



32-Unit Multi-Family Investment Offering Memorandum



Shaddai Apartments

5007 E US Highway 83, Rio Grande City, TX 78582

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Ursa Real Estate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. Interested buyers should be aware that the Seller is selling the Property "AS IS" **CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Investment Summary



Executive Overview

This 32-unit multi-family property, located on the north side of US Highway 83, presents an amazing opportunity to acquire a stabilized asset in a rapidly growing South Texas market.

The property consists of five buildings situated on approximately 1.72 acres. Recent major renovations include new roofs (2021), new A/C units (all but two replaced), a new concrete parking lot, and refurbished appliances in 29 of the 32 units.



\$158,739
NOI



\$1,650,000
PRICE



9.62%
CAP RATE

Property Address: 5007 E US Highway 83, Rio Grande City, TX 78582

Number of Units: 32

Price: \$1,650,000

Current NOI: \$158,739

Year Built: 2005 (Major renovations 2021-2023)

Building Size: 26,770 Living SqFt

Lot Size: 1.73 Acres

Asset Highlights

- New roof installed in 2021.
- 30 of 32 A/C units replaced in the last 3 years.
- Parking lot fully upgraded to concrete.
- Interior renovations (paint, flooring, and appliances) completed in 29 units.
- Individual electric and water meters for all 32 units.

Local Demographics

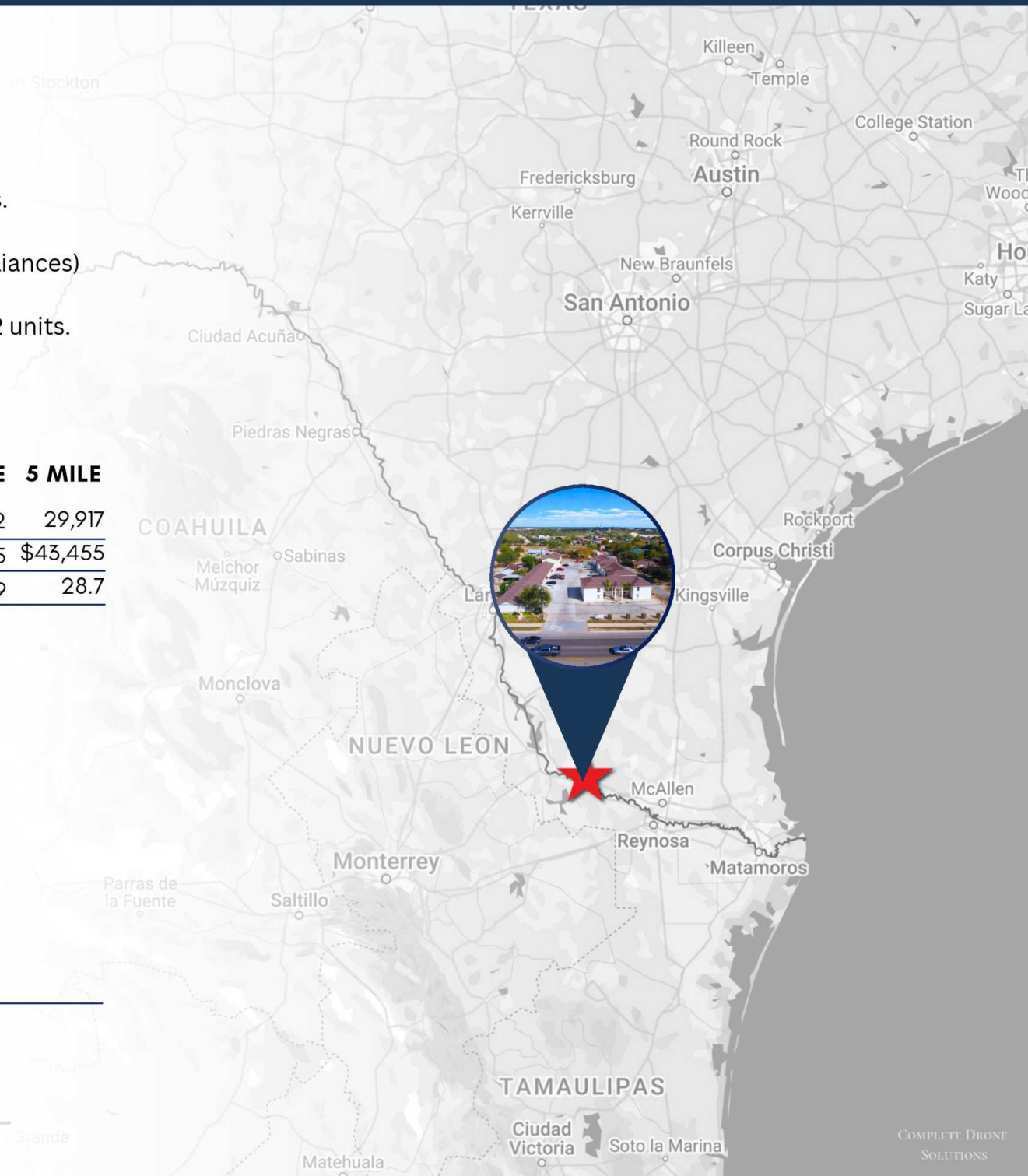
	1 MILE	3 MILE	5 MILE
2023 Population	11,138	19,912	29,917
2023 Median Income	\$44,455	\$45,085	\$43,455
2023 Median Age	27.2	28.9	28.7

Area Retailers / POIs



Traffic Counts

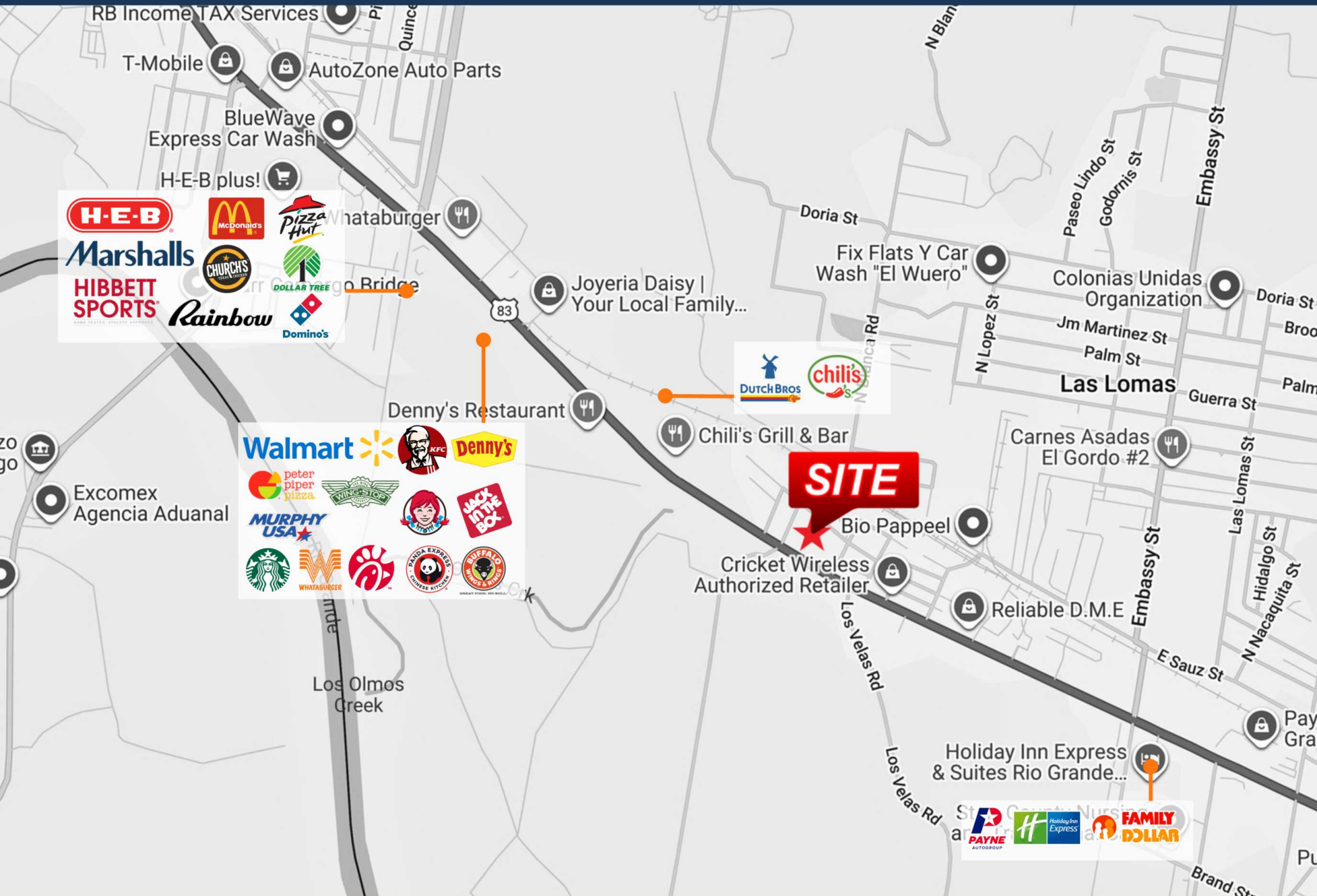
Highway 83 : 31,615 Cars Per Day





Trade Map

5007 E US Highway 83, Rio Grande City, TX 78582





Financial Overview

Financial Summary

Operating Data

Total Annual Rental Income:	\$232,080
Total Annual Operating Expenses:	\$73,341

Expense Summary

Property Tax (2024)	\$30,772
Water:	\$6,000
Electricity:	\$5,700
Insurance:	\$22,469
Maintenance/Yard:	\$8,400
Total Annual Operating Expenses:	\$73,341

Net Operating Income

Gross Effective Income:	\$232,080
Total Expenses:	\$73,341
Net Operating Income:	\$158,739



URSA REAL ESTATE

EL SHADDAI CHS, LLC

INVESTMENT PERFORMANCE SUMMARY • RIO GRANDE CITY, TX

TOTAL UNITS	ANNUAL GROSS INCOME	ANNUAL EXPENSES	NET OPERATING INCOME
32	\$232,080	\$73,341	\$158,739

ANNUAL REVENUE BREAKDOWN

Rent Tier	Unit Count	Annual Total
\$600 Monthly Units	13	\$93,600
\$650 Monthly Units	6	\$46,800
\$550 Monthly Units	7	\$46,200
Miscellaneous Tiers (\$400 - \$900)	6	\$38,950
Laundry Revenue	--	\$6,530
GROSS OPERATING INCOME	32	\$232,080

Portfolio Stability: The asset benefits from a diversified income stream consisting of standard residential leases and six (6) units supported by Section 8 voucher contracts. All standard leases are currently Month-to-Month, allowing for immediate management flexibility.

OPERATING EXPENSES

Real Estate Taxes (2024)	\$30,772
Insurance Premium	\$22,469
Water Utilities	\$6,000
Electricity Utilities	\$5,700
Maintenance Labor	\$3,600
Repairs & Supplies	\$2,400
Landscaping / Yard	\$2,400
Total Operating Expenses	\$73,341

EXPENSE VS INCOME RATIO

31.6% EXPENSE	68.4% NOI
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Area Overview

Rio Grande Valley Profile

South Texas

- The Rio Grande Valley includes the counties of Hidalgo, Starr, Cameron and Willacy. The four-county area that comprises the Rio Grande Valley has a larger population than South Dakota, Delaware, North Dakota, Vermont, Alaska and Wyoming. The Rio Grande Valley is almost twice the size of Delaware and four times the size of Rhode Island. The area is located at the intersection of IH-2 and IH-69C and lies 230 miles to the south of San Antonio, Texas, 110 miles to the southeast of Laredo, Texas, and 150 miles to the southwest of Corpus Christi, Texas.
- The McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) encompasses 1,571 square miles (essentially the entire county of Hidalgo) and has a 2022 population density of 565.48 residents per square mile. Hidalgo County includes the cities of McAllen, Edinburg, Mission, Pharr, San Juan, Weslaco, Donna, Mercedes and Alamo a, as well as thirteen smaller cities and rural areas.
- Starr County and Rio Grande City are perfectly positioned to capture this regional momentum. As the county's primary economic engine and cultural heart, Rio Grande City bridges the gap between the rapid metropolitan expansion of the McAllen-Edinburg-Mission MSA and the essential international trade corridors to Mexico.



Rio Grande City Overview

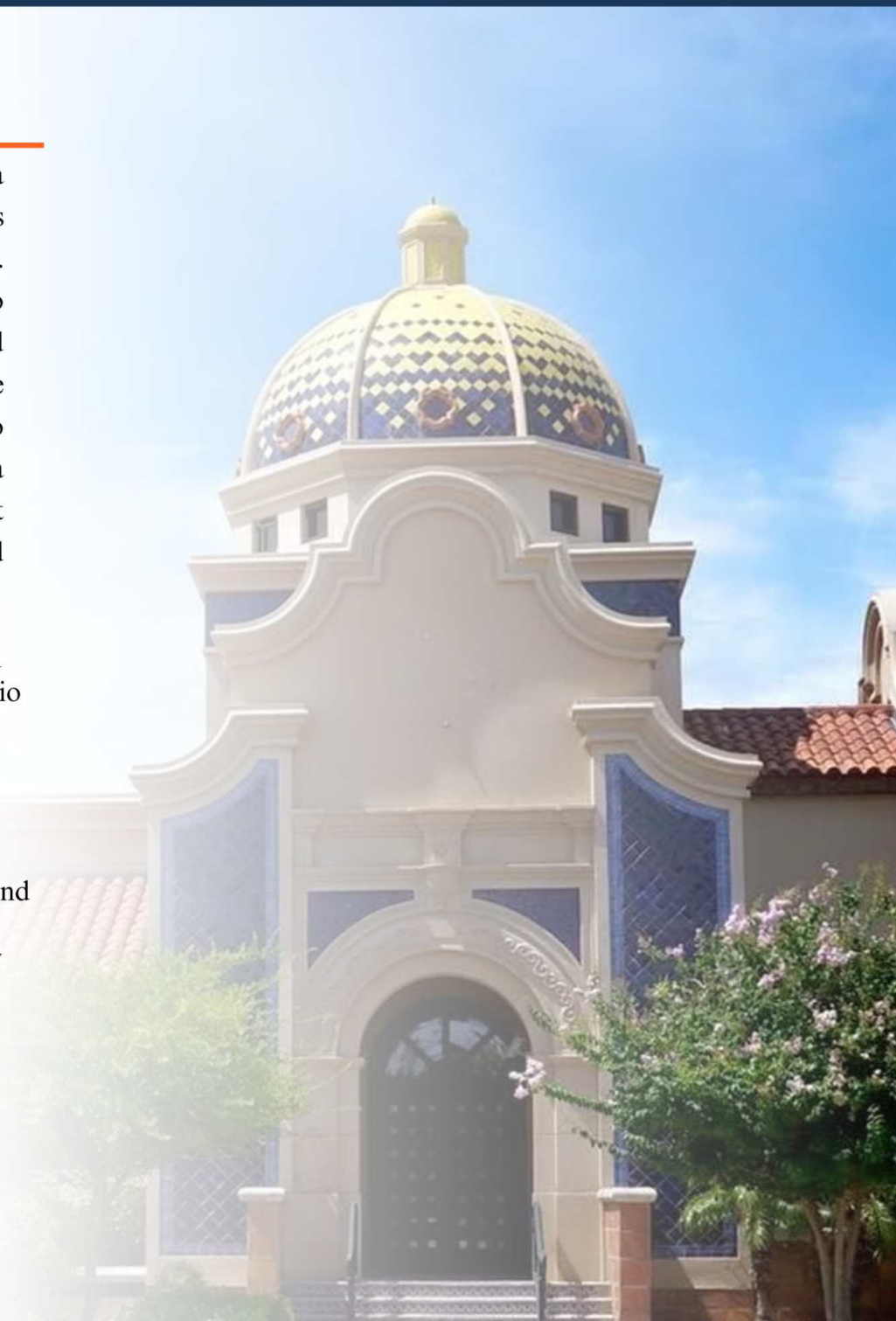
The Economic Engine of Starr County Rio Grande City, Texas, is a growing community of approximately 15,258 inhabitants, serving as the vital county seat and primary commercial hub for Starr County. This unique location is anchored by the Rio Grande City–Camargo International Bridge, which has ushered in significant residential and commercial development. Centered around US Highway 83, the primary thoroughfare connecting the Western and Eastern Rio Grande Valley, the city offers residents a high-quality lifestyle with a short commute to major regional retailers like the nearby Walmart Supercenter and essential employment drivers in the healthcare and educational sectors.

The Hub of Starr County Rio Grande City serves as the county seat and primary commercial hub for Starr County. Located along the historic Rio Grande River, the city bridges the gap between the major metropolitan growth of McAllen (41 miles east) and the international trade routes to Mexico via the Rio Grande City–Camargo International Bridge.

Strategic Trade & Logistics The city's economy is historically rooted in trade and agriculture but has rapidly diversified into retail, healthcare, and logistics. Its position on US Highway 83—the main artery of the Rio Grande Valley—ensures a constant flow of commerce and high visibility for residents and businesses alike.

Why Invest in Rio Grande City?

- Explosive Population & Demand
- Economic Stability & Employment Drivers
- Value-Add Opportunity & High Yield



Grand Commerce Square

Grand Commerce Square in Rio Grande City is a new retail development located at the NEC Redwood St & Hwy 83, Rio Grande City, TX 78582. The center is currently in the development phase, with several national retailers having recently signed lease agreements.

Current Development Status

The project, which is part of the larger St. Ives Plaza development, is a mixed-use property that will eventually include retail, commercial, restaurant chains, lodging, and office space. As of late 2025, several retail spaces are available for lease, and construction is expected to be completed in 2027.

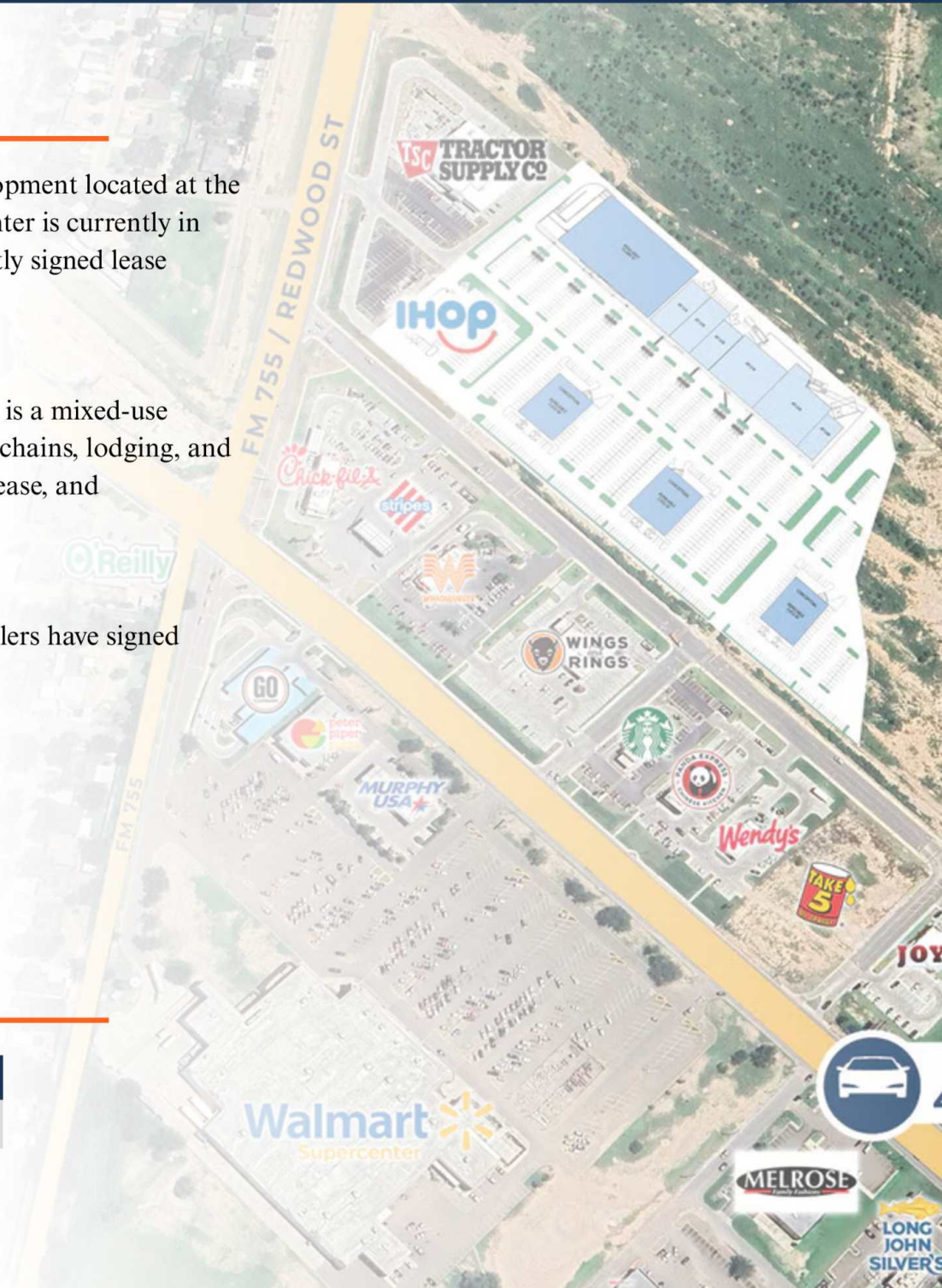
Committed Retailers

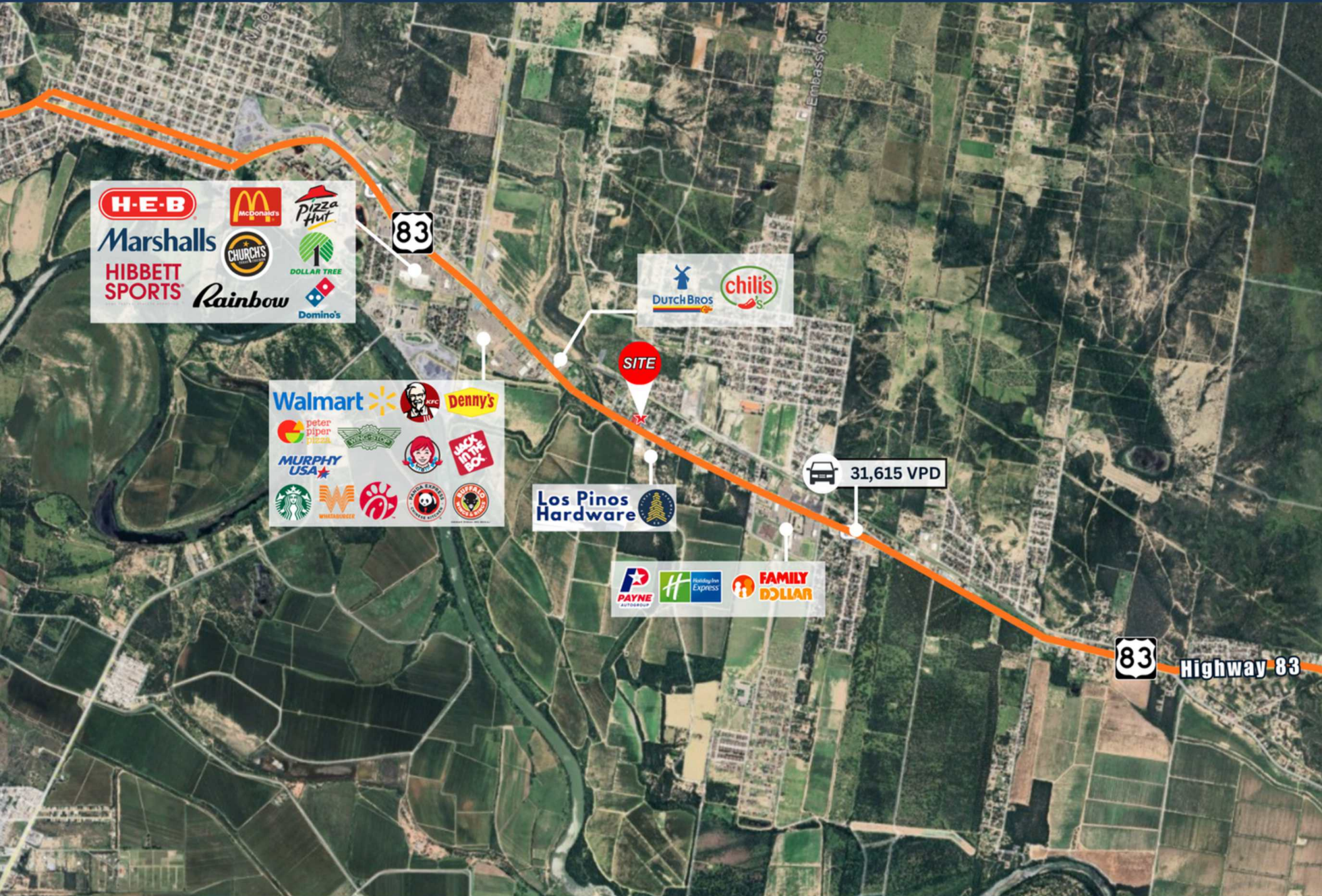
While the development is not yet open, several major national retailers have signed agreements to open stores in the new center:

- Burlington
- Ulta
- Five Below
- Rack Room Shoes
- DD's Discounts

City Snapshot

City Population	City Median Income	City Median Age
15,258	\$41,369	28.5 Years





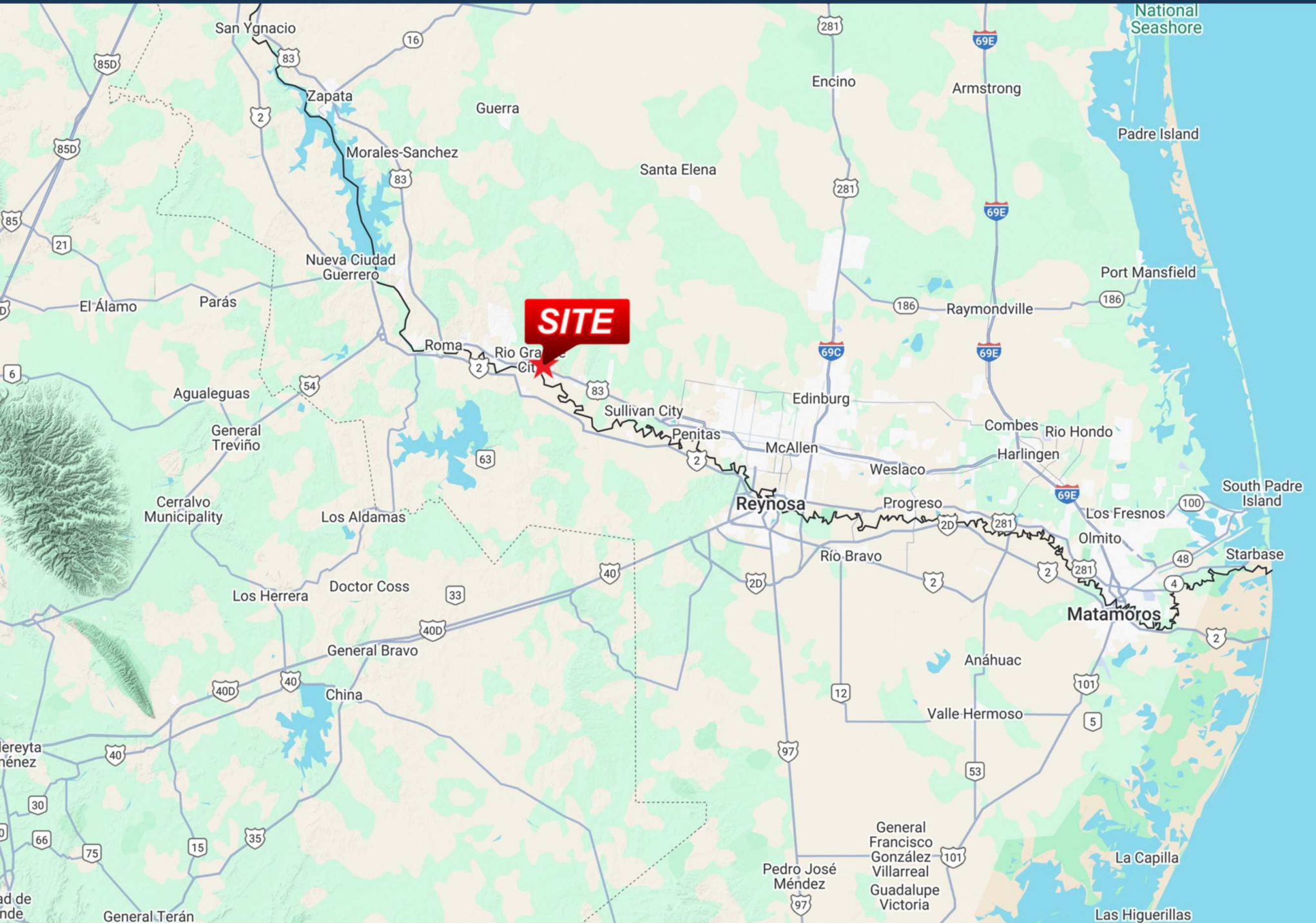
Area Map

5007 E US Highway 83, Rio Grande City, TX 78582



Location Map

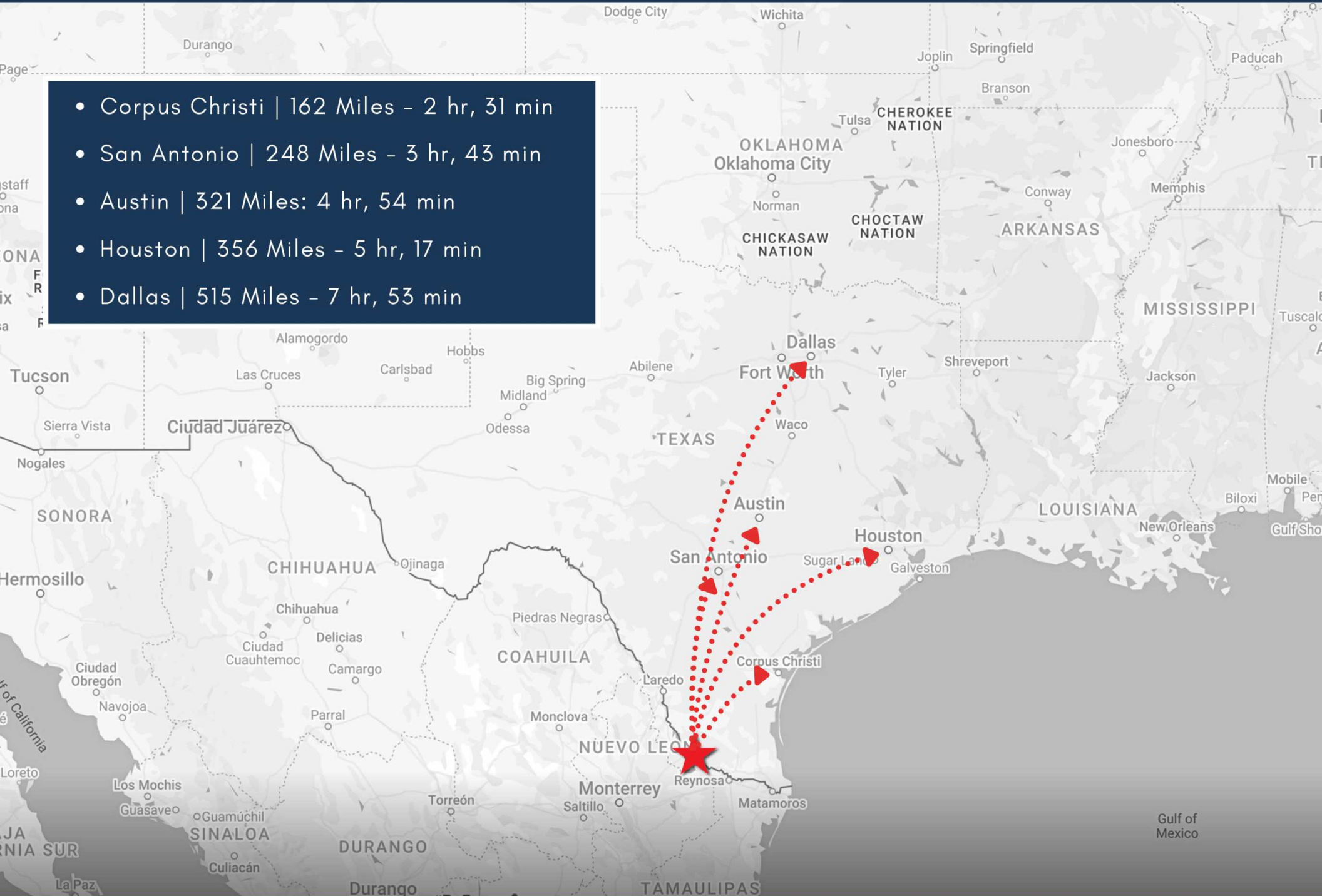
5007 E US Highway 83, Rio Grande City, TX 78582



Proximity Map

5007 E US Highway 83, Rio Grande City, TX 78582

- Corpus Christi | 162 Miles - 2 hr, 31 min
- San Antonio | 248 Miles - 3 hr, 43 min
- Austin | 321 Miles: 4 hr, 54 min
- Houston | 356 Miles - 5 hr, 17 min
- Dallas | 515 Miles - 7 hr, 53 min





Property Photos

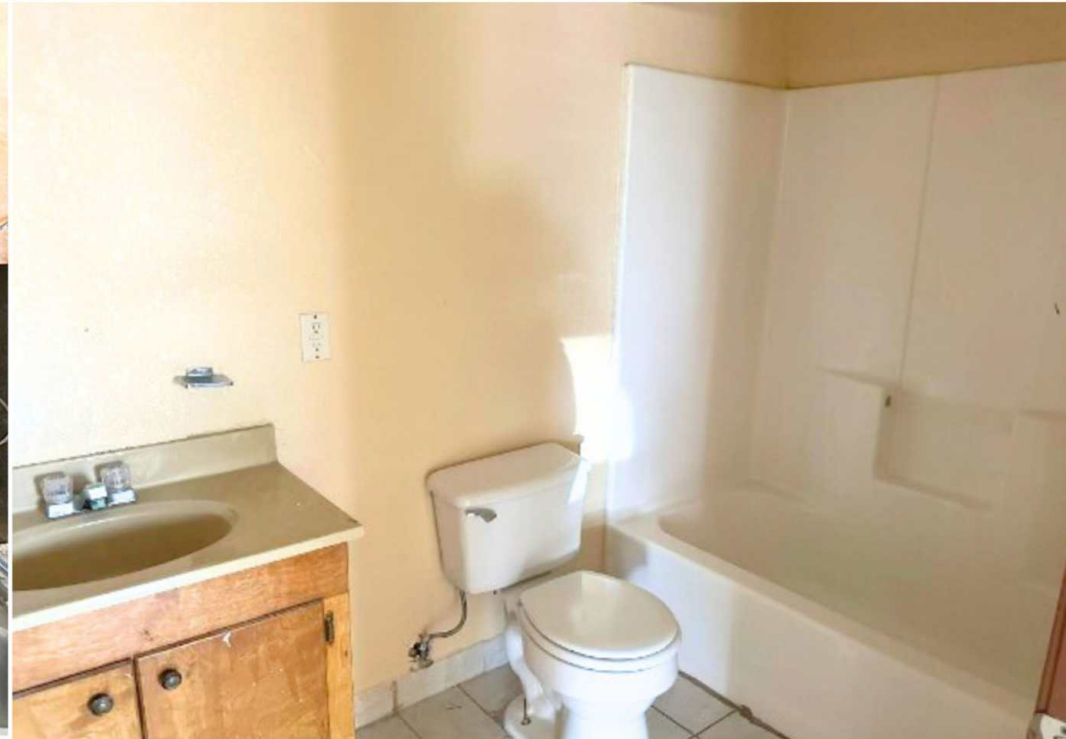












Site Aerial

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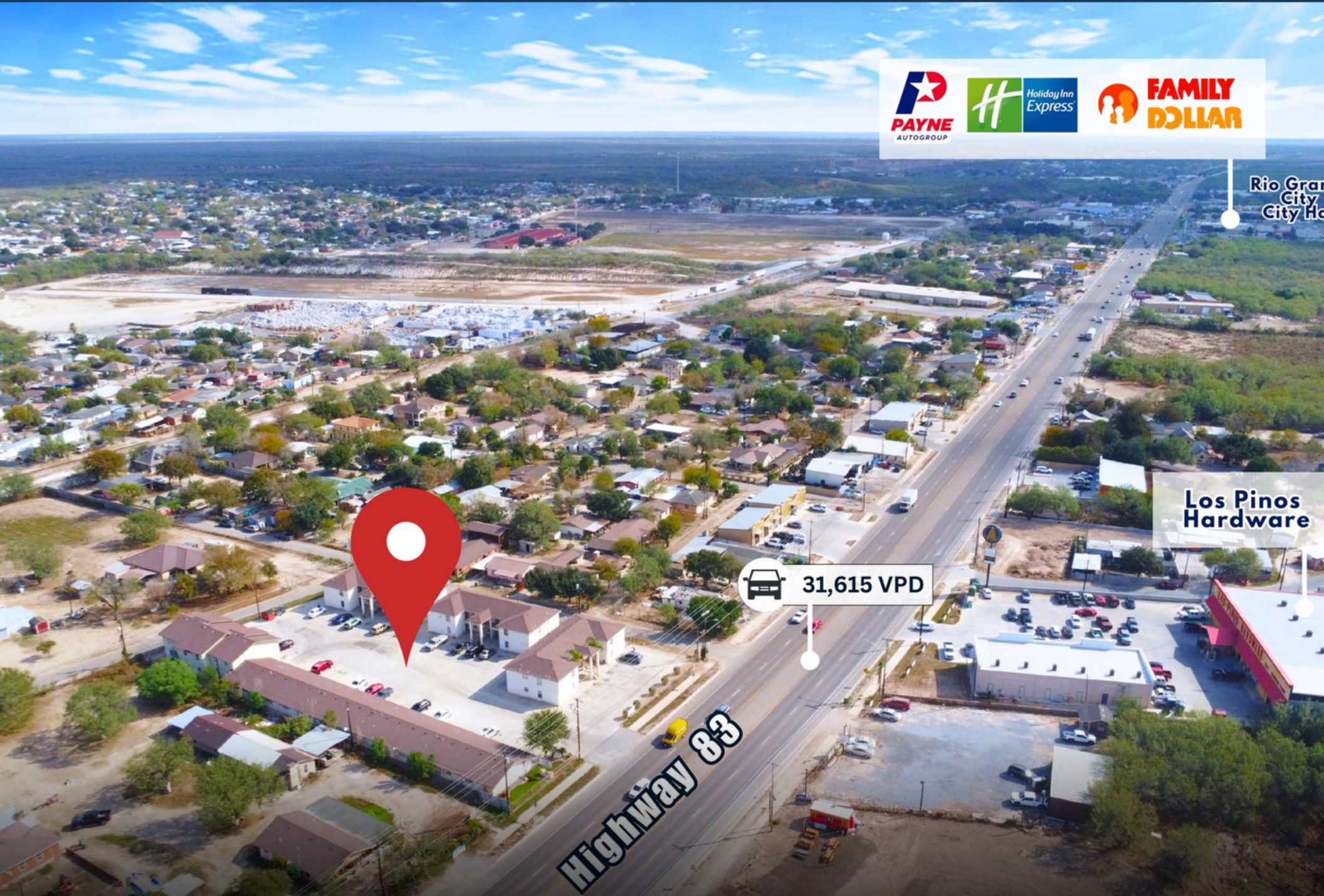




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