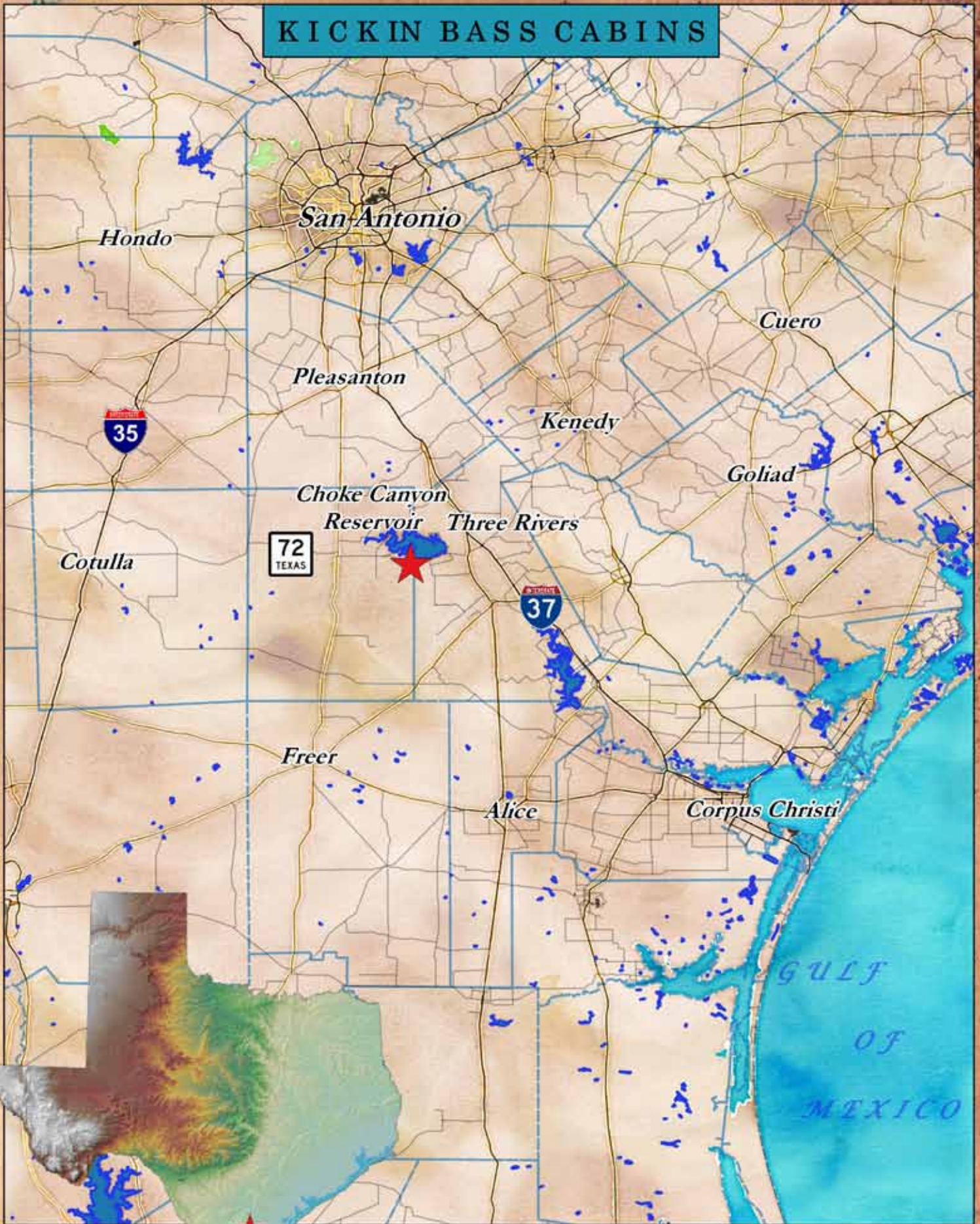


KICKIN BASS CABINS



LIVE OAK COUNTY
THREE RIVERS, TX

KICKIN BASS CABINS



Map holds no warranties express or implied



About

- +/-5 acres fronting on Hwy. 72 approx. 7 miles west of Three Rivers directly across from Choke Canyon lake
- 19 rentable houses including the office/managers house
- Store room
- 100% leased
- Selling at a 10% cap rate
- All stand & seam metal custom wood frame efficiencies furnished with 1 bed, refrig., stove or toaster oven, microwave
- Patio/entertainment area with ice machine and bbq pits
- Entire area is paved
- Security system that can be run off your phone from anywhere
- Washer/dryer room besides the ones in each room
- Month to month leases and nightly leasing when a unit is vacant
- Usual renters come from Valero Refinery, oil/gas field, choke canyon fishing/hunting, prison workers.
- Complex is approx. 6 years old
- Each unit has it's own parking
- Also 4 RV hookups which could be added to on the vacant land
- Sewer is 2 aerobic systems and water is three rivers city water

Other Amenities

40" LCD TV with all movie channels

Large 42" Shower

Hardwired High Speed Internet with Ethernet Connections

Lighted Concrete Parking

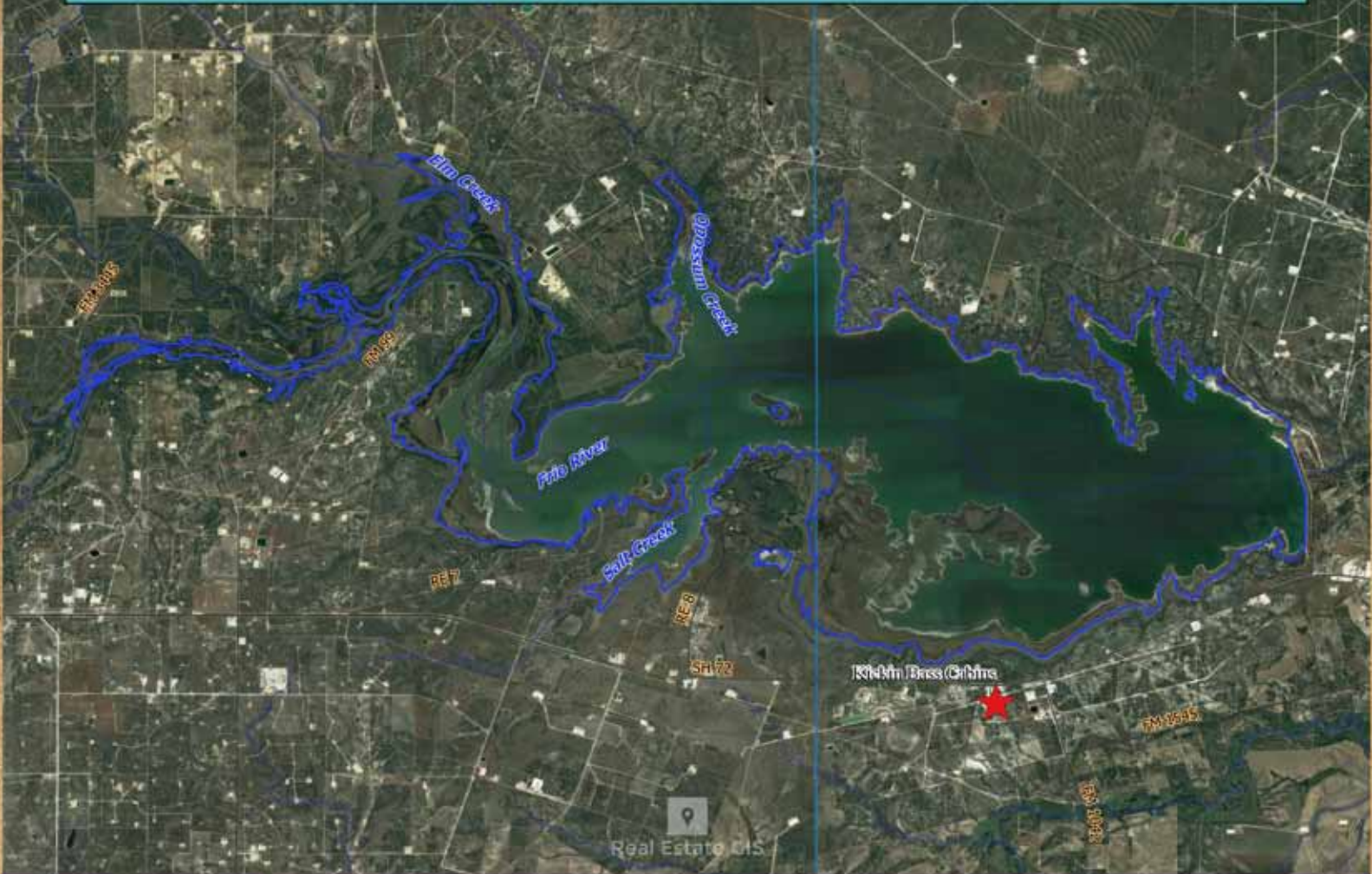
Large common area Pavilion with BBQ Pit

Outdoor Kitchen and Large Ice Machine





KICKIN BASS CABINS - ON - CHOKE CANYON



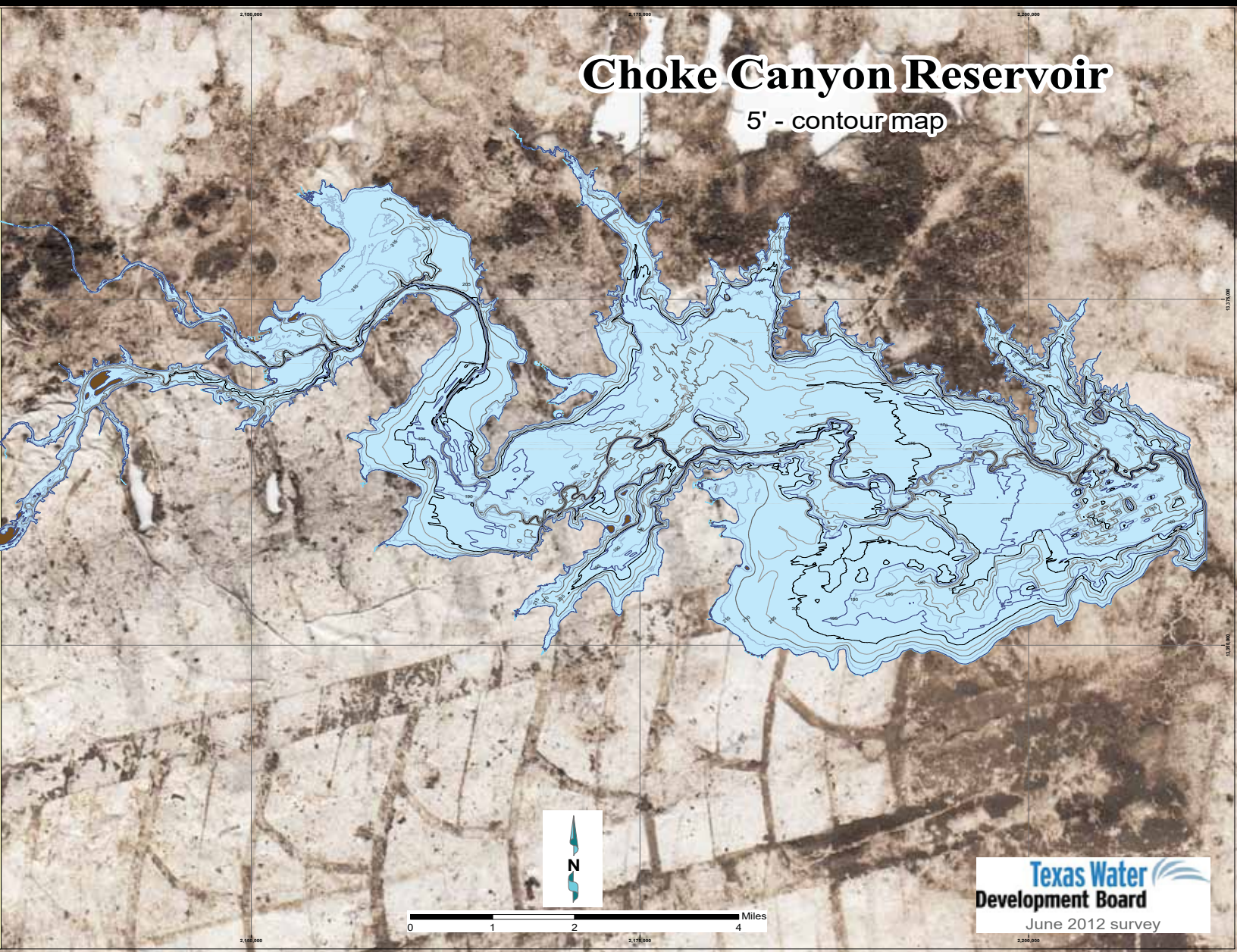
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stephen@stranskyproperties.com







**STRANSKY
PROPERTIES**

