

3801 JUAREZ AVENUE

LAREDO, TEXAS 78041 | MULTIFAMILY INVESTMENT

FOR SALE • \$950,000



11

TOTAL UNITS

6,503 SF

BUILDING AREA

8

2 BR / 1 BA

2 + 1

1 BR + EFFICIENCY

INVESTMENT HIGHLIGHTS

- 11-unit multifamily property
- Eight 2-bedroom / 1-bath units
- Two 1-bedroom / 1-bath units
- One efficiency room with bathroom
- Approximately 6,503 SF of total building area
- Individual water and electric meters
- On-site parking; currently income producing

FINANCIAL SNAPSHOT

Asking Price	\$950,000
Gross Rental Income	Approx. \$110,100/Yr
Est. NOI	Approx. \$85,700/Yr
Est. Cap Rate	Approx. 9.0%
Parking	Approx. 15 spaces



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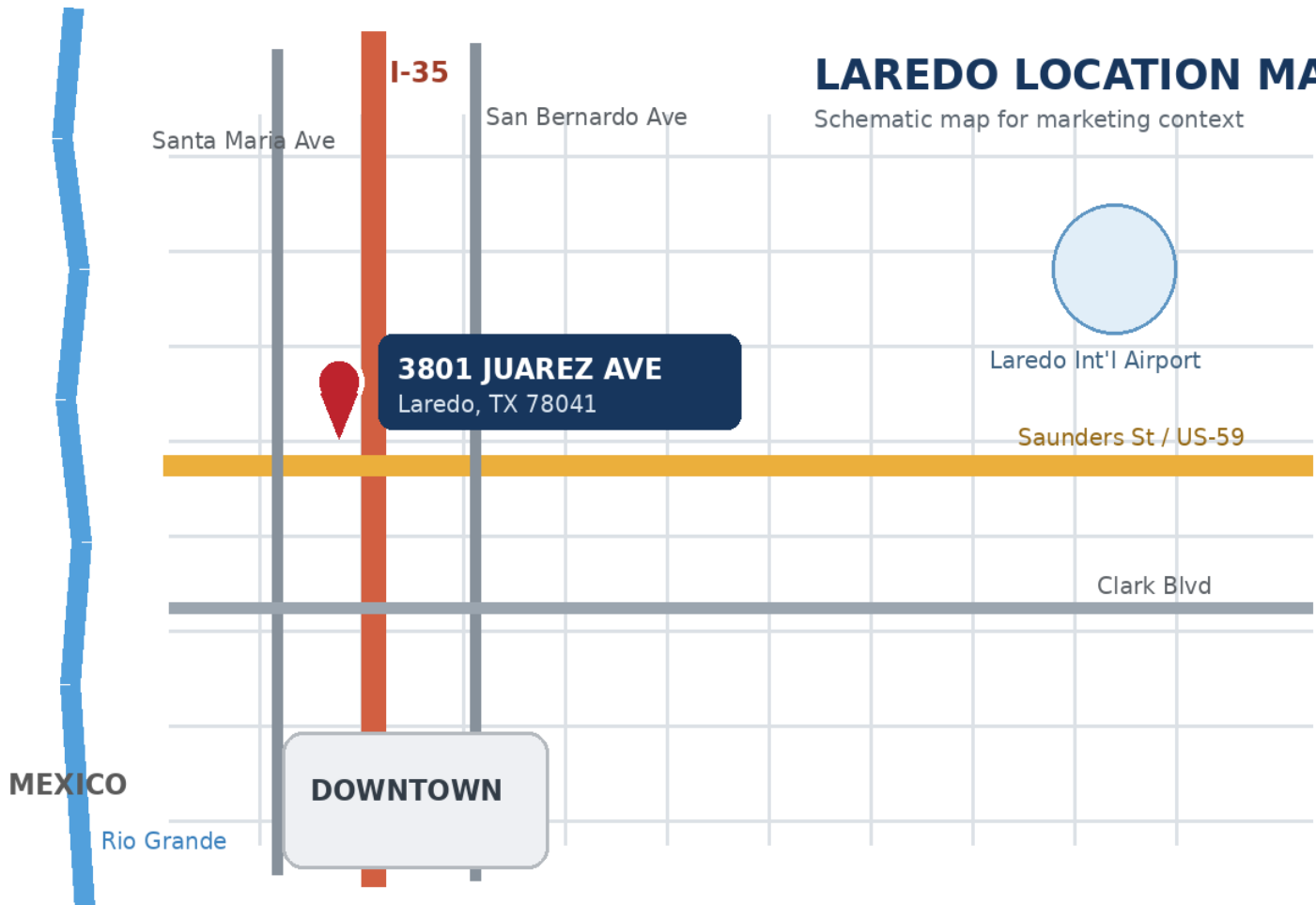
Information deemed reliable but not guaranteed; buyer to verify all information.

LOCATION OVERVIEW

3801 Juarez Avenue • Laredo, Texas 78041

LAREDO LOCATION MAP

Schematic map for marketing context



CENTRAL LAREDO LOCATION

The property is positioned in central Laredo, west of the I-35 corridor and north of Downtown. The location provides access to major north-south and east-west transportation corridors, employment centers, retail, schools and the international border area.

PROPERTY LOCATION

3801 Juarez Avenue, Laredo, TX 78041

Map is schematic and intended for marketing/location context only. Not for navigation or surveying.

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