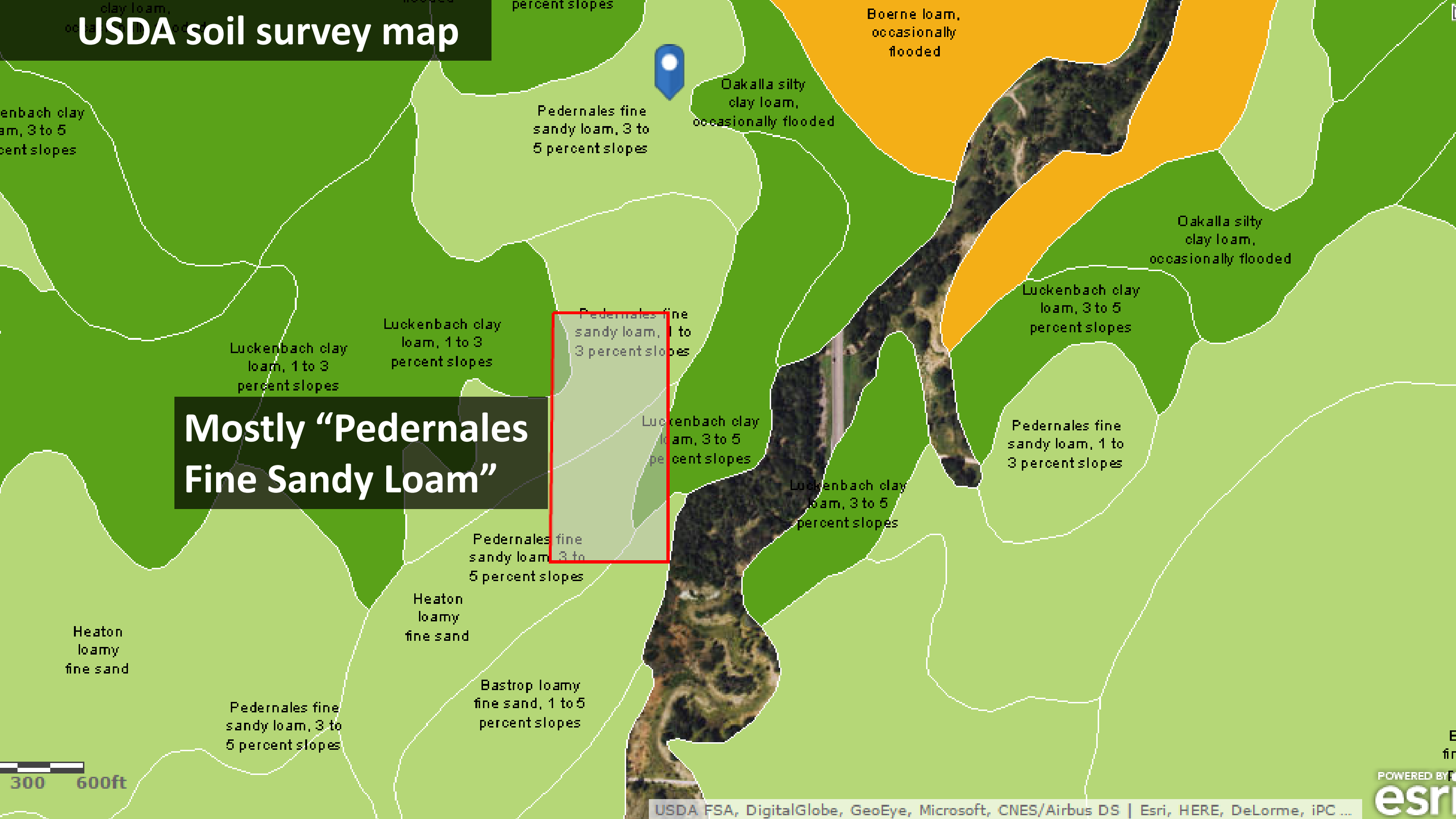
**2,300' to Property Entrance**

Pedernales River



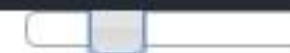


# USDA soil survey map



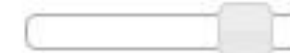


Zoom



Layer

Transparency



Switch Map To

Street Map ▼

☐ Manual Placement ☐ Distance

## LOCATION REPORT

Flood Zone  
Determinations[Report Description](#)

Panel Date October 19, 2001

Map Number 48171C0475C

FIPS Code 48171

Census Tract 9505.00

## Flood

- ☐ X or C Zone
- ☐ X500 or B Zone
- ☐ A Zone
- ☐ V Zone
- ☐ D Zone
- ☐ Area Not Mapped

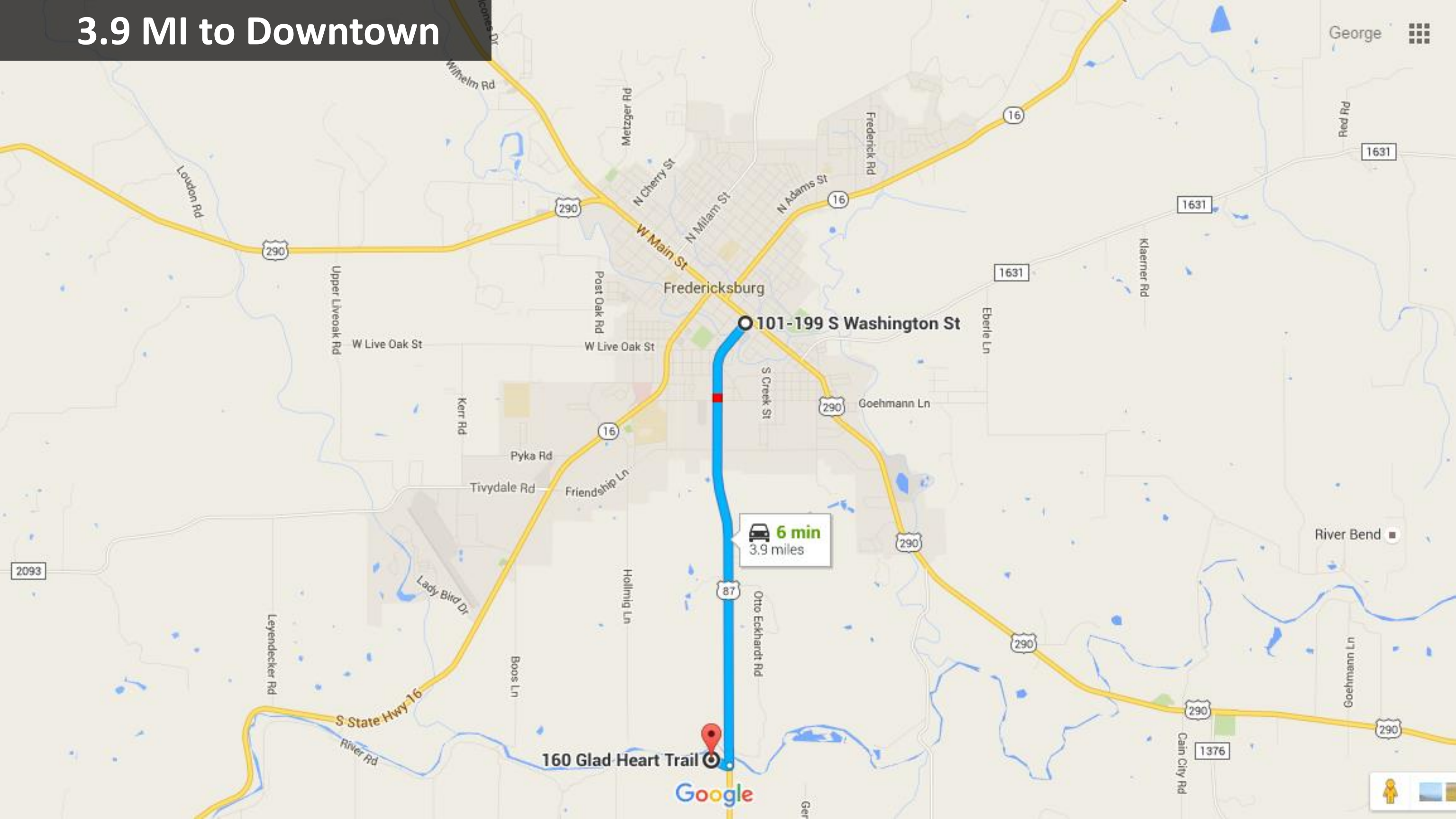
# 430 Glad Heart Trail Fredericksburg TX 78624

## Proforma Annual Financial Model

#	Category	Description	\$/#
1	Sale Price	List \$	\$ 469,000
2	Home Annual Lease	\$1,800 per Month	\$ 21,600
3	Office Annual Lease	\$1,000 per Month	\$ 12,000
4	Apartment Annual Lease	\$1,000 per Month	\$ 12,000
5	Land Annual Lease	\$500 per Month	\$ 6,000
6	Annual Lease Income	2 + 3 + 4 + 5	\$ 51,600
7	Taxes	2015 Actual	\$ (1,437)
8	Insurance	2016 Estimate	\$ (2,500)
9	Maintenance Reserve	6 * 10%	\$ (5,160)
10	Annual Operating Expenses	7 + 8 + 9	\$ (9,097)
11	Net Operating Income	6 + 10	\$ 42,503
12	Annual Debt Service	*	\$ (21,495)
13	Est. Net Cash Flow	11 + 12	\$ 21,008
14	Monthly Gross Rent Multiplier	2 / 1	109.07
15	Estimated Cap Rate	11 / 1	9.1%

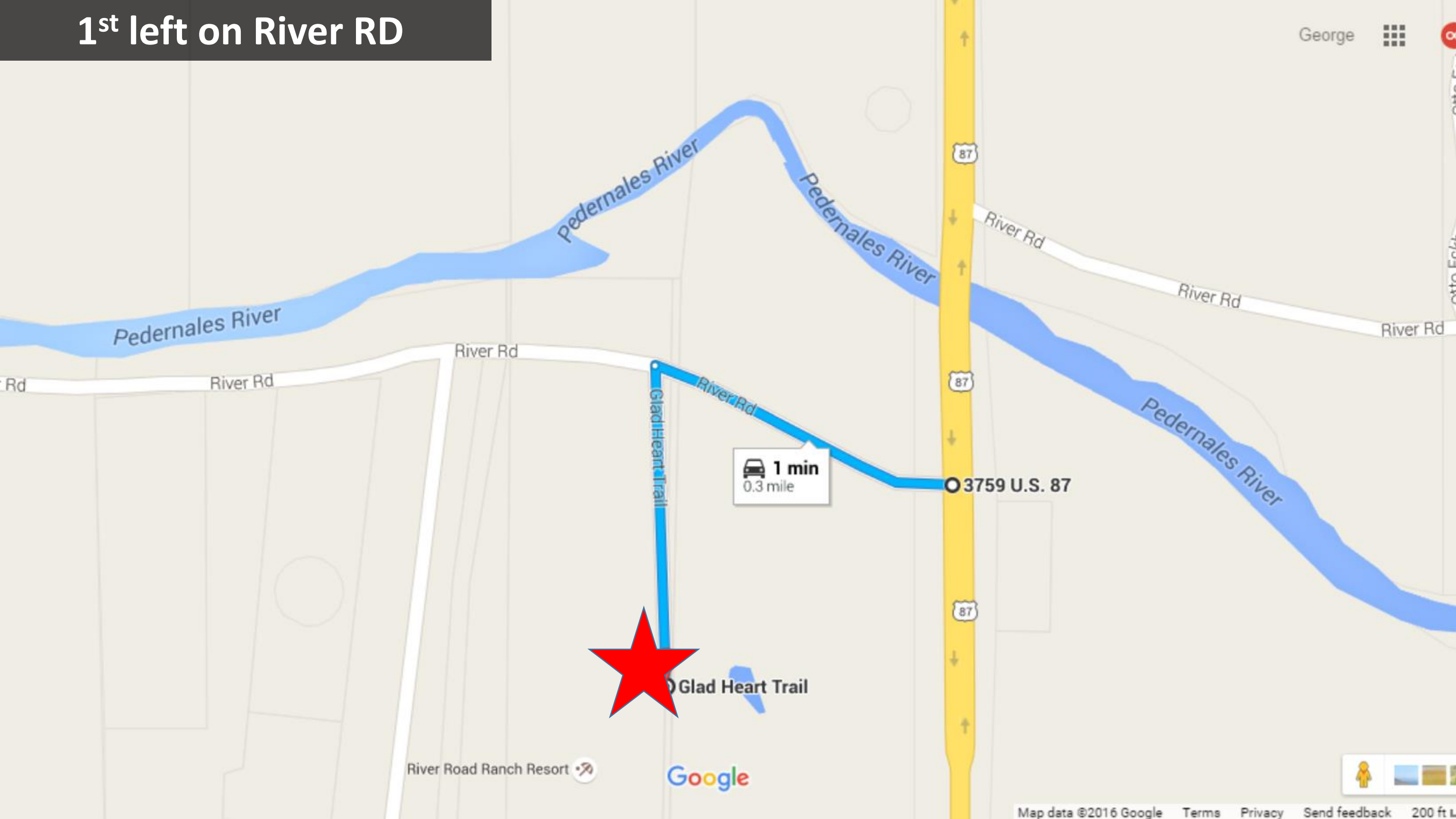
\*5/1 ARM, 80% 1st loan. 4% APR interest, 30-year amortization. No PMI. National lender. P&I calculation from Bank Rate Monitor.

3.9 MI to Downtown





1<sup>st</sup> left on River RD



George



Rd

River Rd

River Rd

Glad Heart Trail

River Rd

1 min  
0.3 mile

87

87

87

River Rd

River Rd

River Rd

Pedernales River

Glad Heart Trail

River Road Ranch Resort

Google





# Great Public Schools

**Fredericksburg Elementary**  
4 of 5 Greatschools Community Rating  
7 of 10 Greatschools Rating  
977 Students

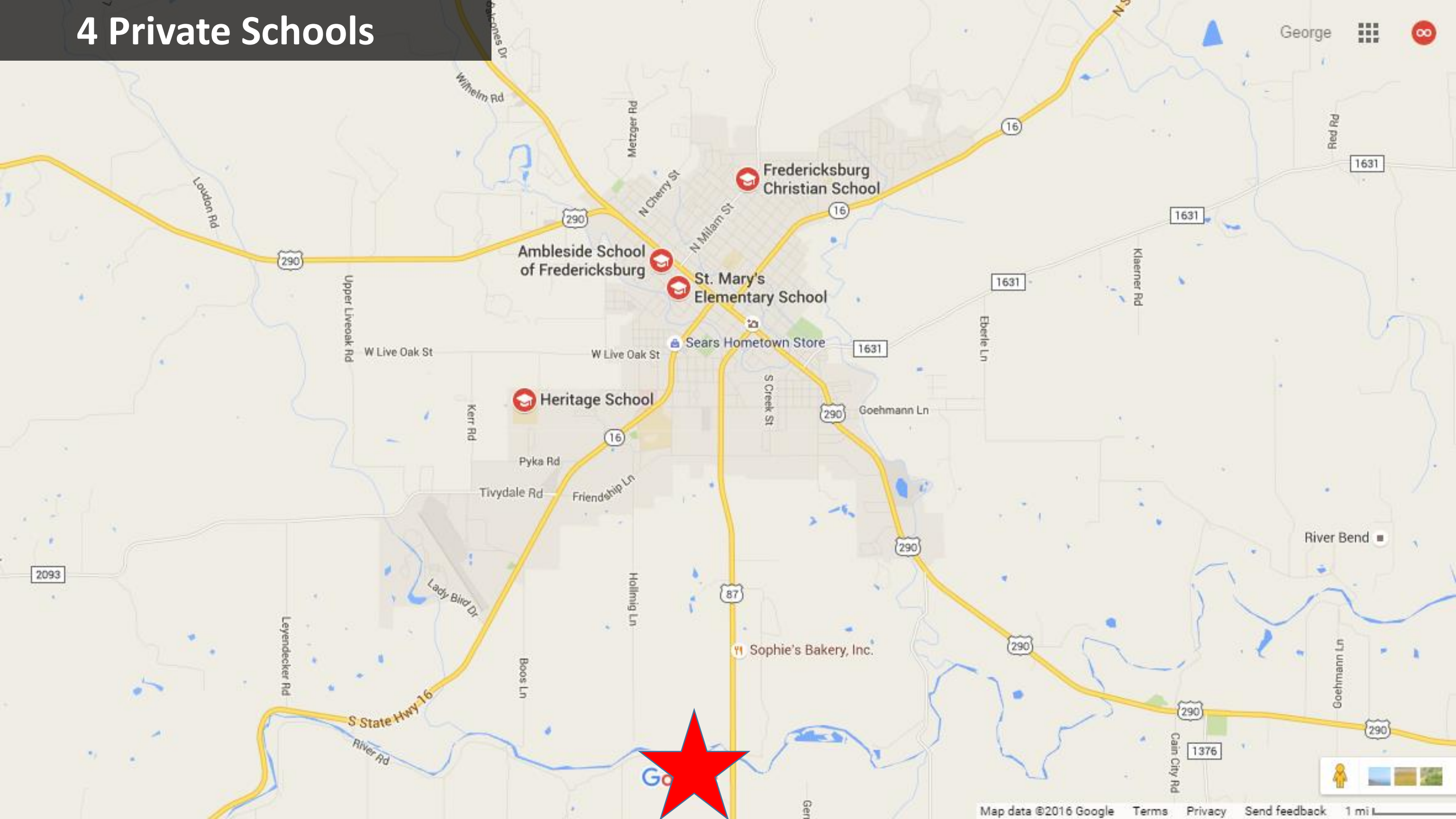
**Fredericksburg Middle**  
4 of 5 Greatschools Community Rating  
7 of 10 Greatschools Rating  
625 Students

**Fredericksburg High School**  
5 of 5 Greatschools Community Rating  
6 of 10 Greatschools Rating  
953 Students



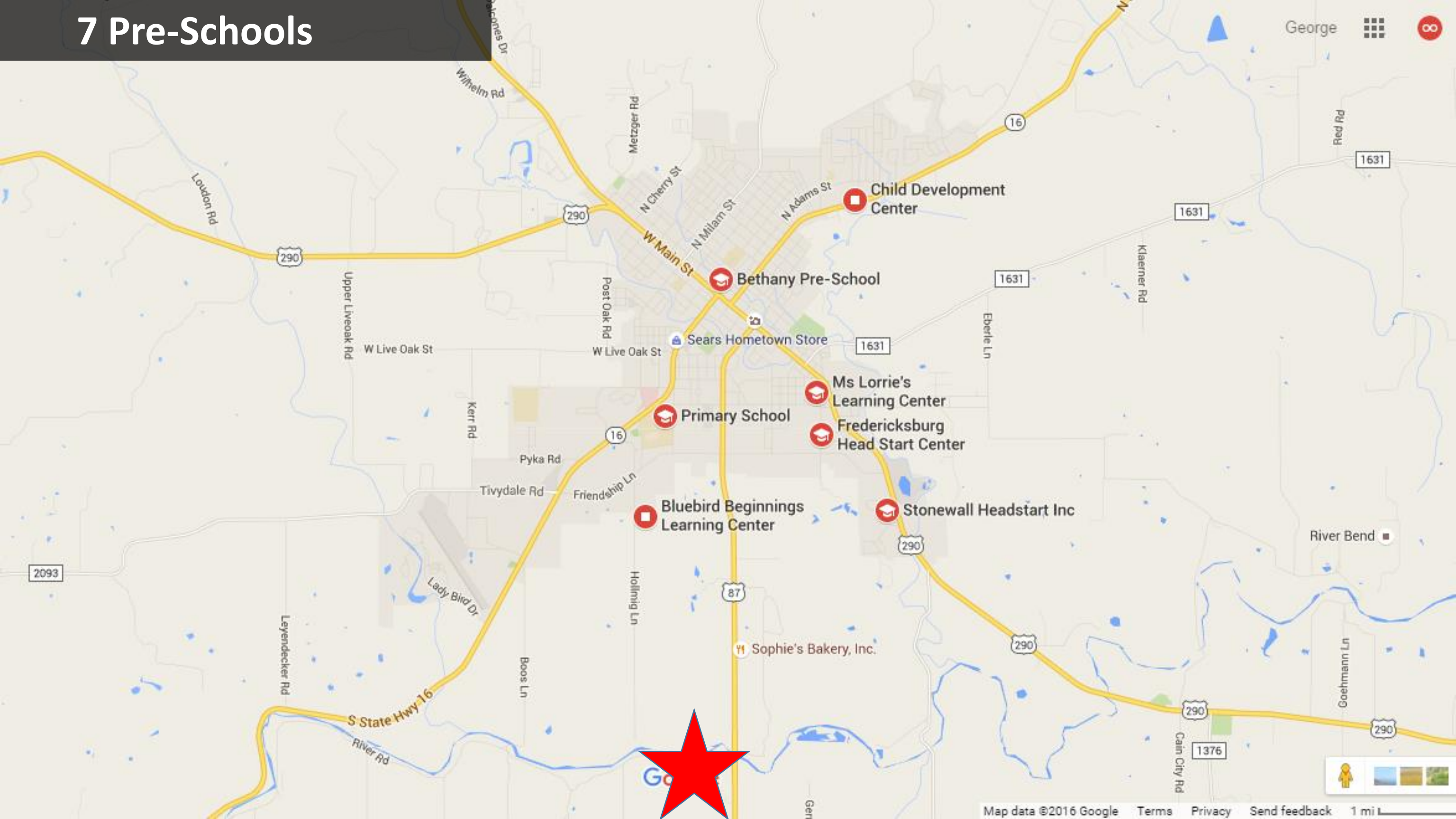


# 4 Private Schools



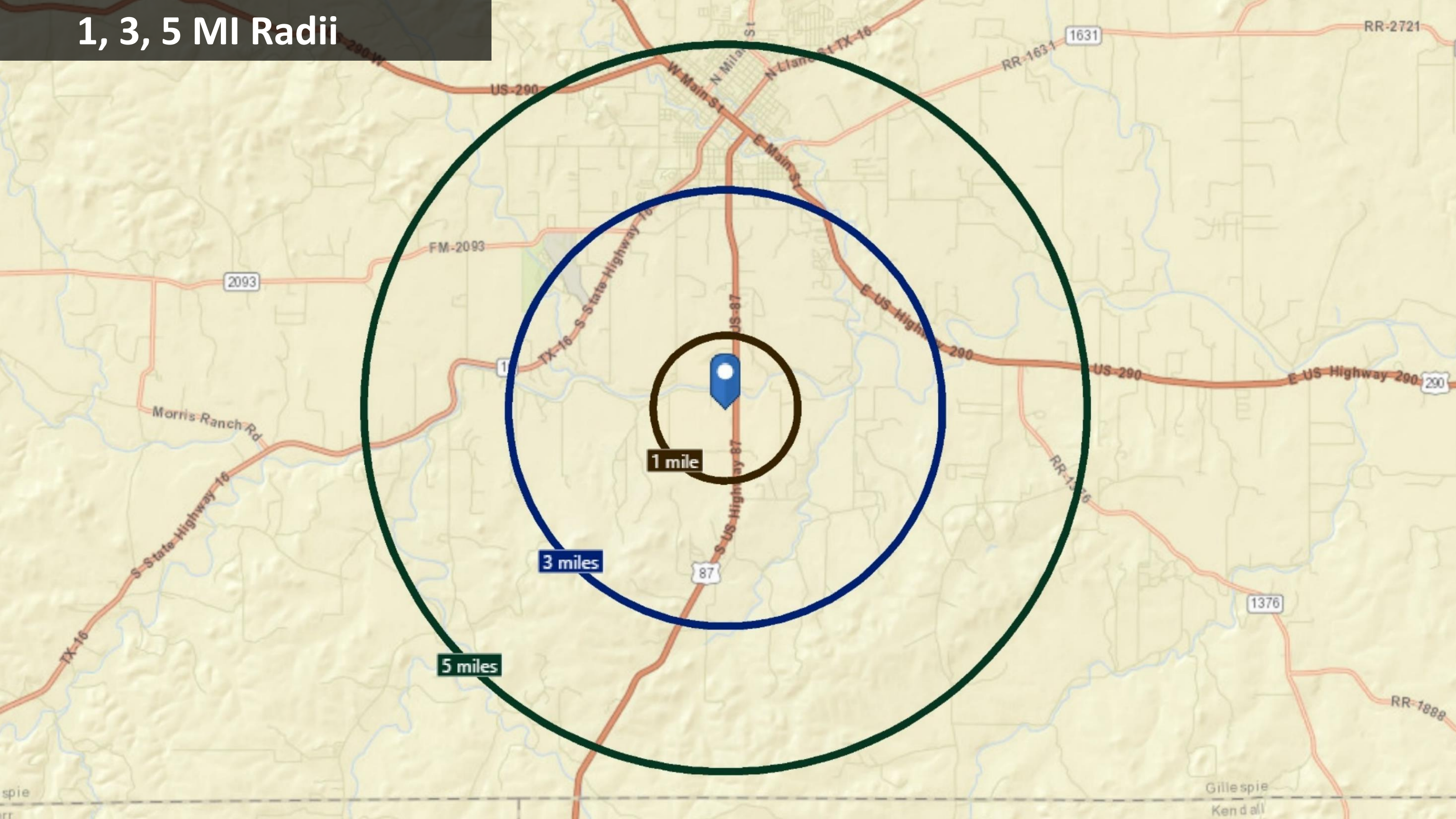


# 7 Pre-Schools





# 1, 3, 5 MI Radii





20, 40, 60 MI Radii

