




Multi-Family ML #: **4250476** Status: **A** LP: **\$495,000**
 County: Tax Acc #: **1450-00-** Priced at Lot LP/SF: **\$**
FORTBEND **000-0603-907** Value Only: **No 78.73**
 Area: **29 - Ft. Bend** Location: **94 - Sugar** KM: **528Y** DOM: **6**
Central Land
 Addr: **10416** Unit# Sec #: **1** City: **SUGAR** Zip: **77478-**
SYNOTT RD  **LAND**
 Sub: **BELKNAP** Addr on Web: **Yes** State: **Texas** Country: **United States**
ACRES Mkt Area: **Sugar** Legal: **BELKNAP ACRES S/D, LOT 6** PAR: **Y**
Land Lot Size: **86500/Survey** Year Built: **1960/Seller**
 SqFt: **6287/Seller** Lot Size: **86500/Survey** Year Built: **1960/Seller**
 SchDist: **19 - Fort** Elem: Middle: High:
Bend **SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

Media:  **15** / Docs

Listing Broker: **LUC01/Frank J. Lucco & Associates**
 Listing Agent: **luc0f/Frank Lucco**
 Addr: **2470 Gray Falls Dr. Ste. 190, Houston TX 77077**
 Email: **frank@franklucco.com**

Office Information

Office #: **(281)596-0066** Ext: Appt #: **(713)977-7469/Showing Service**
 Fax #: **(281)596-0433** PM #: **(281)596-0066**
 Office Web: Cell Phone: **713-417-3519**
 Agent Web: Pager #:
<http://www.franklucco.com>



Building Description, Additional and Office Information

Stories: **1** Tot Units: **6** New Construction: **No/** Type of Contract: ApproxComplete:
 Acres: **1 Up to 2** Desc: Ext Cnst:
Acres
 Type: **5 Plus** LotSize: **86500/Survey**
 Utilities: **Electric** Access:
 Meters: Priced at Lot Value Only: **No** Lot Dim: Roof: **Other**
 1Bdr: # of Liv Rm: Kit: 1st BR: Dim Vary 1:
 2Bdr: # of Liv Rm: Kit: 1st BR: 2nd BR: Dim Vary 2:
 3Bdr: # of Liv Rm: Kit: 1st BR: 2nd BR: 3rd BR: Dim Vary 3:
 Access/Lockbox Info: **None** Show: **No Appointment Required**

Agent Remarks: **Several Tax records - 1450-00-000-0610-907, 1450-00-000-0603-907, 1450-00-000-0604-907. Property on water well system and septic system. Some propane tanks on site. Please do not disturb tenants. Current rents 10416 Synott \$500/mo. 10418 Synott \$700/mo. 10420 Synott \$500/mo. 10428 Synott \$700/mo. 10436 Synott \$850/mo. 10440 Synott \$700/mo. Owner- Financing a possibility. Owner/agent**

Dir: **1 mile south of Old Richmond Road on the west side of Synott Road or 1/2 mile north of West Belfort on the west side of Synott Road.**

Physical Property Description - Public: **6 Rental houses on almost 2 acres of unrestricted land in Sugar Land. Great investment property. Can be business, office, commercial or residential. Park-like setting. 100% occupied. Area experiencing recent construction. Area is sandwiched between Sugar Land and Houston - both areas have exploded over the last few years with residential and non-residential construction. Synott Road is a 4-lane divided concrete road with median.**

Refrig: Dispsl: Rng/Ovn: Micro: Cmp Ctr: Dshwshr: Wsh/Dry:
 Parking Per Unit: Parking: Energy:
 Unit Feat: Heat: **Central Electric** Cool: **Window Units**
 Misc Feat: Flooring: Countertops: Rec Facil:
 Owner Operating Exp: **Accounting, Advertising, Insurance, Maintenance/Repair, Management, Salaries/Payroll, Supplies, Taxes, Water/Sewer** Occupancy:
 Management Co: **No** Management Name: Mgt Phone #:
 Disclosures: **No Disclosures** Util District: **No**
 Restrictions: Waterfront Images: **15**
 Amenities:
 Exclusions: Defects: **No Known Defects**
 List Date: **5/24/2008** Expire Date: T/Date: OPEndDate:
 List Type: **Exclusive Right to Sell/Lease**
 Compensation: SubAgt **0%** BuyerAgt: **3%** Bonus: Var/Dual Rate: **No**

Financial Information

1st Assumable: **Unknown** FinAvl: **Cash Sale, Conventional, Investor, Other, Owner Financing**
 Maint Fee: **No/\$** Type of Tenancy: **6 Month**
 Other Mandatory Fees: **No/\$**
 Taxes w/o Exemptions/Yr: **\$/2007** Tax Rate: **2.41049** Exemptions: **Non Exempt**
 Gross Inc: **3950** Gross Op Inc: OpExp: NetOpInc:

10416 SYNOTT RD

MLS#: 4250476

List Price: \$495,000

Media

Type

Description (if available)

[#1 - SynottRD.pdf](#)

Acrobat PDF (Public)

[#2 - Synott Road Floor Pl...](#)

Acrobat PDF (Public)







*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*
