OFFERING MEMORANDUM

6300 Monsanto Drive

Austin Tx 78741

Presented by

The Morshed Group

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OFFERING

Address:	6300 Monsanto Dr
Type:	Multifamily, 12 Units (MF-2-NP)
Year Built:	1972
Lot Size:	0.21 Acres | 9,100 SF
Building Size:	4,752 SF (2-story)
Unit Mix:	12 x Studio
Occupancy:	100% | All Units Leased
Parking:	12 Surface Spaces

PROPERTY SUMMARY

6300 Monsanto Dr sits in Austin's Montopolis submarket, minutes from Downtown Austin, Austin-Bergstrom International Airport, and major employers including Tesla and Oracle. The property is a stabilized, income-producing 12-unit studio asset in a federally designated Opportunity Zone, offering durable in-place cash flow with a clear rent-growth runway.

Current gross rents run well below area comparables. As leases turn on the month-to-month structure, ownership has a straightforward path to close that gap without a capital-intensive renovation program. The building carries a durable metal roof and has been owner-managed, limiting near-term deferred maintenance exposure. Montopolis has seen substantial redevelopment activity in recent years, positioning this asset as an income-plus-upside hold in one of Austin's most centrally located, high-growth submarkets.

HIGHLIGHTS

- Opportunity Zone location, minutes from Downtown Austin and the airport
- Proximity to Tesla, Oracle, and the Riverside employment corridor
- Rents currently below market, clear upside on turnover
- Durable metal roof, owner-managed, limited near-term capital needs
- Direct access to Hwy 71, US-183, and I-35

FINANCIAL SUMMARY

Asking Price:	950,000
Price Per Unit:	79,167
NOI:	$58,553.05
Price/SF:	$199.92/SF
Cap Rate:	6.16%

Financial Projections	
Building Size	4,752 SF
Gross Rents (2025)	$104,419
Lease Value	$21.97/SF/Year
NOI	$58,553.05
Assumed Avg Rent	$800/unit/month (12 units)

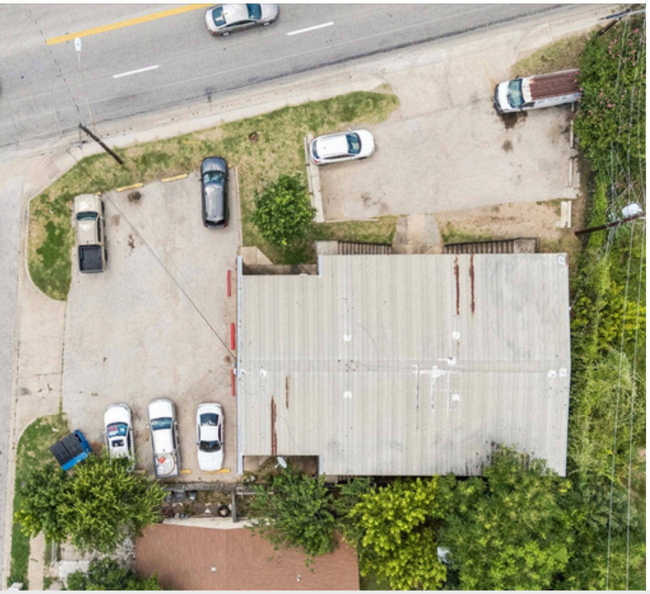
Investor Opportunity

- Stabilized 12-unit asset with long-term tenants and minimal vacancy
- In-place rents below market, income-plus-upside profile
- Opportunity Zone designation, favorable for qualified capital gains treatment
- Owner-managed with durable metal roof, low near-term capex risk
- Central Austin location with multi-corridor highway access

Value-Add Opportunity

- Reposition rents to market on natural turnover under month-to-month leases
- MF-2-NP zoning, confirm with the City on any density or redevelopment optionality given Montopolis's active redevelopment trajectory
- Studio unit mix aligns with strong rental demand near major employers and the airport





Location & Accessibility

1. Montopolis Neighborhood
2. Riverside Corridor
3. Austin-Bergstrom International Airport
4. Downtown Austin CBD
5. Lady Bird Lake / East Austin Entertainment District
6. Tesla Gigafactory
7. Hwy 71 / US-183 / I-35 Access

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