

West Oaks Estates —

Presented by - HycapPro Real Estate Team

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

HycapPro.com
HycapPro.com



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

Enhance your investment Portfolio 1202 Upas Dr, Edinburg, TX 78541

*Welcome to West Oaks -
Where you will find –*

*A Beautiful, HUGE 5,324 Sf
Fourplex investment property
- offered In Edinburg Texas*



Tenants love the –
Modern – Stylish design, Great Lines, in a Gated community

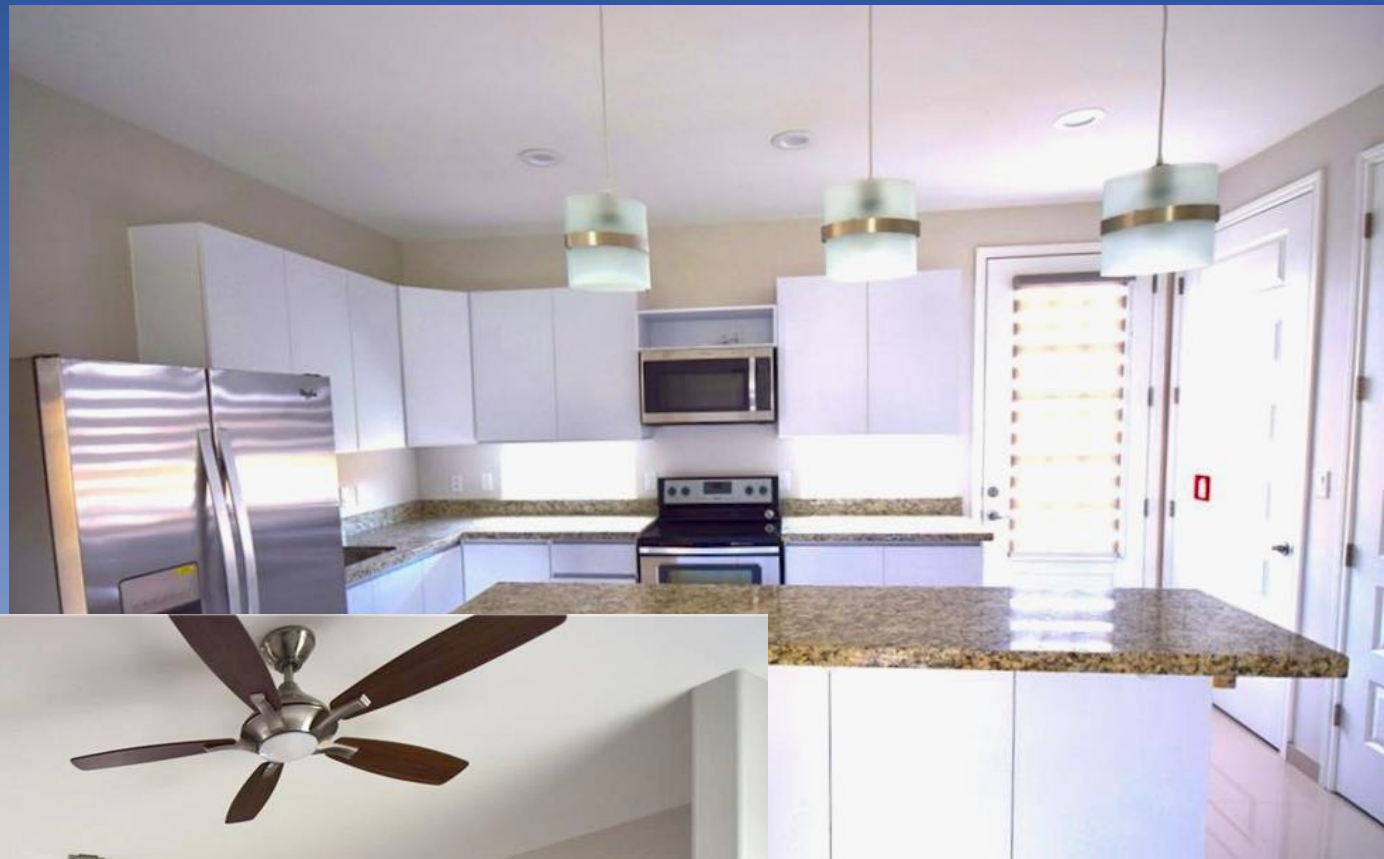


*Inside you will find a wonderful floorplan, gourmet kitchen
- and so much more for your tenants to love!*



*Outstanding
Floorplan
Great space for*

- Cooking
& Entertaining*



*With over 5,300
square Feet, the
individual units
Are VERY spacious!*

Beautiful High-Quality Stainless-Steel Appliances!



*Laundry closet with Washer and Dryer included
...Conveniently located within the Kitchen*



VERY LARGE – Beautiful living room space with open floor plan



Office, or Bedroom on First floor



Hallway/Guest Bathroom with Fully tiled tub/shower



LARGE BEDROOMS!



Bedroom Closets, and Ceiling Fans...



Private Master Bathroom – Fully tiled shower in a modern design



A Master Walkin Closet – SO large it deserves it's own page!



Fully Fenced Back Yard!



*But.... Why
Edinburg, Texas?*

Gateway to South Texas

In the heart of the Rio Grande Valley, Edinburg serves as a gateway to South Texas. Anchored by the University of Texas Rio Grande Valley, and home to the county seat for Hidalgo County, Edinburg is an ideal location for businesses looking to expand in the RGV.

Put your business on the map, and watch it take off.



Published on October 23, 2023

UTRGV ranked as No. 1 university in Texas by Washington Monthly

RIO GRANDE VALLEY, TEXAS – AUG. 28, 2023 – The University of Texas Rio Grande Valley on Monday started the 2023-24 academic year as the No. 1 university in Texas, based on **Washington Monthly** magazine's annual college guide and rankings.

According to Washington Monthly, instead of rewarding schools for their prestige, wealth and exclusivity, its rankings give points to universities that help non-wealthy students earn remunerative degrees, encourage students to vote and serve their country, and produce the scholars and scholarship that drive economic growth and human betterment.

- Edinburg, Texas

PRESS RELEASES

05/24/2022

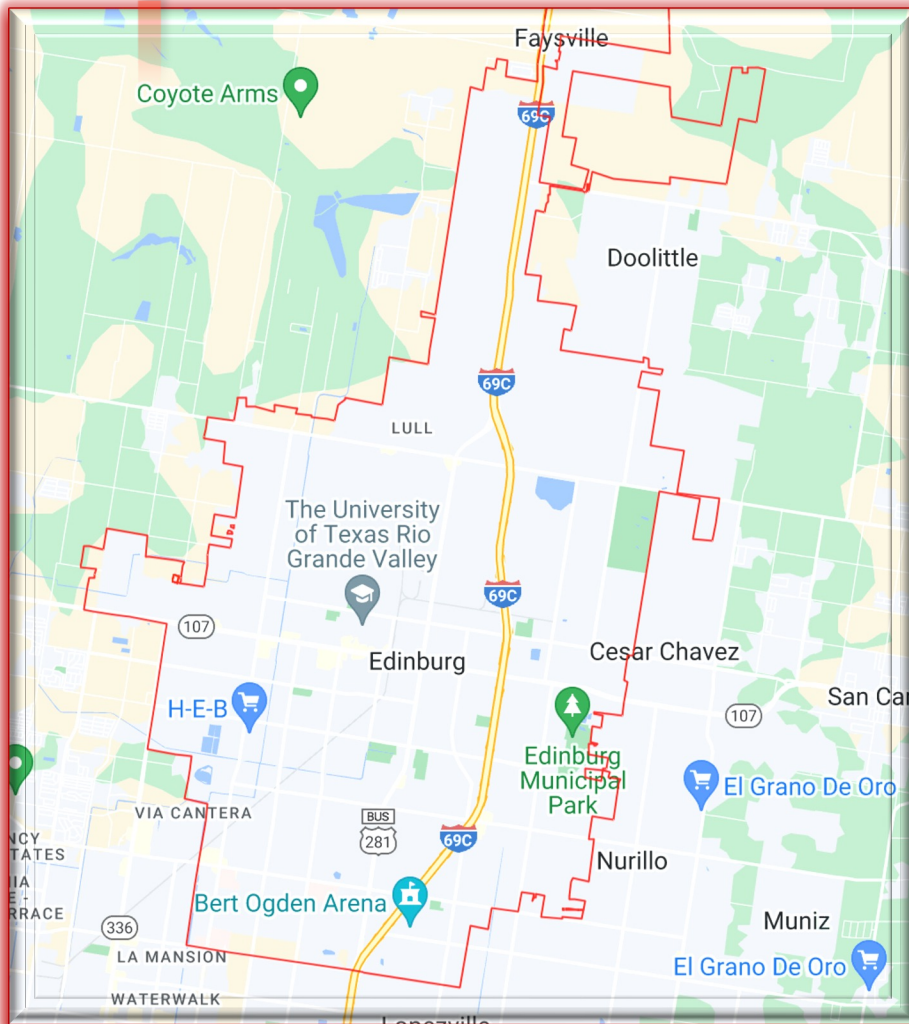
Employ Edinburg Job Fair This Thursday-Over 50 Diverse Employers Recruiting to Fill Various Positions

Read More



The local economy is made up of a diverse mix of industries:

- Agriculture
- Growing health care sector
- Excellent, progressive education
- Growth oriented, Edinburg City loves to assist new business growth



Cost of living index compares similarly sized cities in the US:

COST OF LIVING INDEX

Composite Index	Edinburg	New Braunfels, TX*	Menifee, CA*	Concord, NC*
Grocery Items	91.4	93.4	99.6	97.9
Housing	50.2	112.8	156	88
Utilities	89.7	99.7	114.9	99.1
Transportation	88.3	82	161.7	85.7
Healthcare	97.7	102.8	87.3	95.3
Misc.	84.8	104.8	105.4	100.4

Cost of Living Index

100 = US Average. (Below 100 means cheaper than the US average. Above 100 means more expensive.) City in Texas with a population of approximately 100,000*

Source: Best Places to Live, Edinburg, [Best Places to Live](#)

Published on December 13, 2023

Edinburg, Texas Partners with Retail Strategies to Lead Retail Attraction Initiatives

Edinburg, Texas Partners with Retail Strategies to Lead Retail Attraction Initiatives

BIRMINGHAM, AL (December 13, 2023) – Edinburg, Texas, proudly announces its partnership with Retail Strategies, a leading retail consulting firm, to lead and expand its retail attraction efforts. This collaboration underscores Edinburg's commitment to grow its retail sector and position itself as a prime destination for emerging brand expanding in Southern markets.

Chris Bontrager, vice president of western region for Retail Strategies, said, "The population in the Rio Grande Valley is projected to nearly double by the year 2045, from 1.3 million to 2.4 million on the U.S. side. This growth is driven by significant employment opportunities, making it a prime area for retail expansion. Edinburg recognizes the importance of elevating its presence in this dynamic landscape, and we believe Edinburg is in an ideal position to attract new retailers given this remarkable growth."

"The Rio Grande Valley's remarkable expansion presents a unique opportunity for Edinburg. We intend to capitalize on this growth by launching aggressive recruitment efforts to attract retailers to our city. We aim to boost our local economy by generating sales tax revenue through these retailers and further enhancing our community's quality of life," Veronica Gonzales, Board President of the Edinburg EDC.

Published on September 27, 2023

Edinburg EDC continues significant growth in North Industrial Park with Nicho Produce's Expansion

Edinburg, TX – More progress is coming to the North Industrial Park. The Edinburg Economic Development Corporation (EEDC) is proud to announce the exciting expansion of Nicho Produce, a local produce company. This development marks a significant milestone in Edinburg's economic growth, bringing numerous job opportunities and reinforcing the EEDC's commitment to fostering a thriving business community. This expansion will not only contribute to the local economy but also create more opportunities for the community. Nicho Produce's growth will result in the creation of 91 jobs, with 79 being retained and an additional 12 created.

Tommy Villarreal, President & CEO of Nicho Produce, is spearheading the construction of a state-of-the-art 50,000-square-foot cold storage facility aimed at elevating their existing Edinburg operations. This ambitious expansion is slated to unfold on a generous 9-acre parcel within the North Industrial Park, underscoring Nicho Produce's unwavering commitment to its community. The deal for this project was formally sealed on September 12, 2023, and the expansion will be situated at North Industrial Park Lots 1 and 2.

MAIN FESTIVALS AND EVENTS

THE CITY OF
Edinburg
CITY OF FESTIVALS

JANUARY

19
FRI

MARTIN LUTHER KING JR.
DAY OF SERVICE
RESTLAWN MEMORIAL CEMETERY



FEBRUARY

02
FRI

CITY OF EDINBURG 9TH ANNUAL
MIRACLE MILE
RICHARD R. FLORES STADIUM



03
SAT

42ND ANNUAL ALL-AMERICA CITY
DAVID CHAVANA 10K RUN/WALK
AND 23RD ANNUAL FUN RUN
EDINBURG PARKS & REC DEPT.



10
SAT

RANCH FEST
MUSEUM OF SOUTH TEXAS HISTORY



14
WED

VALENTINES DAY MASS WEDDING
CELEBRATION
PROMENADE PARK AMPHITHEATER



17
SAT

RIO GRANDE VALLEY
DANCE FESTIVAL
EDINBURG MUNICIPAL AUDITORIUM & CITY HALL



23
FRI

EDINBURG LITERACY AND
STORYTELLING FESTIVAL
DUSTIN M. SEKULA MEMORIAL LIBRARY



29
THURS

FIESTA EDINBURG
BERT OGDEN ARENA



MARCH

01
FRI

FIESTA EDINBURG
BERT OGDEN ARENA



02
SAT

FIESTA EDINBURG - PARADE
CLOISNER BLVD.



03
SUN

HOMETOWN HEROES
HALF MARATHON
EDINBURG PARKS & REC DEPT.



07
THURS

STATE OF THE CITY
REGION ONE ESC



08
FRI

9TH ANNUAL CARDBOARD
REGATTA
EDINBURG MUNICIPAL POOL



23
SAT

4TH ANNUAL OUTDOOR EXPO
EDINBURG MUNICIPAL PARK



28
THURS

EASTER EGG HUNT
EDINBURG MUNICIPAL PARK



30
SAT

CASCARON
MUSEUM OF SOUTH TEXAS HISTORY



JUNE

15
SAT

JUNETEENTH OBSERVANCE
PROGRAM
EDINBURG MUNICIPAL AUDITORIUM



28
FRI

JUNETEENTH FESTIVAL
PROMENADE PARK AMPHITHEATER
SUMMER CONCERT SERIES
PROMENADE PARK AMPHITHEATER



JULY

06
SAT

4TH ANNUAL FIRE CRACKER RUN
EBONY HILLS GOLF COURSE



12
FRI

TEXAS COOK'EM
EBONY HILLS GOLF COURSE



20
SAT

2ND ANNUAL INDEPENDENCE DAY
BOXING
EBONY HILLS GOLF COURSE



27
SAT

FAIRY FEST
EDINBURG SCENIC WETLANDS &
WORLD BIRDING CENTER
11TH ANNUAL FRIDA FEST -
ARTS FOR EVERYBODY FESTIVAL
PROMENADE PARK AMPHITHEATER |
ACE CENTER



AUGUST

04
SUN

4TH ANNUAL TRIATHLON
EDINBURG MUNICIPAL POOL



06
TUE

NATIONAL NIGHT OUT
EDINBURG MUNICIPAL PARK



09
FRI

SUMMER CONCERT SERIES
PROMENADE PARK AMPHITHEATER



30
FRI

STXIFF 48 HR FILM RACE
ACE CENTER



SEPTEMBER

07
SAT

3RD ANNUAL 9/11 PATRIOTS
REMEMBRANCE 5K
PROMENADE PARK AMPHITHEATER



11
WED-SAT

10TH ANNUAL SOUTH TEXAS
INTERNATIONAL FILM FESTIVAL
REGION ONE ESC



14
SAT

10TH ANNUAL STXIFF
EDDIE AWARDS
ACE CENTER



OCTOBER

05
SAT

FIRE STOPPERS FESTIVAL
PROMENADE PARK AMPHITHEATER



11

SENIORWEEN



*What Else
draws tenants
to Edinburg?*

COMMUTE TO WORK TIME

18 MINUTES

Datausa, Edinburg



Families, and Parks go together!

- Edinburg has made family friendly parks a priority
- Edinburg Scenic Wetlands
- Freddy Gonzalez Park
- Town Lake at Firemans Park
- Summer Breeze Park
- Bill Schupp Park
- Edinburg Municipal Park
- Many more.....

PARKS WITHIN A MILE RADIUS

62% OF RESIDENTS HAVE ACCESS



Just a few examples of the many parks, a skate park at Bicentennial Park, and even a Wetlands Bird Sanctuary



• *The new \$180 Million courthouse*

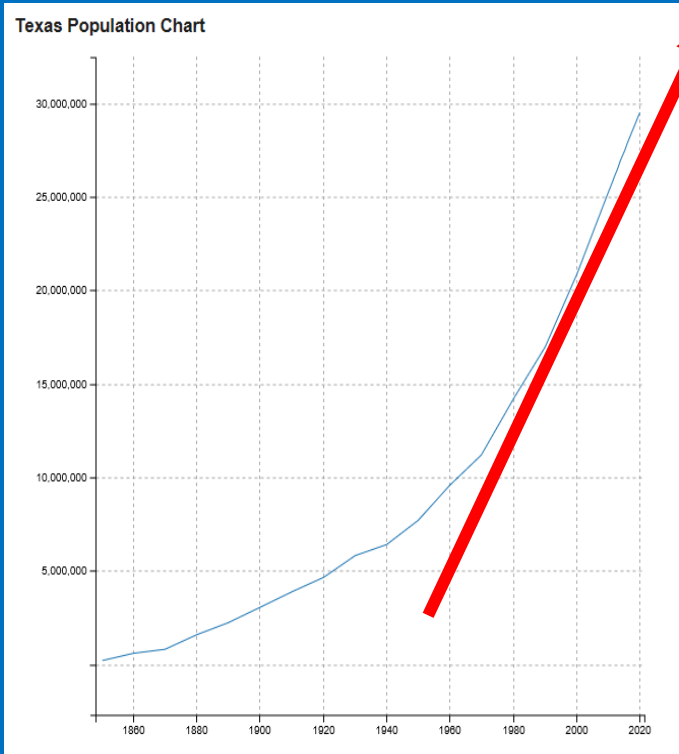
- *Designed to accommodate:*
- *24 District and County Courtrooms and one Court of Appeals*
- *District and County Clerks*
- *Jury Services, Public Defender and Indigent Defense*
- *Hidalgo County Bar Association*
- *Detention spaces provide spaces for defendants in custody within the ground floor central holding; additional space is allocated to each court floor*
- *Shell space for six additional future courts*

<https://www.hidalgocounty.us/>

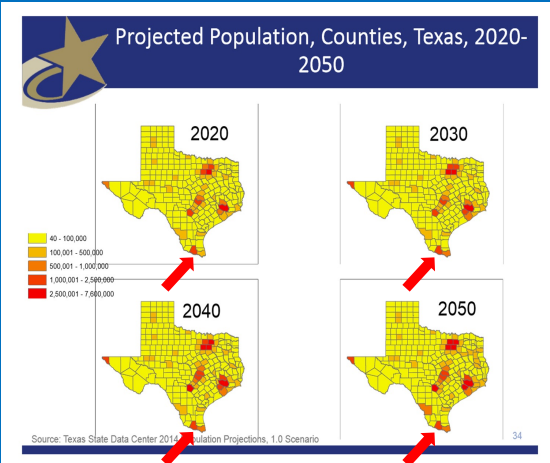


Texas

Texas is the #2 largest U.S. State in terms of surface area and total population. Its economy is larger than the nations of Australia and South Korea. It’s a great place to own rental property as it is landlord friendly and a growing population ensures a need for housing well into the future. Not all geographical areas in Texas are sharing in the dramatic population increase. The map on the lower right side shows where the greatest concentrations of populations can be found.



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%	



Source: <http://worldpopulationreview.com/us-counties/tx/hidalgo-county-population/>

Arrows points to our county.

- **WORLD CLASS MEDICAL CENTERS**

A mix of Teaching and For profit medical and hospitals brings in local and international clients seeking great medical services





Cardiology, Heart & Vascular Surgery, Cancer treatment, Back Surgery, - the list goes on and on.....

South Texas Health System-Edinburg

South Texas Health System-Edinburg in Edinburg, TX - US NEWS rated them as high performing in 7 adult procedures and conditions.

- It is a general medical and surgical facility

Doctors Hospital at Renaissance - Heart and Cancer

Doctors Hospital at Renaissance in Edinburg, TX is rated high performing in 5 adult procedures and conditions.

- It is a general medical and surgical facility.

- It is a teaching hospital.

Rio Grande Regional Hospital

Rio Grande Regional Hospital in McAllen, TX is rated high performing in 5 adult procedures and conditions.

Mission Regional Medical Center

Mission Regional Medical Center in Mission, TX is rated high performing in 3 adult procedures and conditions. It is a general medical and surgical facility

Cornerstone Regional Hospital - back surgery

All of these hospitals require specialized employees, not just doctors, but:

Nurses, Lab Technicians, Radiology specialists, Medical equipment specialists, Information Technology, HVAC specialists, Food prep, Dieticians, Surgical technicians, finance, administration and legal services.... And more!

And THEY all need good housing options!

US News and world report: <https://health.usnews.com/best-hospitals/area/mcallen-tx>

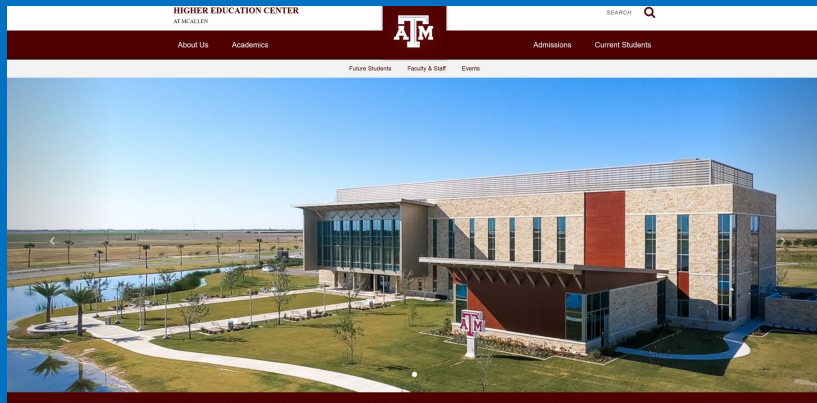
Local Universities and Colleges



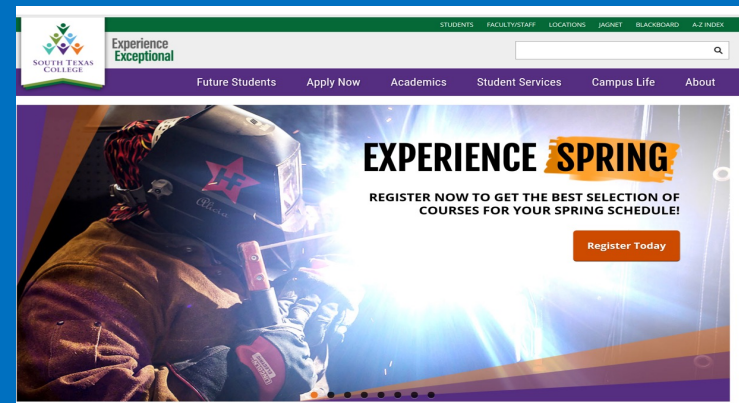
<https://www.utrgv.edu/en-us/about-utrgv/administration/index.htm>



<https://www.utrgv.edu/school-of-medicine/index.htm>

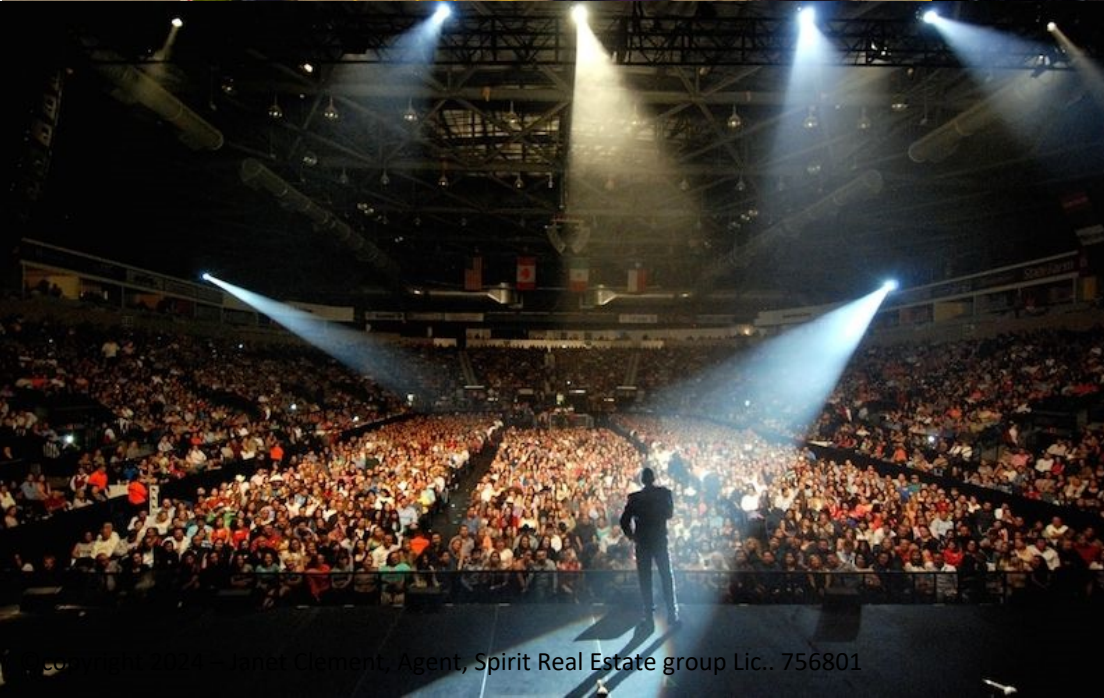


<https://mcallen.tamu.edu/>



<https://www.southtexascollege.edu/>

STATE FARM ARENA



H-E-B Park – Stadium - Venue at a Glance

- *9,700 seat stadium - 20 acres of festival grounds - A 360-degree sports bar*
- *Two (2) soccer practice fields allow 7 by 7 and 5 by 5 soccer*
- *Rio Grande Valley FC Toros*
 - *Second level of the US/Canadian professional soccer pyramid*

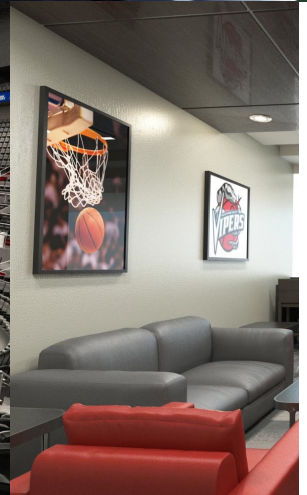
H-E-B Park Amphitheater

located adjacent to the stadium with a capacity of 2,500 for concerts, stage shows, or special events



– This large investment says ‘growth is here, and that growth is expected to bring returns’

BERT OGDEN ARENA - \$82M Home of the Vipers Basketball Team

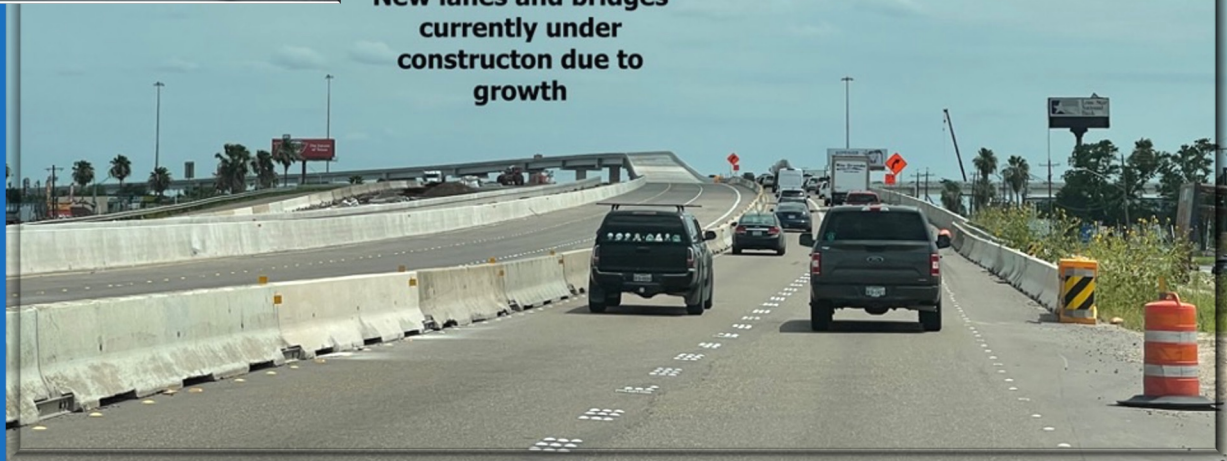


Growth, great location, and more:

New Freeway bridges, overpasses, And new lanes are being Built to accommodate Current need and future growth



**New lanes and bridges
currently under
construction due to
growth**



Pricing – Seller asking price: \$499,000*

Proforma – cap rate: 7.69%

* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS		1 UNIT (FOR REFERENCE)	
PURCHASE PRICE		\$	499,000.00
DOWN PAYMENT 25%		\$	124,750.00
AMOUNT FINANCED 75%		\$	374,250.00
CLOSING COST ESTIMATE 2%(not including prepaids)		\$	9,980.00
TOTAL CASH INVESTED		\$	134,730.00
INCOME		1 FOURLEX MONTHLY	1 FOURPLEX ANNUALLY
RENT		\$ 4,625.00	\$ 55,500.00
3 bed/2 bath \$1250 each door estimate-market \$1000-\$1050 per door			
EXPENSES		1 UNIT	1 UNIT ANNUALLY
Est. HOA FEES		\$ 54.16	\$ 650.00
Est. HOMEOWNERS INSURANCE		\$ 166.66	\$ 2,000.00
Est. PROPERTY TAX		\$ 1,008.00	\$ 12,096.00
Est.Water/Elec/Trash/Yard Service/pest (Common area only-tenants pay their own util)		\$ 182.00	\$ 2,400.00
TOTAL EXPENSES		\$ 1,410.82	\$ 17,146.00
NET OPERATING INCOME		\$ 3,214.18	\$ 38,354.00
CAP RATE		7.69%	

* All prices listed on Hycappro.com, Offering Memorandums, Sales Decks, and on Commercial websites or local MLS always 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

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.

*For more information...
...Contact Janet*

HyCapPro.com



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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
Buyer/Tenant/Seller/Landlord Initials		Date	
Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	

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 TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, 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 FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

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