

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

806-373-3111
GWAMARILLO.COM



FOR SALE

10th & Nelson
Amarillo, TX

Investment Property (4) Houses & Lot



1014 Nelson



1010 Nelson



1008 Nelson



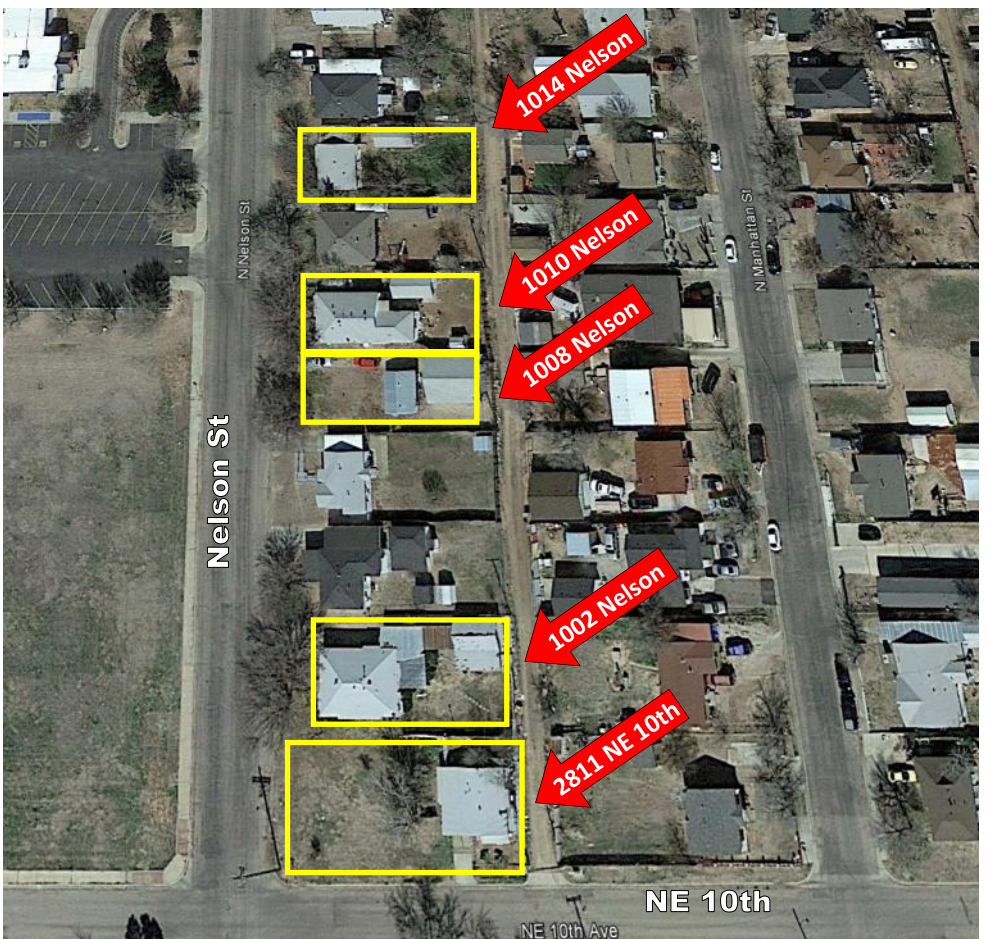
1002 Nelson



2811 NE 10th

ZONING:	2F Residential	Annual Income Rental:	\$26,700
TAXES:	\$5,376.39 / year	Property Tax:	(\$5,376.39)
ASKING PRICE:	\$260,000	Estimated Insurance:	(\$5,000.00)
		NOI:	\$16,323.61

Address	Lot Size	House Size	Monthly Rent
1014 N Nelson	5,600 sf	720 sf/2 bd w/ garage	\$425/mo
1010 N Nelson	5,600 sf	1,536 sf/3 bd w/ garage	\$750/mo
1008 N Nelson	5,600 sf	(2) storage buildings	
1002 N Nelson	8,400 sf	1,248 sf/3 bd w/ garage	\$750/mo
2811 NE 10th	8,400 sf	720 sf/2 bd	\$300/mo
TOTALS:	33,600 sf	4,224 sf	\$2,225/mo



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
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