

2709, 2713 & 2800
N 30TH STREET
MCALLEN TX 78501

18-Unit Multifamily Property



PHONE
9956-221-0204



WEBSITE
www.aurorarealtyrgv.com



ADDRESS
2109 S 10th Street unit 80 Mcallen Tx



Property Summary

2709 N 30th St | McAllen TX



Asking Price: \$1,250,000

Price per unit: \$69,444

Property Taxes: \$22,796 (2025)

Total units: 18 total

Unit mix: All 1 bed / 1 bath

Building size: 11,700 SF

Avg unit size: 650 SF

Year Built: 1984 (est.)

Number of buildings: 6 total building

Excellent value-add investment opportunity in the heart of McAllen, TX. This 18-unit multifamily property consists of six, 3-plex buildings and is currently cash-flowing with all appliances included, making it a turnkey asset. With minimal improvements, investors can unlock higher rental rates and increased returns, enhancing an already strong income stream with gross annual income potential to exceed \$156,000. All units are 1 bed / 1 bath and range from 625 – 700 square feet. Situated on corner lots with 18+ parking spaces, the property is centrally located near schools, businesses, and major commercial corridors. Ideal for investors seeking strong cash flow with upside potential. Approximately 50% of units have already been renovated.

Additional Photos

2709 N 30th St | McAllen TX



2709, 2713 & 2800
 N 30TH STREET
 MCALLEN TX 78501

Financials | Proforma Income and Expenses



		Gross Rent	Gross Rent
		Fully Occupied	at Market Rate
Total Size (SF)	Avg SF		
11,700.00	650		
Total Units	18		
Gross Income(monthly)		\$11,945.00	\$13,050.00
Total Income (annual)		\$143,340.00	\$156,600.00
<u>Expenses:</u>			
Property Taxes (2025)		\$22,796.00	\$22,796.00
Insurance (actual)		\$12,262.00	\$12,262.00
Water/Sewer/Trash (actual)		\$6,568.00	\$6,568.00
Landscaping (actual 2025)		\$5,412.00	\$5,412.00
Pest Control (actual 2025)		\$1,392.00	\$1,392.00
Management (5% of gross)		\$7,167.00	\$7,830.00
Maint/Repairs - Estimated		\$5,000.00	\$5,000.00
Total Expenses		\$60,597.00	\$61,260.00
Expense Ratio %		42%	39%
NOI		\$82,743.00	\$95,340.00
ASKING PRICE:		\$1,250,000.00	\$1,250,000.00
Price Per Unit:		\$69,444.44	\$69,444.44
Price Per SF:		\$106.84	\$106.84
CAP Rate at Asking:		6.62%	7.63%
GRM:		8.72	7.98

2709, 2713 & 2800
N 30TH STREET
MCALLEN TX 78501

18-Unit Multifamily Property

Meet Our Team



AURORA R TREVINO
Aurora@aurorarealtyrgv.com
Texas License 713148

Get In Touch



PHONE
(956) 221-0204



WEBSITE
www.aurorarealtyrgv.com



ADDRESS
2109 S 10th street Mcallen Tx