

# For Sale

911 E 13th Street

East Austin - 78702

3626 SF [TCAD]

Main: 5 bed / 3 bath

Garage Apt: 1 bed / 1 bath



Scan for More Info

Skout<sup>x</sup>

Roland Galang

Broker, LEED AP

512 791.1584

Roland@SkoutAustin.com

1031  
Opportunity  
Turnkey  
STR



**EXCELLENT INVESTMENT / 1031 OPPORTUNITY: Capitol Villa is a top-rated turnkey vacation rental\*** [[capitolvillatx.com](http://capitolvillatx.com)]  
This handsome Craftsman-style house, designed by Studio R Inc. Architecture is a custom built 3-story main house with 2-story back building (apartment atop 2-car garage + casita with full bath). Ideal setup for income-producing vacation and/or long term rentals. 1BR/1BA garage apartment with separate utilities & entrance in back affords additional revenue potential. Transfer of listings and advanced bookings + transition support with sale. Financial summary available upon request.

\* Broker makes no guarantees regarding transfer of applicable City of Austin Short Term Rental (STR) Permit or any other ordinances / regulations governing STR licensing and operation.

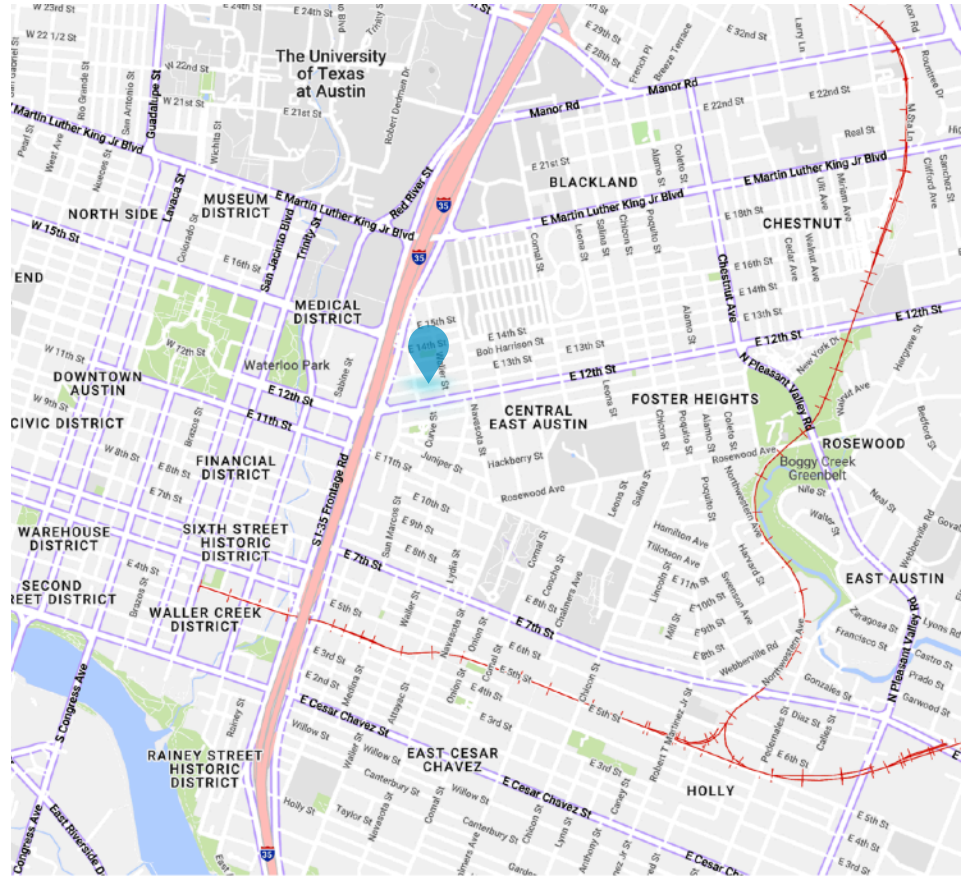
*All information contained herein is deemed reliable but not guaranteed.*



# 911 E 13th - Overview



**Capitol Villa**  
911 E 13th Street  
Austin, TX 78702



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## Property

TYPE: **Single Family Home + Garage Apartment**

LOT: **0.23 acre**

MAIN HOUSE: **2936 SF [TCAD]**

GARAGE APT: **549 SF [TCAD]**

CASITA: **144 SF [TCAD]**

PARKING: **2-car garage (rear) + car port (front)**

**NEW PRICE: \$2.486M**

## Quick Facts

- Turnkey Vacation Rental\* [<https://capitolvillatx.com>]
- Transfer of listings & advanced bookings + transition support w/ sale\*
- Furnishings can convey
- Custom-built in 2007; recent upgrades
- Main: 3 Story; 5BR/3BA; 3 separate living+entertainment area
- Garage Apartment: 1BR/1BA w/ separate entrance & utilities
- Casita: Murphy Bed w/ desk + 1BA
- Front+Rear Porches: 542 SF
- 2nd & 3rd Fl Balconies: 399 SF
- Fenced yard w/ putting green & hot tub

## Location

- Convenient Location
  - within 5 minutes to State Capitol, Waterloo Park, UT Dell Med, UT Austin, E 11th Street Corridor
  - within 10 minutes to Convention Center, Rainey Street District, Plaza Saltillo (Whole Foods, Target) & East Sixth Street Corridor
  - ~15 minutes to Airport
- Nearby Faves
  - Franklin BBQ, Paperboy, Micklethwait BBQ, Hillside Pharmacy, Quickie Pickie, Rocheli Patisserie, Arbor Food Park, Fil n Viet, Sour Duck, Nixta Taqueria

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# 911 E 13th - Investment Overview



## Performance Summary [2020-2022]

Accrual Basis

### Capitol Villa Residence - Profit & Loss [January 2020 - December 2022]

	Jan - Dec 2020	Jan - Dec 2021	Jan - Dec 2022
Total Income	\$146,479	\$281,350	\$316,506
Total Cost of Goods Sold	\$2,963	\$8,235	\$8,857
Gross Profit	\$143,516	\$273,115	\$307,649
Total Expenses	\$74,191	\$104,854	\$123,032
<b>Net Operating Income</b>	<b>\$69,325</b>	<b>\$168,261</b>	<b>\$184,617</b>
Net Other Income	\$2,184	\$0	\$0
<b>Net Income</b>	<b>\$71,509</b>	<b>\$168,261</b>	<b>\$184,617</b>

### Highlights

- Locally owned
- Highly-rated STR in East Austin & Downtown
  - >> 4.9 / 5 Stars on VRBO, Airbnb Platforms
- Advanced Reservations on the books
  - >> Non-refundable reservations convey to new owner
- Strong Cash Flow opportunity
  - >> Rent to Price Ratio 1.27%
  - >> Garage Apartment - current long term lease tenant

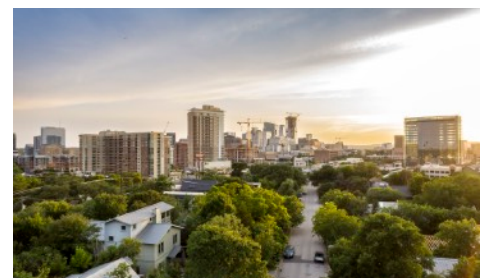
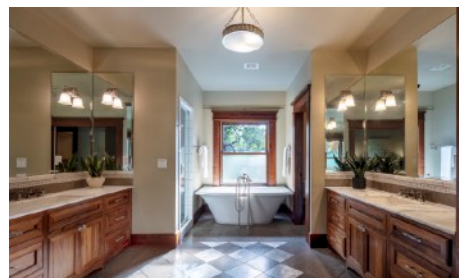
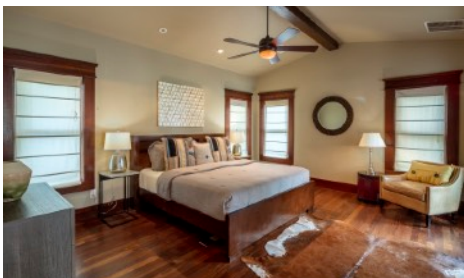
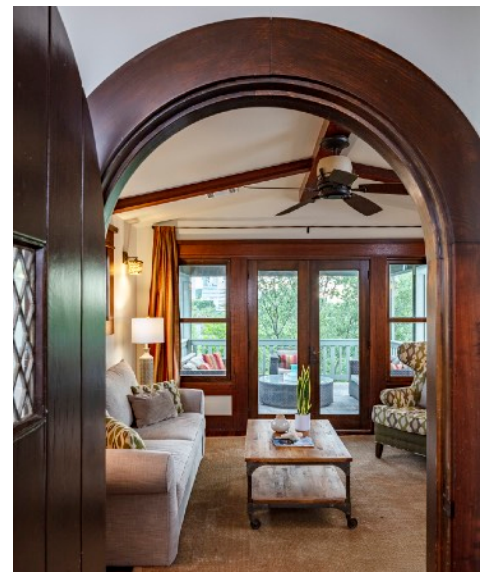
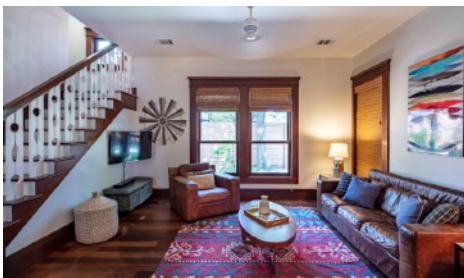
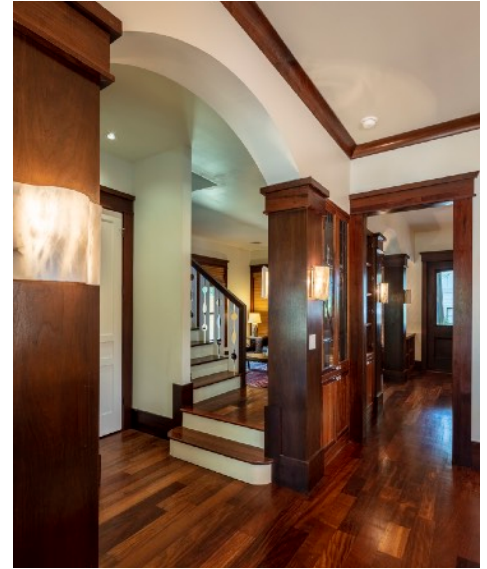
### Opportunities

- Garage Apartment - convert to separate STR listing (additional revenue)
- Increase nightly yield by driving 3-night minimum weekends
- Grow mid-week occupancy w/ corporate retreats & convention attendees

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# 911 E 13th - Main House



## Quick Facts

- Front & Back Doors: reclaimed from older home in New Orleans
- Stained glass front door inset by local artist
- Rich Wood Details: built-in cabinets w/ glass panels; wood window & door frames; crown molding; stairs & railings
- Sucupira Brazilian hardwood floors
- HVAC Dual System & tankless water heater
- Chef Kitchen: gas range; Thor oven; Bosch dishwasher; built-in fridge w/ overlay; custom cabinets; built-in wine fridge; sandstone & marble counters; tile backsplash
- Primary Bed: opens to own private balcony
- Primary Bath: separate steam shower & sunken tub; separate vanity; custom wood cabinets
- 3rd floor balcony w/ french doors; treetop & downtown views

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# 911 E 13th - Recent Upgrades & STR Assets



## Recent Upgrades

HVAC Variable Units w/ Smart Home Tech	2019
8 Unit SONOS Integrated Sound System	2019
Remotely Accessible CCTV	2019
New Scupira Flooring (1st & 2nd levels)	2019

### *Kitchen*

Thor Oven	2019
Microwave	2019
Bosch Dishwasher	2021
Miele Fridge+Freezer (NEW - \$16K)	2022

### *Yard*

Turfed / Landscaping	2019
Irrigation	2019
Hot Tub / Jacuzzi	2021

### *Garage Apt*

Tankless Water Heater	2022
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### *Casita*

Bathroom Remodel	2019
Custom Office Desk / Murphy Bed	2021

## STR Assets

Capitol Villa Website - [www.capitolvillatx.com](http://www.capitolvillatx.com)

owners own & manage

receives direct inbound booking requests

Listings & Bookings

transfer listings & provide transition support

transfer advanced booking business

Full House - fully furnished

furnishings + accessories can convey

Pool Addition Potential in Fenced Yard



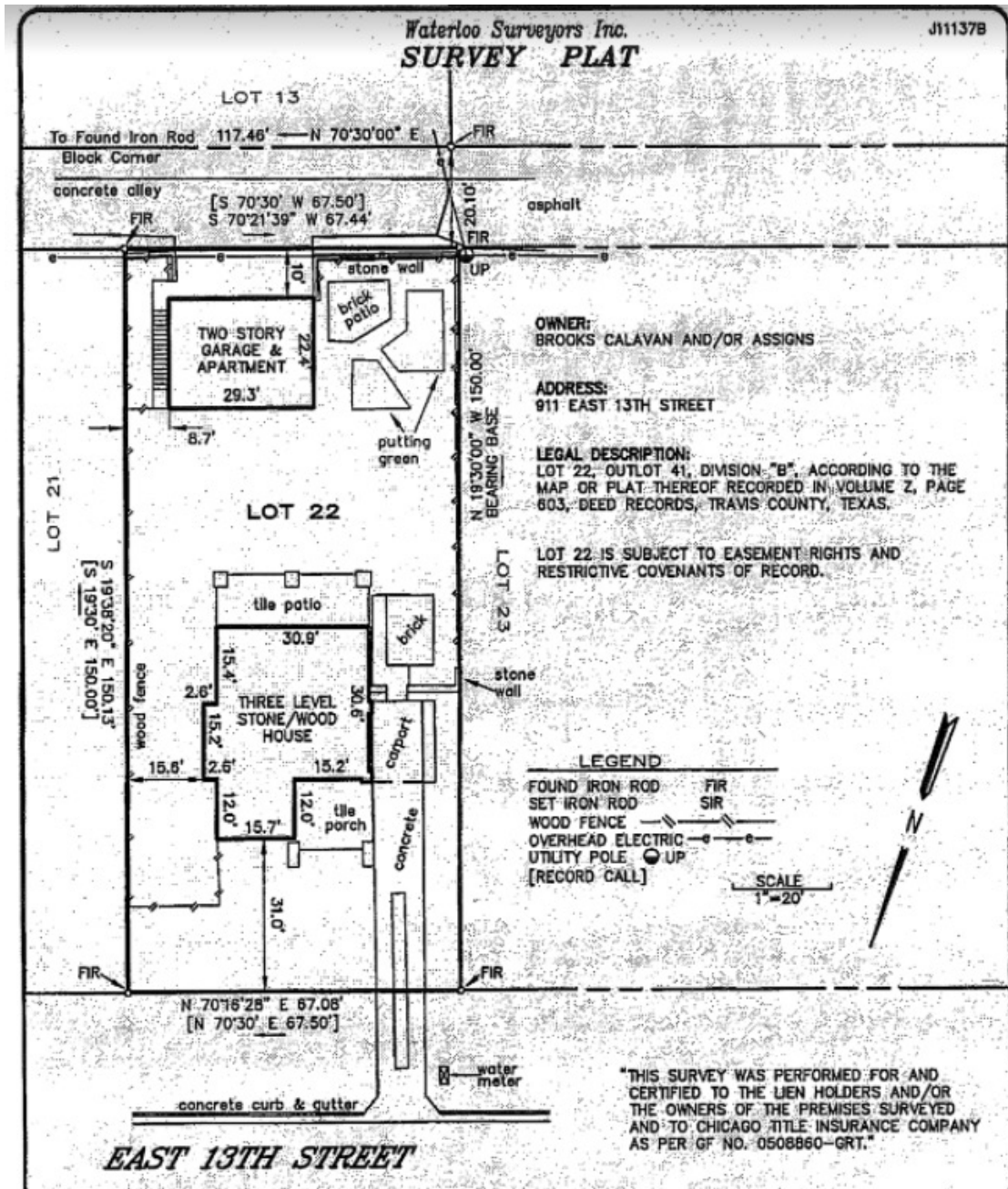
Scan to View & Download  
Pool Addition Renderings

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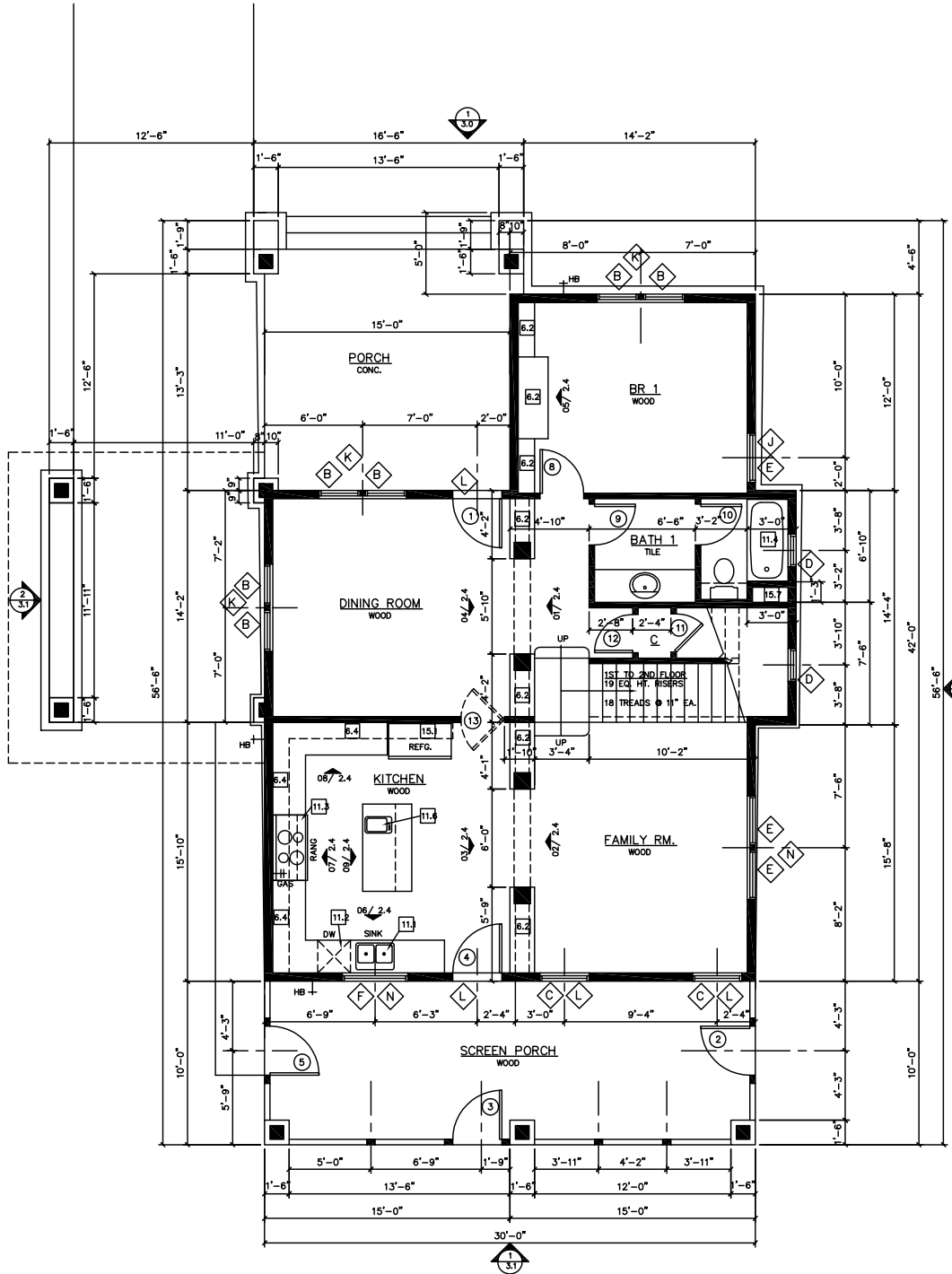
# 911 E 13th - Survey



Scan to View &  
Download Survey

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# 911 E 13th - Main House Floor Plan (Level 1)



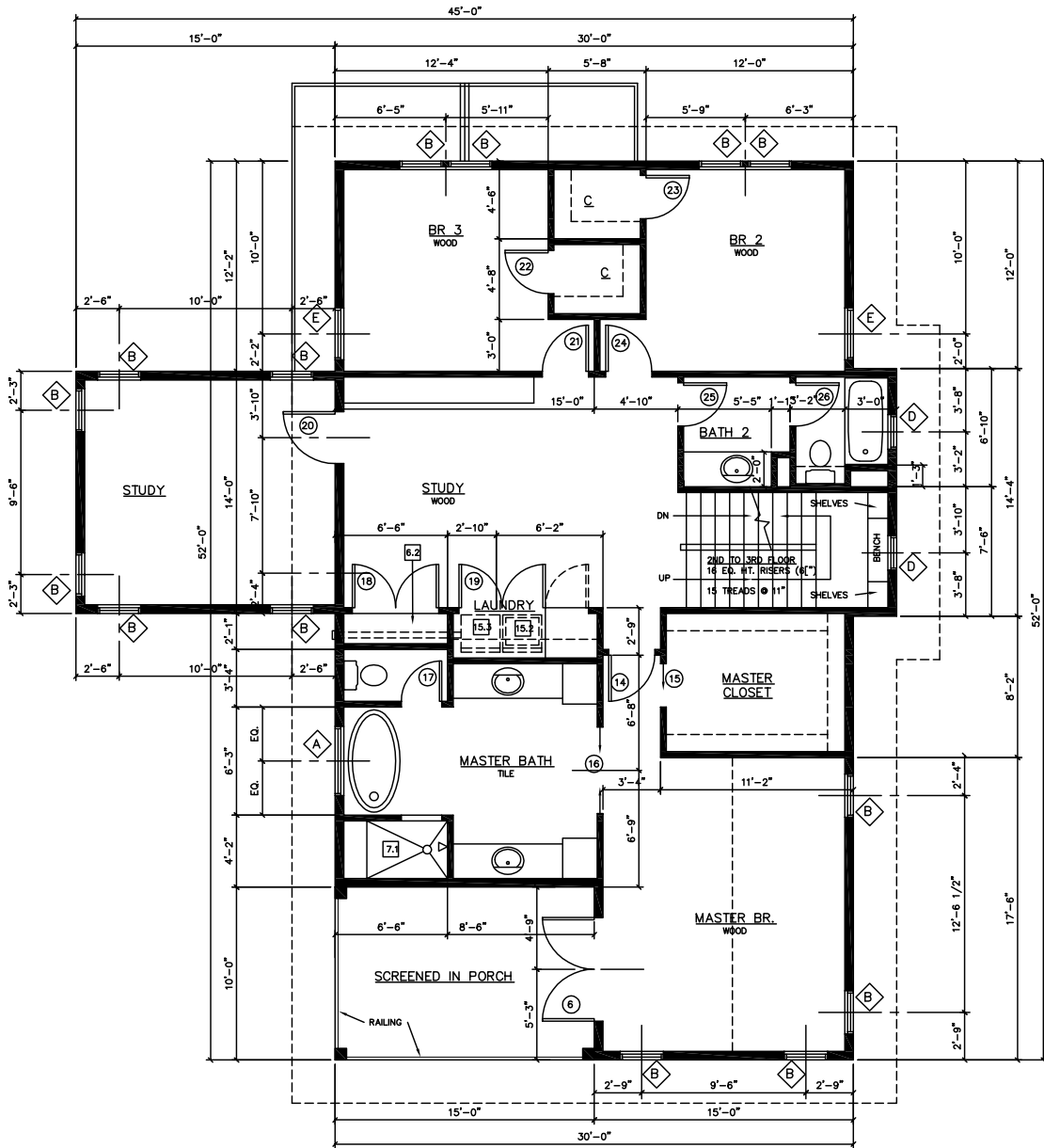
**01 1ST LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



Scan to View & Download  
Main House Floor Plans

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# 911 E 13th - Main House Floor Plan (Level 2)

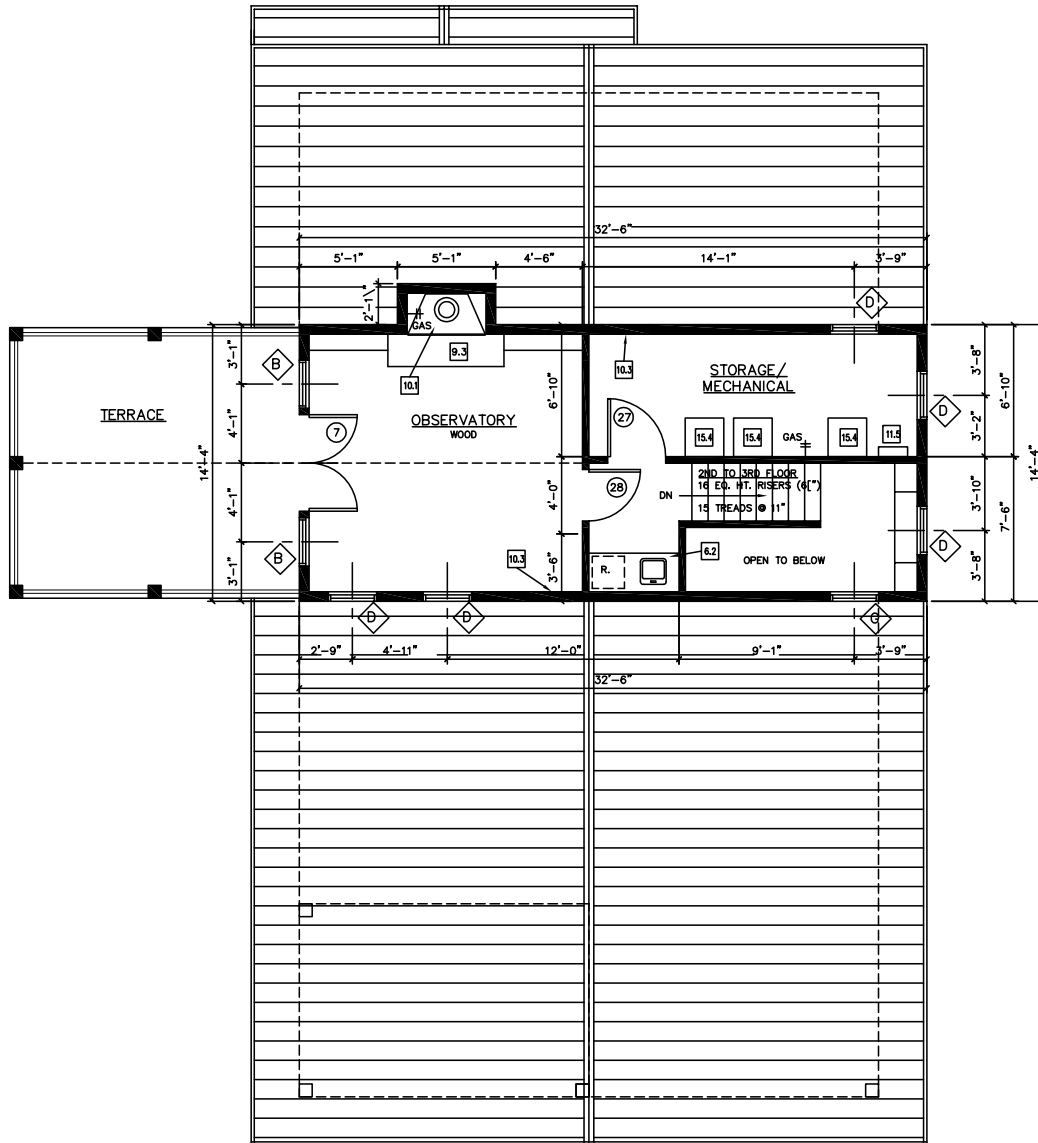


**02 2ND LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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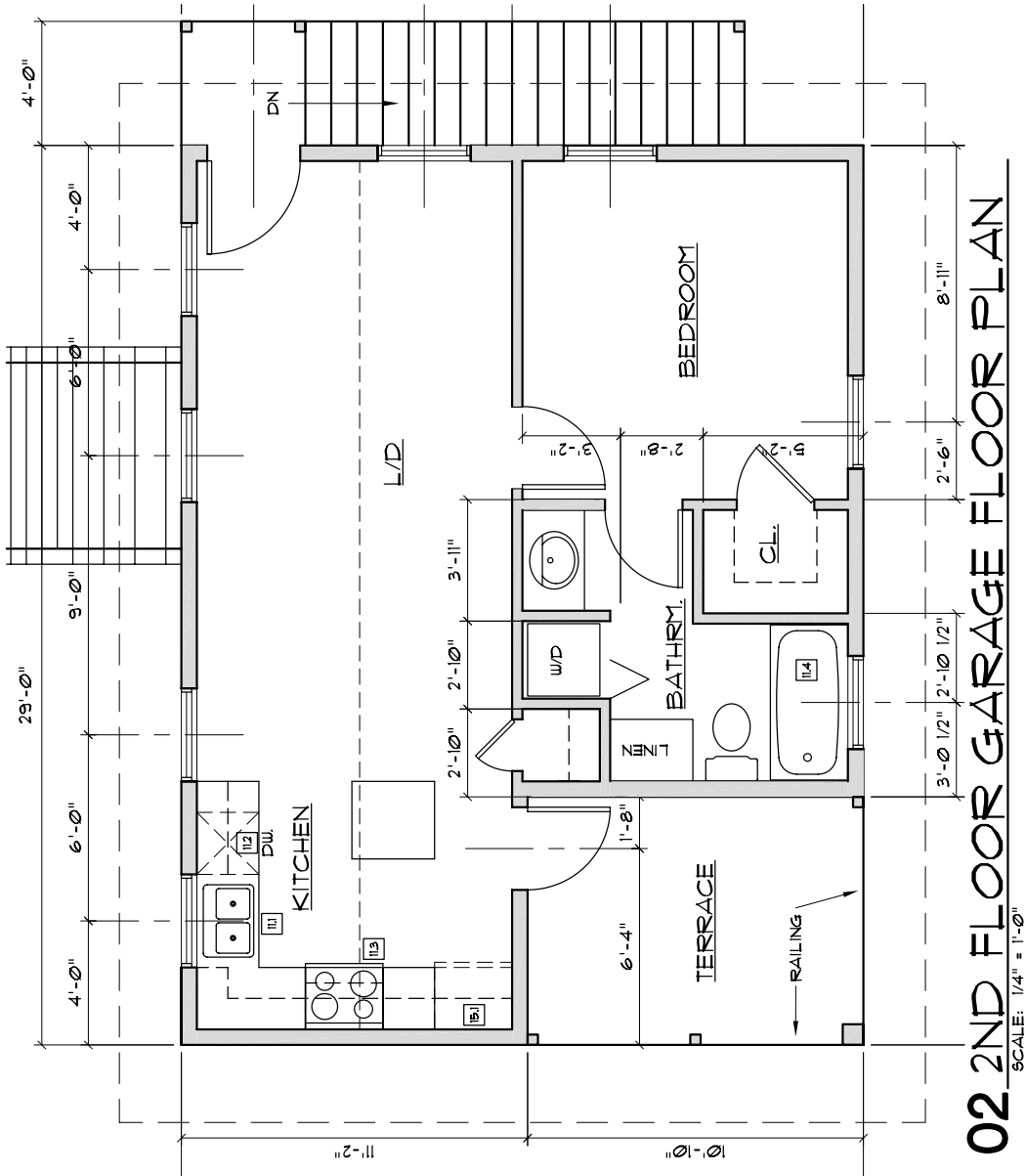
# 911 E 13th - Main House Floor Plan (Level 3)



**01 3RD LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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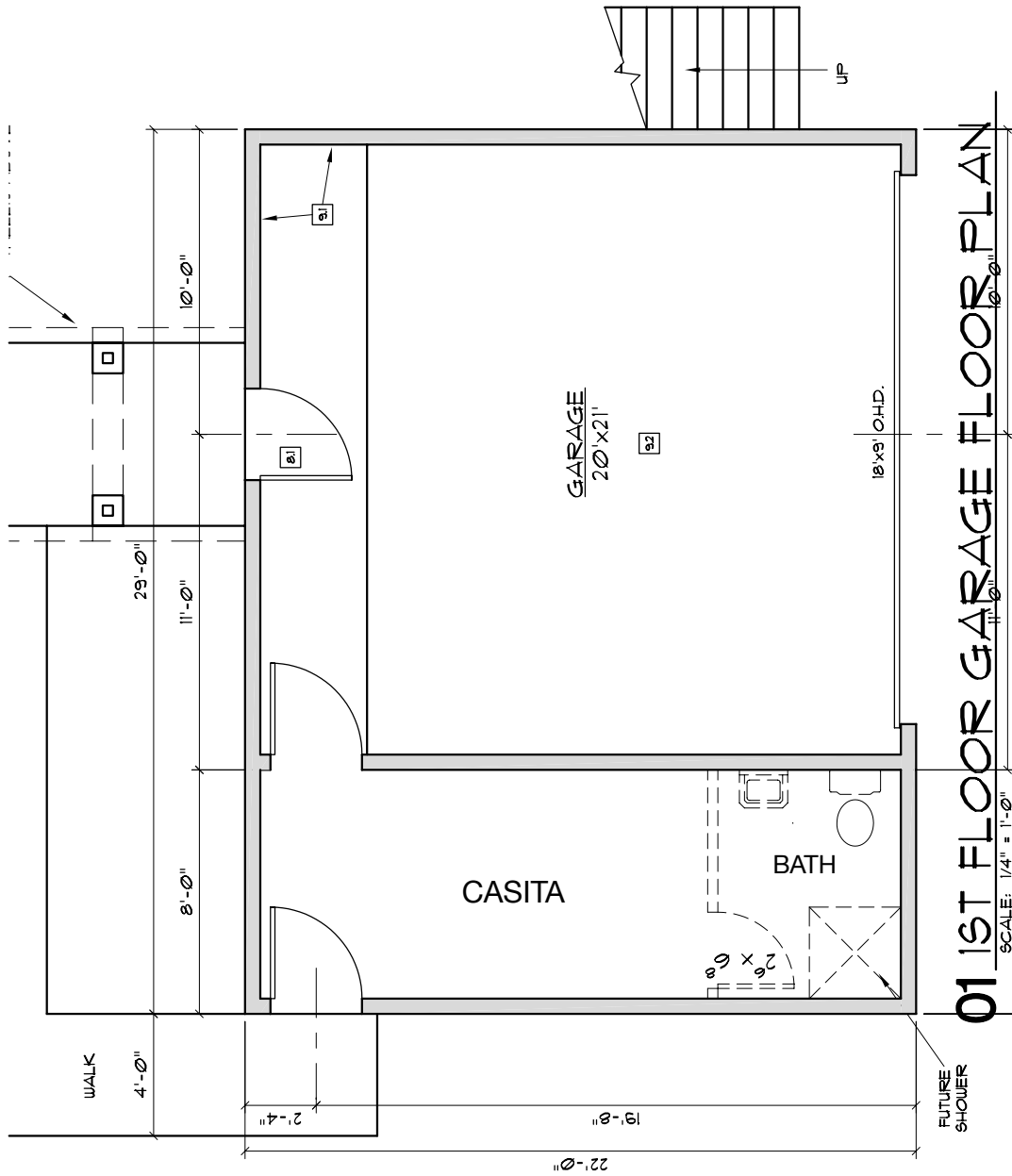
# 911 E 13th - Back Building Floor Plan (Garage Apt)



Scan to View & Download  
Back Building Floor Plans

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# 911 E 13th - Back Building Floor Plan (Level 1)



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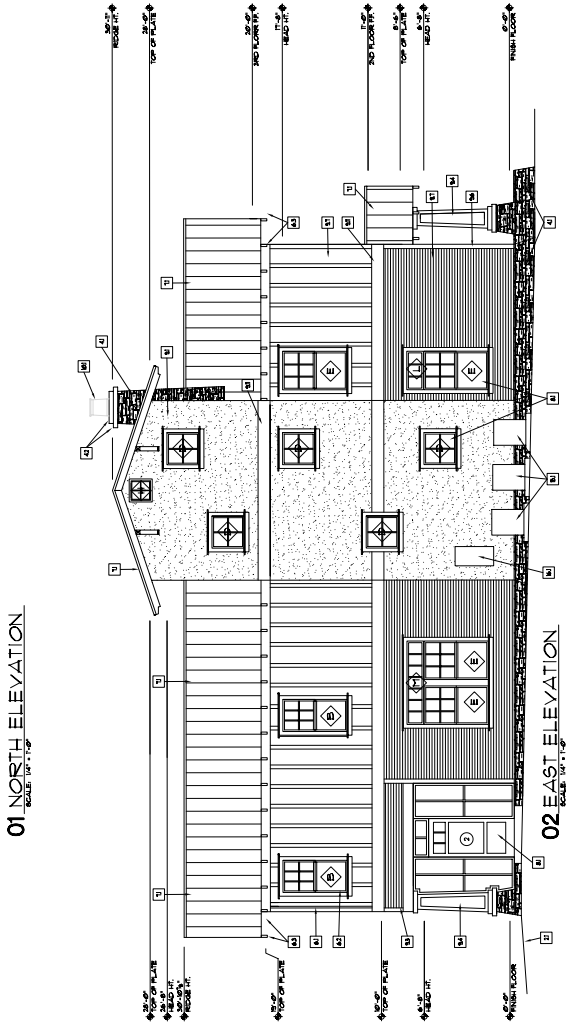
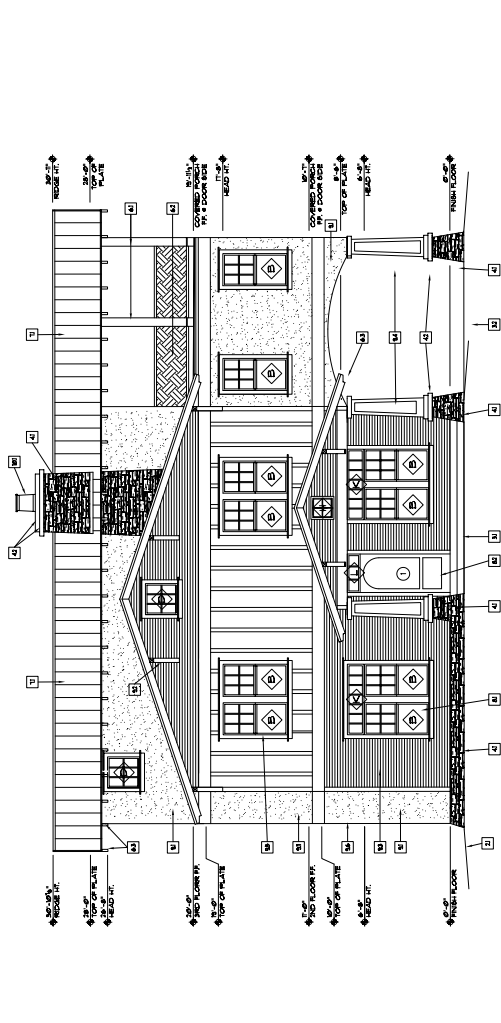


# 911 E 13th - Main House Elevations (North / East)



Date 8/23/06	Revisions	<b>CALAVAN RESIDENCE</b> 911 EAST 13TH STREET AUSTIN, TEXAS	Studio R, Inc. ARCHITECTURE 5200 Avenue F Austin, TX 78751 P 512.452.7288 F 512.452.7288
		© 2006	<b>A3.0</b> Project Number 038

KEYED NOTES	GENERAL NOTES
<p>1. FINISH GRADE WITH SLOPE TO DRAIN TO THE CIVIL LANDSCAPE</p> <p>2. CONCRETE FINISH</p> <p>3. CONCRETE FOUNDATION</p> <p>4. STONE FINISH</p> <p>5. CONCRETE CAP</p> <p>6. WOOD SHAPED LAP SIDING</p> <p>7. WOOD SHAPED LAP SIDING</p> <p>8. WOOD SHAPED LAP SIDING</p> <p>9. WOOD SHAPED LAP SIDING</p> <p>10. WOOD SHAPED LAP SIDING</p> <p>11. WOOD SHAPED LAP SIDING</p> <p>12. WOOD SHAPED LAP SIDING</p> <p>13. WOOD SHAPED LAP SIDING</p> <p>14. WOOD SHAPED LAP SIDING</p> <p>15. WOOD SHAPED LAP SIDING</p> <p>16. WOOD SHAPED LAP SIDING</p> <p>17. WOOD SHAPED LAP SIDING</p> <p>18. WOOD SHAPED LAP SIDING</p> <p>19. WOOD SHAPED LAP SIDING</p> <p>20. WOOD SHAPED LAP SIDING</p> <p>21. WOOD SHAPED LAP SIDING</p> <p>22. WOOD SHAPED LAP SIDING</p> <p>23. WOOD SHAPED LAP SIDING</p> <p>24. WOOD SHAPED LAP SIDING</p> <p>25. WOOD SHAPED LAP SIDING</p> <p>26. WOOD SHAPED LAP SIDING</p> <p>27. WOOD SHAPED LAP SIDING</p> <p>28. WOOD SHAPED LAP SIDING</p> <p>29. WOOD SHAPED LAP SIDING</p> <p>30. WOOD SHAPED LAP SIDING</p> <p>31. WOOD SHAPED LAP SIDING</p> <p>32. WOOD SHAPED LAP SIDING</p> <p>33. WOOD SHAPED LAP SIDING</p> <p>34. WOOD SHAPED LAP SIDING</p> <p>35. WOOD SHAPED LAP SIDING</p> <p>36. WOOD SHAPED LAP SIDING</p> <p>37. WOOD SHAPED LAP SIDING</p> <p>38. WOOD SHAPED LAP SIDING</p> <p>39. WOOD SHAPED LAP SIDING</p> <p>40. WOOD SHAPED LAP SIDING</p> <p>41. WOOD SHAPED LAP SIDING</p> <p>42. WOOD SHAPED LAP SIDING</p> <p>43. WOOD SHAPED LAP SIDING</p> <p>44. WOOD SHAPED LAP SIDING</p> <p>45. WOOD SHAPED LAP SIDING</p> <p>46. WOOD SHAPED LAP SIDING</p> <p>47. WOOD SHAPED LAP SIDING</p> <p>48. WOOD SHAPED LAP SIDING</p> <p>49. WOOD SHAPED LAP SIDING</p> <p>50. WOOD SHAPED LAP SIDING</p> <p>51. WOOD SHAPED LAP SIDING</p> <p>52. WOOD SHAPED LAP SIDING</p> <p>53. WOOD SHAPED LAP SIDING</p> <p>54. WOOD SHAPED LAP SIDING</p> <p>55. WOOD SHAPED LAP SIDING</p> <p>56. WOOD SHAPED LAP SIDING</p> <p>57. WOOD SHAPED LAP SIDING</p> <p>58. WOOD SHAPED LAP SIDING</p> <p>59. WOOD SHAPED LAP SIDING</p> <p>60. WOOD SHAPED LAP SIDING</p> <p>61. WOOD SHAPED LAP SIDING</p> <p>62. WOOD SHAPED LAP SIDING</p> <p>63. WOOD SHAPED LAP SIDING</p> <p>64. WOOD SHAPED LAP SIDING</p> <p>65. WOOD SHAPED LAP SIDING</p> <p>66. WOOD SHAPED LAP SIDING</p> <p>67. WOOD SHAPED LAP SIDING</p> <p>68. WOOD SHAPED LAP SIDING</p> <p>69. WOOD SHAPED LAP SIDING</p> <p>70. WOOD SHAPED LAP SIDING</p> <p>71. WOOD SHAPED LAP SIDING</p> <p>72. WOOD SHAPED LAP SIDING</p> <p>73. WOOD SHAPED LAP SIDING</p> <p>74. WOOD SHAPED LAP SIDING</p> <p>75. WOOD SHAPED LAP SIDING</p> <p>76. WOOD SHAPED LAP SIDING</p> <p>77. WOOD SHAPED LAP SIDING</p> <p>78. WOOD SHAPED LAP SIDING</p> <p>79. WOOD SHAPED LAP SIDING</p> <p>80. WOOD SHAPED LAP SIDING</p> <p>81. WOOD SHAPED LAP SIDING</p> <p>82. WOOD SHAPED LAP SIDING</p> <p>83. WOOD SHAPED LAP SIDING</p> <p>84. WOOD SHAPED LAP SIDING</p> <p>85. WOOD SHAPED LAP SIDING</p> <p>86. WOOD SHAPED LAP SIDING</p> <p>87. WOOD SHAPED LAP SIDING</p> <p>88. WOOD SHAPED LAP SIDING</p> <p>89. WOOD SHAPED LAP SIDING</p> <p>90. WOOD SHAPED LAP SIDING</p> <p>91. WOOD SHAPED LAP SIDING</p> <p>92. WOOD SHAPED LAP SIDING</p> <p>93. WOOD SHAPED LAP SIDING</p> <p>94. WOOD SHAPED LAP SIDING</p> <p>95. WOOD SHAPED LAP SIDING</p> <p>96. WOOD SHAPED LAP SIDING</p> <p>97. WOOD SHAPED LAP SIDING</p> <p>98. WOOD SHAPED LAP SIDING</p> <p>99. WOOD SHAPED LAP SIDING</p> <p>100. WOOD SHAPED LAP SIDING</p>	<p>1. REFER TO PLUMBING BUILDING SECTION FOR ACCEL. INFO.</p> <p>2. ALL ROOF SLOPES ARE UNLESS OTHERWISE NOTED.</p> <p>3. ALL ROOF SLOPES ARE UNLESS OTHERWISE NOTED.</p> <p>4. EXTERIOR WALLS TO BE FINISHED WITH STONE.</p> <p>5. REFER TO SHEET FOR FINISH MATERIALS.</p>



Scan to View & Download Building Elevations

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# 911 E 13th - Main House Elevations (South / West)



**CALAVAN RESIDENCE**  
911 EAST 13TH STREET  
AUSTIN, TEXAS

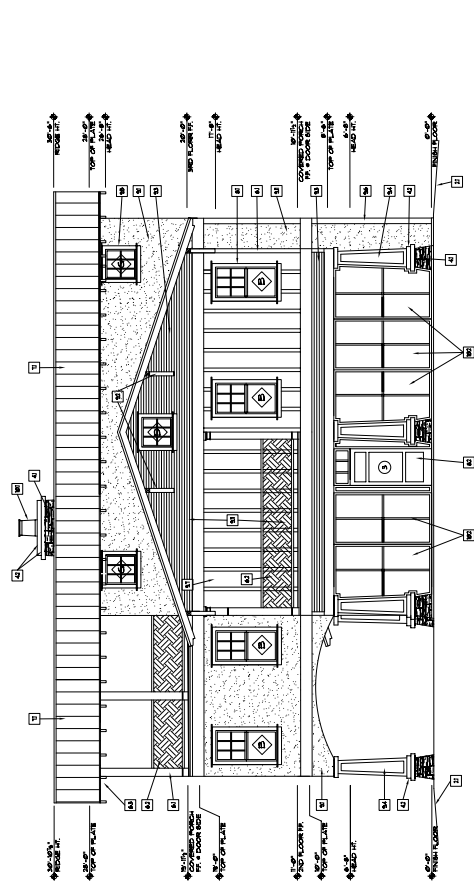
Studio R, Inc.  
ARCHITECTURE  
5207 Avenue F  
Austin, TX 78751  
P 512.786.2773  
F 512.452.7268

© 2022  
**A3.1**  
Project Number  
0304

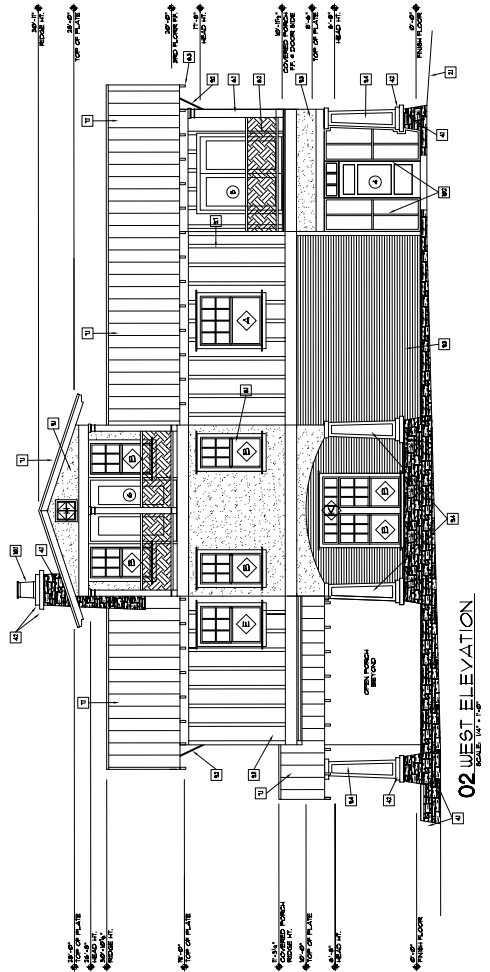
Date: 8/25/2023  
Revisions:

- KEYED NOTES**

  - 1. FINISHES TO BE AS SHOWN ON THE CIVIL LANDSCAPE
  - 2. CONCRETE FINISH
  - 3. CONCRETE PAINT
  - 4. STAIN VENEER
  - 5. CONCRETE CAP
  - 6. WOOD CLADDING - 1" x 10" - BOTTOM
  - 7. WOOD CLADDING - 1" x 10" - TOP
  - 8. WOOD CLADDING - 1" x 10" - DETAILS
  - 9. EXPOSED BRICK WALLS
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**01 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**02 WEST ELEVATION**  
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## 911 E 13th - Documents



*View & Download Each Report - Scan QR Code / Access via URL*

>> Survey



<https://bit.ly/38rmjvM>

>> Main House Floor Plans



<https://bit.ly/911E13th>

>> Back Building Floor Plans



<https://bit.ly/3t2m7tW>

>> Building Elevations



<https://bit.ly/3sZI5xW>

>> Pool Addition Renderings



<https://bit.ly/3Gsg8g>

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**Information About Brokerage Services**

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roland Galang</b>	<b>505715</b>	<b>roland@skoutasutin.com</b>	<b>512 791.1584</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date