

Eldorado

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Presented by Janet Clement and- *HyCapPro Real Estate Team*

- *Proudly a part of Spirit Real Estate Group, LLC a Texas brokerage, Lic. 9003398*



Eldorado at Thousand Oaks
A master planned residential
Community



- **Contact: JANET CLEMENT - Phone: 956-520-2318**
- *Janet is a Texas real estate sales agent License # 756801*

Fully landscaped front yards with mature plants



Covered parking for 8 cars



*At first glance
You see Architecturally
Pleasing lines,
Looking deeper
You will find a
Quality built
Multi-Family
Home site*



*Modern architectural lines
gives these units a
Stylish, State-of-the art flair*



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- For more information contact Janet Clement: 956-520-2318



*Appliances made for a custom home, are
appliances your tenants will love*

Outstanding Kitchen layout:

Beautiful quartz Counters with room to prepare wonderful meals



*Recessed ceilings, LED lighting, a ceiling fan,
- give great visual appeal to these rooms*



*A spacious living area gives these a warm, light, comfortable atmosphere...
And durable attractive tile floors add to tenant appeal, and owner value*



*Guest/second
bathroom off
hallway*

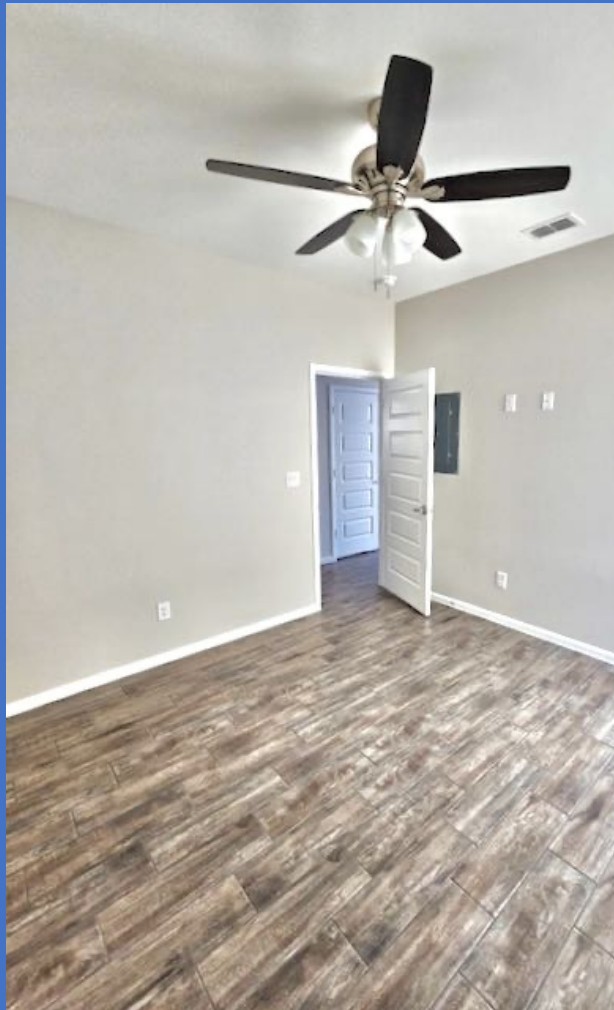
- *Large*
 - *Bright*
 - *Beautifully
Appointed*
-



A new washer and dryer in their own Laundry closet with storage space! Your tenants will LOVE these features!



*Second bedrooms feature great closet space
contemporary ceiling fans*



Large master bedrooms with private bathroom and walk-in closet



The master bathroom

*Walk-in shower is
beautifully tiled
throughout...*



Master bathroom, cont....



But; why invest in Texas? Specifically:

- The Texas Rio Grande Valley
- and McAllen?
- Businesses are finding the Rio Grande Valley
- With room to grow
- Many communities are out of space, or costs are too high
- Favorable business tax status to encourage growth!
- And with businesses, comes jobs
- With Jobs, comes a need for quality housing
- Growth sectors include Medical Centers, Medical Schools, teaching, Biotechnology, Professional Centers, Law Enforcement, and more...
- Just the opening of the Driscoll Children's hospital alone has provided: Construction, Engineering, Facilities, HVAC, Electrical, plumbing, and many medical careers

Cont...



*IDEA (STEM) Public
Schools*

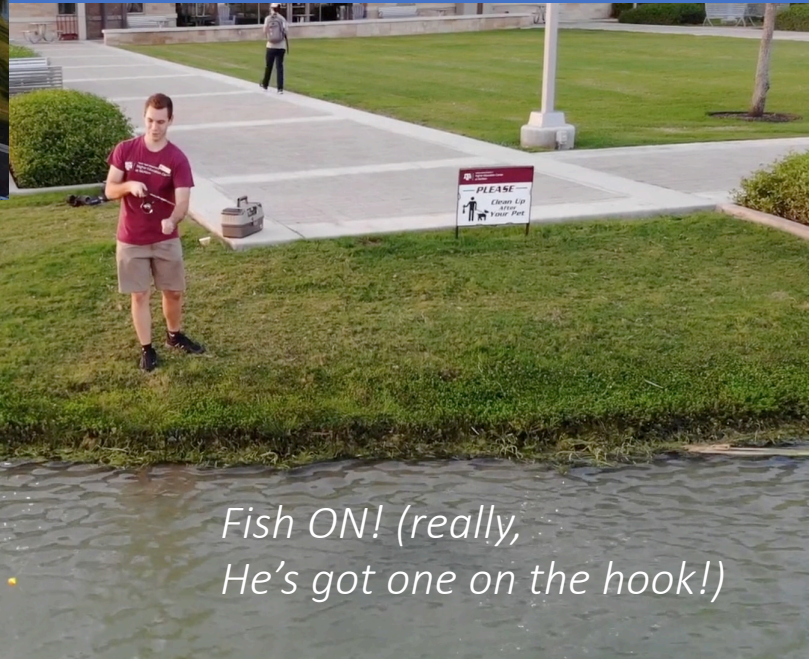


Texas A&M



*Tres Lagos - 1.5 miles, 3 min from Eldorado:
Continued.....*

*200 + acres of public parks, playgrounds
20 miles of walking and biking trails...*



*Fish ON! (really,
He's got one on the hook!)*



Tres Lagos - 1.5 miles, 3 min
from Eldorado:

200 + acres of public parks, playgrounds
20 miles of walking and biking trails...

Summer family events, community water
park, and lakes for fishing and paddle
boarding... Truly outstanding family living

Eldorado - Proximity -

- *Elias Longoria Middle School 1.9 miles – 3min*
- *Texas A&M Higher Education 3.4 miles – 6min*
- *IDEA School Tres Lagos 1.9 miles – 4min*
- *SAM's Club– 5.5 miles – 12min*
- *Driscoll Children's Hospital – 6.8 miles*
- *University of Texas UTRGV 5.0 miles*
- *McAllen International Airport 11 miles – 20min*
- *La PLAZA MALL – 11 miles*
- *Top Golf – 13 miles*



Medical, professional offices and conferences, occupational therapy:

*Whether looking for a home near the many medical centers for work,
Or for a home based near world class medical for your family health
McAllen has it covered:*



McAllen, Texas, and this Metro Area

The Eldorado community is located within the 5th Largest Metropolitan Statistical Area (MSA) in Texas.

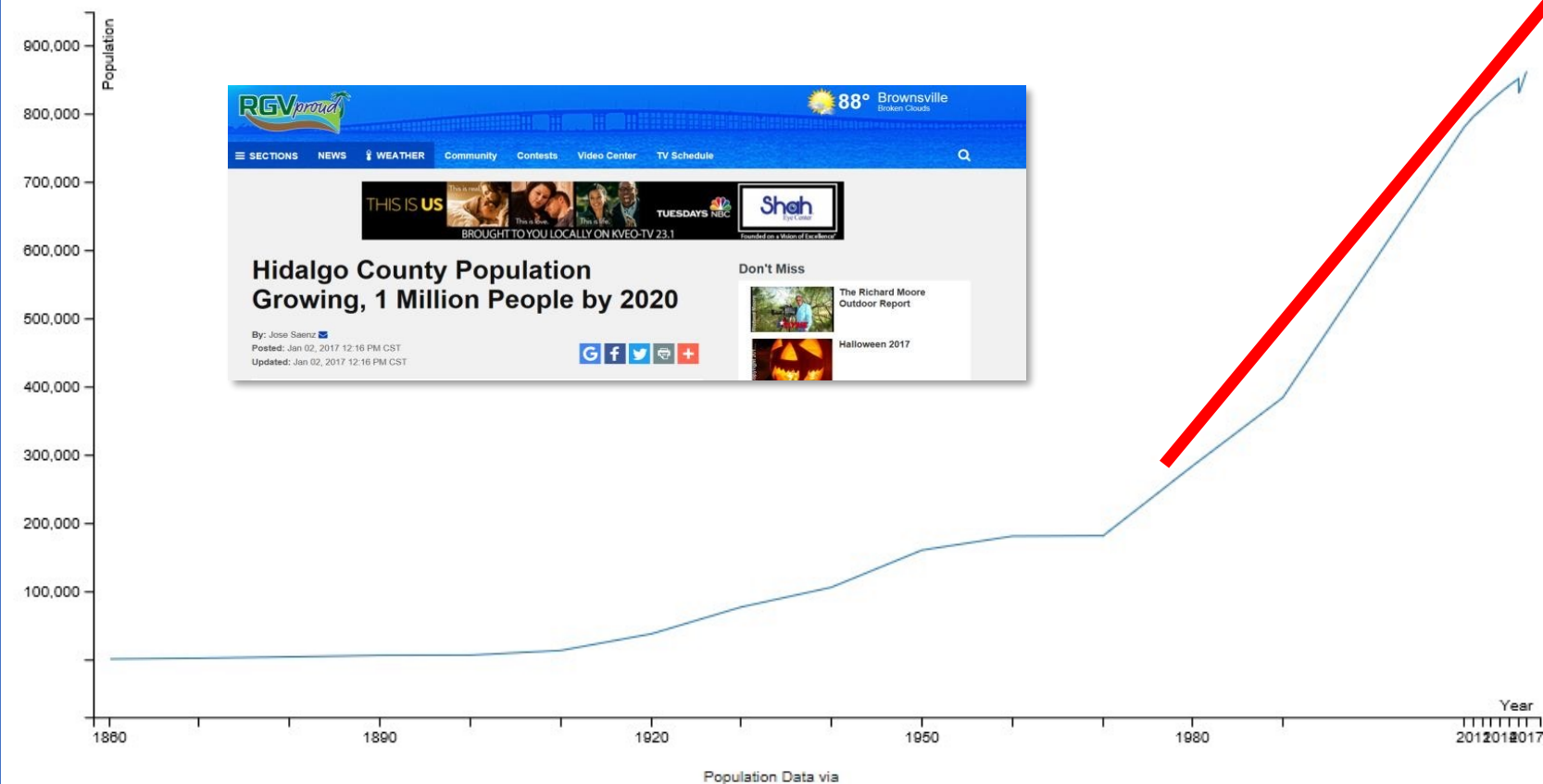
McAllen-Edinburg-Mission MSA. This MSA includes Alton, Edinburg, and all of Hidalgo County. It is growing faster than 95% of the other counties in the state. We wanted to set up our community in an area of progressive population growth to ensure demand for decades to come.

| | Geography | Population Estimate (as of July 1) | | | | | |
|----|--|------------------------------------|-----------|-----------|-----------|-----------|-----------|
| | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
| 1 | Dallas-Fort Worth-Arlington, TX Metro Area | 6,452,614 | 6,574,298 | 6,709,559 | 6,822,353 | 6,958,092 | 7,102,796 |
| 2 | Houston-The Woodlands-Sugar Land, TX Metro Area | 5,948,253 | 6,059,752 | 6,185,988 | 6,332,710 | 6,497,864 | 6,656,947 |
| 3 | San Antonio-New Braunfels, TX Metro Area | 2,153,215 | 2,194,579 | 2,238,578 | 2,283,485 | 2,332,790 | 2,384,075 |
| 4 | Austin-Round Rock, TX Metro Area | 1,727,627 | 1,781,409 | 1,835,298 | 1,884,439 | 1,943,465 | 2,000,860 |
| 5 | McAllen-Edinburg-Mission, TX Metro Area | 779,143 | 795,272 | 807,776 | 819,173 | 831,561 | 842,304 |
| 6 | El Paso, TX Metro Area | 807,102 | 823,426 | 835,201 | 835,769 | 838,756 | 838,972 |
| 7 | Corpus Christi, TX Metro Area | 427,997 | 431,018 | 436,958 | 443,362 | 448,351 | 452,422 |
| 8 | Killeen-Temple, TX Metro Area | 408,337 | 412,674 | 420,073 | 423,021 | 425,143 | 431,032 |
| 9 | Brownsville-Harlingen, TX Metro Area | 407,626 | 413,130 | 415,977 | 418,071 | 420,400 | 422,156 |
| 10 | Beaumont-Port Arthur, TX Metro Area | 403,701 | 405,204 | 403,778 | 405,433 | 405,644 | 408,419 |
| | Source: U.S. Census Bureau, Population Division. | | | | | | |

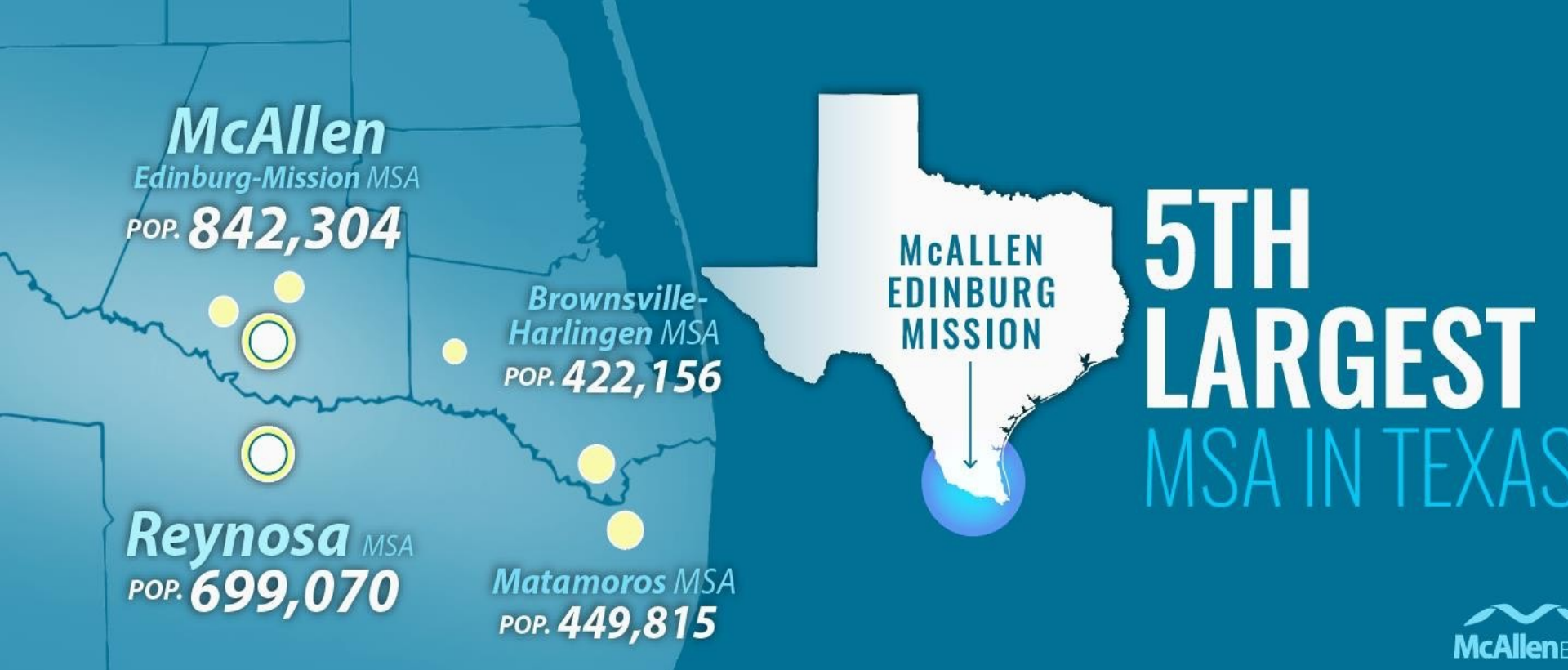
<https://riograndeguardian.com/mcallen-edinburg-mission-now-5th-largest-msa-in-texas/>

Projected population Growth: MSA Hidalgo County, TX

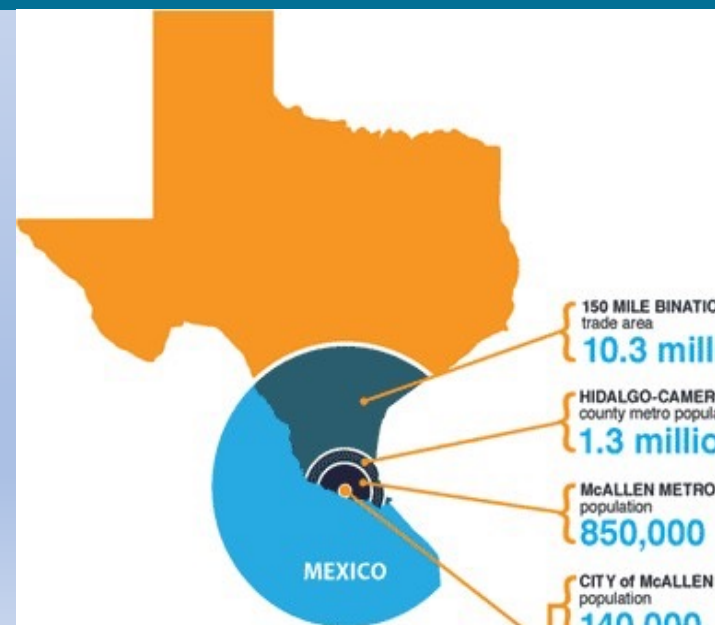
Hidalgo County, Texas Population Growth



Source: <http://worldpopulationreview.com/us-counties/tx/hidalgo-county-population/>



The MSA is home to the McAllen Foreign Trade Zone #12, which houses about 410 companies from 42 countries and facilitated more than \$30 billion in border trade during 2015 (McAllen Foreign Trade Zone Board; most recent data available). La Plaza shopping mall in McAllen, owned by Simon Malls, reports \$400M in annual sales – much of it to cross border shoppers. There is over \$3B in retail sales on an annual basis in the MSA. With its numerous for-profit medical facilities and hospitals, the MSA is the first choice for health care for wealthy Mexicans – among



Fourplex Features:

- *Square feet –*
- *2 bedroom: 915sf, 3 bedroom: 1,115sf*
- *Total: 4,180sf*
- *2 units - 2 Bedrooms, 2 Bathrooms*
- *2 units - 3 Bedrooms, 2 Bathrooms*
- *Decorator designed cabinet, counters, and color pallet*
- *Stove, Microwave, Refrigerator*
- *Laundry - Washer/Dryer included*
- *Covered Parking*

Master Bedrooms include:

- *Walk-in closet*
- *Separate Shower*
- *Three bedroom units have the 2nd, 3rd bedrooms with shared bathroom (guest bathroom)*

With an estimated 7.53% Cap rate this has outstanding potential**
Asking Price: \$535,000.00*

| * ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS | | 1 UNIT (FOR REFERENCE) | |
|--|--|------------------------|---------------------|
| PURCHASE PRICE | | \$ | 535,000.00 |
| DOWN PAYMENT 25% | | \$ | 133,750.00 |
| AMOUNT FINANCED 75% | | \$ | 401,250.00 |
| CLOSING COST ESTIMATE 2%(not including prepaids) | | \$ | 10,700.00 |
| TOTAL CASH INVESTED | | \$ | 144,450.00 |
| INCOME | | 1 FOURPLEX MONTHLY | 1 FOURPLEX ANNUALLY |
| RENT | | \$ 4,795.00 | \$ 57,540.00 |
| 2 bed/2 bath \$1075/\$1175 each/3 bed/2 ba \$1350/\$1195 per door | | | |
| EXPENSES | | 1 FOURPLEX | 1 4PLEX ANNUALLY |
| Est. HOA FEES | | \$ 50.00 | \$ 600.00 |
| Est. HOMEOWNERS INSURANCE | | \$ 166.66 | \$ 1,500.00 |
| Est. PROPERTY TAX | | \$ 916.66 | \$ 10,500.00 |
| Est. Water/Elec/Trash/Yard Service/pest (tenants pay their own electric) | | \$ 389.00 | \$ 4,668.00 |
| TOTAL EXPENSES | | \$ 1,522.32 | \$ 17,268.00 |
| NET OPERATING INCOME | | \$ 3,272.68 | \$ 40,272.00 |
| CAP RATE | | 7.53% | |

**All prices listed on Hycapro.com, Offering Memorandums, Sales Decks, and on Commercial websites or local MLS always represent an estimated sale price for these properties (AKA: Owner/sellers asking price). It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.*

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**** All estimates and projections are Pro Forma projections for YEAR 1 only, actual results may be more or less favorable than the projections. In future years, rents and expenses may be higher or lower than the estimates shown here in. Availability and pricing subject to change at any time, without notice. There is no Guaranty of Any return Or cap rate. Buyers assume all risks and rewards of property ownership. Not intended as a solicitation in jurisdictions where prior registration is required. Equal opportunity housing. Not responsible for errors, buyers to verify all figures prior to purchase. Information and calculations are deemed reliable but not guaranteed. There is no obligation to use the current property management company. Prices are set by the seller and may change without notice.**

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For more information contact Janet Clement: 956-520-2318

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- Real estate is a really big deal for any of us –
- Always seek the advice of your CPA, attorney, Licensed appraiser, and a licensed real estate inspector



- *Presented by:*
- *Hycapro Real Estate Team –*
 - *Proudly a part of Spirit Real Estate Group - Broker Lic # 9003398*
- **Contact JANET CLEMENT 956-520-2318**
 - Janet is a Texas real estate sales agent Lic # 756801
- or email: janet@hycapro.com

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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.

11-2-2015



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.

| | | | |
|--|-------------|--------------------|----------------|
| Spirit Real Estate Group, LLC | 9003398 | spirit@gmail.com | (214) 396-3888 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Bryan Keith Bjerke | 562021 | spirit@gmail.com | (214) 396-3888 |
| Designated Broker of Firm | License No. | Email | Phone |
| Bryan Keith Bjerke | 562021 | spirit@gmail.com | (214) 396-3888 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Janet Anne Clement | 756801 | janet@hycappro.com | (956) 520-2318 |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| | | | |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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