



FOR SALE

1101 Myrtle Ave

1101 Myrtle Ave, El Paso, TX 79901

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

James Moreno

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	7,107 SF
Available SF:	
Lot Size:	6,001 SF
Number of Units:	10
Price / SF:	\$94.98
Cap Rate:	8.15%
NOI:	Pro Forma - \$55,000
Year Built:	1950
Zoning:	C-4

PROPERTY OVERVIEW

Welcome to a prime investment opportunity in the heart of El Paso, TX. This remarkable value-add multifamily property with below-market rents boasts a 7,107 SF building with 10 spacious units, ideal for the discerning low-rise/garden investor. Built in 1950 and zoned C-4, the property offers a valuable blend of classic charm and modern potential. Each unit is thoughtfully designed to provide comfort and convenience for residents, while the prime location ensures easy access to urban amenities and transportation. With its strong rental potential and strategic positioning within the vibrant El Paso area, this property represents a lucrative prospect for savvy multifamily investors seeking a high-performing asset in a thriving market.

PROPERTY HIGHLIGHTS

- 10 Units - All 1 bed / 1 bath room / 575 Sqft
- Below Market Rents
- Value Add Opportunity
- Each unit has separate gas/electric meters and Landlord covers a majority of the cost. Implement RUBS system.
- Downtown El Paso central Location

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FOR SALE | Property Description



PROPERTY DESCRIPTION

Welcome to a prime investment opportunity in the heart of El Paso, TX. This remarkable value-add multifamily property with below-market rents boasts a 7,107 SF building with 10 spacious units, ideal for the discerning low-rise/garden investor. Built in 1950 and zoned C-4, the property offers a valuable blend of classic charm and modern potential. Each unit is thoughtfully designed to provide comfort and convenience for residents, while the prime location ensures easy access to urban amenities and transportation. With its strong rental potential and strategic positioning within the vibrant El Paso area, this property represents a lucrative prospect for savvy multifamily investors seeking a high-performing asset in a thriving market.

LOCATION DESCRIPTION

Discover the rich cultural tapestry and vibrant energy of El Paso, TX. Situated within close proximity to popular attractions, the area offers a dynamic blend of historical landmarks, recreational amenities, and diverse culinary experiences. Take a short stroll to San Jacinto Plaza, a picturesque urban oasis featuring fountains and lush greenery. Explore the El Paso Museum of Art, showcasing a remarkable collection of contemporary and Southwestern art. Enjoy an array of dining options, from classic Tex-Mex eateries to trendy cafes. With its convenient location and bustling atmosphere, the area is an enticing destination for office building investors seeking to merge work and leisure in a thriving urban setting.

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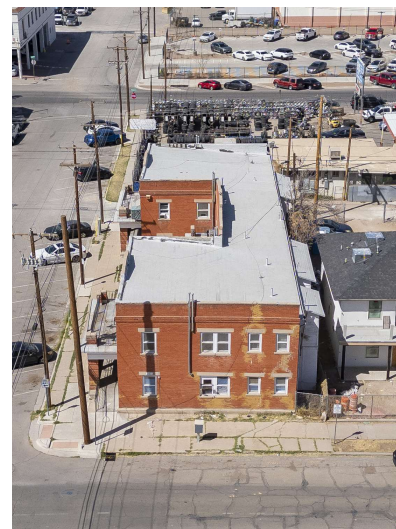
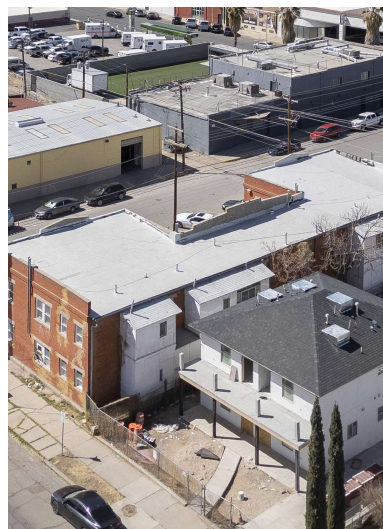
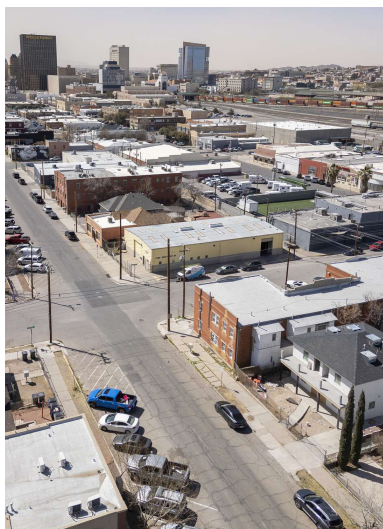
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FOR SALE | Additional Photos



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LOCATION INFORMATION

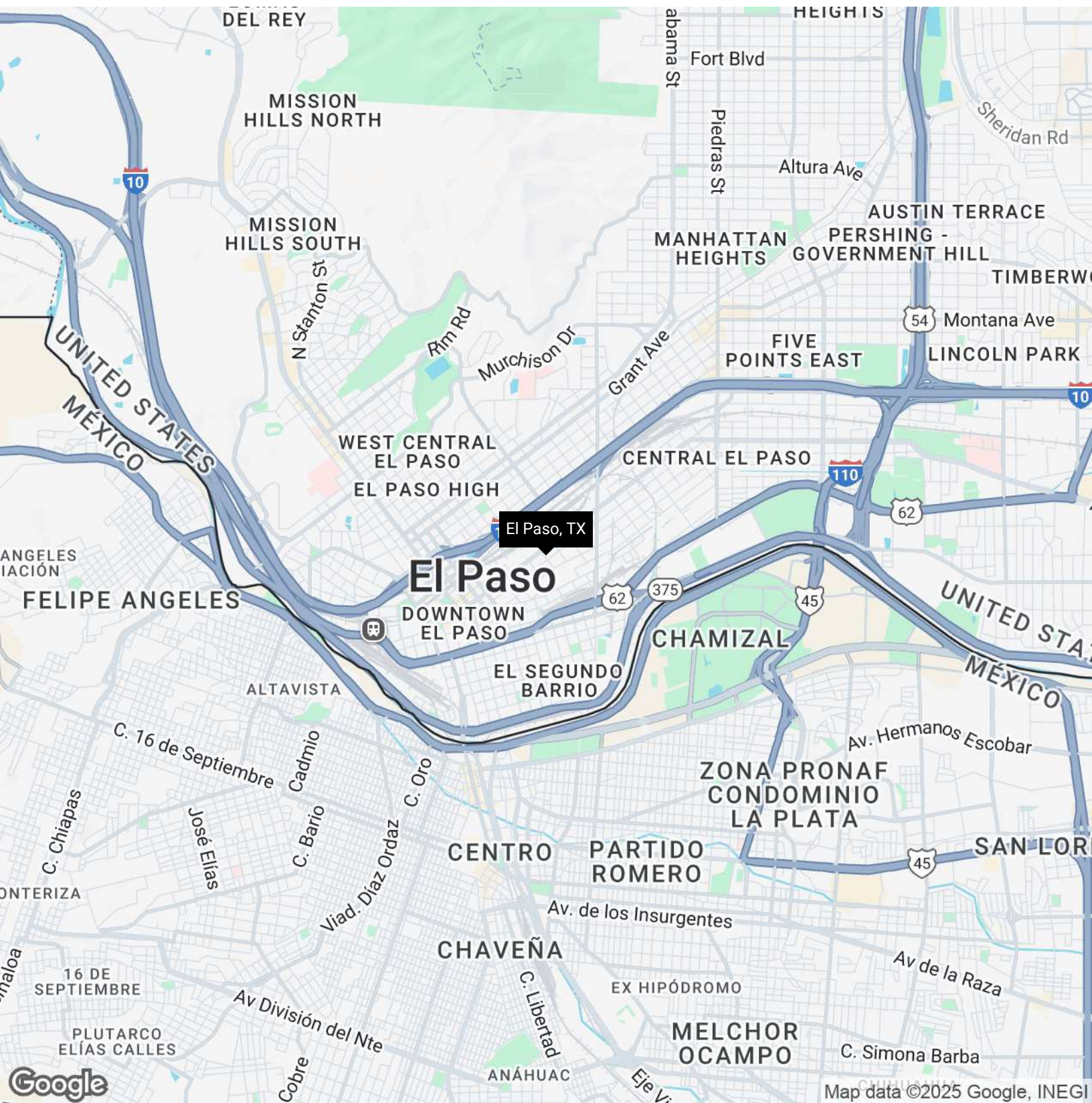
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FOR SALE | Regional Map



Map data ©2025 Google, INEGI

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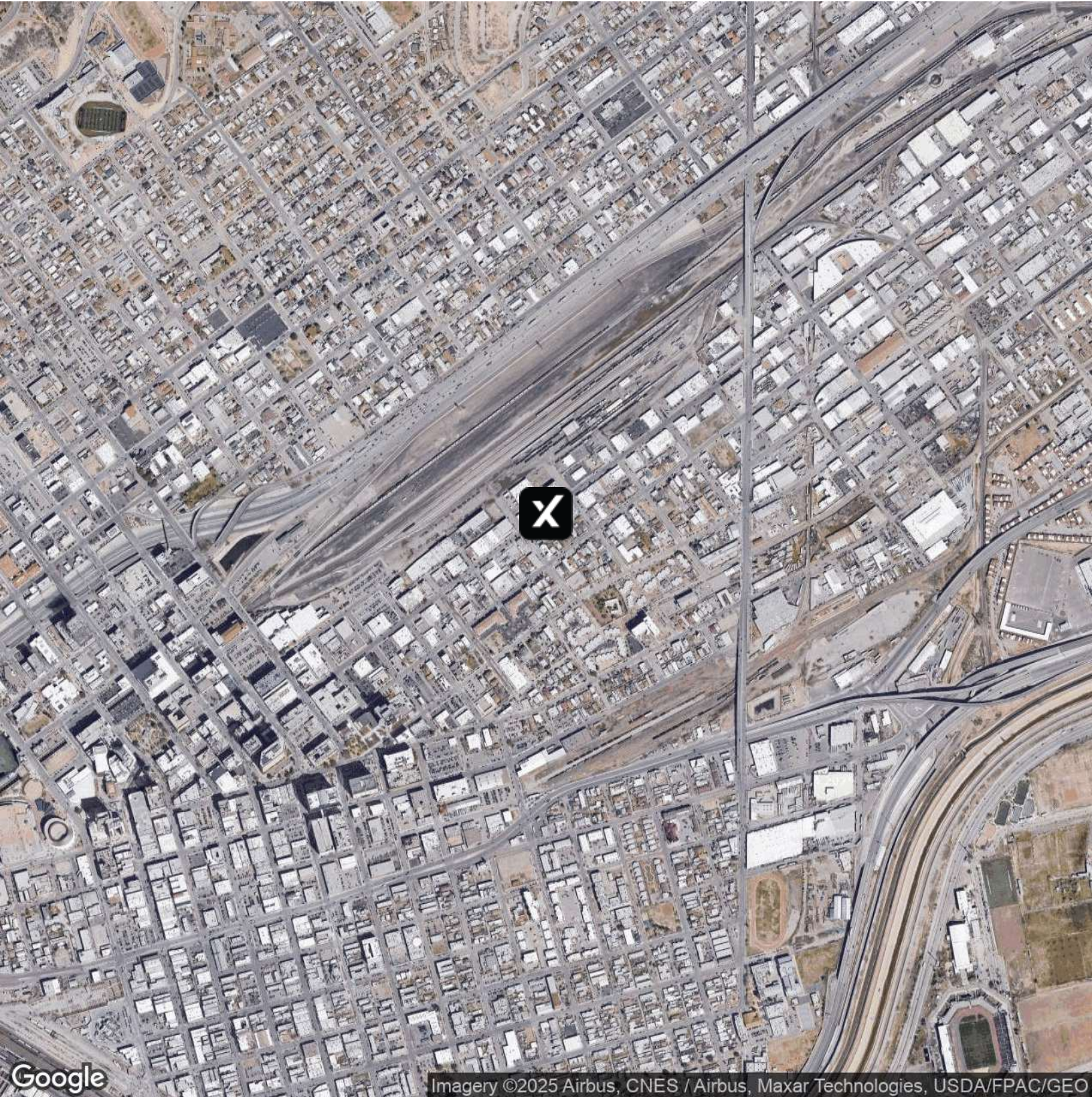
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FOR SALE | Aerial Map



Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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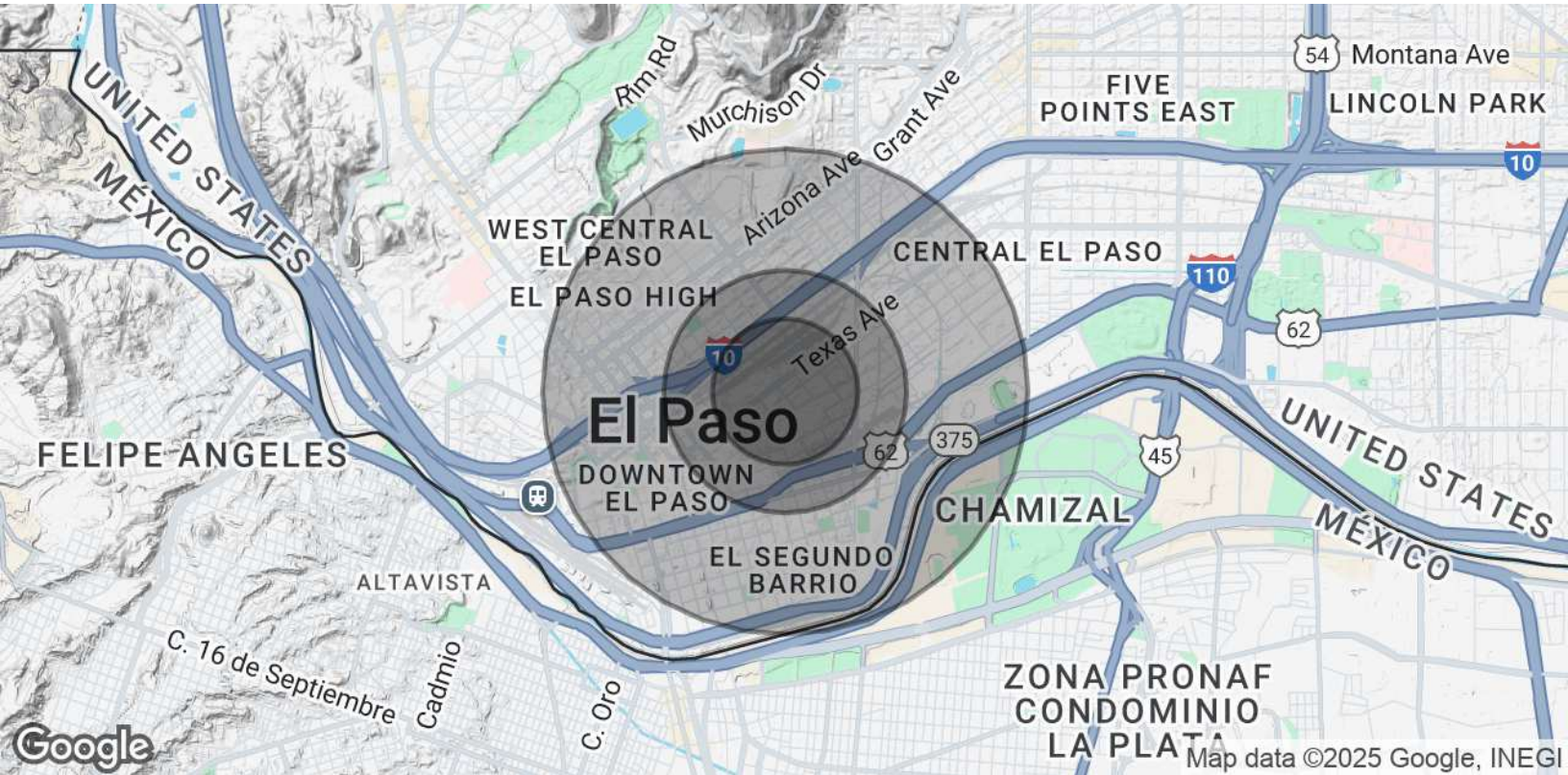
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,667	3,880	15,688
Average Age	47	44	41
Average Age (Male)	47	43	40
Average Age (Female)	47	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	754	1,622	6,726
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$32,001	\$32,074	\$37,352
Average House Value	\$98,770	\$105,745	\$162,565

Demographics data derived from AlphaMap

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FINANCIAL ANALYSIS

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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FOR SALE | Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$81,756
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EXPENSES SUMMARY

Tax	\$8,095
Cleaning & Maintenance	\$2,826
Depreciation	\$3,636
Insurance	\$2,202
Repairs	\$8,058
Utilities	\$9,298

OPERATING EXPENSES	\$34,115
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NET OPERATING INCOME	\$55,000
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FOR SALE | Rent Roll & Pro Forma Numbers

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	1	1	575 SF	\$800	\$1.39	\$775	\$1.35	-	MTM
2	1	1	575 SF	\$713	\$1.24	\$775	\$1.35	-	MTM
3	1	1	575 SF	\$550	\$0.96	\$775	\$1.35	-	MTM
4	1	1	575 SF	\$550	\$0.96	\$775	\$1.35	-	MTM
5	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
6	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
7	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
8	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
9	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
10	1	1	575 SF	\$700	\$1.22	\$775	\$1.35	-	MTM
TOTALS			5,750 SF	\$6,813	\$11.87	\$7,750	\$13.50		
AVERAGES			575 SF	\$681	\$1.19	\$775	\$1.35		

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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date