

# *Introducing: 5600 Sandpiper – Shary Manor In McAllen, Texas*



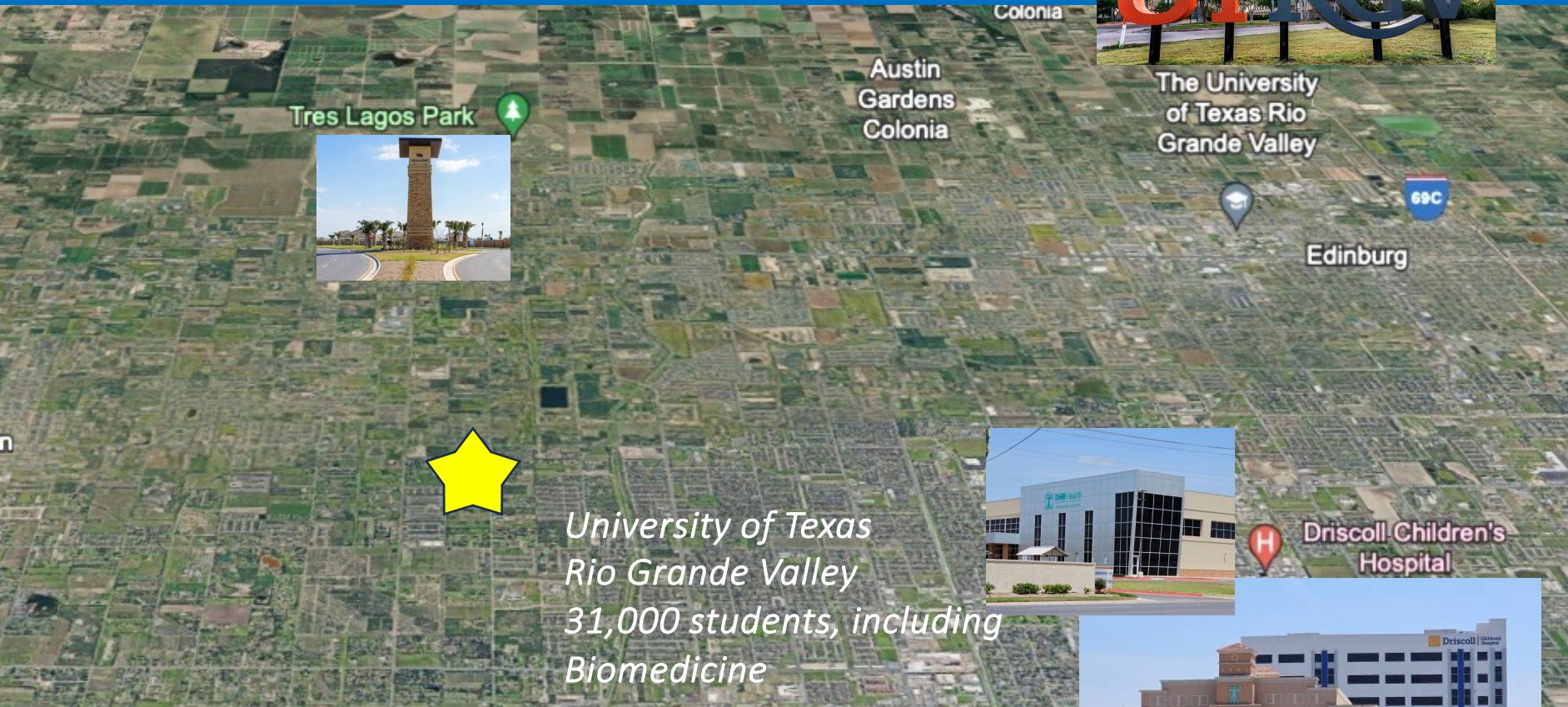
- Presented by: JANET CLEMENT - 956-520-2318
- Spirit Real Estate Group, TX - Lic # 756801

*Built in a Master Planned, Gated, Residential Fourplex community*



- *Near Medical offices, and Hospitals, Biomedical Schools*
- *Business loop, with short commutes to wide array of amenities*

# Planned community, Location overview:



*Tres Lagos park, 200+ acres of public parks,  
pools, sports fields, playgrounds, picnic areas,  
and over 20 miles of hike and bike trails*



The University  
of Texas Rio  
Grande Valley



Brand New Driscoll Children's hospital

*This Fourplex is built with a Low Maintenance all brick exterior!*



*Beautiful and enduring Large Tile flooring*

# *Open plan kitchen layout:*

*A very popular design  
light colors, and bright!*

## ***Stainless Steel kitchen appliances!***

- ***Stove***
- ***Microwave***
- ***Refrigerator included***

*Renters that are new to the area,  
new to renting, young professionals  
Young Families*

*All greatly appreciate these features!*



# *Kitchen view – (furnished\*)*



\*Furniture not included

# *living/Kitchen*



\*Furniture not included



# *Built in Laundry closet with Washer and Dryer*

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- *New tenants to the rental market*
- *Small families*
- *Professional couples*

*All appreciate having a hallway  
laundry closet with Washer and  
Dryer included!*

*Guest/second  
bathroom off  
hallway*



# Second bedrooms

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- *Spacious Closets*
- *Ceiling fans*



Large  
master  
bedrooms

*with  
private  
bathroom*

*and walk-  
in closet*



# Spacious Bedrooms – *(Furnished view\*)*



\*Furniture not included

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*The fully fenced back yard is a feature tenants really appreciate*



# *But; why invest in Texas? Specifically:*

- *The Texas Rio Grande Valley*
- *and McAllen?*
- *Businesses are finding the Rio Grande Valley*
- *With room to grow*
- *Many communities are out of space, or costs are too high*
- *Favorable business tax status to encourage growth!*
- *And with businesses, comes jobs*
- *With Jobs, comes a need for quality housing*
- *Growth sectors include Medical Centers, Medical Schools, teaching, Biotechnology, Professional Centers, Law Enforcement, and more...*
- *Just the opening of the Driscoll Children's hospital alone has provided: Construction, Engineering, Facilities, HVAC, Electrical, pluming, and many medical careers*



*Tres Lagos - 1.5 miles, 3 min from Eldorado:*

*200 + acres of public parks, playgrounds  
20 miles of walking and biking trails...*

*Summer family events, community water park, and lakes for fishing and paddle boarding... Truly outstanding family living*

# - Proximity -

- Driscoll Children's Hospital – 6.2 miles
- Lowes Home improvement 3.3 miles
- University of Texas UTRGV 7 miles
- McAllen International Airport 7.6 miles – 17min
- La PLAZA MALL – 7 miles
- Top Golf – 5.2 miles



# McAllen, Texas, and this Metro Area

Shary Manor is located within the 5<sup>th</sup> Largest Metropolitan Statistical Area (MSA) in Texas.

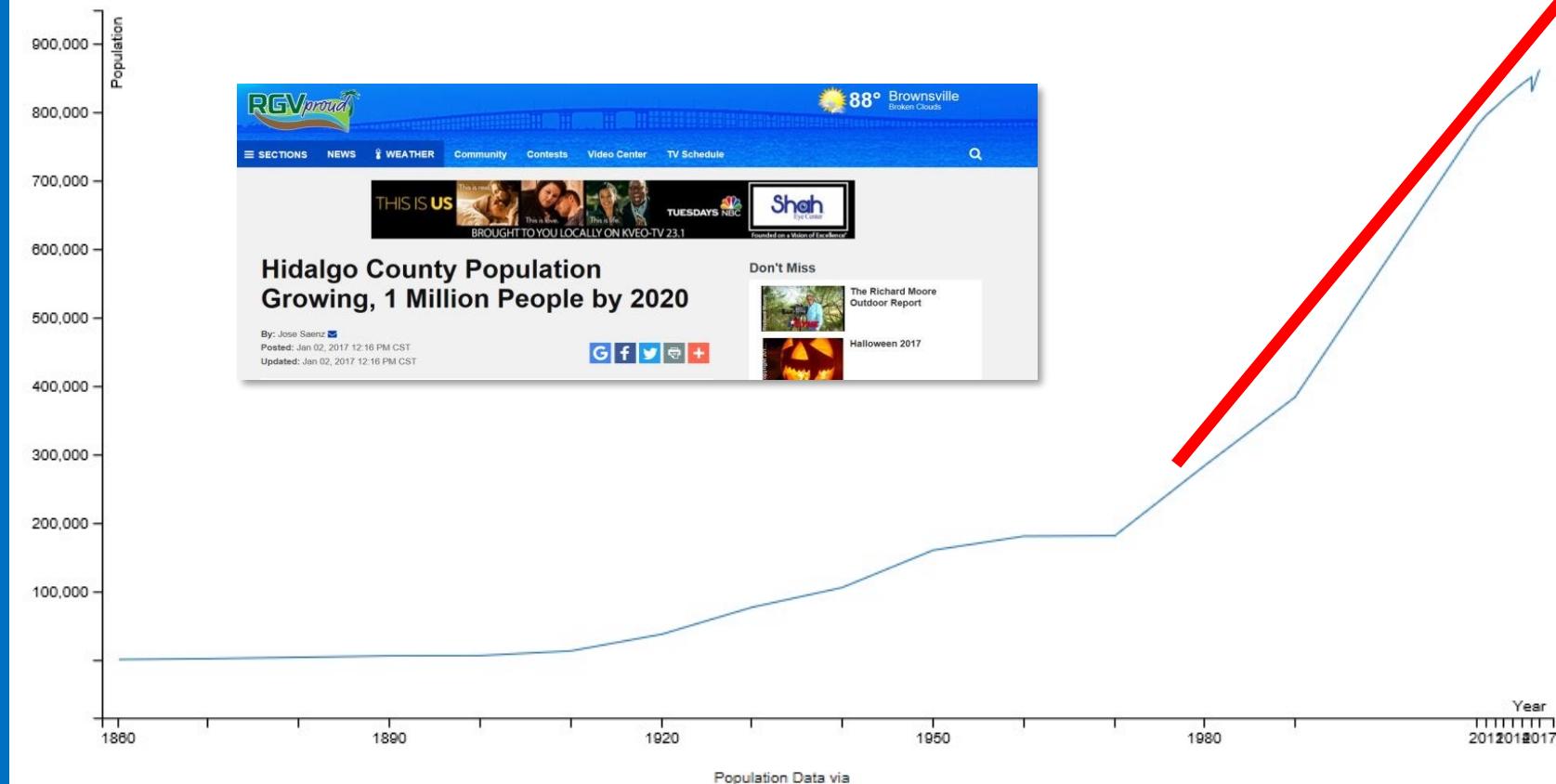
*McAllen-Edinburg-Mission MSA. This MSA includes Alton, Edinburg, and all of Hidalgo County. It is growing faster than 95% of the other counties in the state. We wanted to set up our community in an area of progressive population growth to ensure demand for decades to come.*

	Geography	Population Estimate (as of July 1)					
		2010	2011	2012	2013	2014	2015
1	Dallas-Fort Worth-Arlington, TX Metro Area	6,452,614	6,574,298	6,709,559	6,822,353	6,958,092	7,102,796
2	Houston-The Woodlands-Sugar Land, TX Metro Area	5,948,253	6,059,752	6,185,988	6,332,710	6,497,864	6,656,947
3	San Antonio-New Braunfels, TX Metro Area	2,153,215	2,194,579	2,238,578	2,283,485	2,332,790	2,384,075
4	Austin-Round Rock, TX Metro Area	1,727,627	1,781,409	1,835,298	1,884,439	1,943,465	2,000,860
5	McAllen-Edinburg-Mission, TX Metro Area	779,143	795,272	807,776	819,173	831,561	842,304
6	El Paso, TX Metro Area	807,102	823,426	835,201	835,769	838,756	838,972
7	Corpus Christi, TX Metro Area	427,997	431,018	436,958	443,362	448,351	452,422
8	Killeen-Temple, TX Metro Area	408,337	412,674	420,073	423,021	425,143	431,032
9	Brownsville-Harlingen, TX Metro Area	407,626	413,130	415,977	418,071	420,400	422,156
10	Beaumont-Port Arthur, TX Metro Area	403,701	405,204	403,778	405,433	405,644	408,419

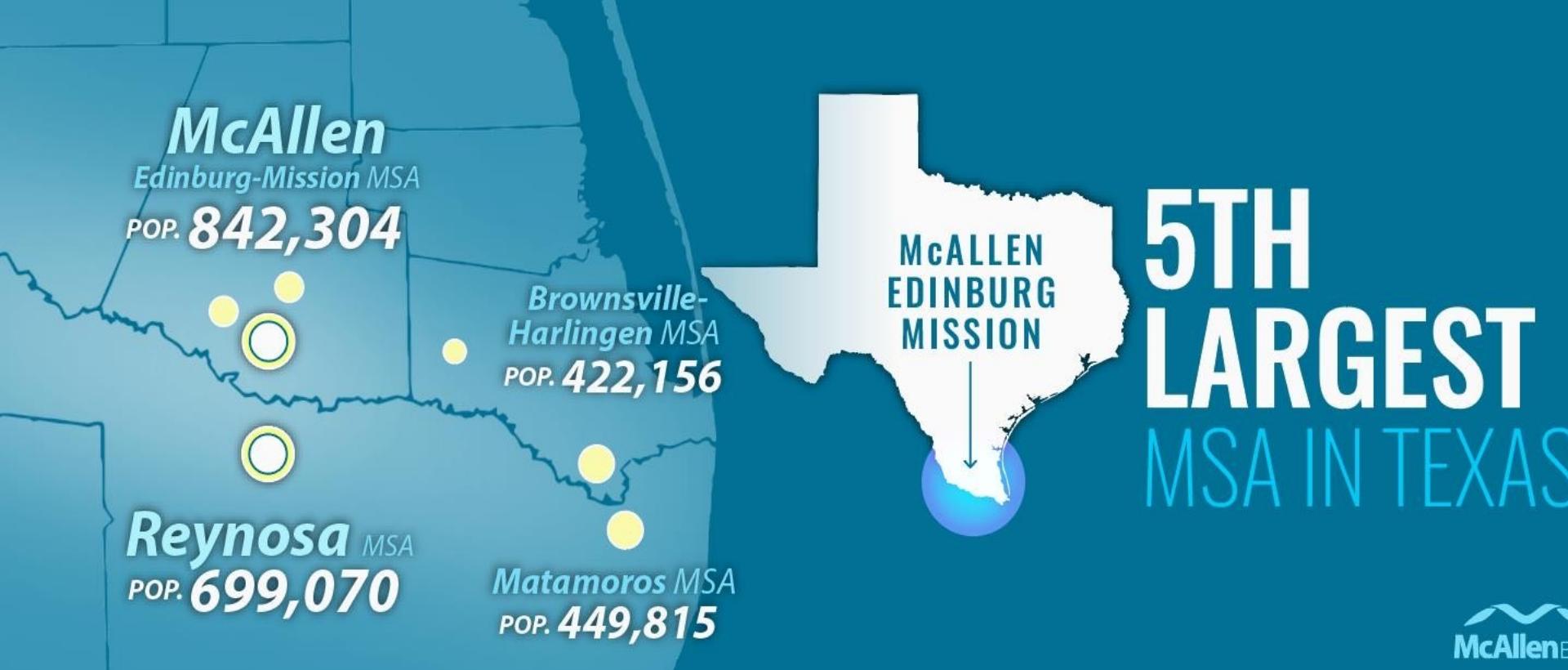
<https://riograndeguardian.com/mcallen-edinburg-mission-now-5th-largest-msa-in-texas/>

# Projected population Growth: MSA Hidalgo County, TX

## Hidalgo County, Texas Population Growth



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



The MSA is home to the McAllen Foreign Trade Zone #12, which houses about 410 companies from 42 countries and facilitated more than \$30 billion in border trade during 2015 (McAllen Foreign Trade Zone Board; most recent data available). La Plaza shopping mall in McAllen, owned by Simon Malls, reports \$400M in annual sales – much of it to cross border shoppers. There is over \$3B in retail sales on an annual basis in the MSA. With its numerous for-profit medical facilities and hospitals, the MSA is the first choice for health care for wealthy Mexicans – among



# Many of the colleges and universities in the Rio Grande Valley are US News top rated schools

## The Best 10 Colleges & Universities in Hidalgo County, TX

Businesses > Education > Colleges & Universities

Open Now

1. The University of Texas Pan American  
1201 W University Dr  
Edinburg, TX 78539  
[\(866\) 441-8872](#)  
Colleges & Universities

I attended and earned two master's degrees from the University of Texas Pan American. It is a good university with the potential to be a great university with the merger between it... [read more](#)

2. South Texas College  
 3 reviews  
Colleges & Universities

I earned my Bachelor's degree from STC. I furthered my education at Texas State and earned my master's. I have nothing but positive remarks for STC. HOWEVER, with the greatest level... [read more](#)

3. U T Health Science Center  
Colleges & Universities

4. University of Texas Rio Grande Valley  
 1 review  
Colleges & Universities

There's a lot to be said about this school, so I'm just not going to do it. Instead, since it's Yelp, I'm gonna focus on the food options on campus (which are so so, but expected)... [read more](#)

5. The College of Health Care Professions  
Colleges & Universities

6. Texas A&M RPSC  
Colleges & Universities

7. Texas A&M University  
Colleges & Universities

8. Texas A & M University  
Colleges & Universities



9. Southern Careers Institute - Pharr  
Vocational & Technical School, Colleges & Universities

1500 N Jackson Rd  
Pharr, TX 78577  
[\(844\) 783-6569](#)



19. Nuevo Laredo City College  
Colleges & Universities

Tiburcio Garza Zamora 1700  
88640 Reynosa, Tamaulipas  
Mexico  
[899 262 3305](#)



10. South Texas College  
Colleges & Universities, Vocational & Technical School

1101 E Vermont  
McAllen, TX 78503  
[\(956\) 872-3100](#)



20. Universidad del Atlántico  
Educational Services, Colleges & Universities

Ave. Dra Jose Zertuche Ibarra 100  
88620 Reynosa, Tamaulipas  
Mexico  
[899 924 2277](#)



11. Edinburg Teachers Credit Union  
Banks & Credit Unions, Colleges & Universities

900 W University Dr  
Edinburg, TX 78539  
[\(956\) 381-3511](#)



21. Extension Service-A & M University of Texas  
Colleges & Universities

2401 E US Highway 83  
Weslaco, TX 78596  
[\(956\) 968-5581](#)



12. UTPA  
Colleges & Universities

2412 S US Highway 281  
Edinburg, TX 78539  
[\(956\) 292-7566](#)



22. Universidad México Americana del Norte  
Colleges & Universities

Guerrero 1317  
88560 Reynosa, Tamaulipas  
Mexico



13. Texas A&M Health Science Center  
School of Public Health  
Colleges & Universities

2101 S McColl Rd  
McAllen, TX 78503  
[\(956\) 668-6300](#)



23. Universidad Interamericana del Norte  
Colleges & Universities

Calle Nicolas Bravo 810  
Reynosa, Tamaulipas  
Mexico



14. Career Tech Institute  
Colleges & Universities

2715 Cornerstone Blvd  
Edinburg, TX 78539  
[\(956\) 631-4582](#)



24. Centro de Estudios de Reynosa  
Colleges & Universities

16 de Septiembre 845  
88500 Reynosa, Tamaulipas  
Mexico  
[899 922 8656](#)



15. University Outreach Center  
Colleges & Universities

504 N 10th St  
McAllen, TX 78501  
[\(956\) 686-2161](#)



25. Universidad Tamaulipeca  
Colleges & Universities

Juarez 1120 Centro  
88630 Reynosa, Tamaulipas  
Mexico  
[899 922 2203](#)



16. The University of Texas Rio Grande Valley  
 3 reviews  
Colleges & Universities

80 Fort Brown  
Brownsville, TX 78520  
[\(956\) 504-6862](#)



26. South Texas School For Health Professions Med High  
Colleges & Universities

700 Med High Dr  
Mercedes, TX 78570  
[\(956\) 565-2237](#)



17. South Texas Community College  
Colleges & Universities

400 N Border Ave  
Weslaco, TX 78596  
[\(956\) 447-6600](#)



27. Texas State Technical College Harlingen  
 1 review  
Colleges & Universities

1902 Loop 499 N  
Harlingen, TX 78550  
[\(956\) 364-4000](#)



18. Garza Reynaldo G School of Law  
Colleges & Universities

1605 E Expressway 83  
Mission, TX 78572  
[\(956\) 424-1988](#)



28. Texas A&M University  
Colleges & Universities

Simon Gomez Ave  
Lyford, TX 78569  
[\(956\) 347-2235](#)

## Fourplex Asking price:

- 1 Fourplex: \$499,000.00\*

*See the next page for a detailed view of pricing and expenses*

\*All prices listed on Hycapro.com, and in all communications, offering memorandums, Sales Decks, etc. 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.

- Real estate is a 'really big' deal for any of us - Always seek the advice of your CPA, attorney, licensed appraiser, and a licensed real estate inspector

# Purchase Price: \$499,000 – Proforma Cap rate: 7.43%\*

* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS		1 4plex (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
<b>TOTAL CASH INVESTED</b>		\$	<b>134,730.00</b>
<b>INCOME</b>		<b>1 FOURLEX</b>	<b>1 FOURPLEX</b>
		MONTHLY	ANUALLY
RENT		\$ 4,475.00	\$ 53,700.00
3 bed/2 bath \$1300 and 2 bed/2 bath \$1100-\$1150			
EXPENSES		<b>1 FOURPLEX</b>	<b>1 4PLEX ANNUALLY</b>
Est. HOA FEES		\$ 50.00	\$ 600.00
Est. HOMEOWNERS INSURANCE		\$ 166.66	\$ 2,000.00
Est. PROPERTY TAX		\$ 982.83	\$ 11,000.00
Est. Water/Elec/Trash/Yard Service/pest		\$ 250.00	\$ 3,000.00
4% Vacancy rate estimate			
<b>TOTAL EXPENSES</b>		\$ 1,449.49	\$ 16,600.00
<b>NET OPERATING INCOME</b>		\$ 3,025.51	\$ 37,100.00
<b>CAP RATE</b>			<b>7.43%</b>

These figures are proforma, please see disclaimer page \*

- Leases currently in place, ask Janet for more information

*For more information:*

*Contact – Janet Clement*



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- *956-520-2318*
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*HyCapPro.com*  
*HyCapPro.com*



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*\*\* 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.*

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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.*



11-2-2015

### 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
<b>Bryan Keith Bjerke</b>	562021	spirit@gmail.com	(214) 396-3888
Designated Broker of Firm	License No.	Email	Phone
<b>Bryan Keith Bjerke</b>	562021	spirit@gmail.com	(214) 396-3888
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Janet Anne Clement</b>	756801	janet@hycapro.com	(956) 520-2318
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, 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



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