

80-Unit Value-Add Multifamily Opportunity

Edinburg, Texas

Modern Construction + Immediate NOI Upside + Prime Location





80 Units | Built 2021

80,736 SF | 3.97 Acres

Purchase Price \$ 9,300,000.00

Occupancy: 83%

NOI: \$443,200

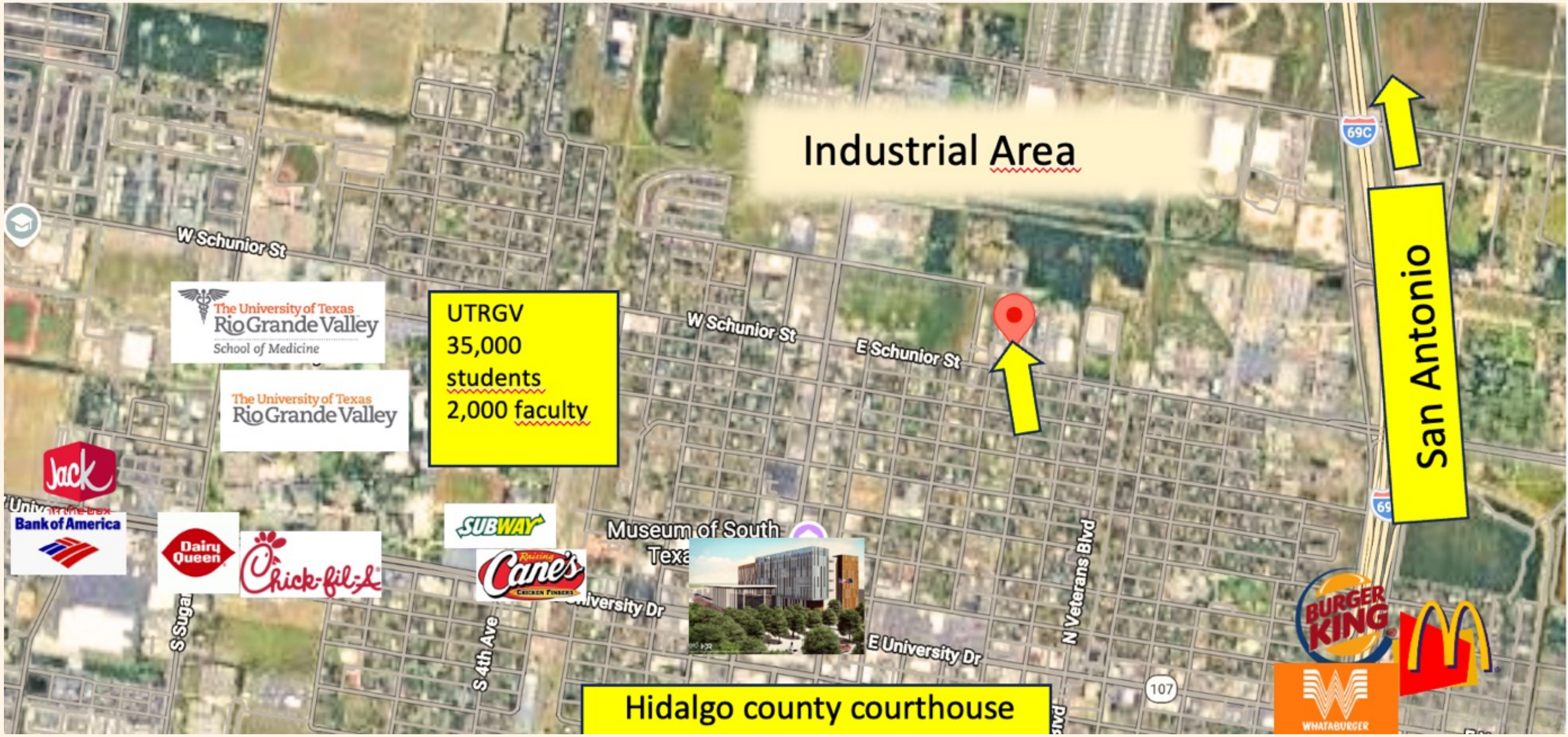
Expense Ratio: 40.3%

Investment Profile:

Stabilized asset with immediate upside through rent optimization and RUBS implementation.

- Walkable to Hidalgo County Courthouse → high-credit tenant base
- 1.3 miles to UTRGV (32,000+ students) → consistent demand
- 2021 construction → minimal near-term capex
- Proven rent upside + operational efficiencies → NOI growth





Industrial Area

San Antonio

UTRGV
35,000
students
2,000 faculty

Hidalgo county courthouse

The University of Texas
Rio Grande Valley
School of Medicine

The University of Texas
Rio Grande Valley

Jack

Bank of America

Dairy Queen

Chick-fil-A

SUBWAY

Cane's

Museum of South
Texas



BURGER KING



WHATABURGER

FINANCIAL SNAPSHOT

 Gross Potential Income: \$741,900

 Net Operating Income: \$443,200

 Avg Monthly NOI: \$36,900

  **Upside Drivers:**

Rent increases on under-market units

RUBS implementation

Expense optimization

VALUE-ADD STRATEGY

Rent Optimization

\$125/month upside on 3BR units

RUBS Implementation

Recover utility expenses → direct NOI increase

Operational Efficiency

Reduce expense ratio below 40%

Curb Appeal Enhancements

Drive rent premiums and occupancy

Financial Summary

The property demonstrates strong income fundamentals with a healthy expense ratio and consistent monthly cash flow.

\$741.9K	\$443.2K	\$36.9K	40.3%
Gross Potential Income	Net Operating Income	Avg. Monthly NOI	Expense Ratio
<i>Annual GPI across all 80 units</i>	<i>Annual NOI after operating expenses</i>	<i>Consistent monthly income generation</i>	<i>Operating expenses: \$298,719</i>



Financial Summary



Property Photo Gallery



Community Amenities

Gated Community with
Surveillance
Fitness Center
Covered Parking
(2 spaces per unit)



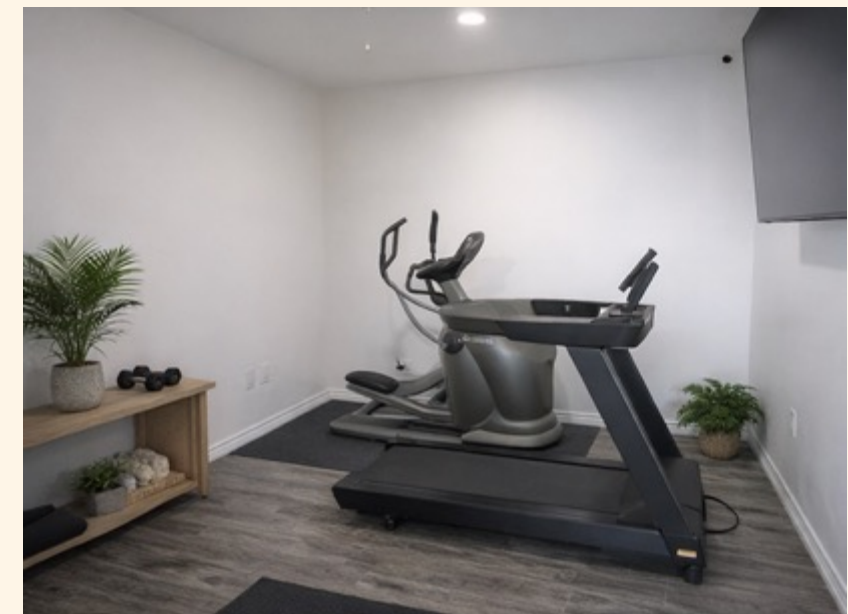
Property Photo Gallery



Granite Countertops



In-Unit Washer/ Dryer



Fitness Room

1600 R.O.W.

15TH. PL

ENTRY

OFFICE

PALAPA AREA

TRASH

COVERED CARPORTS

16 - UNITS
THREE BEDRMS

ONE BEDRMS
16 - UNITS

TWO BEDRMS
8 - UNITS

TWO BEDRMS
8 - UNITS

TWO BEDRMS
12 - UNITS

TWO BEDRMS
20 - UNITS

THREE BEDRMS
16 - UNITS

DETENTION AVAILABLE 30,000 C.F.
DETENTION REQUIRED 21,855 C.F.



Rent Comparables and upside potential



MARKET POSITIONING

Modern Value Gap:

Subject Property: \$950-\$1,000 (2BR)

Older Assets: \$825

New Builds: \$1,100+

Opportunity: Modern product priced below market average → immediate repositioning potential

Disclaimer

This Offering Memorandum has been prepared for informational purposes only. All information contained herein has been obtained from sources deemed reliable but has not been independently verified. Prospective buyers are encouraged to conduct their own due diligence and consult with their legal, financial, and tax advisors.



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