

FOR SALE



Coty Apartments

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Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
REGIONAL MAP	5
LOCATION MAP	6
FINANCIAL ANALYSIS	7
RENT ROLL	8
FINANCIAL SUMMARY	9
INCOME & EXPENSES	10
DEMOGRAPHICS MAP & REPORT	11
IABS	12

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

This property presents an exceptional value-add opportunity, offering the potential to renovate and enhance the units, ultimately increasing rental income. With the ability to revitalize and elevate the property, investors can capitalize on the burgeoning demand for upgraded and modernized multifamily units in the El Paso area. This prospect provides a promising pathway to elevate the property's value and maximize returns through strategic rehabilitation and rent adjustments.

PROPERTY HIGHLIGHTS

- Historic 1928 building
- 10,437 SF property
- 16 multifamily units
- Prime El Paso location

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	16
Lot Size:	0.18 Acres
Building Size:	10,437 SF
NOI:	\$95,029.73
Cap Rate:	10.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,414	22,716	45,165
Total Population	15,099	55,337	110,710
Average HH Income	\$35,762	\$50,556	\$53,614

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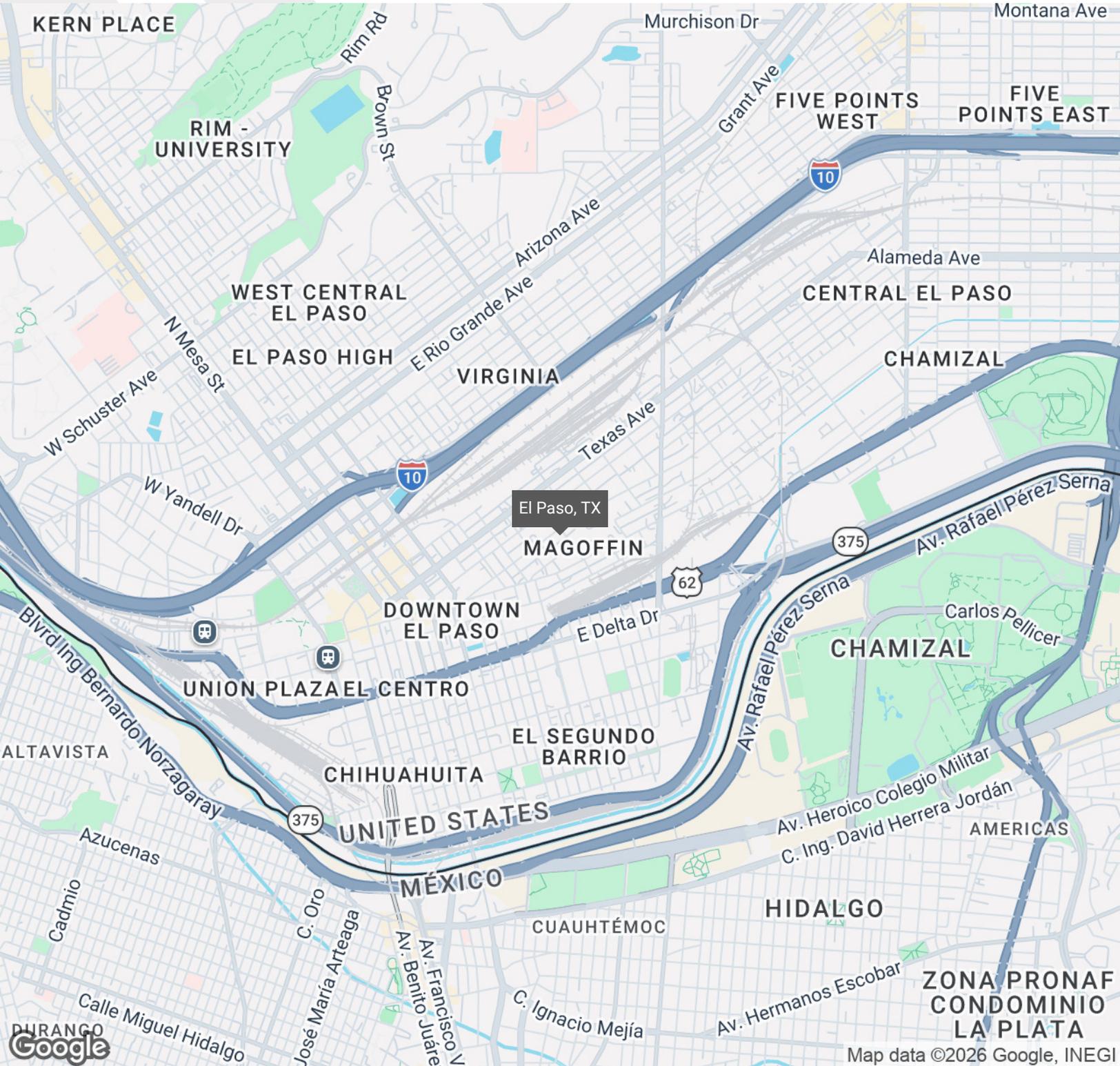
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Regional Map

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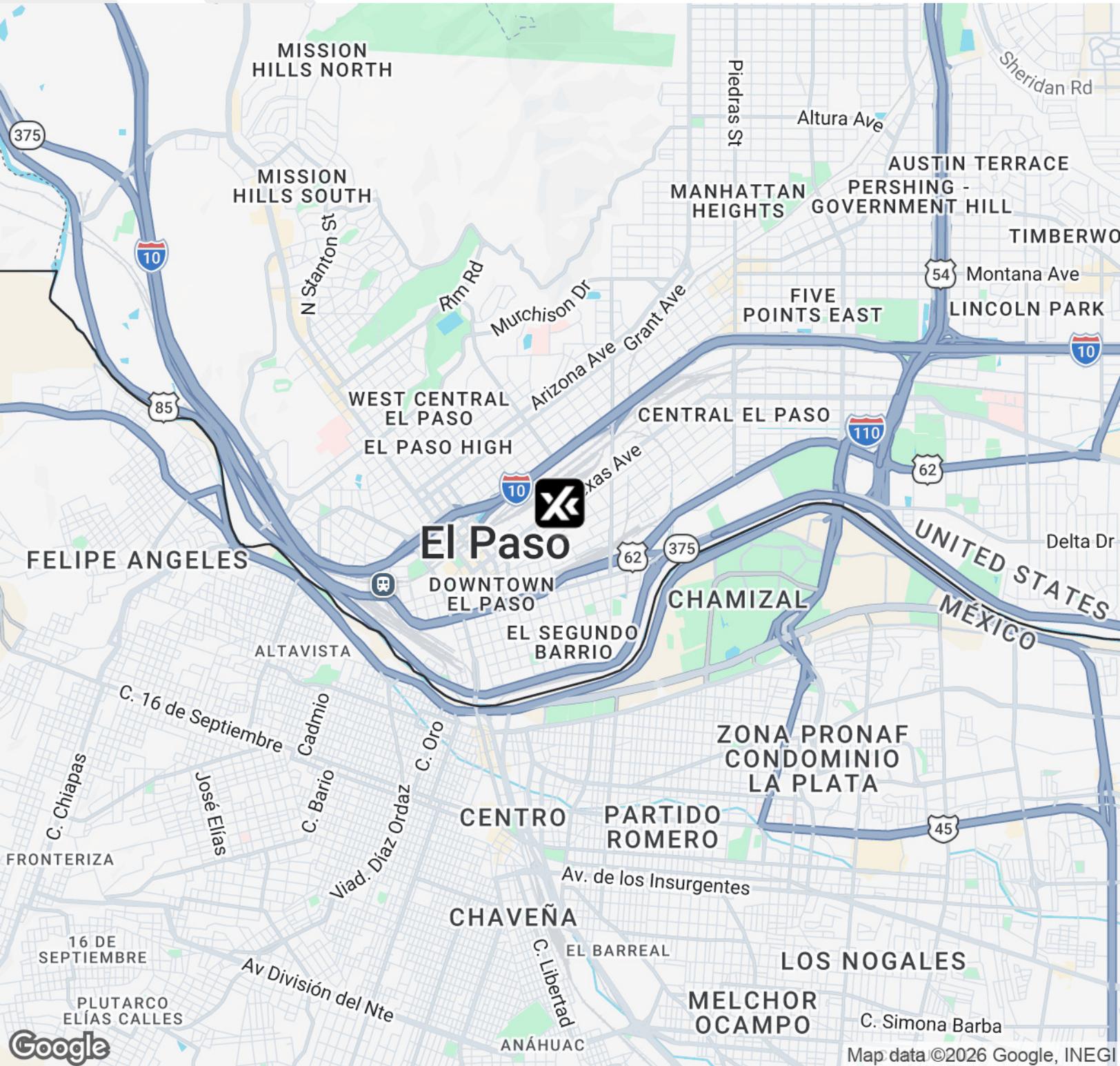
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Location Map

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Section 2

Financial Analysis



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COMMERCIAL

Rent Roll

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE END
1	1	1	473 SF	\$800	\$1.69	\$875	\$1.85	-	MTM
2	1	1	473 SF	\$701	\$1.48	\$875	\$1.85	-	MTM
3	-	1	473 SF	\$400	\$0.85	\$725	\$1.53	-	MTM
4	-	1	277 SF	\$500	\$1.81	\$575	\$2.08	-	MTM
5	1	1	473 SF	\$725	\$1.53	\$875	\$1.85	-	MTM
6	-	1	277 SF	\$400	\$1.44	\$575	\$2.08	-	MTM
7	1	1	473 SF	\$700	\$1.48	\$875	\$1.85	-	MTM
8	1	1	473 SF	\$800	\$1.69	\$875	\$1.85	-	MTM
21	1	1	473 SF	\$800	\$1.69	\$875	\$1.85	-	MTM
22	1	1	473 SF	\$700	\$1.48	\$875	\$1.85	-	MTM
23	1	1	473 SF	\$650	\$1.37	\$875	\$1.85	-	MTM
24	-	1	277 SF	-	-	\$575	\$2.08	-	NA
25	-	1	473 SF	\$650	\$1.37	\$725	\$1.53	-	MTM
26	-	1	277 SF	\$650	\$2.35	\$575	\$2.08	-	MTM
27	1	1	473 SF	\$690	\$1.46	\$875	\$1.85	-	MTM
28	1	1	473 SF	\$725	\$1.53	\$875	\$1.85	-	MTM
TOTALS			6,784 SF	\$9,891	\$23.22	\$12,500	\$29.88	\$0	
AVERAGES			424 SF	\$659	\$1.55	\$781	\$1.87		

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Financial Summary

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INVESTMENT OVERVIEW	COTY APARTMENTS
Price	\$950,000
Price per SF	\$91
Price per Unit	\$59,375
GRM	8
CAP Rate	10%
Cash-on-Cash Return (yr 1)	10%
Total Return (yr 1)	\$95,030

OPERATING DATA	COTY APARTMENTS
Gross Scheduled Income	\$118,692
Total Scheduled Income	\$118,692
Vacancy Cost	\$5,935
Gross Income	\$112,757
Operating Expenses	\$17,728
Net Operating Income	\$95,030
Pre-Tax Cash Flow	\$95,030

FINANCING DATA	COTY APARTMENTS
Down Payment	\$950,000

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Income & Expenses

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INCOME SUMMARY	COTY APARTMENTS
Vacancy Cost	(\$5,935)
GROSS INCOME	\$112,757
EXPENSES SUMMARY	COTY APARTMENTS
Taxes	\$15,228
Insurance	\$2,500
OPERATING EXPENSES	\$17,728
NET OPERATING INCOME	\$95,030

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,099	55,337	110,710
Average Age	41	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,414	22,716	45,165
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$35,762	\$50,556	\$53,614
Average House Value	\$155,294	\$191,314	\$185,435

Demographics data derived from AlphaMap

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date