



**2206 Katy Lane  
Price Reduced to \$225,570!**

**2208, 2210 Katy Lane  
\$249,000 Each!**

**GEORGETOWN FOURPLEXES FOR SALE -- Buy 1, 2 or all 3!**

**2001 CONSTRUCTION! ALL BRICK EXTERIOR!**

**3 Bedroom/ 2 Bath Each with 1080 Sq Ft per Unit!**

**Spacious Living Rooms! Breakfast Area off Kitchen!**

**All Electric Appliances!**

**Full Size Washer and Dryer Connections!**

**Master Bedrooms have Walk-in Closets and Full Baths!**

**First Floor Units have Patios! Upstairs Units have Balconies!**

**Mature Landscaping, Shrubs, Trees!**

**Separately Fenced Yards! Sprinkler systems in the Front Yards!**

**All units are separately metered! Owner pays no bills!**

- Built in 2001
- 4320 Square Feet (Per Tax Record)
- 2009 Taxes are \$5535 (WCAD)
- WCAD Tax Assessed Value for 2009 is \$261,778

**Leases average about \$700 per unit!**

**LOCATED BLOCKS FROM SOUTHWESTERN UNIVERSITY!**

**READY FOR AN INVESTOR BUYER! BUY 1 OR ALL 5 UNITS!**



**2206 Katy Lane Fourplex**



**2208 Katy Lane Fourplex**



Row of Katy Lane Fourplexes



Located blocks from Southwestern University!





Call me for more information about these properties at (512) 243-7696.

**2206 Katy Lane -- EACH FOURPLEX FOR SALE FOR \$225,570!**  
**2208 & 2210 Katy Lane -- EACH FOURPLEX FOR SALE FOR \$249,000!**

**Financial and Supporting Documents Available**

Survey Available on 2206!

Proforma Available

Current Rent Rolls Available

**Near Southwestern University!**

**Georgetown Independent School District**

**Minutes to Historic Georgetown Square!**

**Only minutes to IH 35!**

**These Fourplexes are also listed on [LoopNet!](#)**



***Sean Little***

See photos of this duplex or  
Search All Austin Area duplexes at

**[www.DuplexesRus.com](http://www.DuplexesRus.com)**

**(512) 243-7696**