

PASEO DEL SOL

2501 HIBISCUS AVE, MCALEN



The next Best
investment for
your
Portfolio!



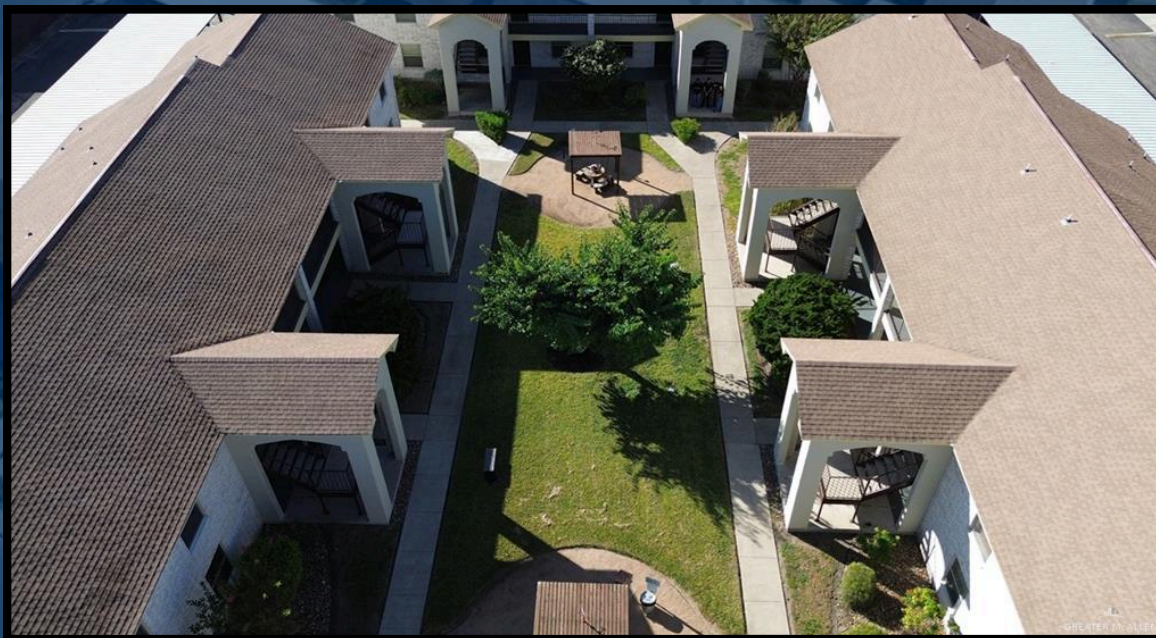
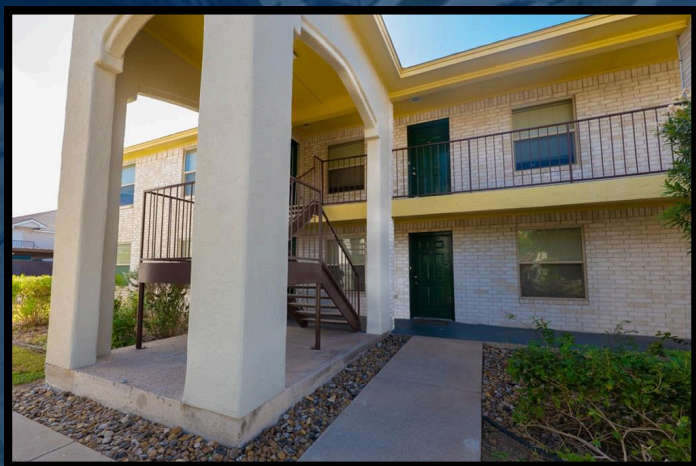
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 **BIG REALTY**

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GALLERY - EXTERIOR



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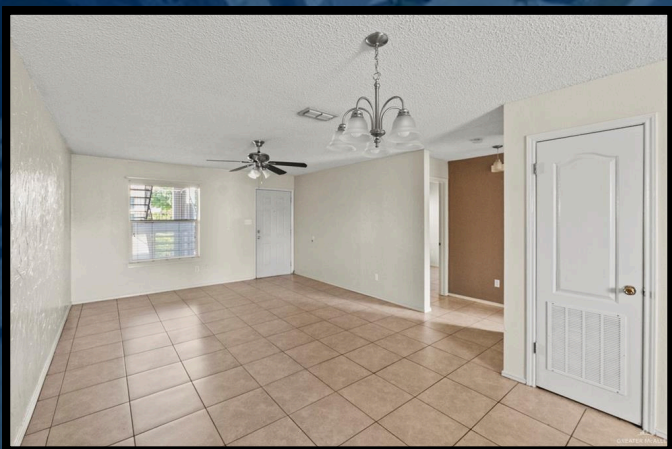
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GALLERY- INTERIOR



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PROJECT OVERVIEW



UNITS

32



SQFT

840



ROOMS

2 BEDS



BATHR

1 BATHS



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INCOME & EXPENSE

MONTH	INCOME	EXPEN	NOI
JANUARY 2025	\$27,134.25	\$5,747.62	\$21,386.63
FEBRUARY 2025	\$27,134.25	\$49,621.25	(\$22,306.90)
MARCH 2025	\$28,838.54	\$7,268.95	\$21,569.59
APRIL 2025	\$27,159.61	\$7,858.55	\$19,301.06
MAY 2025	\$31,165.30	\$6,796.45	\$24,368.85
JUNE 2025	\$30,165.30	\$7,677.73	\$23,255.00
JULY 2025	\$28,186.36	\$6,658.34	\$21,528.02
AUGUST 2025	\$29,287.76	\$8,112.51	\$21,175.25
SEPTEMBER 2025	\$29,549.05	\$6,742.87	\$22,806.18
OCTOBER 2025	\$N/A	\$N/A	\$N/A
NOVEMBER 2025	\$N/A	\$N/A	\$N/A
DECEMBER 2025	\$N/A	\$N/A	\$N/A
JANUARY 2026	\$N/A	\$N/A	\$N/A



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SUMMARY OF UNITS

Bryan Village Cottages in Alton, TX represent one of the most solid and attractive investment opportunities in the area. Located in a rapidly growing city surrounded by new retail, dining, and entertainment developments, this community is positioned perfectly for both immediate rental demand and long-term appreciation. The neighborhood itself is beautifully maintained, offering a clean, cohesive, and secure environment that tenants are proud to call home.

Each tenant goes through a thorough approval process, ensuring a strong, responsible community atmosphere that's rare to find in rental properties. The cottages feature exceptional designs with high-quality finishes and covered carports that stand out far from standard, they add both function and curb appeal.

Investors benefit not only from steady cash flow but also from the peace of mind that comes with owning property in a professionally managed, tight-knit, and thriving subdivision. In short, Bryan Village Cottages blend growth potential, pride of ownership, and community value into one outstanding investment opportunity.



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