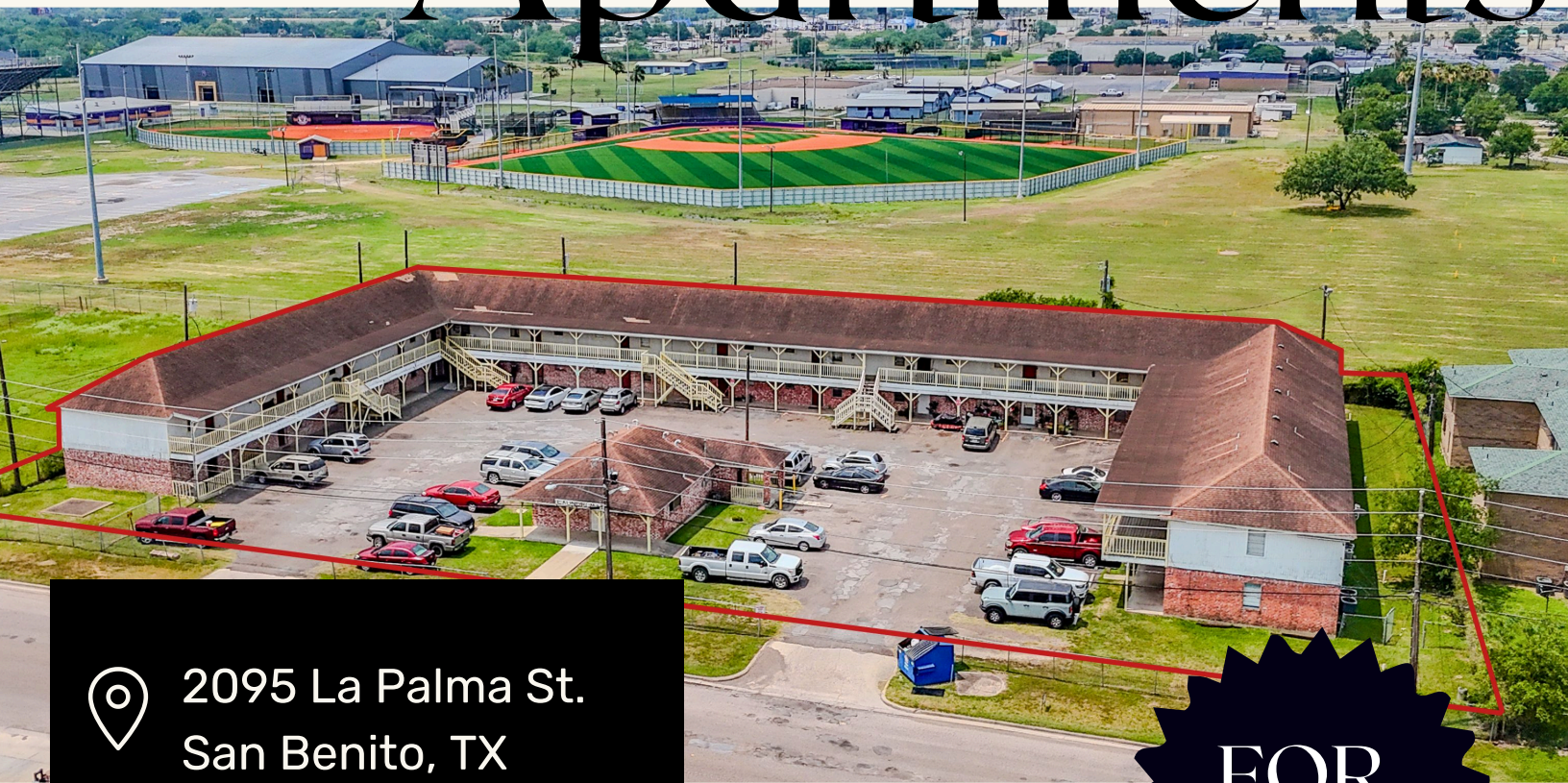


# *La Palma* Apartments



2095 La Palma St.  
San Benito, TX

Presented By:

**TNT REAL  
ESTATE**

BOONE TYSON

956-621-6714

[boone@forsalergv.com](mailto:boone@forsalergv.com)

[forsalergv.com](http://forsalergv.com)

**FOR  
SALE**





# PROPERTY OVERVIEW



- 36 TOTAL UNITS (BUILT 1994)
- 34 UNITS: 2 BED / 1 BATH (APPROX. 671 SQ. FT. EACH)
- 2 UNITS: 1 BED / 1 BATH (APPROX. 501 SQ. FT. EACH)
- 2-STORY WOOD FRAME, BRICK VENEER ON SLAB
- ON-SITE LAUNDRY FACILITY OPERATED BY 3RD PARTY
- ON-SITE MANAGER OFFICE WITH CONVERSION POTENTIAL
- ZONING: MULTIFAMILY
- FLOOD ZONE X (500-YEAR)



36 TOTAL UNITS



LAUNDRY  
FACILITY



MANAGER OFFICE

OFFERED AT

**\$1,975,000.00**

956-621-6714

boone@forsalergv.com



# WHY INVEST?

La Palma Apartments offers a stable, high-demand investment opportunity with strong occupancy and below-market rents, providing significant upside potential. Strategically located in the growing Rio Grande Valley, the property features additional income streams.

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## UNIT MIX & RENT SUMMARY



- OCCUPIED UNITS: 35 OF 36
- AVERAGE MONTHLY RENT: \$599.72
- ESTIMATED MONTHLY INCOME: \$21,590.00

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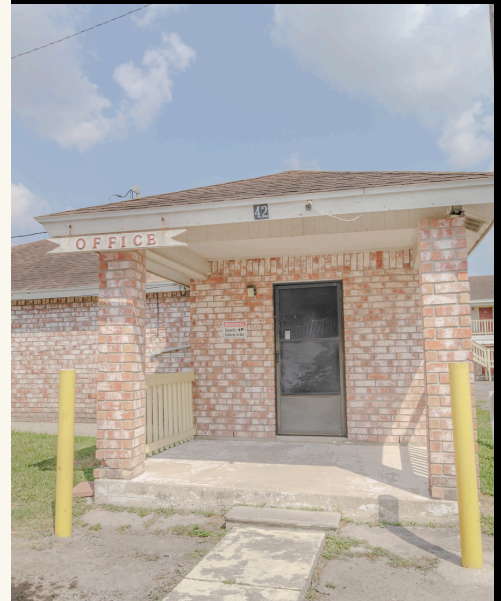
## LOCATION HIGHLIGHTS

- 1 MINUTE TO EXPRESSWAY 77 (I-69)
- WALKABLE TO SAN BENITO HIGH SCHOOL
- 20 MINUTES TO BROWNSVILLE
- 45 MINUTES TO MCALLEN
- NEARBY EMPLOYMENT, SCHOOLS, AND RETAIL

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**CONTACT** 956-621-6714

**US NOW** [boone@forsalergv.com](mailto:boone@forsalergv.com)



# Financial Summary

AS OF MAY 2025

## Venues Financial Summary (As of May 2025)

Financial Summary (As of May 2025)

- Offering Price: \$1,975,000
- Gross Annual Income: \$259,080
- Net Operating Income (NOI):  
\$128,559
- Cap Rate: ~6.5%



## Expense Breakdown:

• Maintenance	\$15,155
• Landscaping	\$3,830
• Property Tax	\$22,000
• Insurance	\$24,000
• Management	\$13,800
• Utilities	\$35,282
• Pest Control	\$3,500
• Total Operating Expenses	\$117,567

## DISCLAIMER:

**ALL INFORMATION  
CONTAINED HEREIN IS DEEMED  
RELIABLE BUT NOT  
GUARANTEED.**

**BUYER SHOULD CONDUCT  
THEIR OWN INDEPENDENT  
INVESTIGATION.**

**FINANCIALS ARE ESTIMATED  
BASED ON CURRENT  
OPERATIONAL PERFORMANCE  
AND ARE SUBJECT TO CHANGE.**



 [Click Here For Aerial Video](#)

