

Presenting

# Eldorado Estates

*HyCapPro.com*  
*HyCapPro.com*



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

*A beautiful Fourplex offering in McAllen, Texas*

*Exclusively listed by Janet Clement and- HyCapPro Real Estate Team  
- Proudly a part of Spirit Real Estate Group, LLC  
- a Texas brokerage, License 9003398*

Eldorado is a gated community with a mix of Custom homes and Fourplexes



*Enhance your investment Portfolio 2 Fourplex in Eldorado Estates, McAllen TX*

# *Welcome to Eldorado at Thousand Oaks*

*This community is spectacular!*

- Outstanding quality ~ Perfect for couples, And small families



2 Beautiful Fourplexes available in a master planned community

*Built with one goal in mind: attract and retain great tenants*

# *Gated Community*

- *Outstanding Location*
- *Excellent maintenance*
- *A place tenants love*

*Absolutely no exaggeration  
to say this is a place  
that's DIFFICULT to beat!*



# *Designed for for your tenants*

- Built to look good for generations

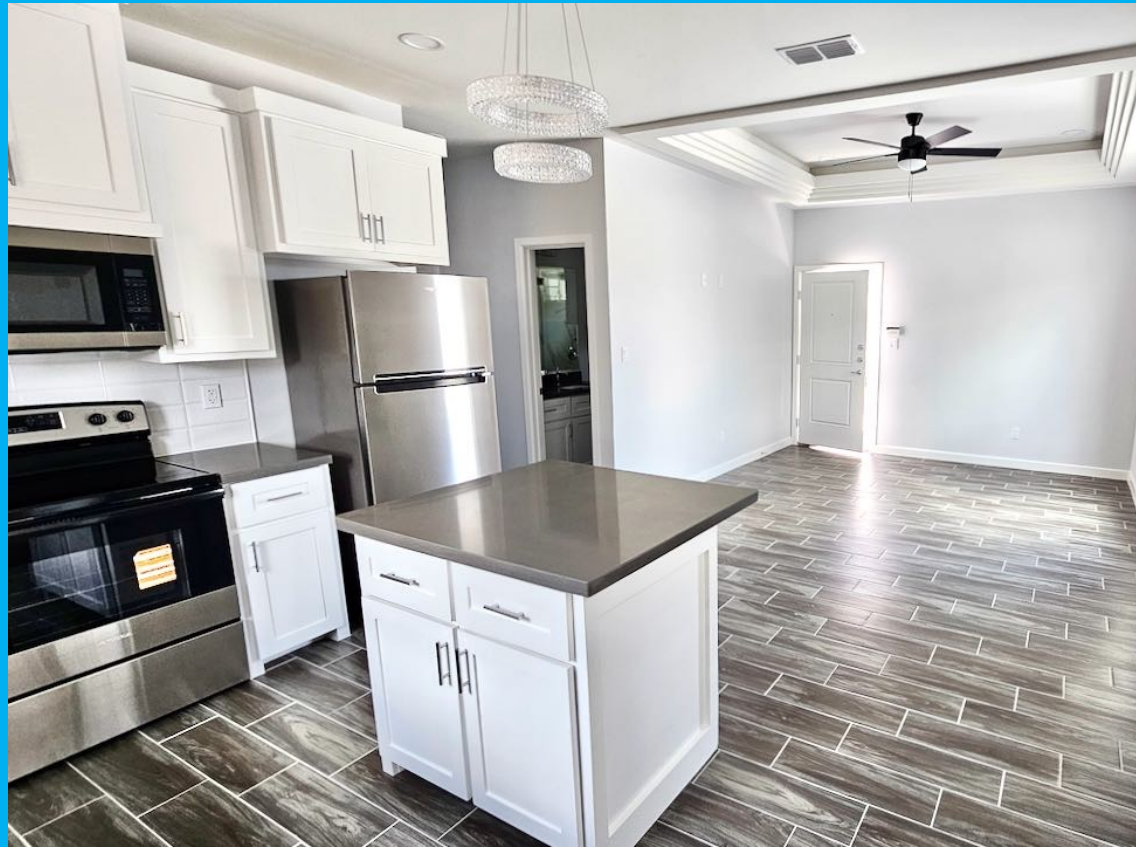


# *Kitchen - a Modern and functional layout:*

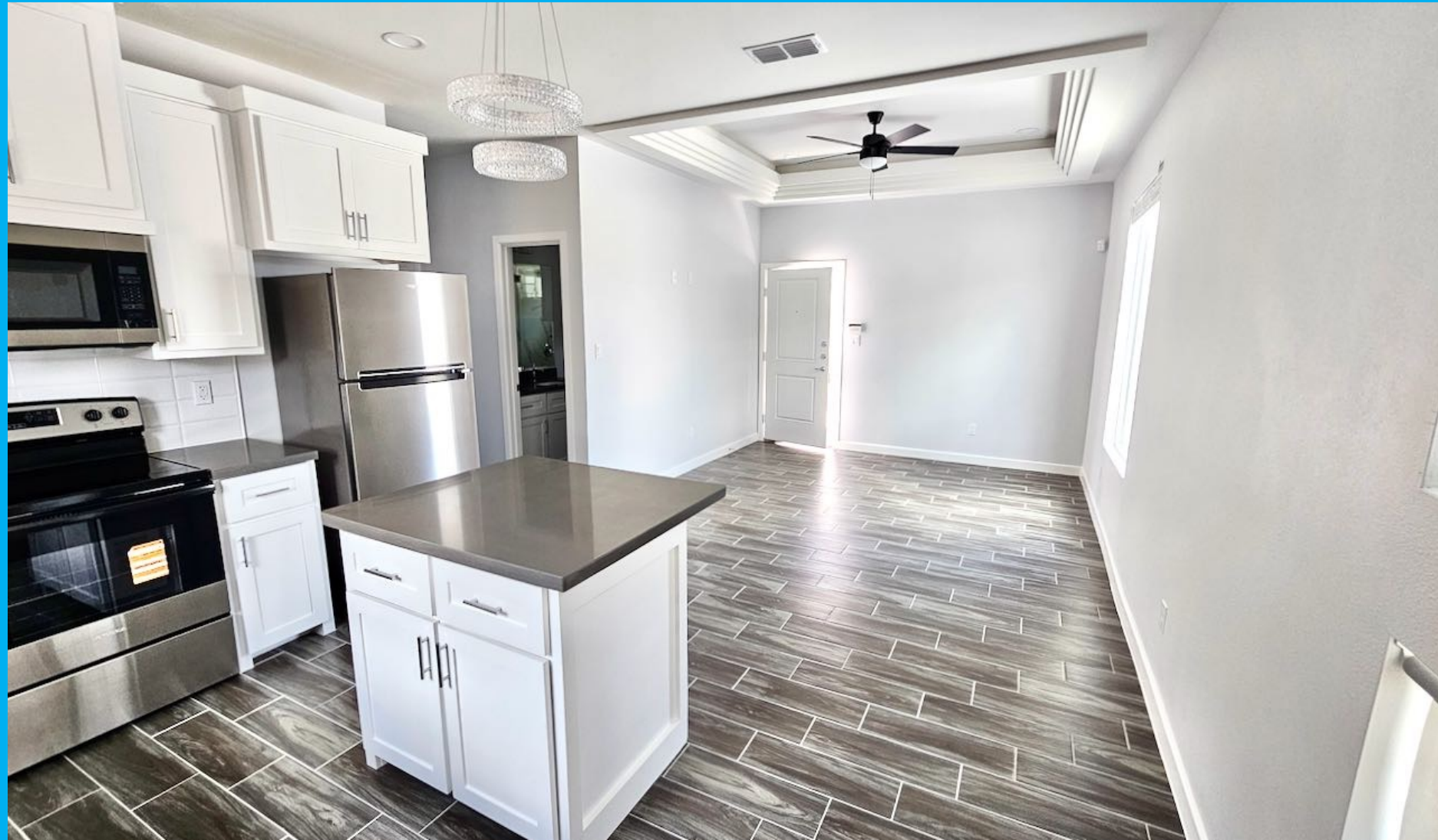
*Bright beautiful cabinets*    *Stainless Steel Kitchen appliances*



*Kitchen Shows the very thoughtful use of space and great lighting!*



# *Outstanding flow from Kitchen to the Urban – Open plan living area*





*Designer features – Thick Quartz and great cabinets!*

*Laundry –  
Tenants love  
Being able  
to move  
right in with  
new  
Laundry  
appliances  
included!*



# *First Bathroom Off Hallway:*

- *Guest/2<sup>nd</sup> Bathroom-Beautiful Tile*



# *Exceeding Expectations!!*



# *First bedroom:*

- *Overhead LED Lighting*
- *Ceiling Fan*
- *and Large Closets*



# Second bedroom

- *Each bedroom is spacious*



# Master Bedroom

- With Private (Ensuite) with shower
- Walk-in Closet



*The Large private Master Walkin Closet  
-features Bright LED lighting*



# *Custom Home Quality Master bathroom!*

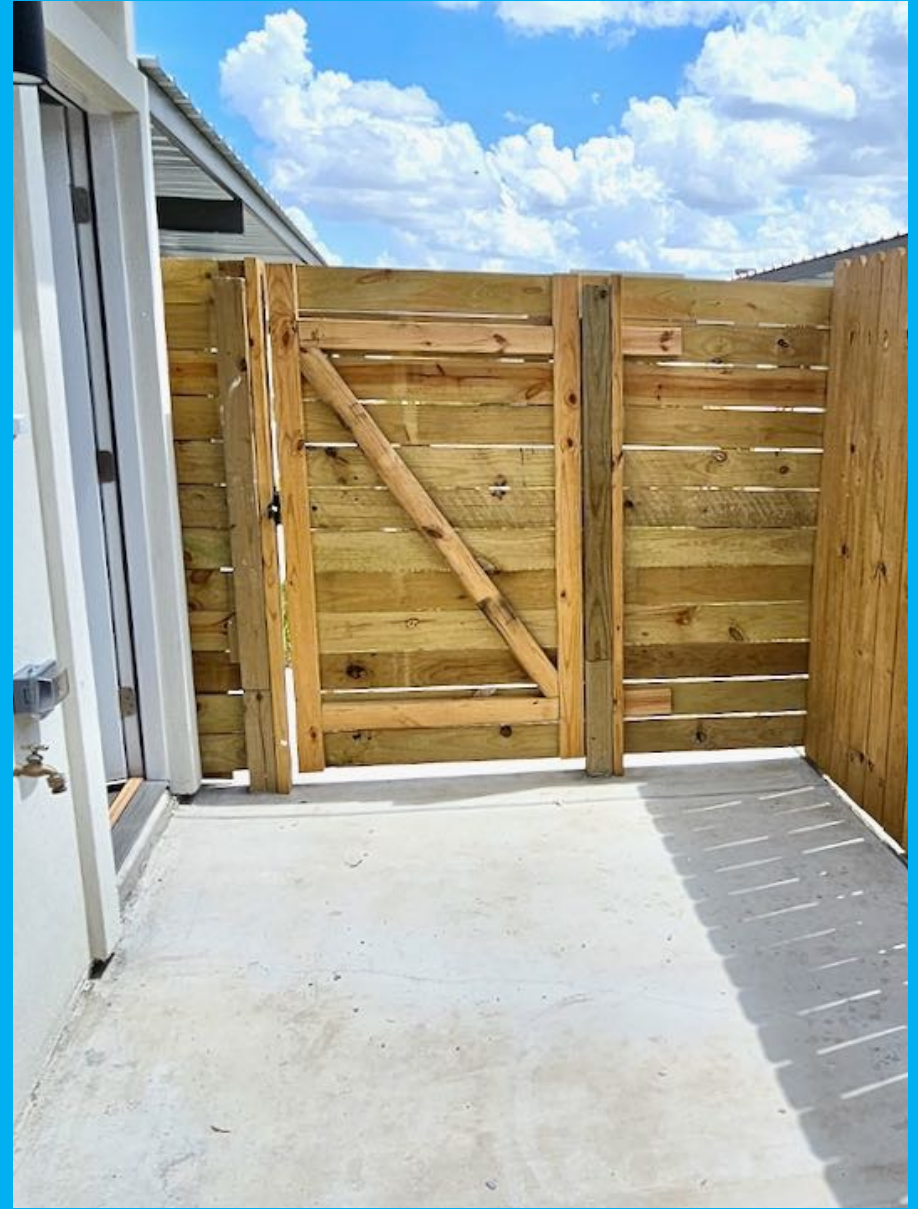




*Side Yard accessed from Kitchen – LOW maint.  
Fully fenced and concrete area*



Side yard, cont...



## *Two Brand New fourplexes being offered - Feature:*

- Each Fourplex:
  - 3 - Bedroom/2 Bath units,
- Each Fourplex is 4,200 Sq. Ft. Total
- 1,050 Sq. Ft. per unit
- Rents: \$1,350.00 monthly - Tenants pay their own Electric

*~ Your Tenants WILL NOTICE the Quality ~*

*~ Each unit has 2 Covered Parking Spaces!*

1 Fourplex Asking price: \$539,000.00\*

*1 or 2 Brand New Fourplexes available!*

\*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

# Pricing proforma estimates - 8.73% CAP Rate\*

\* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS

1 UNIT (FOR REFERENCE)

<b>PURCHASE PRICE</b>	\$	539,000.00
<b>DOWN PAYMENT 25%</b>	\$	134,750.00
<b>AMOUNT FINANCED 75%</b>	\$	404,250.00
<b>CLOSING COST ESTIMATE 2%(not including prepaids)</b>	\$	10,780.00
<b>TOTAL CASH INVESTED</b>	\$	<b>145,530.00</b>

<b>INCOME</b>	<b>1 FOURPLEX MONTHLY</b>	<b>1 FOURPLEX ANNUALLY</b>
<b>RENT</b>	\$ 5,400.00	\$ 64,800.00
<b>3 bed/2 ba \$1350 per door</b>		
<b>EXPENSES</b>	<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	\$ 833.33	\$ 10,500.00
Est. Water/Elec/Trash/Yard Service/pest (Common area only-tenants pay their own elec)	\$ 389.00	\$ 4,668.00
<b>TOTAL EXPENSES</b>	\$ 1,438.99	\$ 17,768.00
<b>NET OPERATING INCOME</b>	\$ <b>3,961.01</b>	\$ <b>47,032.00</b>

**CAP RATE** **8.73%**

Please see the following disclaimer and disclosure page 37\*\*

If you like the product, but don't know the area, please read on:

Do you know the McAllen, Edinburg, Mission, Pharr, Alamo MSA?

If you already know the area, you've purchased here before, or done your homework already, Feel free to skip ahead to Janet's contact information.

However, if you are just starting your research, or buyers' homework Look at the next pages.

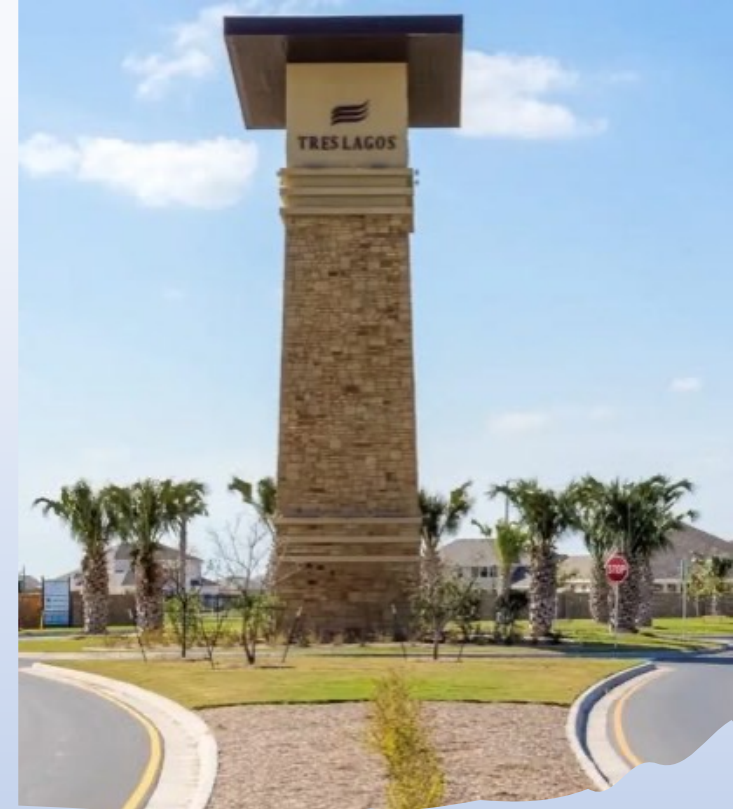
## *McAllen*

Just the McAllen Foreign Trade Zone #12 houses 410 companies!  
Over \$30 Billion dollars in trade crosses the boarder here.

World Class Hospitals, training in every specialty such as Heart Medicine and Children's medical specialties abound.

# But; why invest in Texas? Specifically:

- The Texas Rio Grande Valley
  - and especially, why McAllen?
- 
- Businesses are finding the *Rio Grande Valley*
  - Prices are still reasonable, with room to grow
  - Many larger cities 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, plumbing, and many medical careers!*



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

*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*

# What brings families as tenants to McAllen, and Eldorado Estates?

## Education

### Primary and secondary schools

- The majority of McAllen is served by the McAllen Independent School district.
- “Achieve Early - College High School” is a public school in McAllen, TX, offering AP courses, 26 sports, and a Gifted & Talented program. It is one of 6 high schools in the McAllen Independent School District.
- Achieve Early College High School is performing above average compared to public and charter schools in Texas with the same grade levels.



What attracts long term tenants to this area?

## *Quality of Life*

*Parents  
Move  
And  
Stay  
Here  
For the  
Great  
Schools!*

Living in McAllen, with Edinburg, Pharr, Mission, Close by brings a great variety of family friendly, and adult options like great restaurants just a few miles in almost any direction!

**McAllen offers a variety of incentives and grants to help businesses prosper**

When business prospers, employment opportunities grow too!



**South Padre Island** Just over an hour away  
world famous beaches

**Golf, parks, trails, and family friendly!**



TopGolf 5.7 miles – 9 minutes



# *Brand New Children's Hospital - Open and staffing up!!*

8 Miles – 15 minutes! – We have the schools working parents want for their Children, Health Care, and the jobs they need are close by!!



**Rio Grande  
Valley Hospital  
Now Open!**

We're bringing more access to more care for the children of South Texas.

*Driscoll Children's Hospital - 16 minutes*

*Along with DHR Health Heart Institute*

*South Texas Health and ER*

*Plus, the Rio Grande Valley College campus is only 5 Miles*

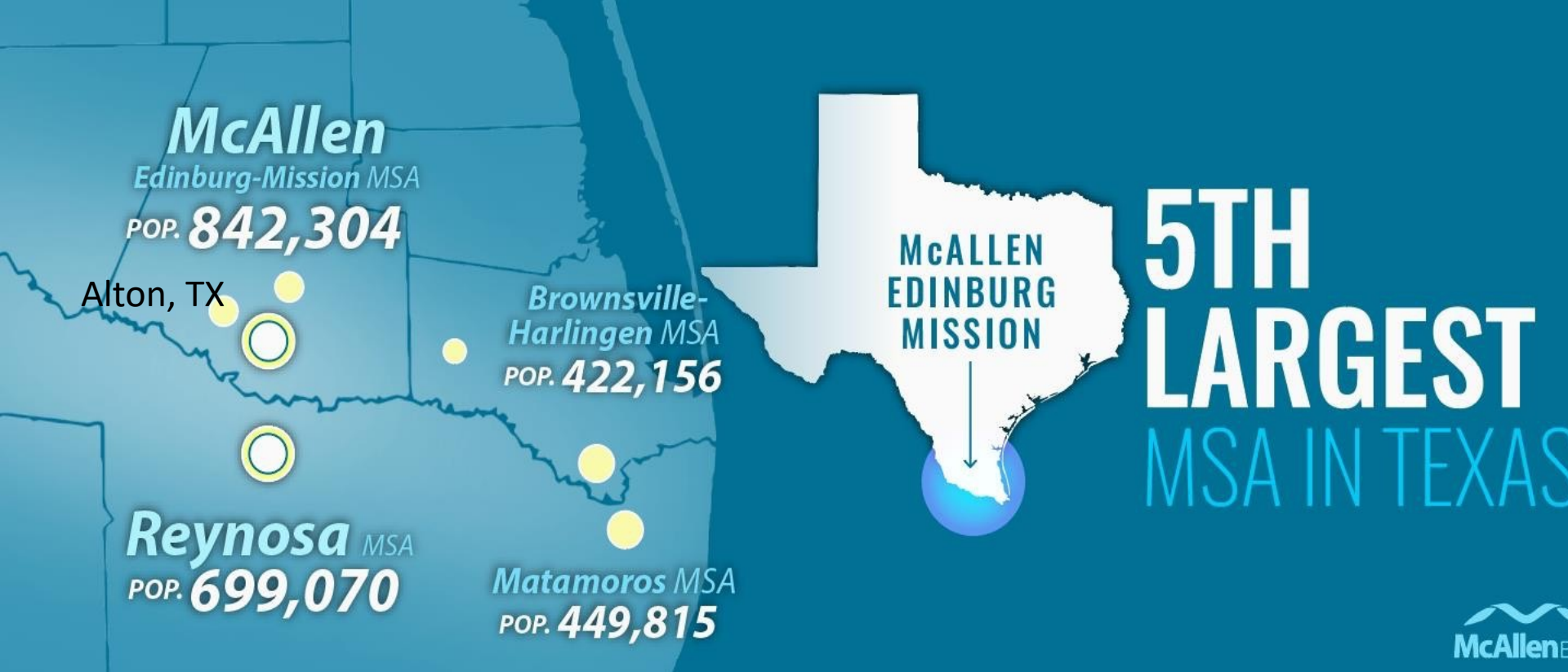


# McAllen Texas – This Metro Area. – Outstanding growth potential

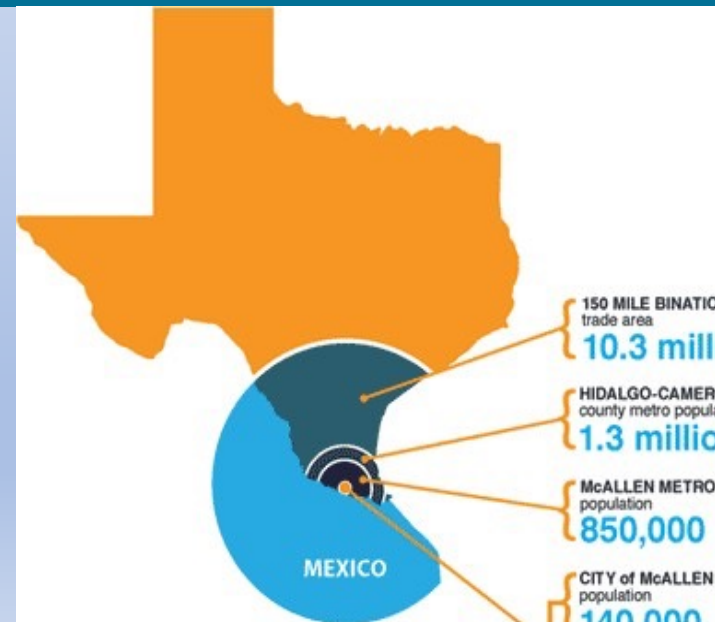
McAllen-Edinburg-Mission MSA. This MSA includes Alton, Edinburg, and all of Hidalgo County. It is growing faster than 95% of the other counties in the state. We wanted to set up our community in an area of explosive population growth to ensure demand for decades to come.

	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
	Source: U.S. Census Bureau, Population Division.						

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



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






# TOP RATED COLLEGES AND UNIVERSITIES


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


Businesses > Education > Colleges & Universities

S SS SSS SSSS 🕒 Open Now 🏠 All Filters


 **1. The University of Texas Pan American**  
 1201 W University Dr  
 Edinburg, TX 78539  
 (866) 441-8872  
 2 reviews  
 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**  
 3201 Pecan Blvd  
 Mcallen, TX 78501  
 (956) 872-8311  
 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**  
 1214 W Schunior St  
 Edinburg, TX 78541  
 (956) 287-2990  
 Colleges & Universities


 **4. University of Texas Rio Grande Valley**  
 1201 W University Dr  
 Edinburg, TX 78539  
 (956) 381-2999  
 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**  
 1917 Nolana Ave  
 McAllen, TX 78504  
 (956) 800-1500  
 Colleges & Universities

 **6. Texas A&M RPSC**  
 5237 N 23rd St  
 McAllen, TX 78504  
 (956) 683-8647  
 Colleges & Universities

 **7. Texas A&M University**  
 Mi 3 & Mi 7 3-4 West N  
 Weslaco, TX 78596  
 (956) 968-2132  
 Colleges & Universities

 **8. Texas A & M University**  
 780 S 7th St  
 Raymondville, TX 78580  
 (956) 689-1056  
 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**  
 80 Fort Brown  
 Brownsville, TX 78520  
 (956) 504-6862  
 3 reviews  
 Colleges & Universities

 **26. South Texas School For Health Professions Med High**  
 Colleges & Universities  
 700 Med High Dr  
 Mercedes, TX 78570  
 (956) 565-2237


 El Gran Salon has a beautiful has a modern with a little of a rustic appeal. It's spacious and perfe any special occasion. [read more](#)

 **17. South Texas Community College**  
 Colleges & Universities  
 400 N Border Ave  
 Weslaco, TX 78596  
 (956) 447-6600

 **27. Texas State Technical College Harlingen**  
 Colleges & Universities  
 1902 Loop 499 N  
 Harlingen, TX 78550  
 (956) 364-4000  
 1 review

 The customer service you receive in the business office can definitely be hit or miss, mostly miss. Whether it's the financial aid people or the cashiers or even the admissions reps... [read more](#)

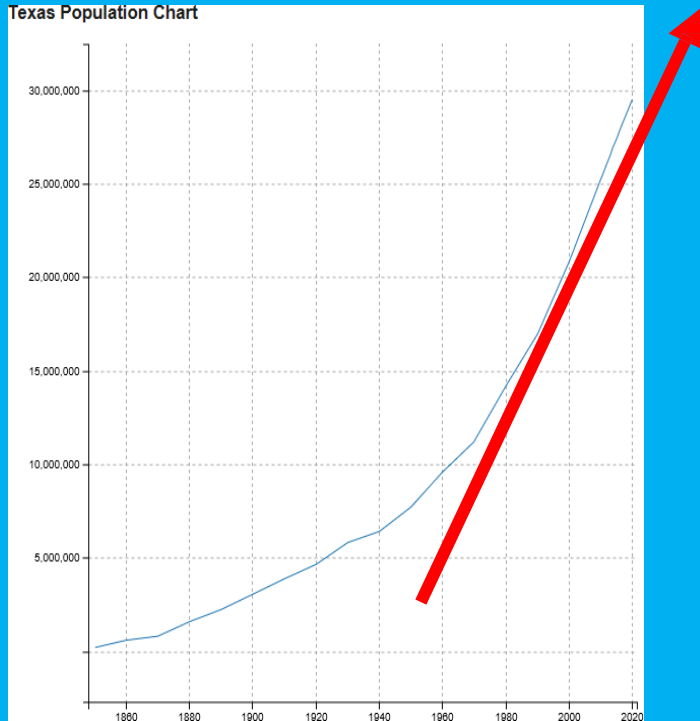
 **18. Garza Reynaldo G School of Law**  
 Colleges & Universities  
 1605 E Expressway 83  
 Mission, TX 78572  
 (956) 424-1988

 **28. Texas A&M University**  
 Colleges & Universities  
 Simon Gomez Ave  
 Lyford, TX 78569  
 (956) 347-2235

# THE STATE OF TEXAS

Texas is the #2 most populated state in the U.S. with an economy larger than Australia and South Korea. Population growth is not distributed equally. Ten counties are experiencing a disproportionate share of the growth, Hidalgo County being one of them.

Texas Population Chart



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%	

*\* 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.*

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- *Presented by: JANET CLEMENT*
  - Texas real estate sales agent Lic # 756801
- And *HyCapPro* Real Estate Team –
  - Proudly a part of Spirit Real Estate Group Broker Lic 9003398
- 956-520-2318
- or Email: *janet@HyCapPro.com*

*HyCapPro.com*

*janet@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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date
Regulated by the Texas Real Estate Commission		Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>	

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



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**