

Introducing: Meadows on Ridge

HycapPro.com
HycapPro.com

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

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



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

Enhance your investment Portfolio

Presenting:

1 Fourplex's on Angelina, in San Juan, TX

*An offering of 1 Fourplex
in a master planned
community –*

- *Newly listed! Fully occupied!*
 - *A small community*
 - *In a great Location!*
-
- *Outstanding quality*
 - *And family living in mind*



Helping you find what you need:

Leased property, where tenants want to live!

- *FULLY OCCUPIED*
- *ALL 4- 3bed/ 2 bath large units*
- *In a single road development*
- *A desirable area close to schools*
- *Quiet, but close to the freeway*
- *Modern apartments built in 2022*

8 covered carport spaces and small private backyard for each unit.

Kitchen features a very functional layout:

Stainless Steel Kitchen appliances



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



Kitchen – w/ side door



Kitchen – Quartz Counters are beautiful



Hallway - With Laundry Closet

Access to Guest bathroom, Laundry, and bedrooms:



First/Guest Bathroom Off Hallway:

- *Guest/2nd Bathroom-Beautiful Tile, Functional Cabinets,*
- *Great Lighting*



Master Bedroom

- Ceiling Fan - With Private (Ensuite) with shower Walk-in Closet – accessed from Master bath



GREATER McALLEN
REAL ESTATE GROUP

Second bedroom:

- *Overhead lighting, Ceiling Fan, and Large closets*



GREATER McALLEN
REAL ESTATE GROUP

Third bedroom:

- *Each bedroom is spacious, with Ceiling Fan, and Large closets*



The private Master bathroom features -

Beautiful Master Shower and a huge Walkin Closet



Huge, beautiful Walkin Closet



Features:

- Each unit features All three bedrooms, 2 baths
- In a Gated community, Quite,
But still very close to the metro area
- Each Fourplex is 4,000 Sq. Ft. Total
- 990 Usable Sq. Ft. per unit
- Rents: \$1,250 – 1 @ \$1,300 per unit -
 - Tenants pay their own utilities

~ Your Tenants WILL NOTICE the Quality ~

Master Bedrooms include:

- *Walk-in closet*
- *Separate (Private Ensuite) Shower*
- *Covered Parking*

Fourplex Asking price:

- 1 Fourplex: \$510,000.00*

*All prices listed on Hycappro.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

*With tenants in place, and an estimated 8.42% Cap rate
 These units have an outstanding Proforma*:*

* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS		1 4plex (FOR REFERENCE)	
PURCHASE PRICE		\$	510,000.00
DOWN PAYMENT 25%		\$	127,500.00
AMOUNT FINANCED 75%		\$	382,500.00
CLOSING COST ESTIMATE 2%(not including prepaids)		\$	10,200.00
TOTAL CASH INVESTED		\$	137,700.00
INCOME		1 FOURLEX MONTHLY	1 FOURPLEX ANNUALLY
RENT		\$ 5,050.00	\$ 60,600.00
3 bed/2 bath 3 units at \$1250 and 1 at \$1300			
EXPENSES		1 FOURPLEX	1 4PLEX ANNUALLY
Est. HOA FEES		\$ 70.83	\$ 850.00
Est. HOMEOWNERS INSURANCE		\$ 150.00	\$ 1,800.00
Est. PROPERTY TAX		\$ 1,069.00	\$ 12,829.00
Est.Water/Elec/Trash/Yard Service/pest		\$ 182.00	\$ 2,184.00
4% Vacancy rate estimate			
TOTAL EXPENSES		\$ 1,471.83	\$ 17,663.00
NET OPERATING INCOME		\$ 3,578.17	\$ 42,937.00
CAP RATE		8.42%	

PROPERTY MANAGEMENT IS NOT INCLUDED IN CAP RATE AS IT IS OPTIONAL.
 HOWEVER, IF NEEDED PM IS AVAILABLE BY A REPUTABLE PROPERTY MANAGEMENT FIRM FOR 5%gr

*But why invest in the Rio Grande Valley?
What attracts long term tenants to this area?*

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

Quality of Life

Living in San Juan Texas, you get all the benefits of having a large city nearby **without** the high price tag.

The metro area offers a variety of incentives and grants to help businesses prosper, this brings in jobs!



South Padre Island Just over an hour away
world famous beaches

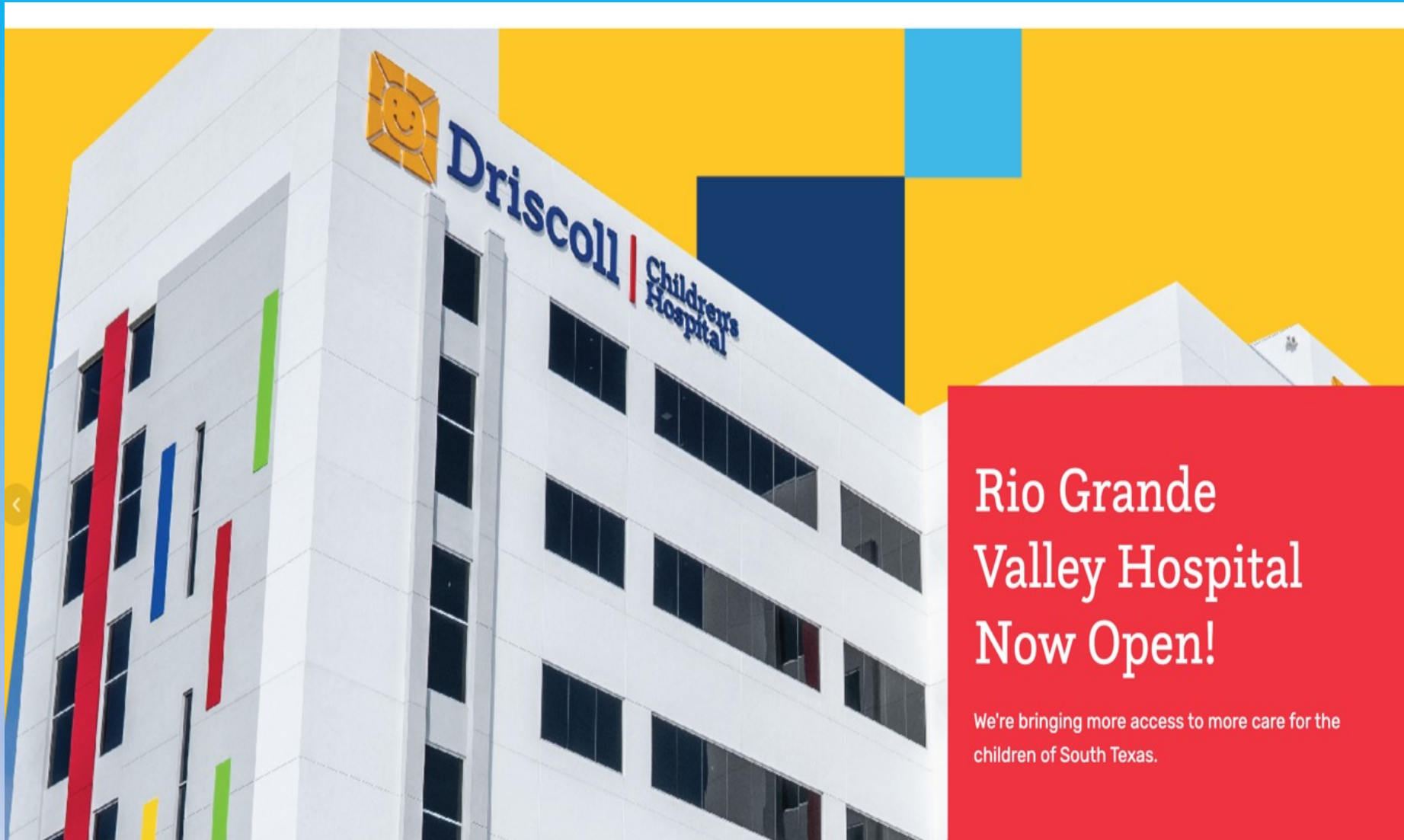
Golf, parks, trails, and family friendly!



TopGolf 5.7 miles – 9 minutes



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



**Rio Grande
Valley Hospital
Now Open!**

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

What else brings families as tenants to SAN JUAN:

Education – SAN JUAN, ALAMO, PHARR S.D.

Primary and secondary schools ARE outstanding!

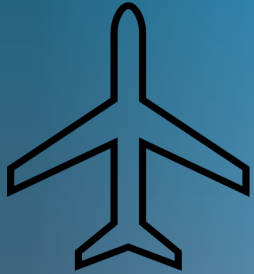


*THE Rio Grande Valley College BIOMEDICAL RESEARCH
DHR Health Heart Institute,
South Texas Health and ER, AND MORE!
all offer excellent employment opportunities*



San Juan Proximity -

- McAllen International Airport 9 miles
- La PLAZA MALL – 7 miles
- Costco Warehouse store 5 miles, 12 min
- MUCH, Much more near by....

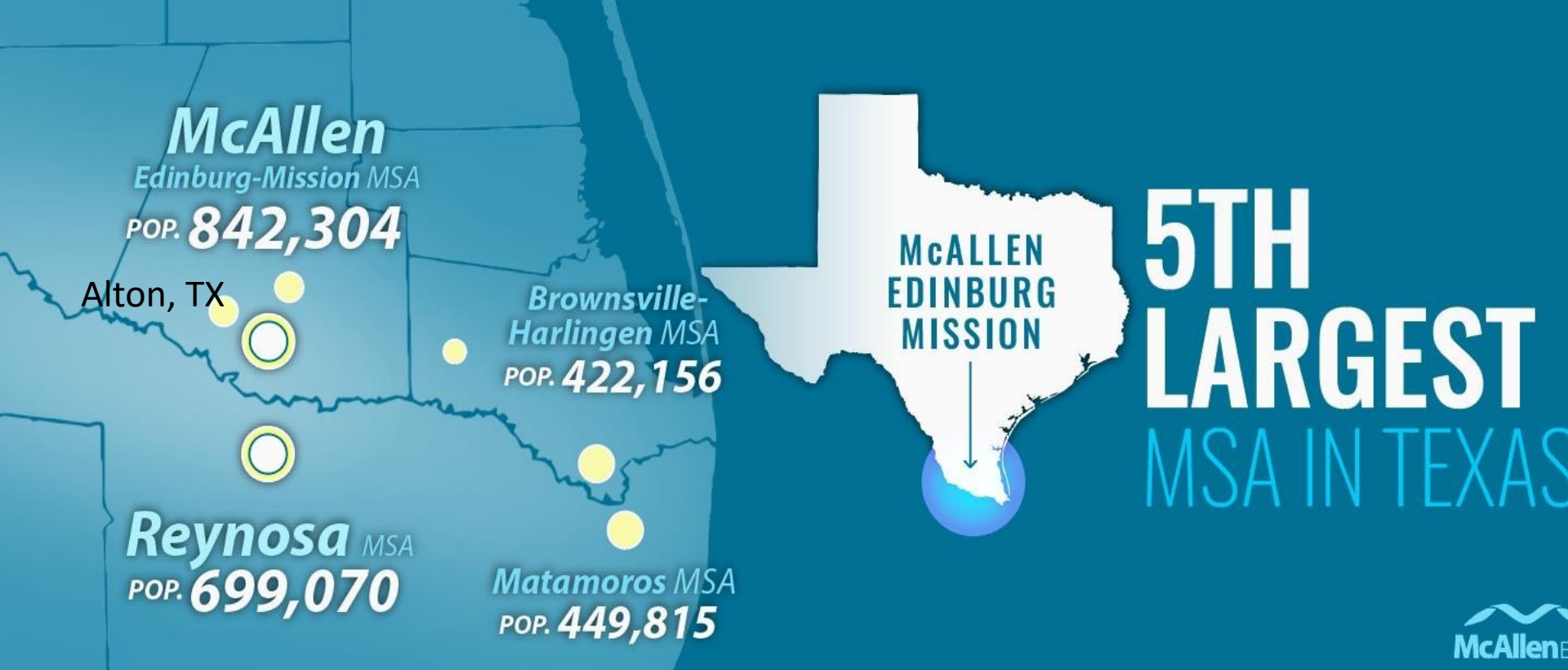


San Juan Texas – a 15 Minute Commute From This Metro Area

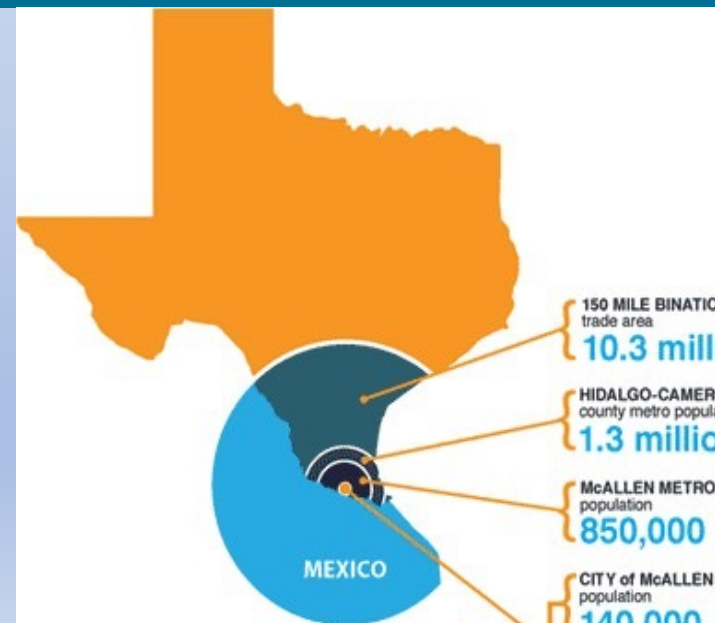
McAllen-Edinburg-Mission MSA. This MSA includes Alton, Edinburg, and all of Hidalgo County. It is growing faster than 95% of the other counties in the state. We wanted to set up our community in an area of explosive population growth to ensure demand for decades to come.

	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.						

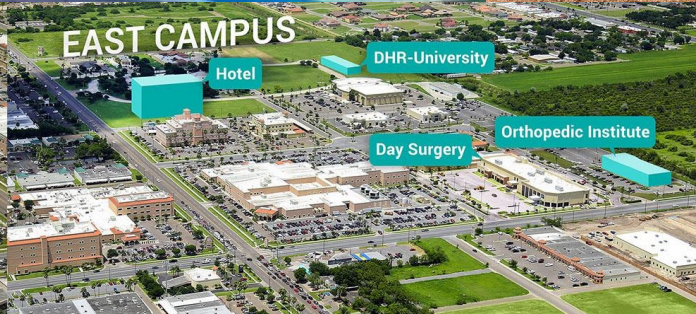
<https://riograndeguardian.com/mcallen-edinburg-mission-now-5th-largest-msa-in-texas/>



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



WORLD CLASS MEDICAL CENTERS



TOP RATED COLLEGES AND UNIVERSITIES

The Best 10 Colleges & Universities in Hidalgo County, TX

Businesses > Education > Colleges & Universities

\$ \$S \$\$\$ \$\$\$\$ Open Now All Filters



1. The University of Texas Pan American

1201 W University Dr
Edinburg, TX 78539
[\(866\) 441-8872](tel:(866)441-8872)

★ ★ ★ ★ ★ 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

3201 Pecan Blvd
McAllen, TX 78501
[\(956\) 872-8311](tel:(956)872-8311)

★ ★ ★ ★ ★ 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

1214 W Schunior St
Edinburg, TX 78541
[\(956\) 287-2990](tel:(956)287-2990)

[Colleges & Universities](#)



4. University of Texas Rio Grande Valley

1201 W University Dr
Edinburg, TX 78539
[\(956\) 381-2999](tel:(956)381-2999)

★ ★ ★ ★ ★ 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

1917 Nolana Ave
McAllen, TX 78504
[\(956\) 800-1500](tel:(956)800-1500)

[Colleges & Universities](#)



6. Texas A&M RPSC

5237 N 23rd St
McAllen, TX 78504
[\(956\) 683-8647](tel:(956)683-8647)

[Colleges & Universities](#)



7. Texas A&M University

Mi 3 & Mi 7 3-4 West N
Weslaco, TX 78596
[\(956\) 968-2132](tel:(956)968-2132)

[Colleges & Universities](#)



8. Texas A & M University

780 S 7th St
Raymondville, TX 78580
[\(956\) 689-1056](tel:(956)689-1056)

[Colleges & Universities](#)



9. Southern Careers Institute - Pharr

1500 N Jackson Rd
Pharr, TX 78577
[\(844\) 783-6569](tel:(844)783-6569)

Vocational & Technical School, Colleges & Universities



10. South Texas College

Colleges & Universities, Vocational & Technical School

1101 E Vermont
McAllen, TX 78503
[\(956\) 872-3100](tel:(956)872-3100)



11. Edinburg Teachers Credit Union

900 W University Dr
Edinburg, TX 78539
[\(956\) 381-3511](tel:(956)381-3511)

Banks & Credit Unions, Colleges & Universities



12. UTPA

Colleges & Universities

2412 S US Highway 281
Edinburg, TX 78539
[\(956\) 292-7566](tel:(956)292-7566)



13. Texas A&M Health Science Center

2101 S McColl Rd
McAllen, TX 78503
[\(956\) 668-6300](tel:(956)668-6300)

School of Public Health
Colleges & Universities



14. Career Tech Institute

Colleges & Universities

2715 Cornerstone Blvd
Edinburg, TX 78539
[\(956\) 631-4582](tel:(956)631-4582)



15. University Outreach Center

Colleges & Universities

504 N 10th St
McAllen, TX 78501
[\(956\) 686-2161](tel:(956)686-2161)



16. The University of Texas Rio Grande Valley

★ ★ ★ ★ ★ 3 reviews
[Colleges & Universities](#)

80 Fort Brown
Brownsville, TX 78520
[\(956\) 504-6862](tel:(956)504-6862)



El Gran Salon has a beautiful has a modern with a little of a rustic appeal. It's spacious and perfect for any special occasion. [read more](#)



17. South Texas Community College

Colleges & Universities

400 N Border Ave
Weslaco, TX 78596
[\(956\) 447-6600](tel:(956)447-6600)



18. Garza Reynaldo G School of Law

Colleges & Universities

1605 E Expressway 83
Mission, TX 78572
[\(956\) 424-1988](tel:(956)424-1988)



19. Nuevo Laredo City College

Colleges & Universities

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



20. Universidad del Atlántico

Educational Services, Colleges & Universities

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



21. Extension Service-A & M University of Texas

Colleges & Universities

2401 E US Highway 83
Weslaco, TX 78596
[\(956\) 968-5581](tel:(956)968-5581)



22. Universidad México Americana del Norte

Colleges & Universities

Guerrero 1317
88560 Reynosa, Tamaulipas
Mexico



23. Universidad Interamericana del Norte

Colleges & Universities

Calle Nicolas Bravo 810
Reynosa, Tamaulipas
Mexico



24. Centro de Estudios de Reynosa

Colleges & Universities

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



25. Universidad Tamaulipeca

Colleges & Universities

Juarez 1120 Centro
88630 Reynosa, Tamaulipas
Mexico
899 922 2203



26. South Texas School For Health Professions Med High

Colleges & Universities

700 Med High Dr
Mercedes, TX 78570
[\(956\) 565-2237](tel:(956)565-2237)



27. Texas State Technical College Harlingen

★ ★ ★ ★ ★ 1 review
[Colleges & Universities](#)

1902 Loop 499 N
Harlingen, TX 78550
[\(956\) 364-4000](tel:(956)364-4000)



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](#)



28. Texas A&M University

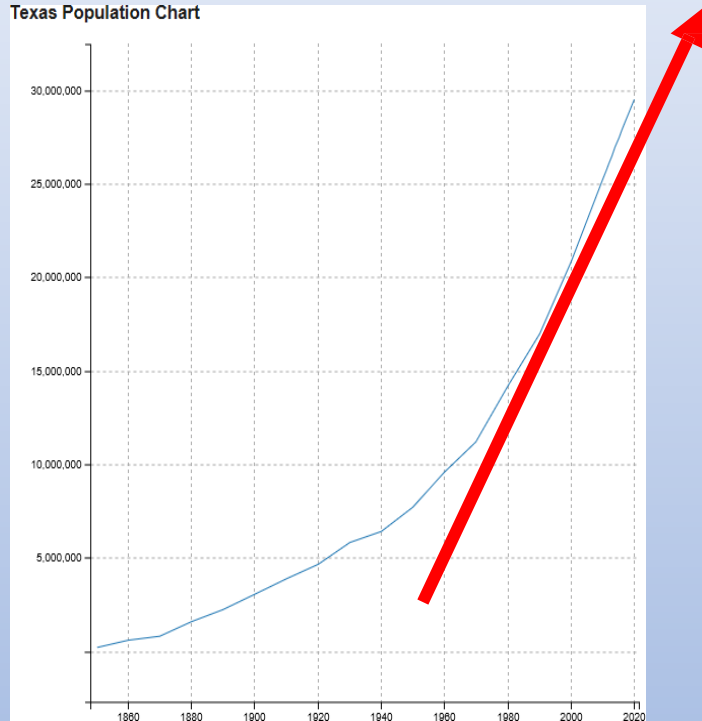
Colleges & Universities

Simon Gomez Ave
Lyford, TX 78569
[\(956\) 347-2235](tel:(956)347-2235)

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.

Texas Population Chart



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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- ***Presented by: JANET CLEMENT***
 - Texas real estate sales agent Lic # 756801
- ***And HyCapPro Real Estate Team –***
 - Proudly a part of Spirit Real Estate Group Broker Lic 9003398
- ***956-520-2318***
- ***or Email: janet@HyCapPro.com***

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janet@HyCapPro.com





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@hycappro.com	(956) 520-2318
Sales Agent/Associate's Name	License No.	Email	Phone
<div></div>		<div></div>	
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



TEXAS REAL ESTATE COMMISSION
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AUSTIN, TEXAS 78711-2188
(512) 936-3000