



LISTING AGENT:

Jack C Duncan
915-231-2004
jduncan@rjlrealestate.com

FOR SALE

Apartment Complex

7101 Alameda Avenue
El Paso, TX 79915



LIST PRICE

\$2,895,000

CAP RATE

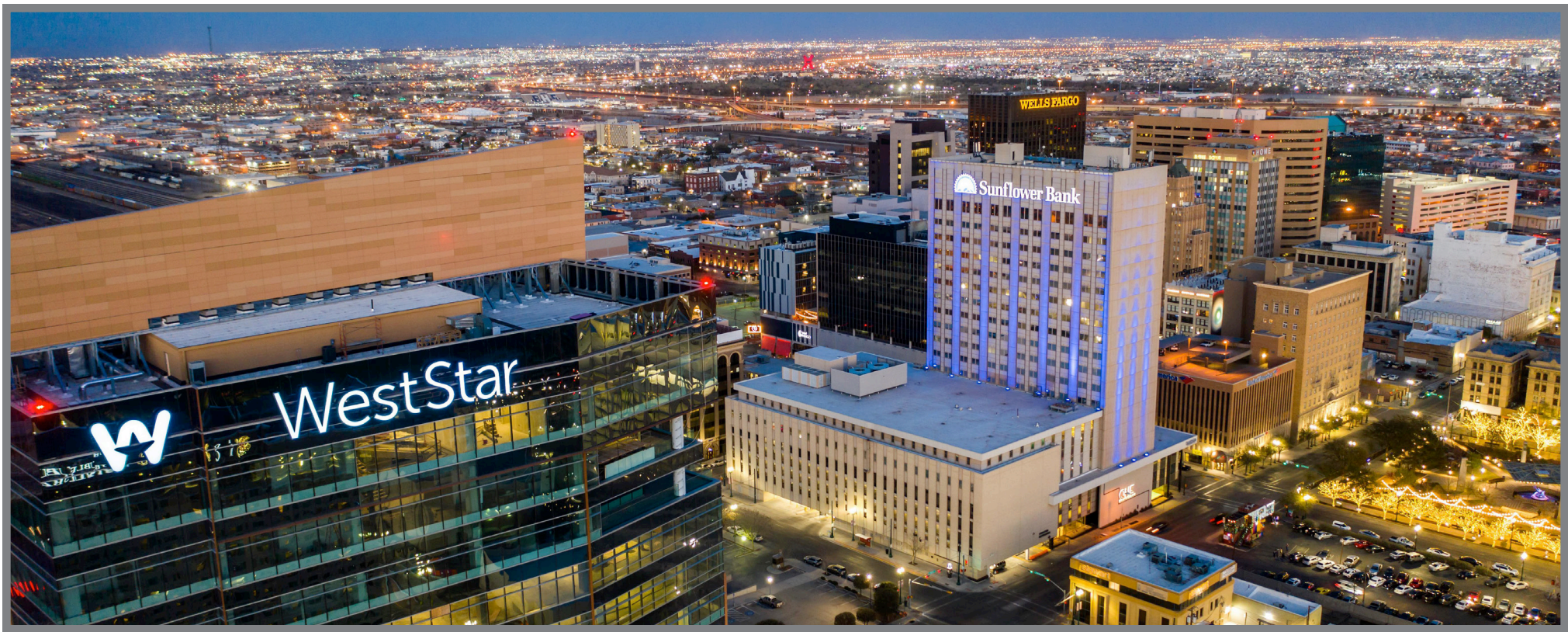
7.95%

OFFERING SUMMARY

PROPERTY SPECIFICATIONS

Occupancy:	100%
Tenancy:	Short-Term or Month-to-Month
Units/Buildings:	40 Units, 3 Buildings
Unit Specifications:	20 one bedroom/one bath 20 two bedroom/one bath
Property Area:	69,904 Sq. Ft. (1.6047 Acres)
Living Area:	21,860 Sq. Ft.
Parking Lot:	One marked spot per apartment. Additional unmarked and guest parking available.
A/C & Heater:	York mini-splits
Year Built:	1974, CMU Brick/Block
Zoning:	A-2
Amenities:	Coin operated laundry room. 3 Washers, 3 Dryers, and Folding Table.
Management Storage:	Container includes approximately \$20,000 of maintenance materials.





PROPERTY DESCRIPTION

This well-maintained 40-unit apartment complex consists of three buildings on a 1.6-acre site, offering a balanced mix of 20 one-bedroom (~511 SF) and 20 two-bedroom (~632 SF) units. Nearly all units (38 of 40) have been renovated since 2014. The property includes a dedicated parking space for each unit plus guest parking, a coin-operated laundry room with three washers and dryers, and a management storage container stocked with approximately \$20,000 in maintenance materials to be included in the sale. Each unit is equipped with energy-efficient York mini-split A/C and heating systems. With 100% occupancy and all units on short-term or month-to-month leases, this owner-managed asset presents immediate income potential and operational flexibility.

LOCATION HIGHLIGHTS

Situated in the heart of El Paso's Lower Valley, this apartment complex offers excellent connectivity and convenience. Located on Alameda Avenue with a bus stop at the entrance, residents enjoy easy access to public transportation. Daily necessities are within walking distance, including a shopping center just 0.2 miles away. The property is surrounded by well-regarded schools such as Ascarate Elementary (459 ft.), Riverside Middle School (1.9 miles), and Valle Verde Early College High School (2.8 miles). El Paso's strong employment base, affordable cost of living, and growing rental demand make this location ideal for both tenants and investors seeking long-term value in a vibrant and stable market.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



UNIT MIX

Unit Mix					2025
Unit Type	Count	% Total	Size (SF)	Rent	Rent/SF
1 Bed	20	50	511	\$667.50	\$1.31
2 Beds	20	50	632	\$791.25	\$1.25
Totals/Averages	40	100%	22,860	29,175	\$1.28

SURVEY

TOPOGRAPHIC SURVEY

BEING ALL OF TRACTS 5A AND 5B, BLOCK 22,
YULETA GRANT

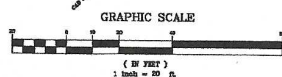
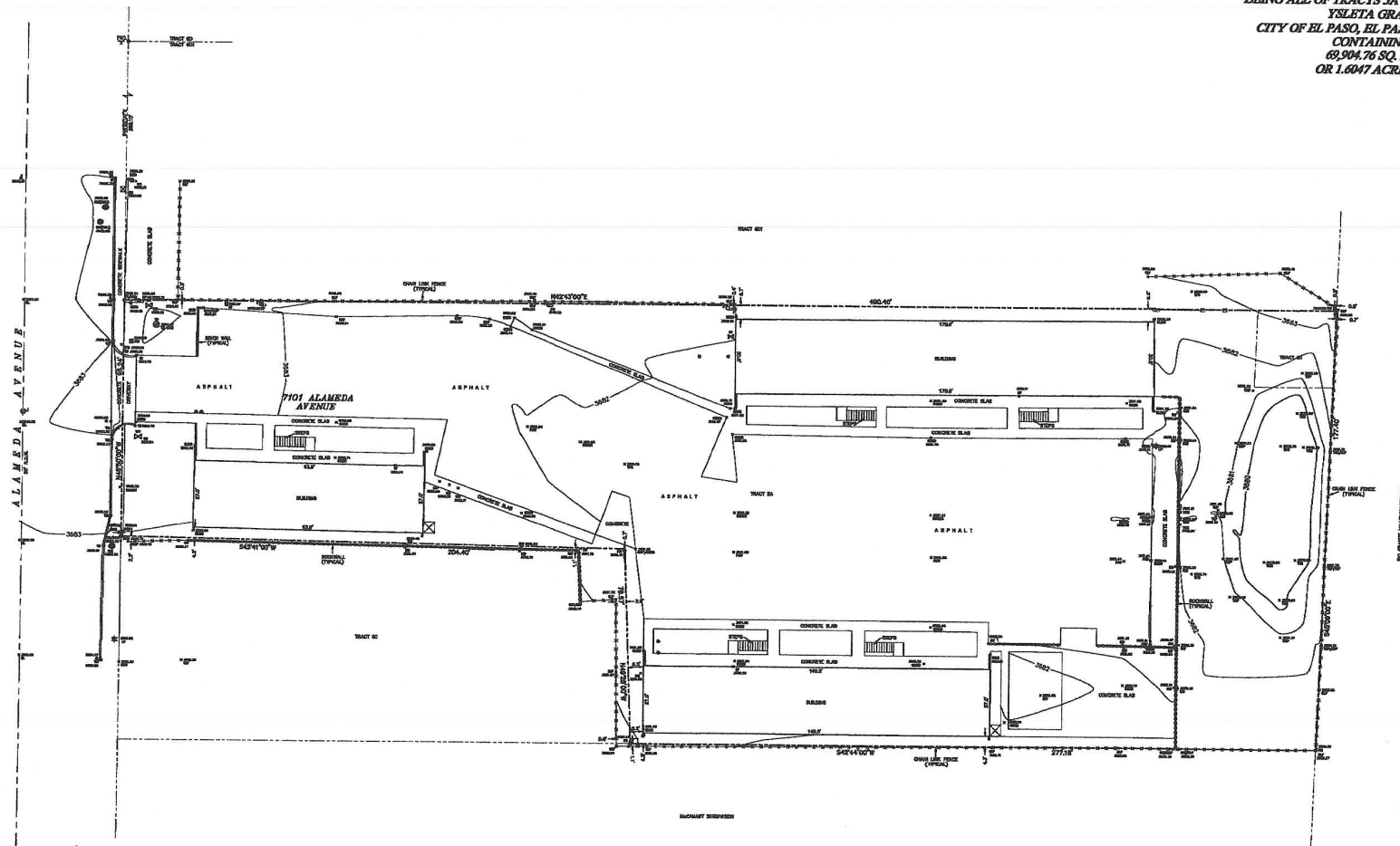
CITY OF EL PASO, EL PASO COUNTY, TX

CONTAINING:

69,904.76 SQ. FT.

OR 1.6047 ACRES ±

LEGEND	
CL	CONCRETE STREET
NS	NATURAL BOUND
PAV	PAVEMENT
D	DRIVE
TC	TOP OF CURVE
RV	ROADWAY
CHD	CONCRETE
CLF	CHAIN LINE FENCE
EXP	EDGE OF PAVEMENT
WLD	WALL
LP	LIGHT POLE
MS	MANHOLE
PP	POWER POLE
MI	MANHOLE
TH	TELEPHONE HOOK
AM	ANCHOR
SM	SEALED MANHOLE
ED	ELECTRIC BOX
WV	WATER VALVE
CO	CLEAN OUT
FT	FIRE HYDRANT
SD	SEWER



BENCHMARK
CITY MONUMENT AT INTERSECTION OF
SECOND, FOUR AND FIFTH STREETS IN
ELEVATION: 3676.79'

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422

NOTED
TO ACCORDANCE TO THE PLATED SURVEY MAP
CITY OF EL PASO, TEXAS, DATED 02-14-01



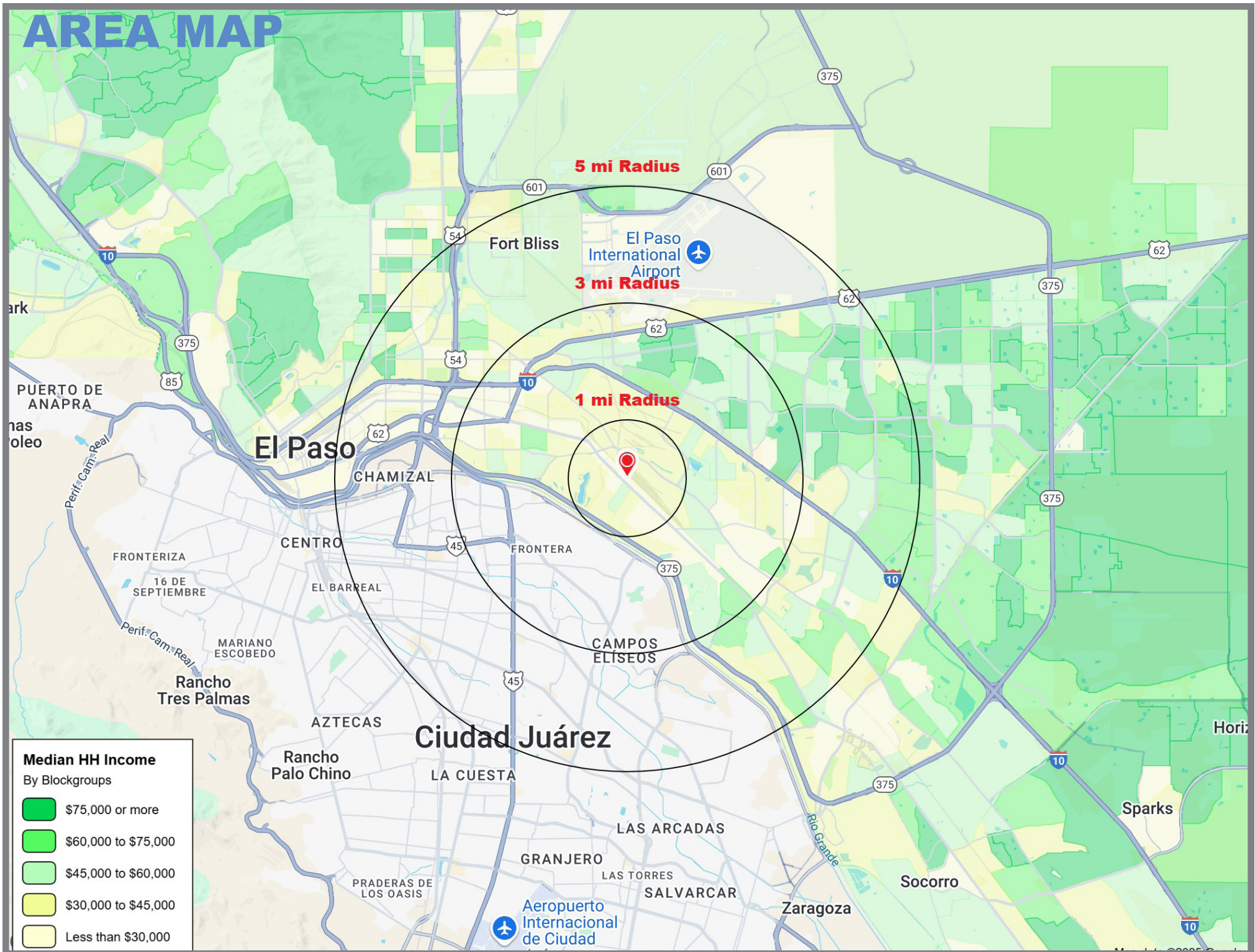
LEGEND
1. SURVEY COMPLETED BY THE ABOVE-SIGNED SURVEYOR
ON BEHALF OF THE CLIENT AND IN THE CITY OF EL PASO, TEXAS
ON THE DATE OF THE SURVEY AND IN THE CITY OF EL PASO, TEXAS.

CARLOS M. JIMENEZ, S.A.M., No. 3495
P.L.S. 000000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	7,014	71,227	172,507
2025 Estimate	7,650	76,654	182,388
2020 Census	8,291	80,688	188,752
Growth 2025-2030	-1.7%	-1.4%	-1.1%
Growth 2010-2025	-0.5%	-0.9%	-0.7%
HOUSEHOLDS			
2030 Projection	2,686	28,383	65,575
2025 Estimate	2,818	29,565	67,407
2020 Census	2,919	30,846	69,226
Growth 2025-2030	-0.9%	-0.8%	-0.5%
Growth 2010-2025	-	-0.3%	-
INCOME			
2025 EST. Average Household Income	\$43,168	\$60,648	\$65,226
2025 EST. Median Household Income	\$32,229	\$45,539	\$49,167

AREA MAP





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

RJL Real Estate Consultants

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Primary Assumed Business Name

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Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date