

Villas on Canton

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HyCapPro Real Estate Team - Contact: JANET CLEMENT - Phone: 956-520-2318

- Proudly a part of Spirit Real Estate Group, LLC - a Texas brokerage, License 9003398

A beautiful Fourplex offering in Edinburg, Texas

*Exclusively listed by Janet Clement and- HyCapPro Real Estate Team
- Proudly a part of Spirit Real Estate Group, LLC
- a Texas brokerage, License 9003398*

Villas on Canton is a gated community with Modern, Trendsetting, Beautiful Fourplexes



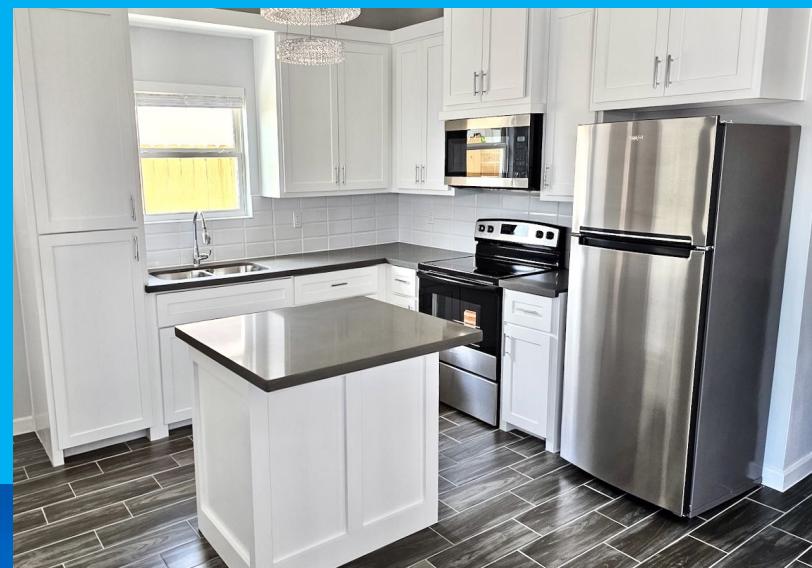
Enhance your investment Portfolio

Welcome to:

~ New

~Fashionable

~Stylish



2 Beautiful Fourplexes available in a master planned community

Gated Community



- *Outstanding Location*
- *Minutes from Medical, Professional, Schools*

Designed for for your tenants

- Built to look good for generations



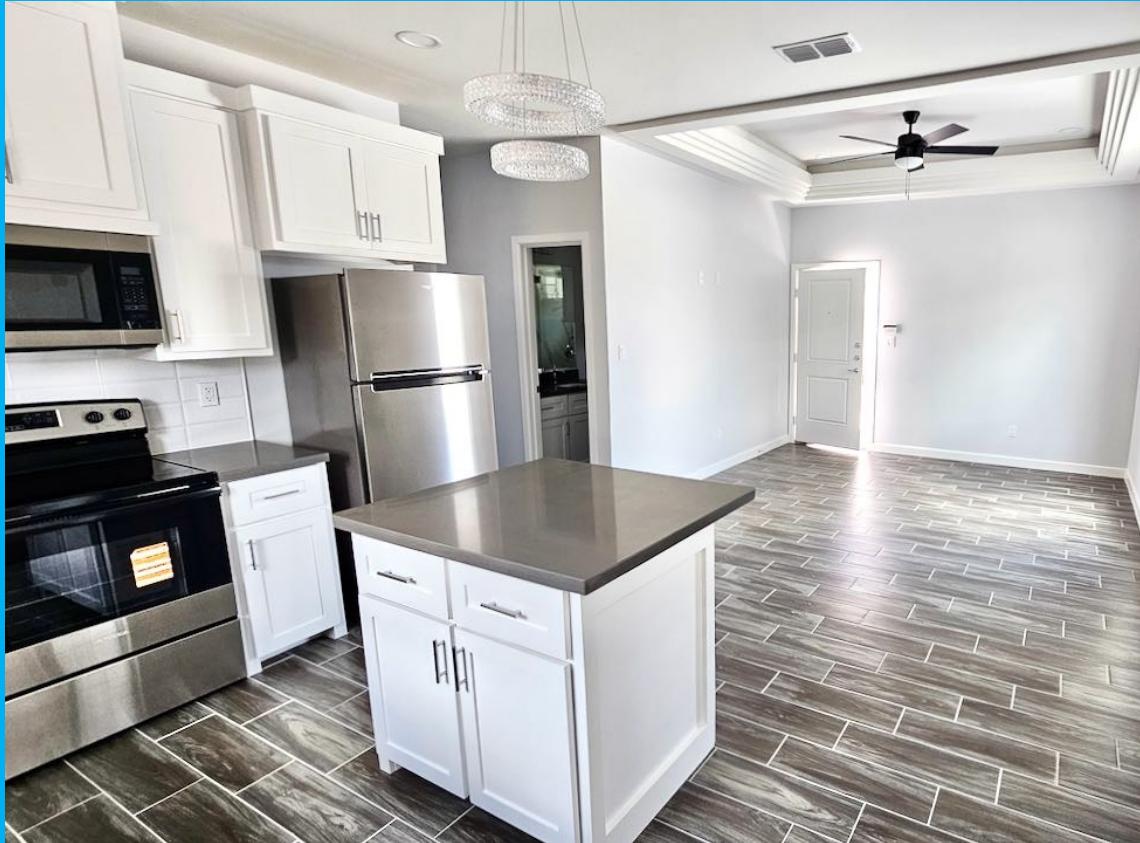
Kitchen - a Modern and functional layout:

Bright beautiful cabinets

Stainless Steel Kitchen appliances



Kitchen Shows the very thoughtful use of space and great lighting!



*Outstanding flow from Kitchen
to the Urban – Open plan living area*





Designer features – Thick Quartz and great cabinets!

Laundry –

To be able to move right in and relax knowing even the washer and dryer are new, is like a gift from you to your new tenants!

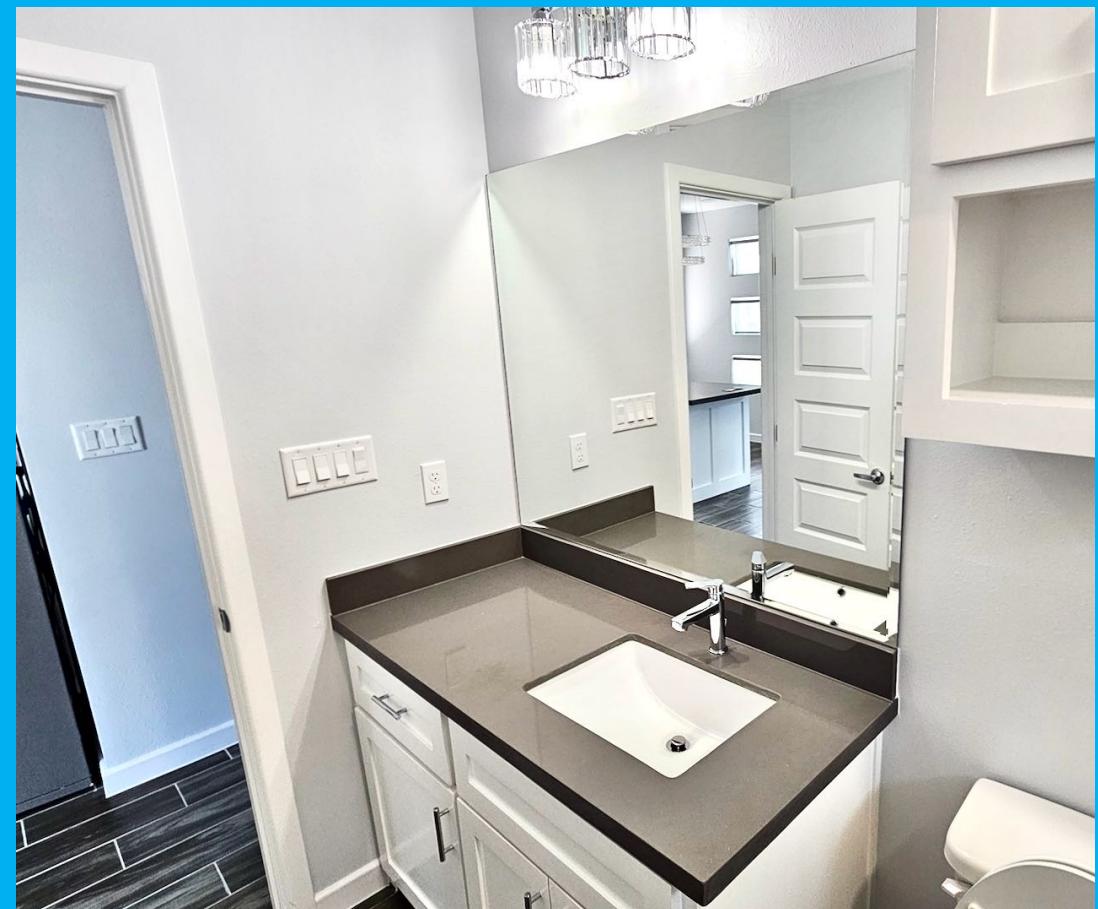


First Bathroom Off Hallway:

- *Guest/2nd Bathroom-Beautiful Tile*



Exceeding Expectations!!



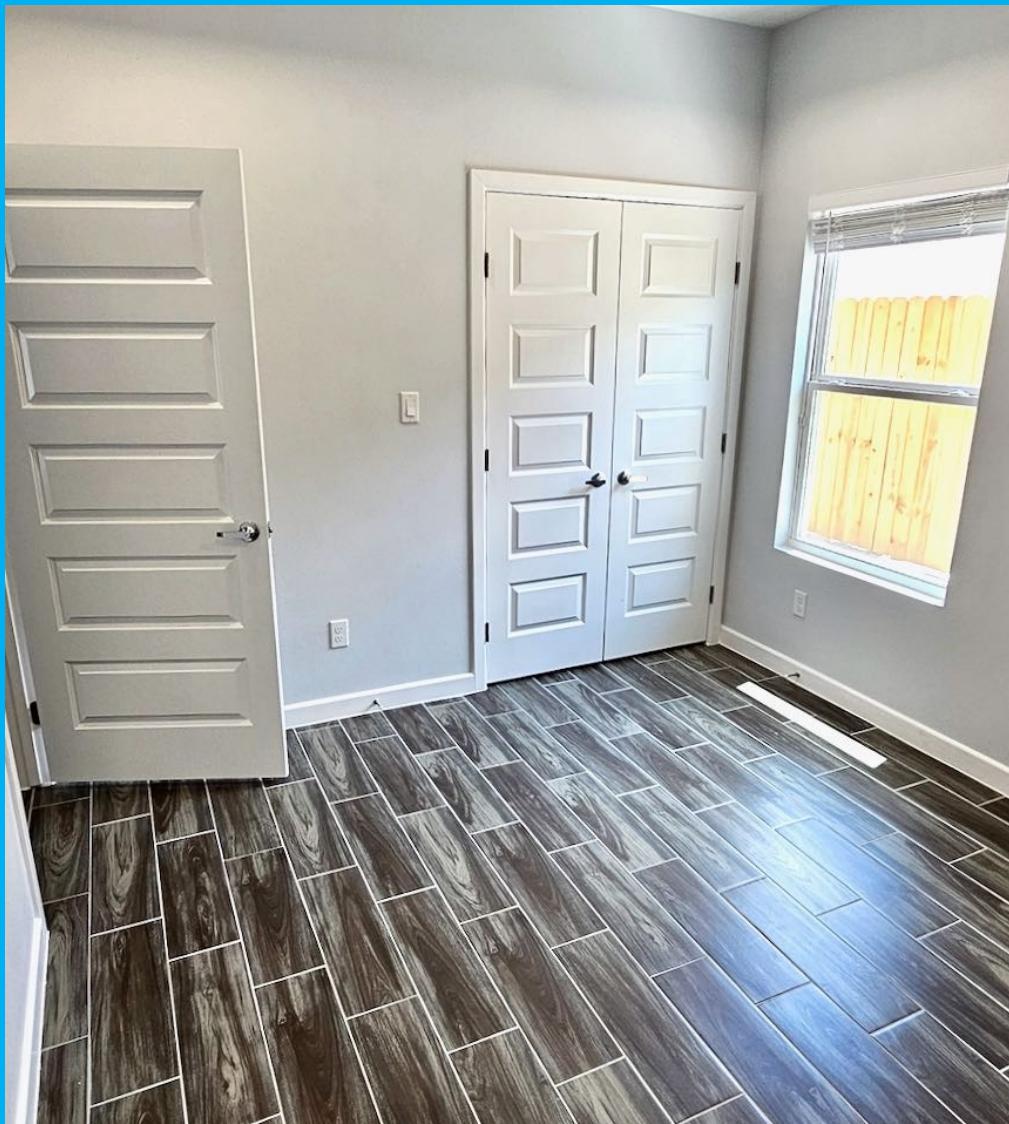
First bedroom:

- *Overhead LED Lighting*
- *Ceiling Fan*
- *and Large Closets*



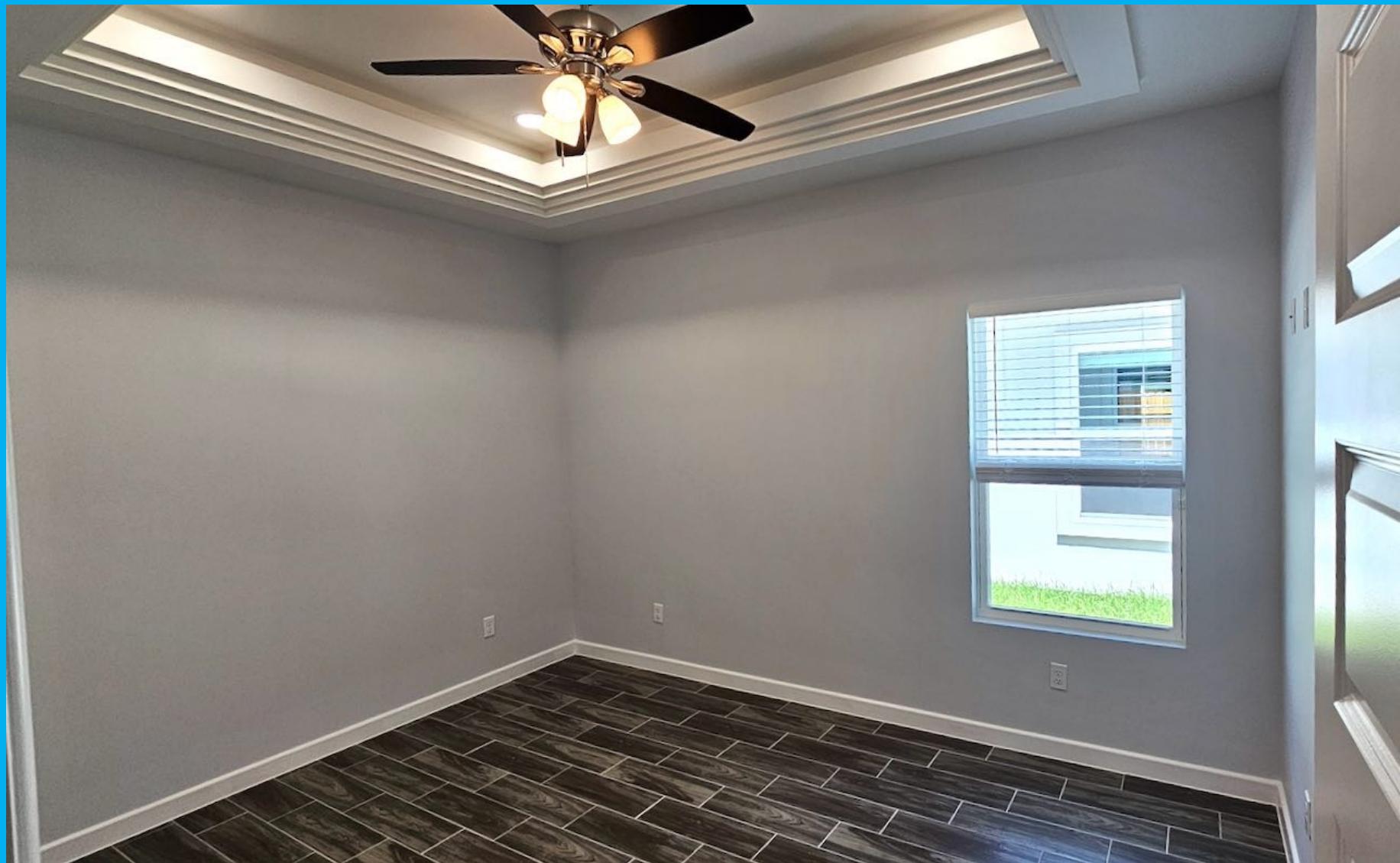
Second bedroom

- *Each bedroom is spacious*



Master Bedroom

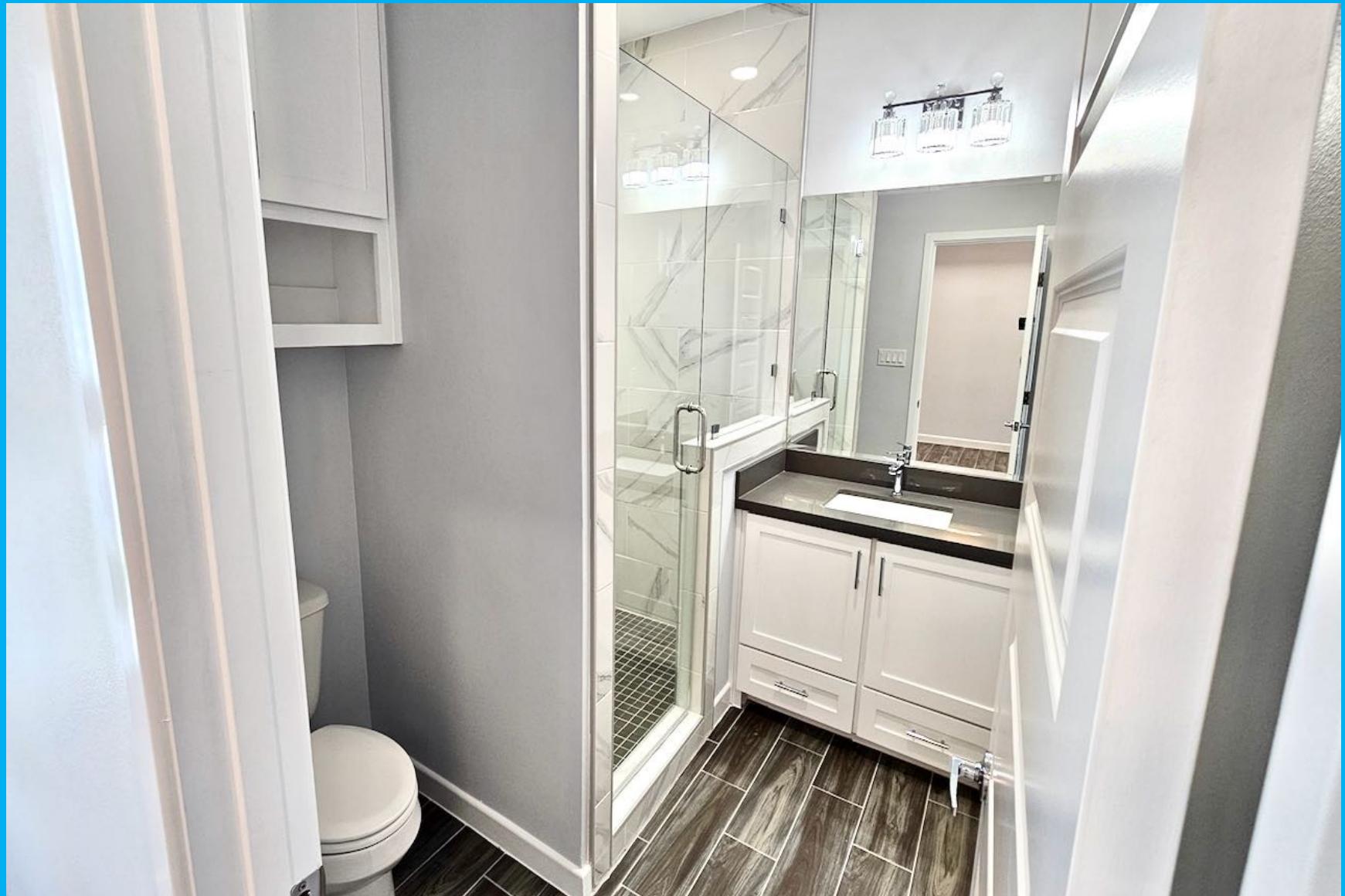
- *With Private (Ensuite) with shower*
- *Walk-in Closet*

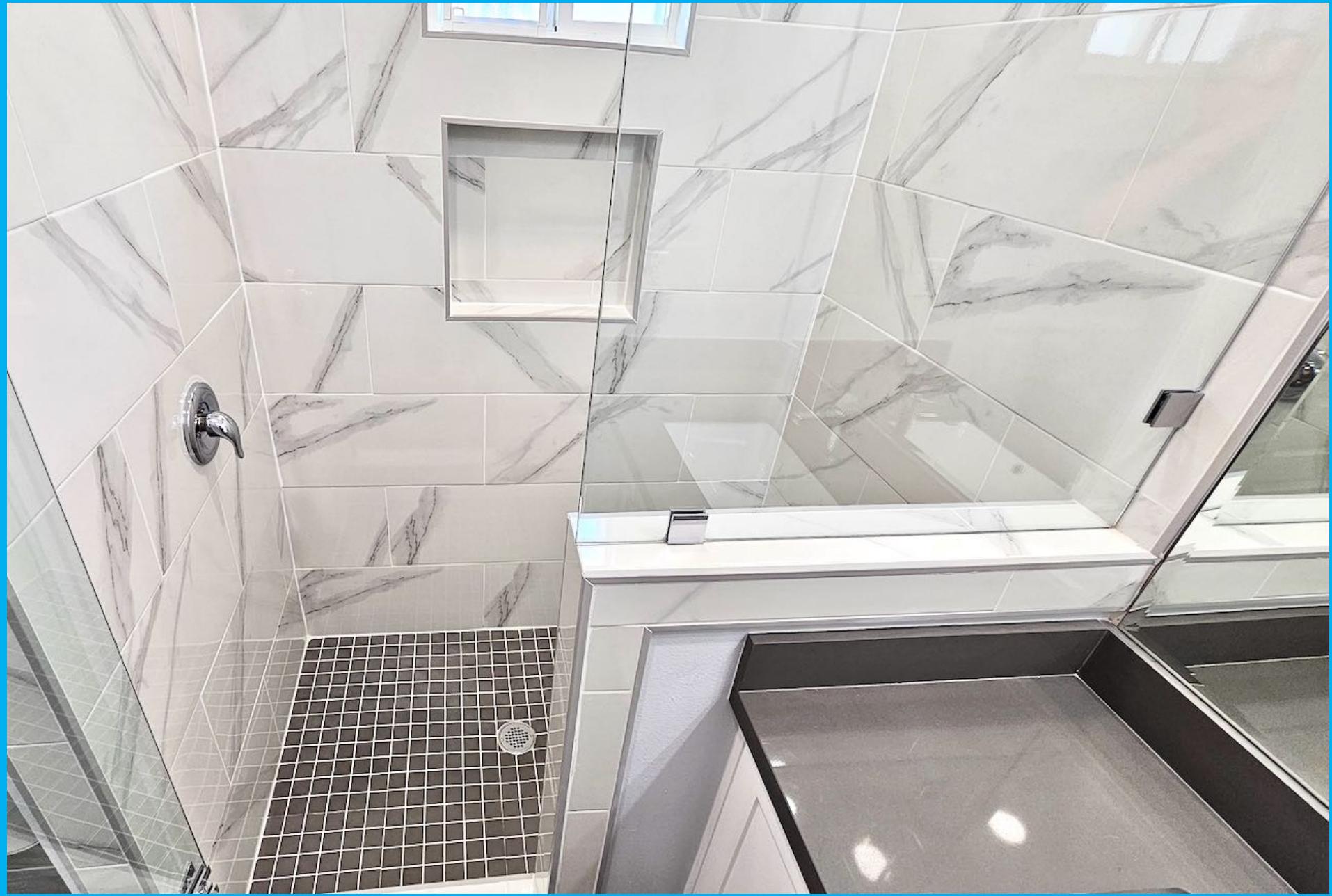


*The Large private Master Walkin Closet
-features Bright LED lighting*



Custom Home Quality Master bathroom!





*Side Yard accessed from Kitchen – LOW maint.
Fully fenced and concrete area*



Side yard, cont...



Two Brand New fourplexes being offered - Feature:

- Each Fourplex:
 - 3 - Bedroom/2 Bath units,
- Each Fourplex is 4,422 Sq. Ft. Total
- 1,105 Sq. Ft. per unit
- Rents: \$1,350.00 monthly - Tenants pay their own Electric

~ *Your Tenants WILL NOTICE the Quality* ~

~ *Each unit has 2 Covered Parking Spaces!*

1 Fourplex Asking price: \$560,000.00*

1 or 2 Brand New Fourplexes available!

*All prices listed on Hycapro.com, and in all communications, offering memorandums, Sales Decks, etc. 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.

- 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

Pricing proforma estimates - 8.29% CAP Rate*

* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS		1 UNIT (FOR REFERENCE)	
PURCHASE PRICE		\$	560,000.00
DOWN PAYMENT 25%		\$	140,000.00
AMOUNT FINANCED 75%		\$	420,000.00
CLOSING COST ESTIMATE 2%(not including prepaids)		\$	11,200.00
TOTAL CASH INVESTED		\$	151,200.00
INCOME		1 FOURLEX	1 FOURPLEX
		MONTHLY	ANUALLY
RENT		\$	5,400.00
3 bed/2 ba \$1350 per door		\$	64,800.00
EXPENSES		1 FOURPLEX	1 4PLEX ANNUALLY
Est. HOA FEES		\$	100.00
Est. HOMEOWNERS INSURANCE		\$	166.66
Est. PROPERTY TAX		\$	833.33
Est. Water/Elec/Trash/Yard Service/pest (Common area only-tenants pay their own elec)		\$	389.00
TOTAL EXPENSES		\$	1,488.99
NET OPERATING INCOME		\$	3,911.01
CAP RATE			8.29%

Please see the following disclaimer and disclosure page 37**

Edinburg – what to know

If you like the product, but don't know the area, please read on:

Do you know the Edinburg, McAllen, Mission, Pharr, Alamo MSA?

*If you already know the area, you've purchased here before, or done
Your homework already, Feel free to skip ahead to Janet's contact information.*

*However, if you are just starting your research, or buyers' homework
Look at the next pages.*

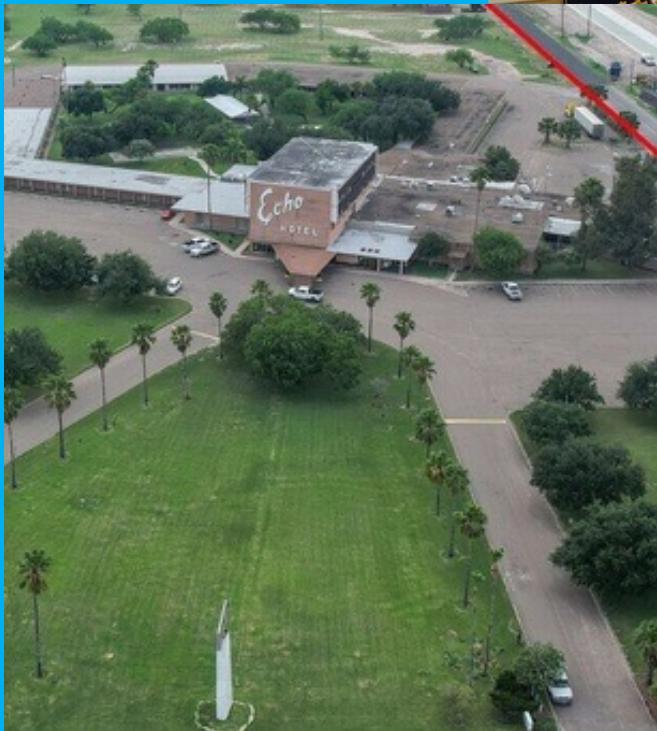
*Business Banking Centers, World Class Hospitals, training in every specialty such
as Heart Medicine and Children's medical specialties abound.*

Do you know Edinburg, and the Rio Grande Valley?

- Businesses are finding the *Rio Grande Valley*
- *Software Company ZOHO buys Hotel, and 1,000 Acres for more!!*
 - *(This means great jobs coming to the RGV)*
- Prices are still reasonable, with room to grow
- *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

ZOHO Software Corp. buys a Huge Hotel property - becomes a software Office Campus!

The city of Edinburg announced 04-25-2025 that the Zoho Corporation has purchased the historic Echo Hotel.



According to a news release from EEDC, the Austin software company finalized the purchase of the hotel on April 10 with plans to redevelop the property into a state-of-the-art office campus.

Zoho plans to expand its operations to the Rio Grande Valley in Edinburg

What brings families as tenants to Edinburg, and Villas on Canton?



Education

All Edinburg Schools aim for the best in Education!
Added to that are IDEA Charter Public Schools – Any Student can apply!



*Yes, you read
It correctly,
College prep
In Middle
School!!*

College Prep (Middle School)							
Grade	ELA	Math	Social Studies	Science	Physical Education & Spanish	Individualized Learning	Special Populations (Special Education/CSI/504/EL)
6th	Advanced English Language Arts: Wit & Wisdom	Advanced 6th Math - Algebra 1: Math Curriculum Redesigned (MCR)	Advanced World Cultures (Spring Semester): IDEA Social Studies	Advanced 6th Grade Hybrid Science (Fall Semester): IDEA Science	PE: SPARK Family MS 6-7th Interactive Health Technology (IHT) Health: Glencoe Teen Health	AR: Renaissance Accelerated Reader (AR) Hotspot: Imagine Math, Typing.com	EL- Imagine Learning, DISE, Rosetta Stone 504-Accommodations, Special Education-DI Decoding A&B, Accommodations, Content Mastery, Resource, Attainment for RISE, for RISE students 8th grade Alt Science, Social Studies, Math, Reading with Attainment
7th	Advanced English Language Arts: Wit & Wisdom	Advanced 6th Math - Algebra 1: Math Curriculum Redesigned (MCR)	Advanced Texas History (Fall Semester): IDEA Social Studies	Advanced 7th Grade Hybrid Science (Spring Semester): IDEA Science	PE: SPARK Family MS 6-7th Interactive Health Technology (IHT) Health: Glencoe Teen Health	AR: Renaissance Accelerated Reader (AR) Hotspot: Imagine Math, Typing.com	EL- Imagine Learning, DISE, Rosetta Stone 504-Accommodations, Special Education-DI Decoding A&B, Accommodations, Content Mastery, Resource, Attainment for RISE, for RISE students 8th grade Alt Science, Social Studies, Math, Reading with Attainment

STUDENT EQUIPMENT

IDEA leverages technology access to enhance learning, reduce barriers to learning beyond the classroom, and help students build the skills needed for success in a technology-driven world. Each IDEA scholar receives age-appropriate technology to support the seamless delivery of high-quality instruction.



GRADES

Kinder - 2nd

Daily classroom access to
Chromebook or similar
device



GRADES

3rd - 8th

Chromebook 2-in-1
or similar device.



GRADES

9th - 12th

Windows Laptop
or similar device.

Source:

<https://ideapublicschools.org/>



What attracts long term tenants to this area?

Quality of Life

*Parents
Move
And
Stay
Here
For the
Great
Schools!*

Living in Edinburg, McAllen, Pharr, Mission, all Close by brings a great variety of family friendly, and adult options like great restaurants just a few miles in almost any direction!

Edinburg offers a variety of incentives and grants to help businesses prosper

When business prospers, employment opportunities grow too!



South Padre Island Just over an hour away
world-famous beaches

Golf, parks, trails, and family friendly!

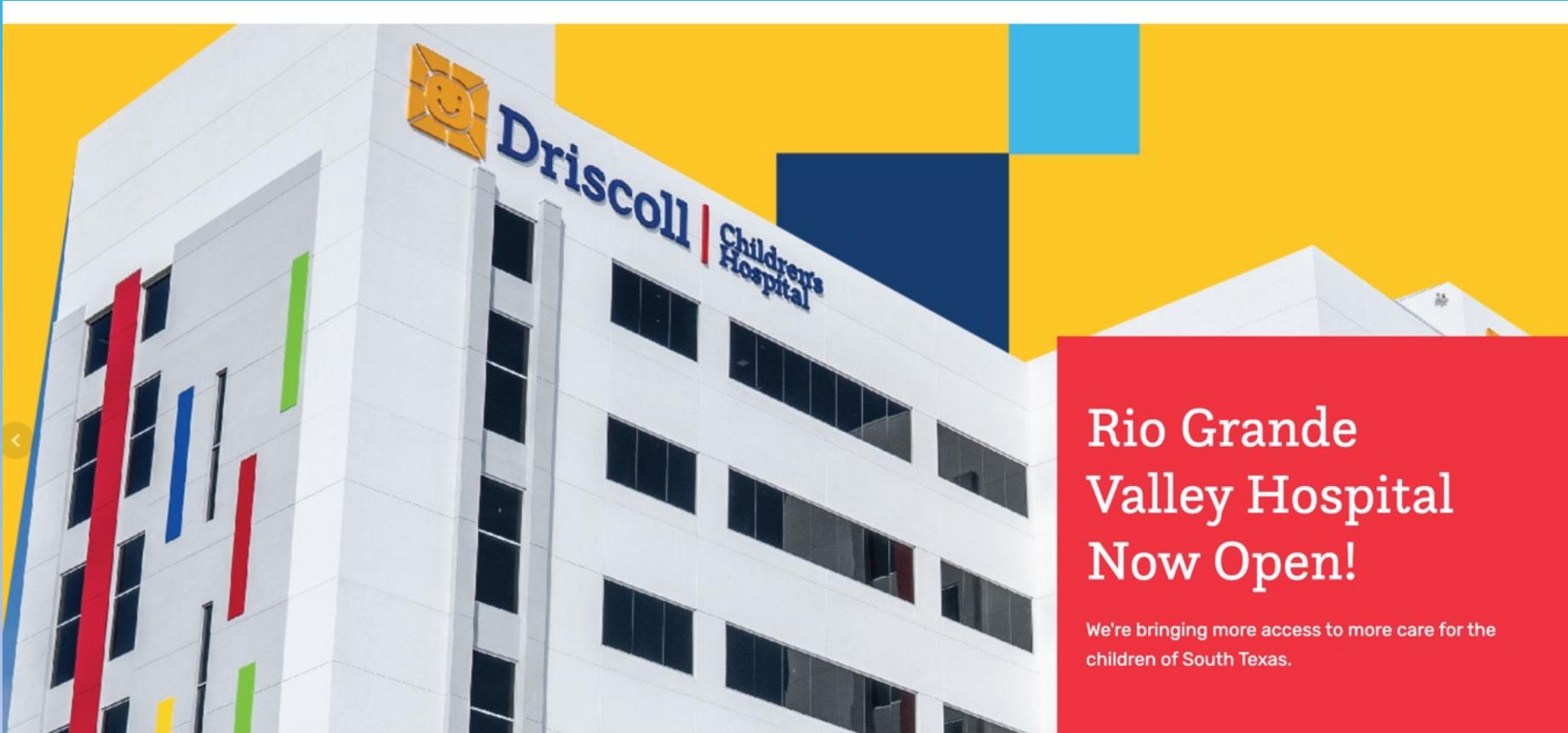


TopGolf 5.7 miles – 9 minutes



Brand New Children's Hospital *- Open and staffing up!!*

8 Miles – 15 minutes! – We have the schools working parents want for their Children, Health Care, and the jobs they need are close by!!

A photograph of a modern, multi-story hospital building. The building is white with a grid of windows. On the side of the building, the words "Driscoll Children's Hospital" are written in blue, with a small yellow sun logo above the "D". The background is a bright yellow and blue graphic design. In the bottom right corner, there is a red box containing text.

**Rio Grande
Valley Hospital
Now Open!**

We're bringing more access to more care for the
children of South Texas.

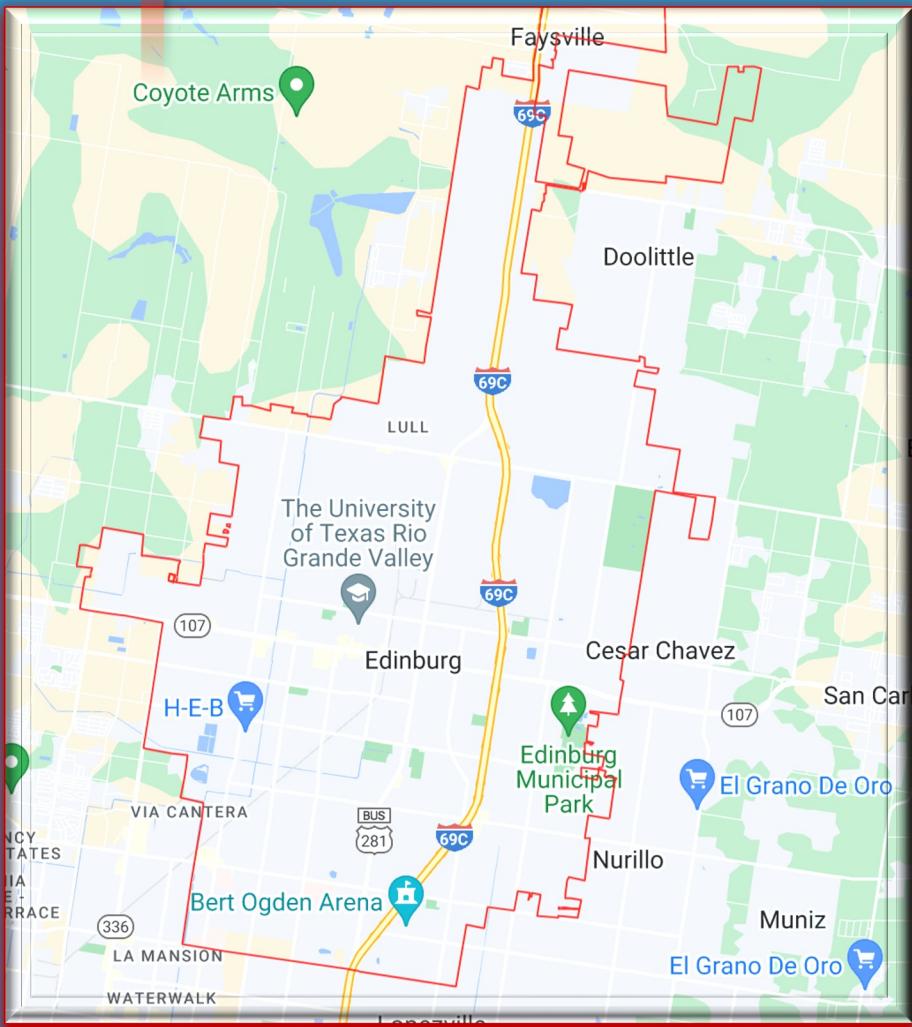
*Driscoll Children's Hospital – 10 minutes
Along with DHR Health Heart Institute
South Texas Health and ER*

Plus, the Rio Grande Valley College campus is only 5 Miles



The local economy is made up of a diverse mix of industries:

- *Agriculture*
- *Growing health care sector*
- *Excellent, progressive education*
- *Growth oriented, Edinburg City loves to assist new business growth*



Families, and Parks go together!

- Edinburg has made family friendly parks a priority
- Edinburg Scenic Wetlands
- Freddy Gonzalez Park
- Town Lake at Firemans Park
- Summer Breeze Park
- Bill Schupp Park
- Edinburg Municipal Park
- Many more.....

PARKS WITHIN A MILE RADIUS

62% OF RESIDENTS HAVE ACCESS



Edinburg – College football -

*Did you say you want
season tickets??
Its too late!*



EDINBURG — UTRGV's football schedule for the 2025 season has arrived and features a 12-game slate with seven games to be played in the Rio Grande Valley during the Vaqueros' inaugural season.

*UTRGV Athletics initially made 6,000 season ticket deposits available for the 2025 football season and the allotment **is sold out!!!***

<https://www.krgv.com/news/utrgv-announces-acquisition-of-h-e-b-park-for-vaqueros-football>



Source: <https://rgvsports.com/utrgv-football-unveils-2025-season-schedule/>

UTRGV – Stadium - Venue at a Glance

- *9,700 seat stadium - 20 acres of festival grounds - A 360-degree sports bar*
- *Two (2) soccer practice fields allow 7 by 7 and 5 by 5 soccer*
- *Rio Grande Valley FC Toros*
 - *Second level of the US/Canadian professional soccer pyramid*

*H-E-B Park
Amphitheater
located adjacent to
the stadium with a
capacity of 2,500 for
concerts, stage
shows, or special
events*

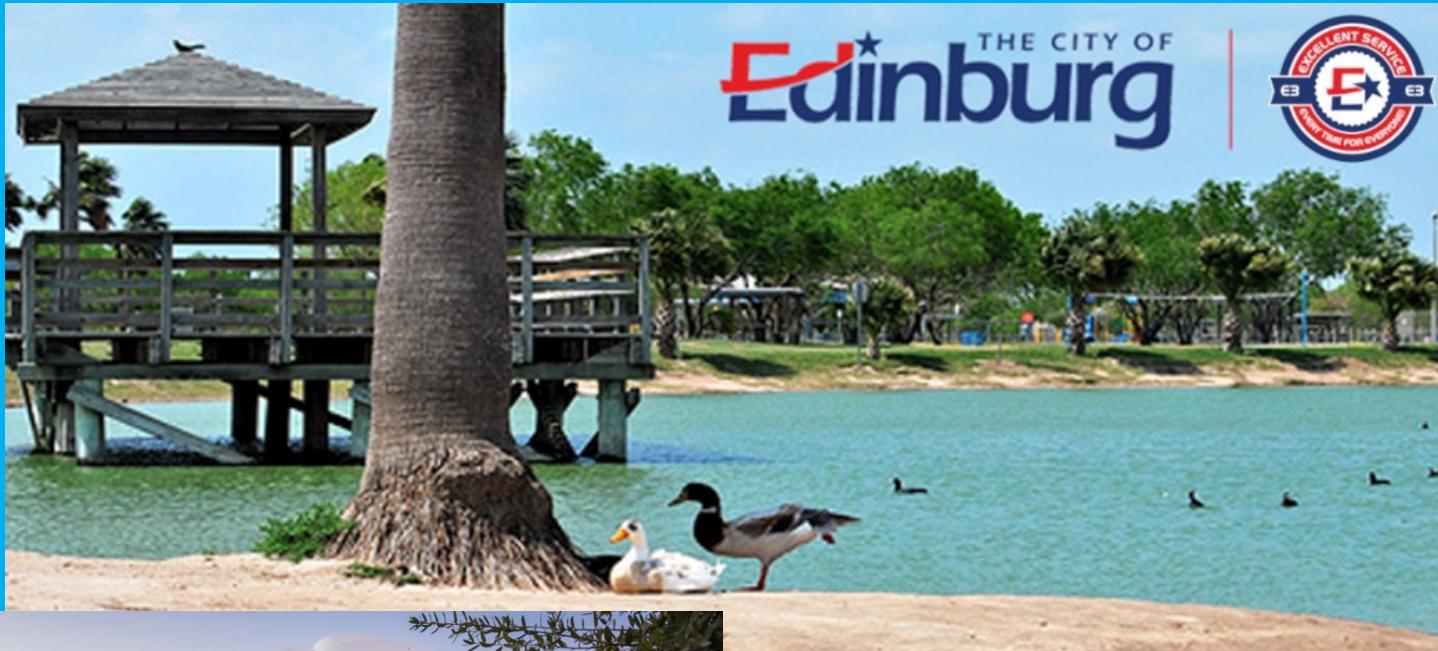


– This large investment says 'growth is here, and that growth is expected to bring returns'

BERT OGDEN ARENA - \$82M Home of the Vipers Basketball Team



Just a few examples of the many parks, a skate park at Bicentennial Park, and even a Wetlands Bird Sanctuary



WORLD CLASS MEDICAL CENTERS



TOP RATED COLLEGES AND UNIVERSITIES

The Best 10 Colleges & Universities in Hidalgo County, TX

Businesses > Education > Colleges & Universities

S SS SSS SSSS Open Now All Filters

1. The University of Texas Pan American
 2 reviews
 Colleges & Universities

I attended and earned two master's degrees from the University of Texas Pan American. It is a good university with the potential to be a great university with the merger between it... [read more](#)

2. South Texas College
 3 reviews
 Colleges & Universities

I earned my Bachelor's degree from STC. I furthered my education at Texas State and earned my master's. I have nothing but positive remarks for STC. HOWEVER, with the greatest level... [read more](#)

3. U T Health Science Center
 Colleges & Universities

4. University of Texas Rio Grande Valley
 1 review
 Colleges & Universities

There's a lot to be said about this school, so I'm just not going to do it. Instead, since it's Yelp, I'm gonna focus on the food options on campus (which are so so, but expected)... [read more](#)

5. The College of Health Care Professions
 Colleges & Universities

6. Texas A&M RPSC
 Colleges & Universities

7. Texas A&M University
 Colleges & Universities

8. Texas A & M University
 Colleges & Universities



9. Southern Careers Institute - Pharr
 Vocational & Technical School, Colleges & Universities

1500 N Jackson Rd
 Pharr, TX 78577
 (844) 783-6569



19. Nuevo Laredo City College
 Colleges & Universities

Tiburcio Garza Zamora 1700
 88640 Reynosa, Tamaulipas
 Mexico
 899 262 3305



10. South Texas College
 Colleges & Universities, Vocational & Technical School

1101 E Vermont
 McAllen, TX 78503
 (956) 872-3100



20. Universidad del Atlántico
 Educational Services, Colleges & Universities

Ave. Dra Jose Zertuche Ibarra 100
 88620 Reynosa, Tamaulipas
 Mexico
 899 924 2277



11. Edinburg Teachers Credit Union
 Banks & Credit Unions, Colleges & Universities

900 W University Dr
 Edinburg, TX 78539
 (956) 381-3511



21. Extension Service-A & M University of Texas
 Colleges & Universities

2401 E US Highway 83
 Weslaco, TX 78596
 (956) 968-5581



12. UTPA
 Colleges & Universities

2412 S US Highway 281
 Edinburg, TX 78539
 (956) 292-7566



22. Universidad México Americana del Norte
 Colleges & Universities

Guerrero 1317
 88560 Reynosa, Tamaulipas
 Mexico



13. Texas A&M Health Science Center
 School of Public Health
 Colleges & Universities

2101 S McCall Rd
 McAllen, TX 78503
 (956) 668-6300



23. Universidad Interamericana del Norte
 Colleges & Universities

Calle Nicolas Bravo 810
 Reynosa, Tamaulipas
 Mexico



14. Career Tech Institute
 Colleges & Universities

2715 Cornerstone Blvd
 Edinburg, TX 78539
 (956) 631-4582



24. Centro de Estudios de Reynosa
 Colleges & Universities

16 de Septiembre 845
 88500 Reynosa, Tamaulipas
 Mexico
 899 922 8656



15. University Outreach Center
 Colleges & Universities

504 N 10th St
 McAllen, TX 78501
 (956) 686-2161



25. Universidad Tamaulipeca
 Colleges & Universities

Juarez 1120 Centro
 88630 Reynosa, Tamaulipas
 Mexico
 899 922 2203



16. The University of Texas Rio Grande Valley
 3 reviews
 Colleges & Universities

80 Fort Brown
 Brownsville, TX 78520
 (956) 504-6862



26. South Texas School For Health Professions Med High
 Colleges & Universities

700 Med High Dr
 Mercedes, TX 78570
 (956) 565-2237



17. South Texas Community College
 Colleges & Universities

400 N Border Ave
 Weslaco, TX 78596
 (956) 447-6600



27. Texas State Technical College Harlingen
 1 review
 Colleges & Universities

1902 Loop 499 N
 Harlingen, TX 78550
 (956) 364-4000



18. Garza Reynaldo G School of Law
 Colleges & Universities

1605 E Expressway 83
 Mission, TX 78572
 (956) 424-1988



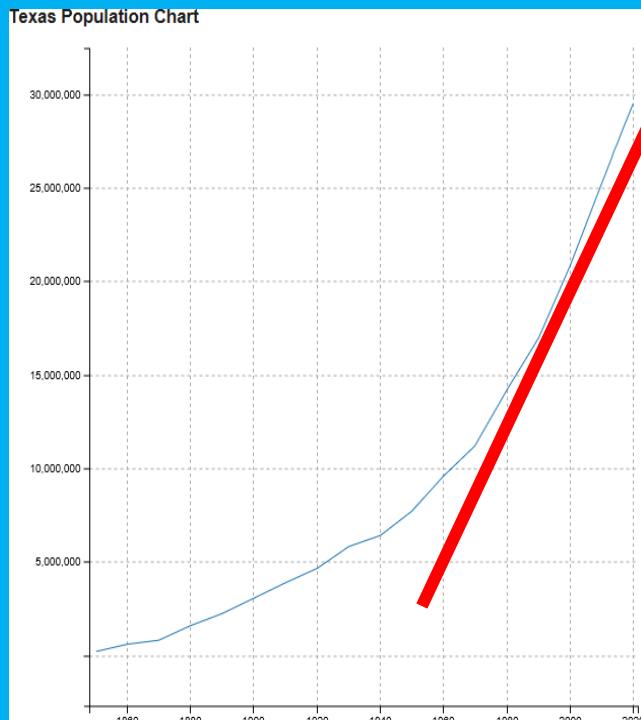
28. Texas A&M University
 Colleges & Universities

Simon Gomez Ave
 Lyford, TX 78569
 (956) 347-2235

 The customer service you receive in the business office can definitely be hit or miss, mostly miss. Whether it's the financial aid people or the cashiers or even the admissions reps... [read more](#)

THE STATE OF TEXAS

Texas is the #2 most populated state in the U.S. with an economy larger than Australia and South Korea. Population growth is not distributed equally. Ten counties are experiencing a disproportionate share of the growth, Hidalgo County being one of them.



Rank	State	2019 Population	2019 Growth	% of US	≡
1	California	39,776,830	0.61%	12.13%	
2	Texas	28,704,330	1.41%	8.75%	
3	Florida	21,312,211	1.56%	6.50%	
4	New York	19,862,512	0.07%	6.06%	
5	Pennsylvania	12,823,989	0.14%	3.91%	

** DISCLAIMER, AND DISCLOSURE: This presentation is for informative and discussion purposes only. All interested parties must do their own due diligence and rely on their own projections.*

*** 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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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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@hycapro.com	(956) 520-2318
Sales Agent/Associate's Name	License No.	Email	Phone
		Buyer/Tenant/Seller/Landlord Initials	Date
		Regulated by the Texas Real Estate Commission	
		Information available at www.trec.texas.gov	

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



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

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