

17-Unit Residential Portfolio



Mission, Texas MSA

Mission, TX

Jacob Galvan | Senior Associate
956.363.1179 | jacobe@ursarealestate.com

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REAL ESTATE™

Ursa Real Estate, LLC
1925 S. Jackson Road, Edinburg, TX 78539

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Investment Summary

This unique and diverse mixed use real estate portfolio comprises 5 properties in the Rio Grande Valley, Texas. Located in a growing area of Mission, these income producing properties benefit from rising property values and high demand, year over year. Ranging from single family homes to multi-family apartment buildings, this portfolio includes a diverse mix of real estate that ensures stability and continued rental growth. The Rio Grande Valley is one of the fastest growing regions in Texas and has had a drastic increase in property values in the past decade. With a diverse mix of single and multi-family rental units, this mixed-use value add portfolio is an excellent choice for the seasoned or new investor alike.

- Excellent Locations in Growing Areas in the Rio Grande Valley
- Value Add Opportunity With Below Market Rents
- Strong Portfolio With High Appeal and Low Vacancy Rates
- Diverse Unit Mix with both Single and Multi Family Rentals
- Units are In Close Proximity To Each Other - Ease Of Management
- Proximity to Major Thoroughfares, Schools, Restaurants, and Other Points of Interest.



\$43,492.15

CURRENT NOI



\$70,708.15

PRO-FORMA NOI



\$1,100,000

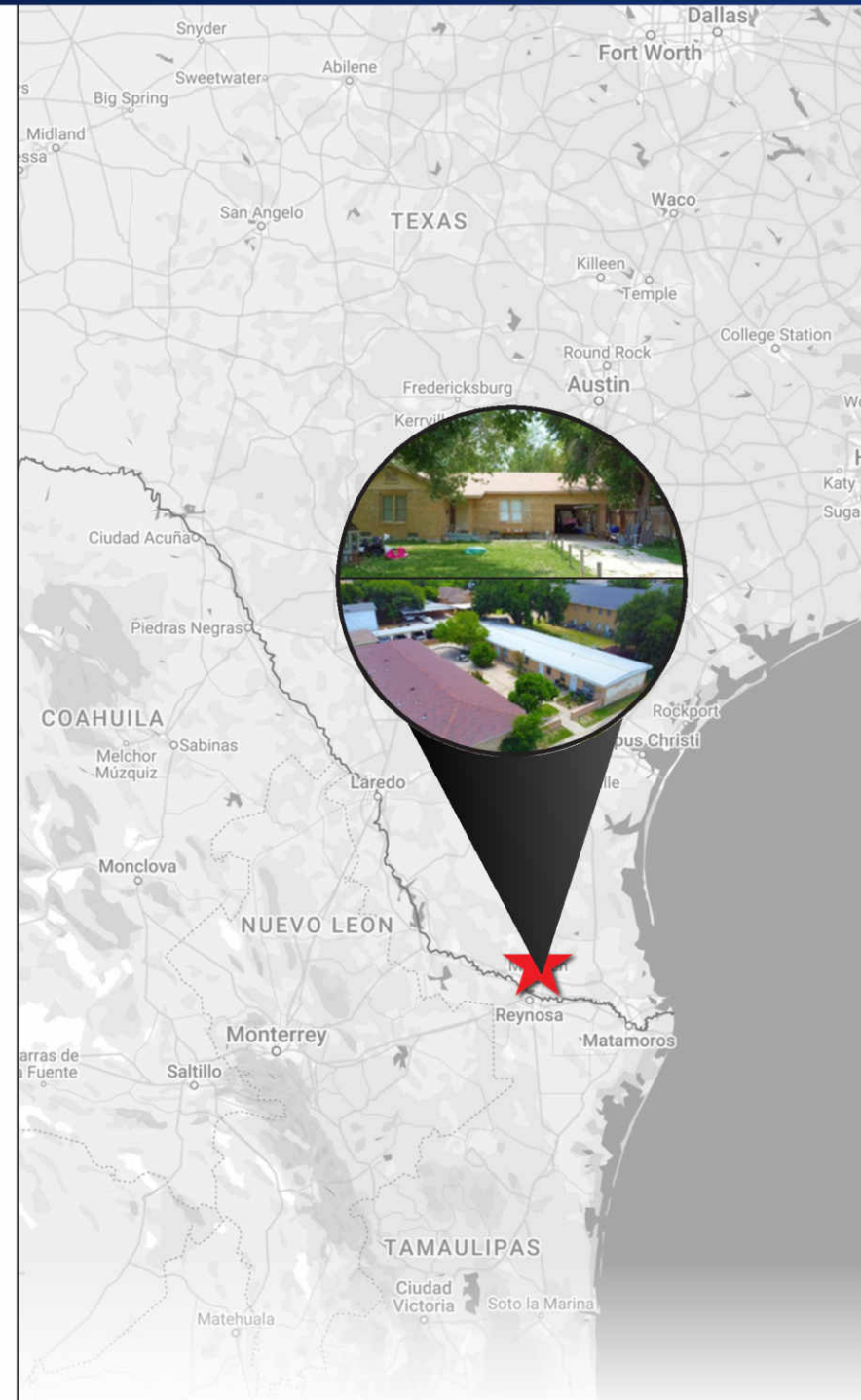
PORTFOLIO SALE PRICE

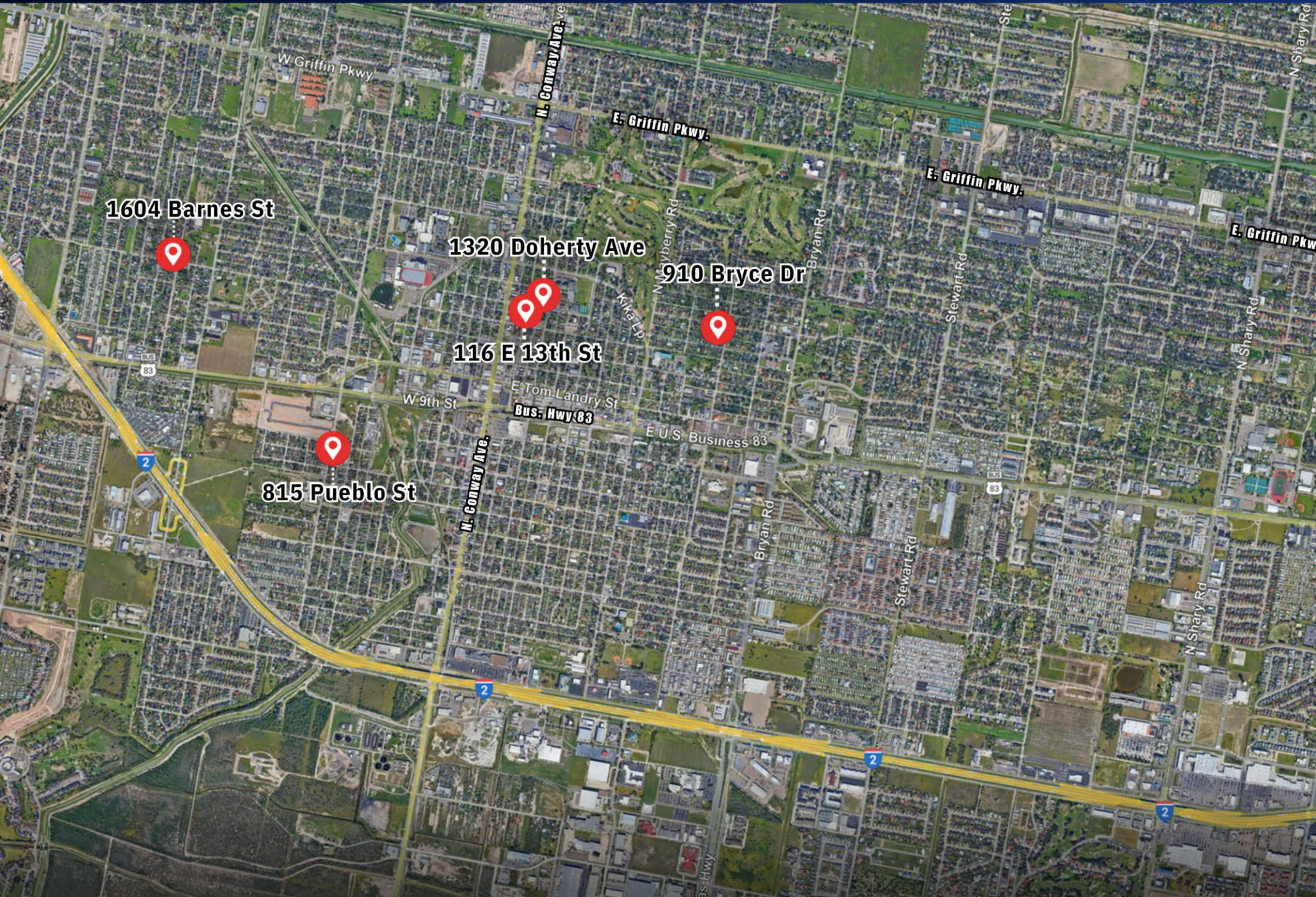
Portfolio Highlights

Numer of Units: 17

Total Combined Square Feet: 12,411

Area: Mission MSA





Financial Overview

Financial Summary

Operating Data

Gross Scheduled Income	\$100,200
Vacancy Costs:	\$8,016.00
Gross Effective Income:	\$92,184.00

Expense Summary


Taxes:	\$27,585.85
Insurance:	\$11,426.00
Maintenance/Utilities:	\$9,680.00
Total Expenses	\$48,691.85

Net Operating Income

Gross Effective Income:	\$92,184.00
Total Expenses:	\$48,691.85
Net Operating Income:	\$43,492.15





Address	City	Sq Ft	Units	Land (AC)	Current Rent	Pro-Forma Rent	Pro-Forma Sale Price (Separate)	Taxes	Ins.	Maint.
 815 Pueblo Street	Mission, TX	912	House	0.09 AC	\$800.00	\$925.00	\$130,000.00	\$2,441.03	\$871.00	\$360.00
 116 E 13th Street	Mission, TX	2,797	5	0.26 AC	\$1,925.00	\$2,500.00	\$330,000.00	\$6,693.01	\$1,618.00	\$1,500.00
 910 Bryce Drive	Mission, TX	1,140	House	0.22 AC	\$750.00	\$1,100.00	\$149,000.00	\$3,595.06	\$871.00	\$400.00
 1604 Barnes Street	Mission, TX	2,128	2	0.21 AC	\$1,500.00	\$1,600.00	\$255,000.00	\$5,327.71	\$4,520.00	\$720.00
 1320 Doherty Ave	Mission, TX	5,434	8	0.34 AC	\$3,375.00	\$3,825.00	\$450,000.00	\$9,529.04	\$3,546.00	\$2,500.00
Annual Totals:	---	12,411	17	---	\$100,200	\$119,400.00	\$1,314,000.00	\$27,585.85	\$11,426.00	\$5,480.00



N. Conway Ave.



EZPAWN

116 E 13th St.

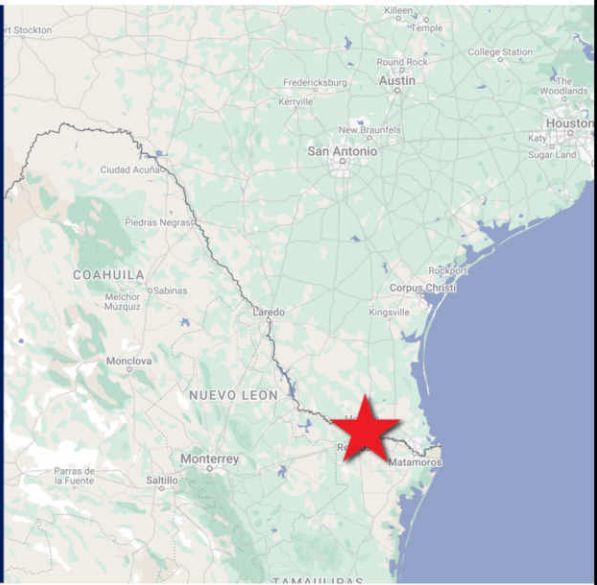
Doherty Ave.

E. 13th Street

Area Summary



CITY OF MISSION & METRO AREA COMMUNITY PROFILE 2025



Mission, Texas, a vibrant and expanding city in the heart of the Rio Grande Valley, is home to approximately 87,000 residents in South Texas, a region recognized for its rapid growth and remarkably affordable cost of living. Situated near the Mexican border, Mission benefits from the area's dynamic international trade and cultural exchange, fostering significant growth in both residential and commercial sectors throughout the Rio Grande Valley.

Part of a larger international metropolitan area encompassing around 2.4 million people, Mission thrives within a region deeply connected to diverse cultures and a rich history. While not directly on the coast, Mission enjoys the proximity to the Gulf of Mexico's recreational offerings and shares in the innovative spirit that characterizes South Texas. Mission provides a stable, multifaceted, enjoyable, and economical quality of life for its residents.

City Of Mission & Metro Area Community Profile 2025

	City	MSA
POPULATION (2024):	87,292	900,000
MEDIAN AGE:	34.8	30.1
MEDIAN HOUSEHOLD INCOME:	\$60,813	\$44,818
NUMBER OF HOUSEHOLDS:	28,144	268,598
PEOPLE PER HOUSEHOLD	3.06 PPH	3.6 PPH
MEDIAN HOME PRICE:	\$270,000	\$220,000
MONTHLY APARTMENT RENTAL:	\$931.00	\$853.00
TOTAL WORKFORCE:	36,332	371,985
2024 UNEMPLOYMENT RATE:	5.70%	6.20%



Rio Grande Valley Profile

South Texas

- The Rio Grande Valley includes the counties of Hidalgo, Starr, Cameron and Willacy. The four county area that comprises the Rio Grande Valley has a larger population than South Dakota, Delaware, North Dakota, Vermont, Alaska and Wyoming. The Rio Grande Valley is almost twice the size of Delaware and four times the size of Rhode Island. The area is located at the intersection of IH-2 and IH-69C and lies 230 miles to the south of San Antonio, Texas; 110 miles to the southeast of Laredo, Texas; and 150 miles to the southwest of Corpus Christi, Texas.
- The Valley is one of the richest places in the country in history and tradition. Its culture and identity is based on adaptation to movement and change, perseverance, and resiliency. The Valley is an ideal area in which to live, combining a modern infrastructure, multicultural population, rich history and cultural heritage, and a beautiful natural environment with an excellent quality of life. The Valley also enjoys a vigorous and growing economy with a high standard of living that has one of the lowest costs of living in the country.



Rio Grande Valley Profile Cont.

South Texas

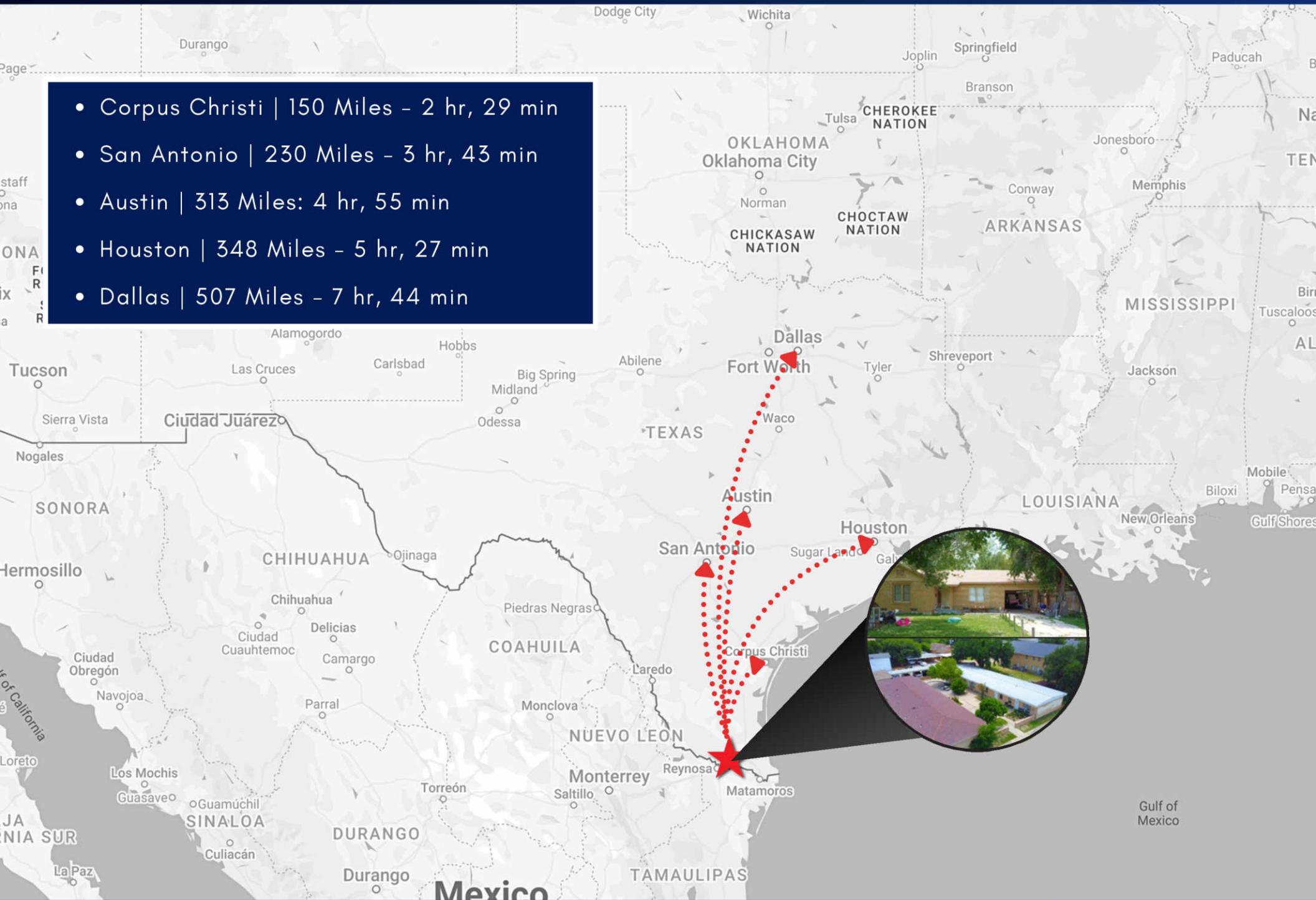
- The McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) encompasses 1,571 square miles (essentially the entire county of Hidalgo) and has a 2022 population density of 565.48 residents per square mile. Hidalgo County includes the cities of McAllen, Edinburg, Mission, Pharr, San Juan, Weslaco, Donna, Mercedes and Alamo a, as well as thirteen smaller cities and rural areas.
- McAllen, with a 2022 population of 144,585, is the principal city in the McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) and has the reputation of being the most active business community along this portion of the Texas/Mexico border. Edinburg, with a 2022 population of 104,302, is the county seat of Hidalgo County and is located just northeast of McAllen.
- Located approximately eight miles south of McAllen is Reynosa, Mexico - an incorporated city with a population of nearly one million. More than 100 global manufacturers have operations in McAllen or across the border in Reynosa.
- The hospitality, more relaxed pace of life, safe neighborhoods, and emphasis on community make the Rio Grande Valley a place where life is to be enjoyed and lived to its fullest.



Proximity Map

Mission, TX

- Corpus Christi | 150 Miles - 2 hr, 29 min
- San Antonio | 230 Miles - 3 hr, 43 min
- Austin | 313 Miles: 4 hr, 55 min
- Houston | 348 Miles - 5 hr, 27 min
- Dallas | 507 Miles - 7 hr, 44 min



Property Photos







Bryce Dr.

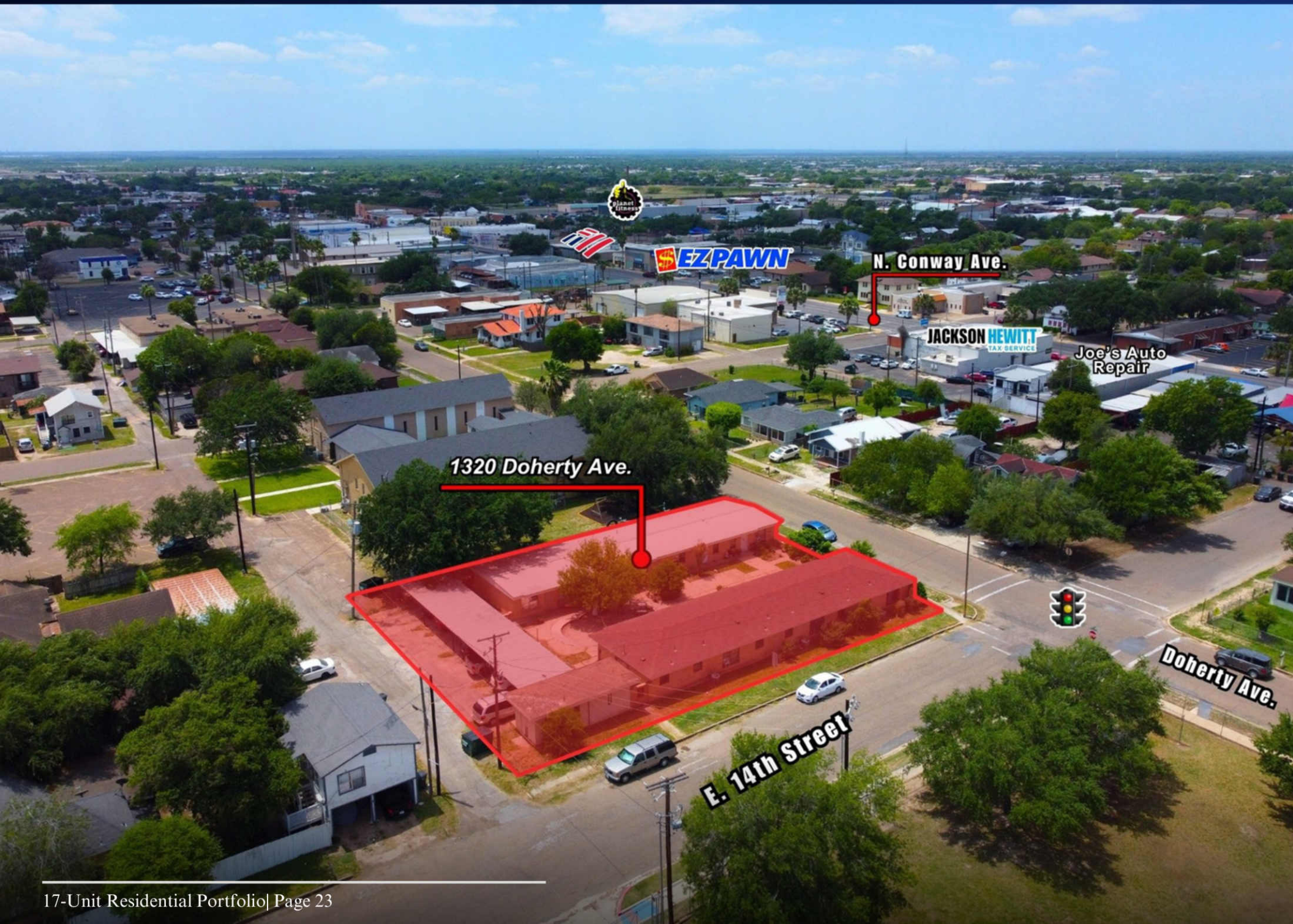


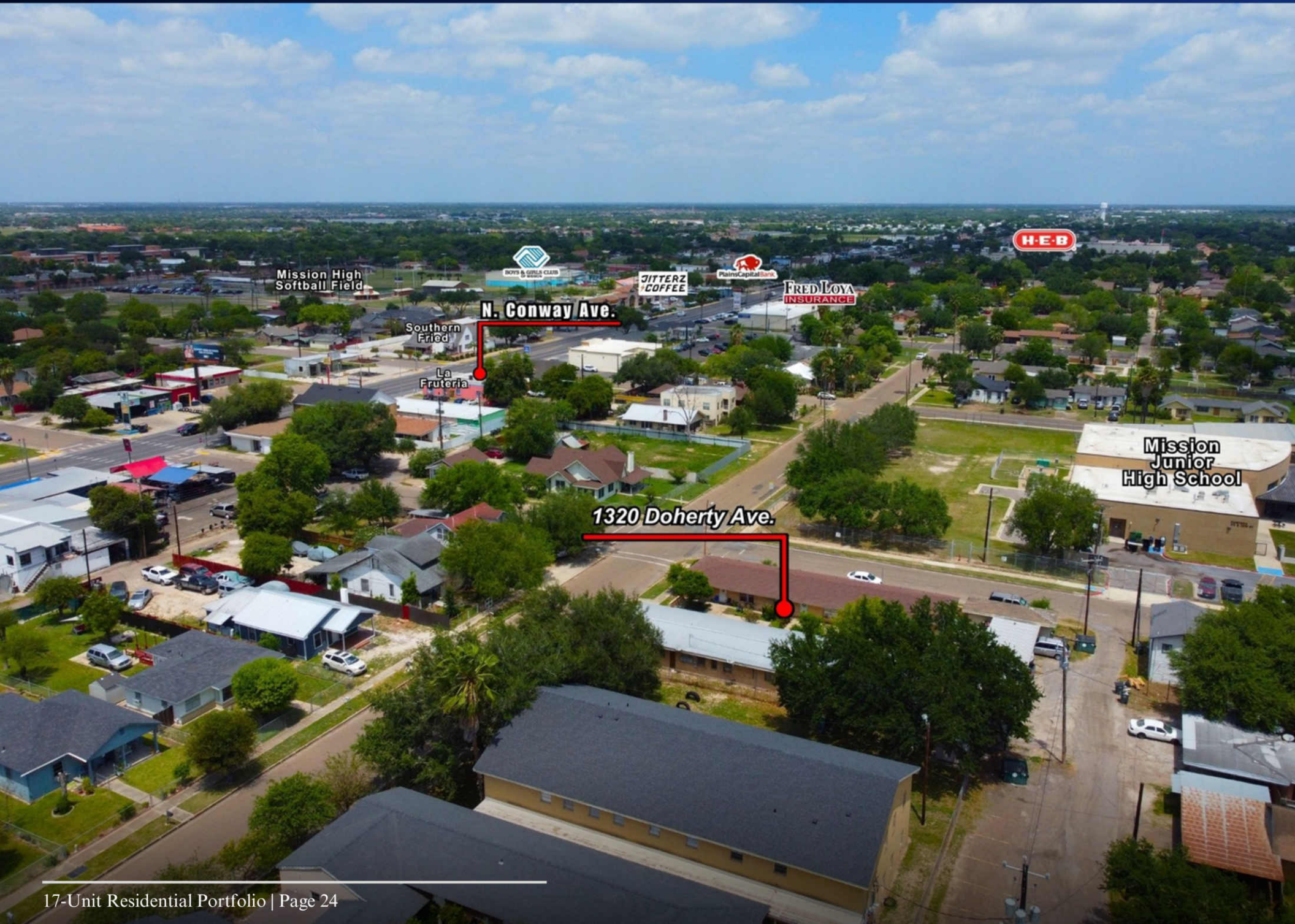


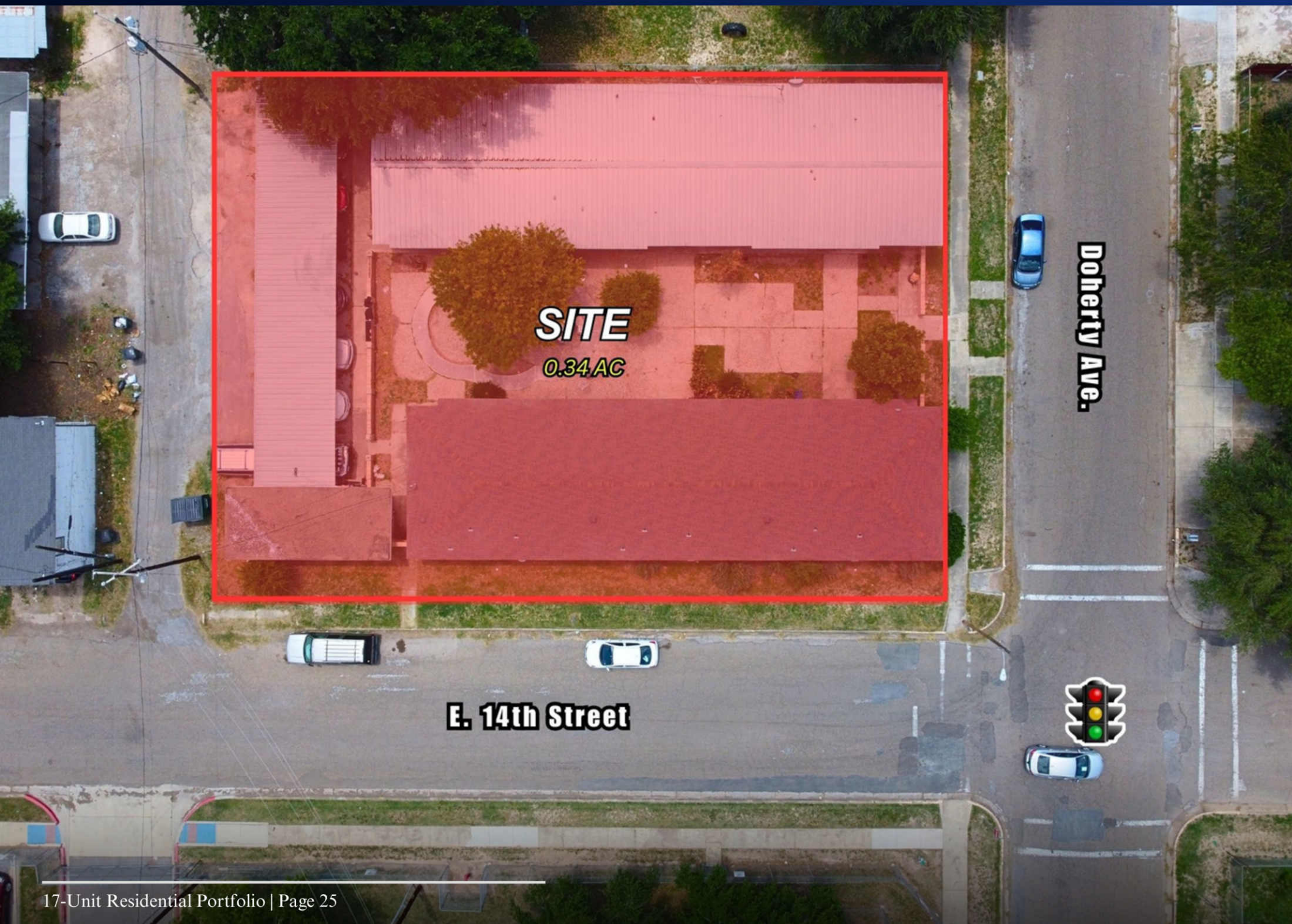




















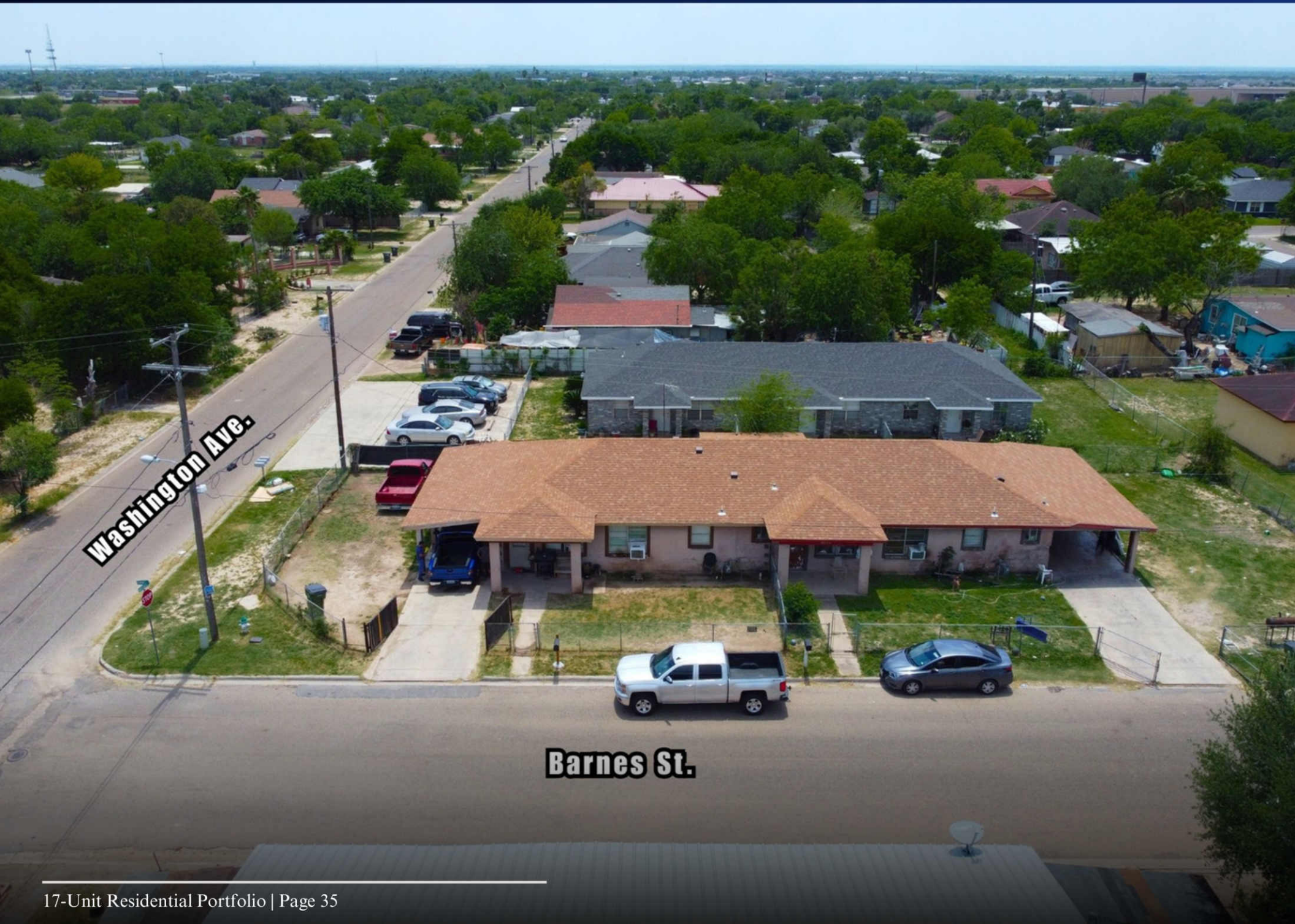


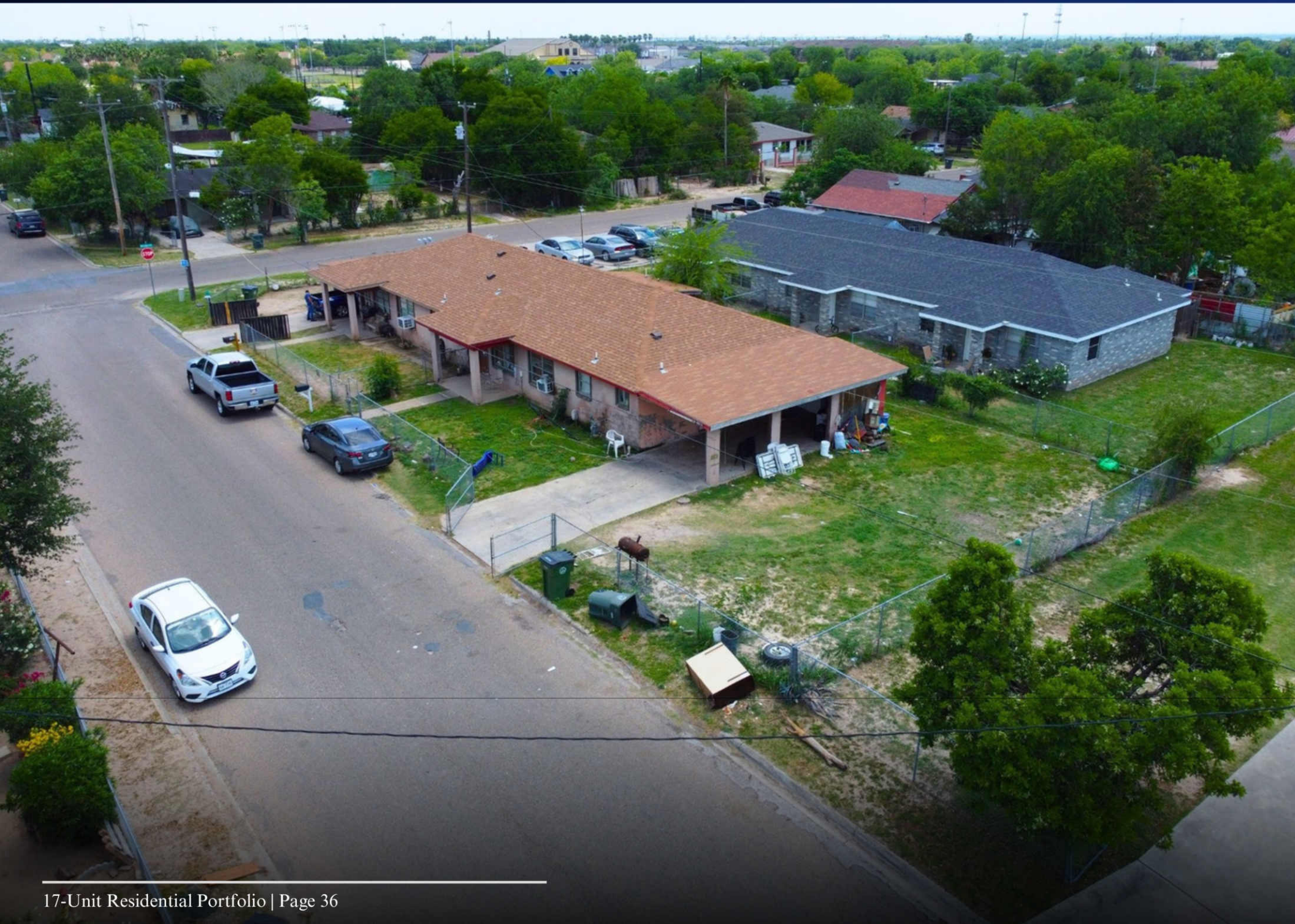


















Barnes St.

Washington Ave.



LISTING TEAM :

Jacob Galvan

Senior Associate

Office 956.476.3016

Cell 956.363.1179

jacob@ursarealestate.com

www.ursarealestate.com



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