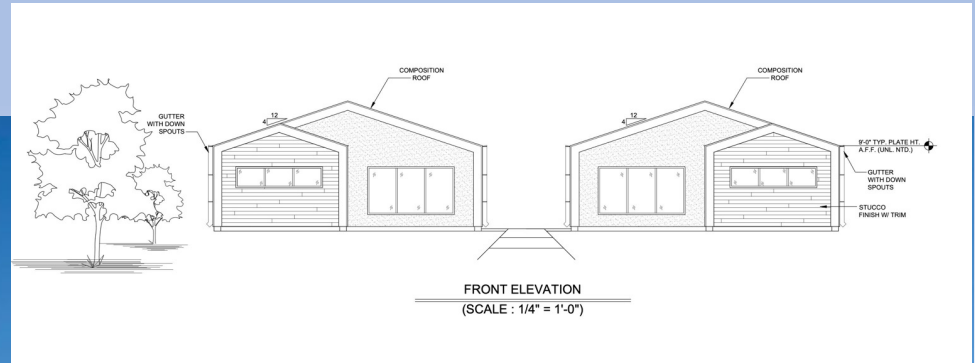


# *Pike Terrace - A Master Planned Residential Fourplex community*



- *Presented by: JANET CLEMENT - 956-520-2318*
- *Texas Real Estate Agent - Lic # 756801*
- *With Spirit Real Estate Group - Broker Lic # 9003398*

*Beautiful, timeless style (architectural rendering)*





Milano's



*Great Location: Excellent schools, quiet, but Interstate access is just a few blocks*

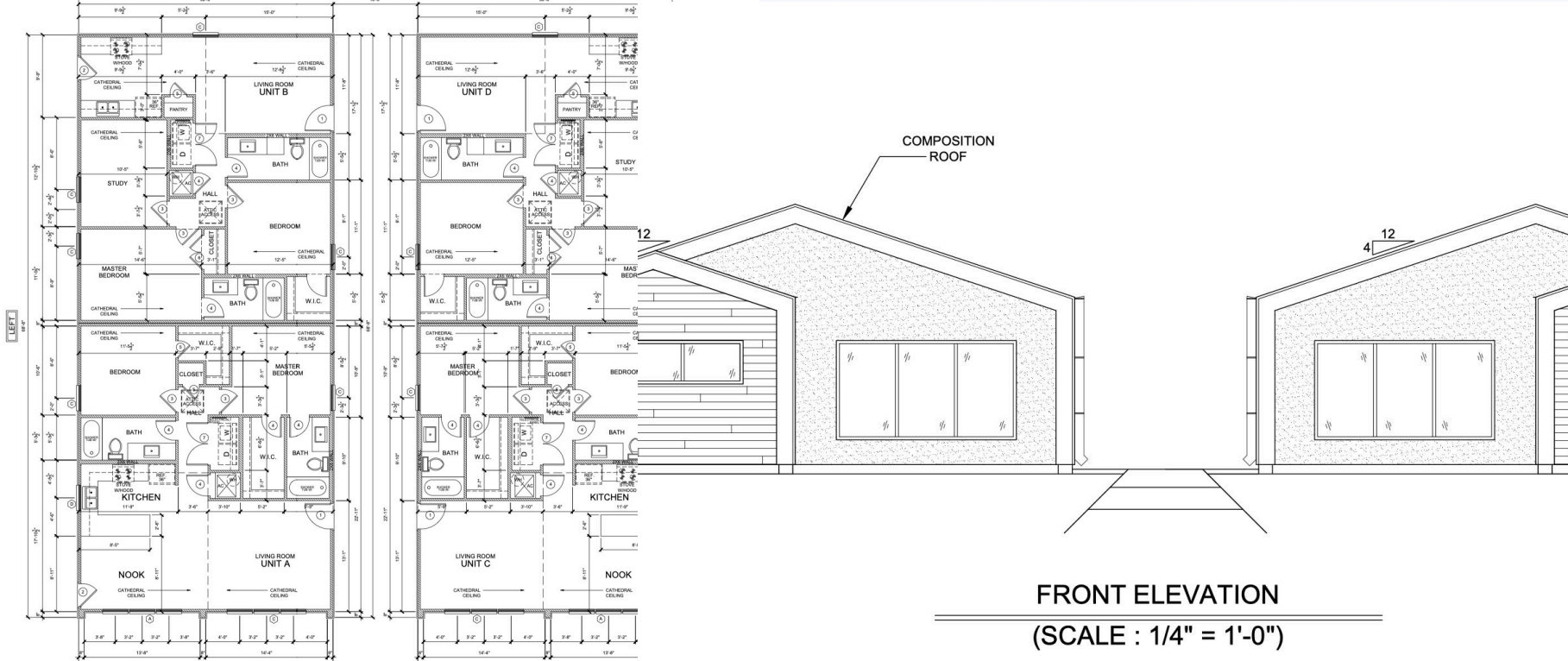
- ©copyright 2024 – Janet Clement, Agent, Spirit Real Estate group Lic. 756801
- For more information contact Janet Clement: 956-520-2318

# A gated community – With Beautiful Residential Fourplexes

- 4 Fourplexes available
- Each Fourplex consists of:
  - 2 - 2 bedroom &
  - 2 - 3 bedroom units

AREA CALCULATIONS	
LIVING AREA UNIT A:	1020 SQ.FT.
LIVING AREA UNIT B:	1020 SQ.FT.
LIVING AREA UNIT C:	1020 SQ.FT.
LIVING AREA UNIT D:	1020 SQ.FT.
TOTAL SLAB AREA:	4080.00 SQ. FT.



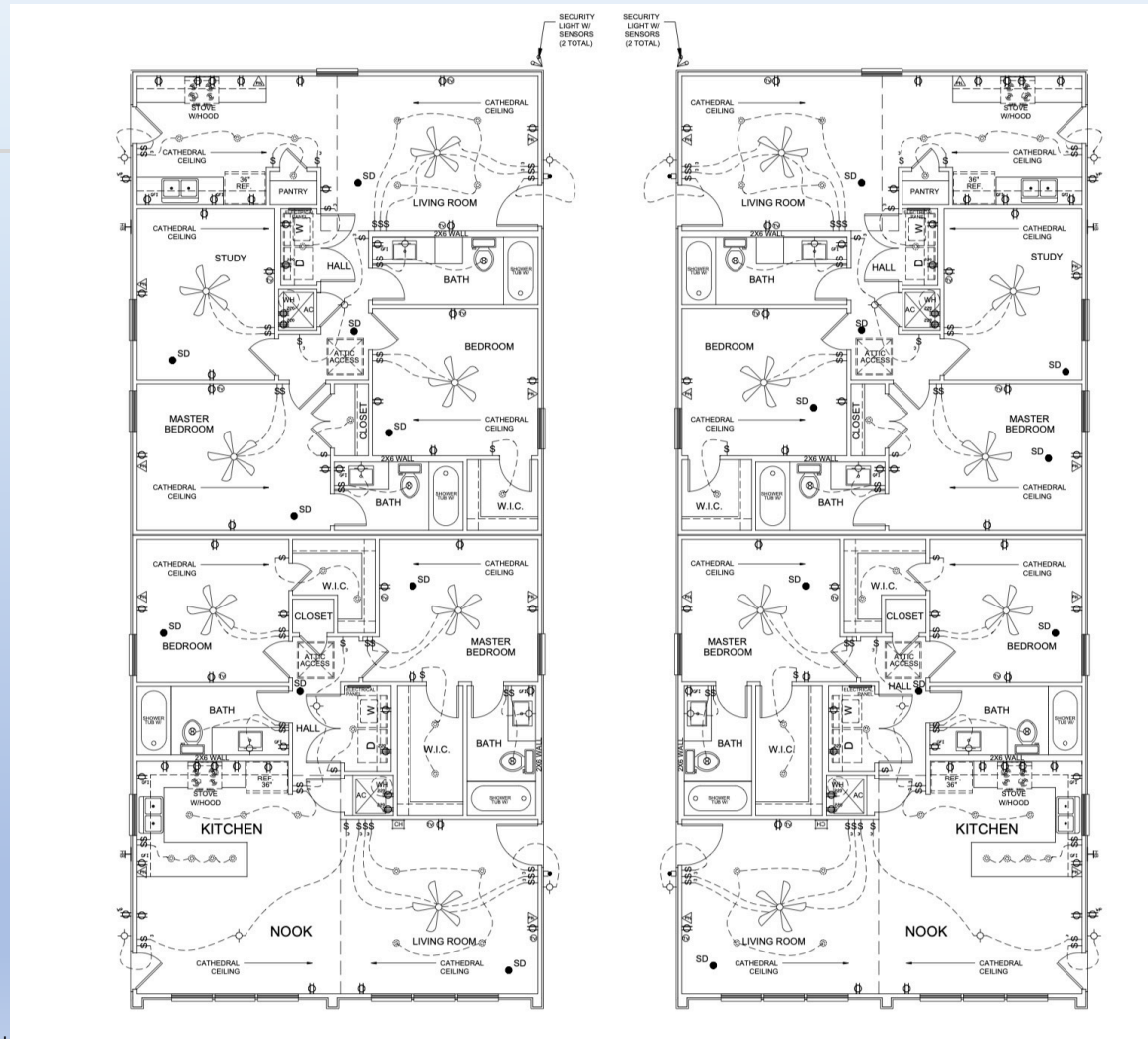


**FRONT ELEVATION**  
 (SCALE : 1/4" = 1'-0")

- Modern design
- Architecturally pleasing lines
- Upscale Urban Styling

- Inside You will find Quality built - Multi-Family Homes
- In an attractive fourplex design

- Designed for comfort
- Easy to maintain
- Making long term ownership a lighter lift for you





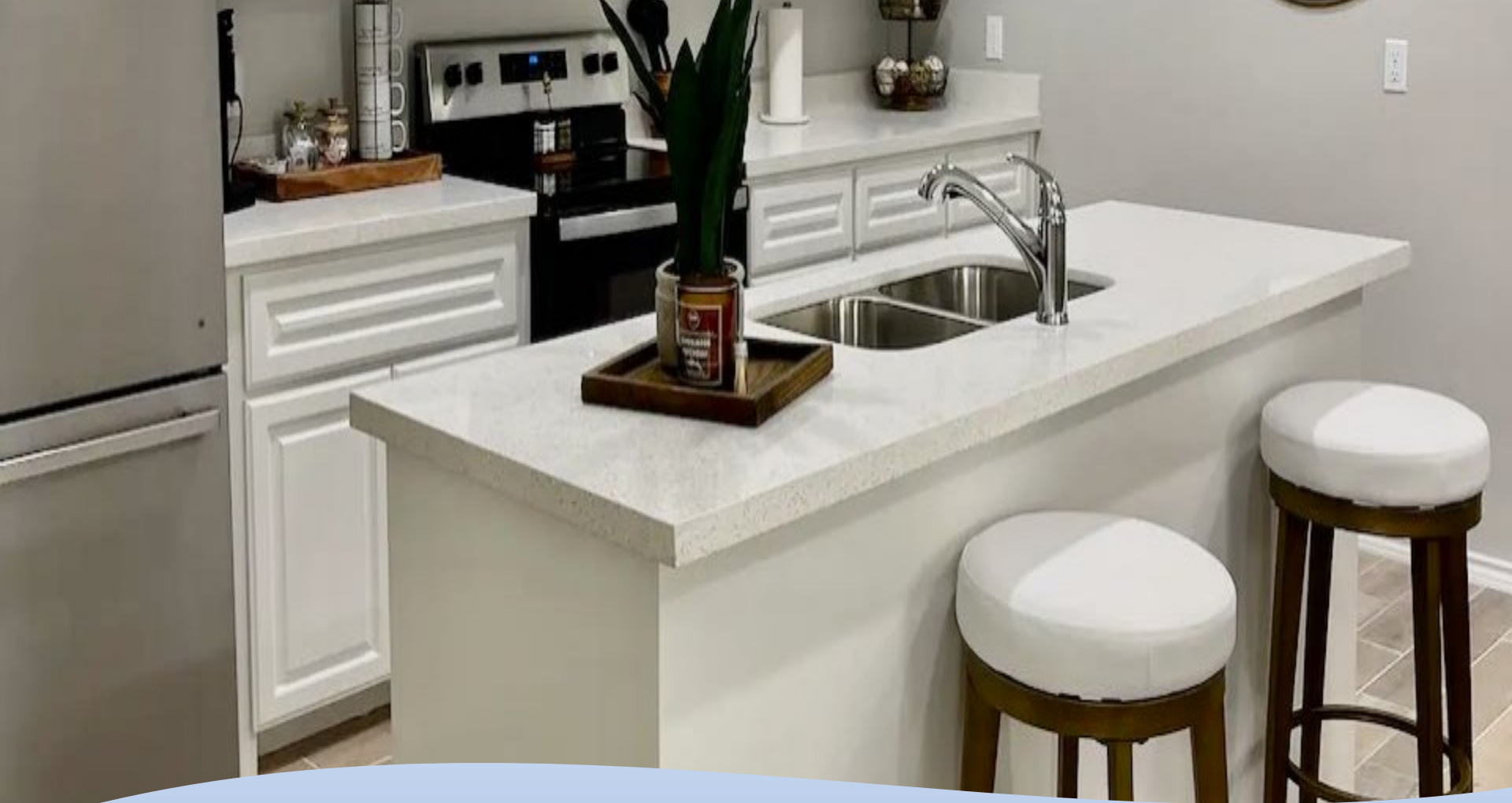
*Style, and architectural lines* - gives these units a modern flair



*Spacious parking for 8 cars -*



*Designed with an open floor plan –  
and windows that bring in natural light -*

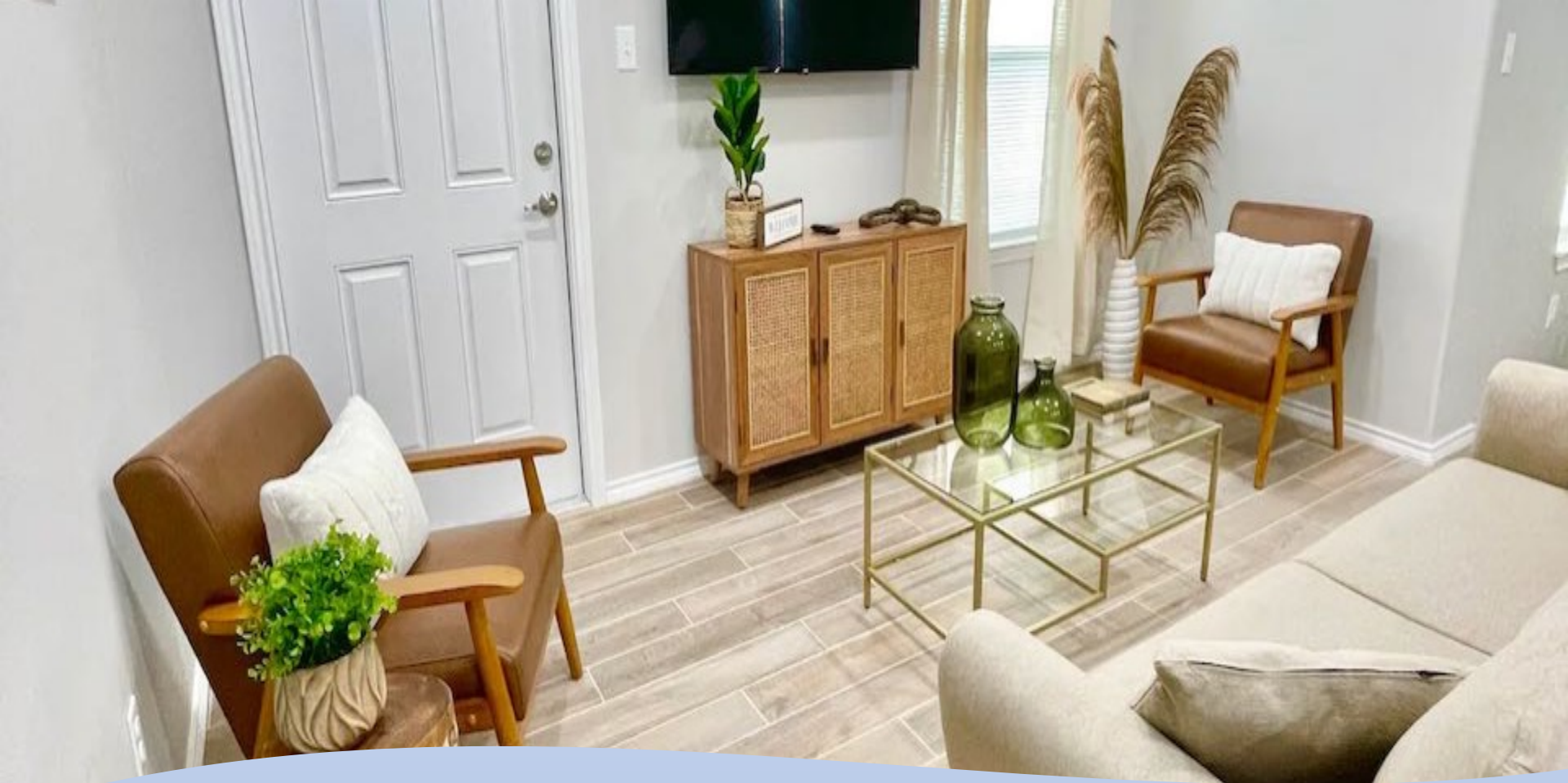


*Outstanding Kitchen layout* - beautiful quartz  
- Counters with room to prepare meals

# *Appliances made for a custom home*

*—  
These Stainless-Steel  
appliances are ones  
your tenants will love*





*A spacious living area –*  
gives these a warm, light, comfortable atmosphere...



*Guest/second bathroom off hallway -*

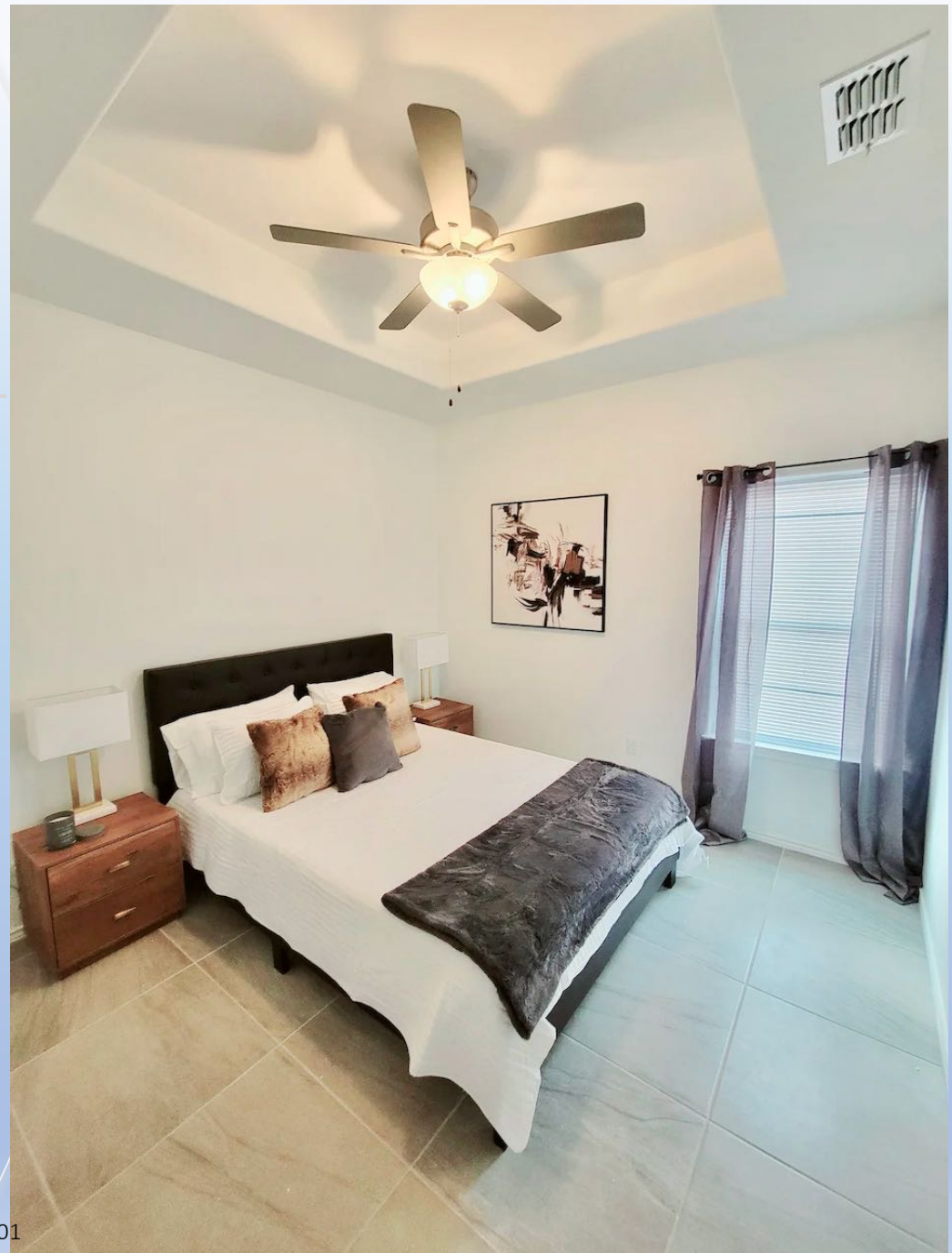


***A new washer and dryer -*** Your tenants will LOVE these features!

## *Second & Third bedrooms –*

*(These feature a mix of 2,  
and 3 bedroom units)*

With large spacious closets



# Large master bedrooms –

With private (Ensuite bathroom and walk-in closet)

---





## *Master bathroom*

# *These are beautiful units, But why invest in Texas?*

- The Texas Rio Grande Valley - And why Weslaco?
  - Business are finding the Rio Grande Valley!
  - **Aerospace\*** – NEW Jobs, New GROWTH!
  - **Nearshoring\*** - a strategy to increase manufacturing efficiency
  - New business construction is EASIER with room to grow!
  - Nationwide 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 Aerospace, Medical Centers, Medical Schools, teaching, Biotechnology, Professional Centers, Law Enforcement, and more...

# *What else is near by? Tenants like this area:*

*3 Elementary schools are Ten minutes or less, Weslaco High School, 4 minutes, no freeways  
Middle School 5 minutes, H.E.B. Super grocery store and pharmacy 5 minutes  
Banks, Rio, PNC Bank, South Texas Fed. Credit union all within 5 minutes*



# ***\*Aerospace – Creating a need for housing – 30 – 40 minutes – Weslaco has the room for expansion***

ELON MUSK ANNOUNCES RELOCATION OF SPACEX HEADQUARTERS NEAR BROWNSVILLE. In a recent announcement on "X" (formerly known as Twitter), SpaceX founder and CEO Elon Musk revealed plans to move SpaceX headquarters from Hawthorne, California to Starbase at Boca Chica Beach, not far from Brownsville. Jul 19, 2024



# Warehousing & Trucking –

H.E.B and many other companies have warehousing in Weslaco - Food and Goods Move from Mexico, South Texas, to the USA:



# ***Airport Expansion creates jobs– thus Creating a need for housing***



The Weslaco airport runway was 4,998 feet x 70 feet. With the expansion, it grew to 6,002 feet x 75 feet. Now they can serve large corporate and business aircraft as well as military.

## \*Nearshoring:

- 1.the practice of [transferring](#) a business operation to a nearby country, especially in preference to a more distant one.
- 2."high-tech logistics executives are embracing nearshoring as a strategy to improve their customer service"



## Forza Launches Electric Trucks for Cross-Border Operations

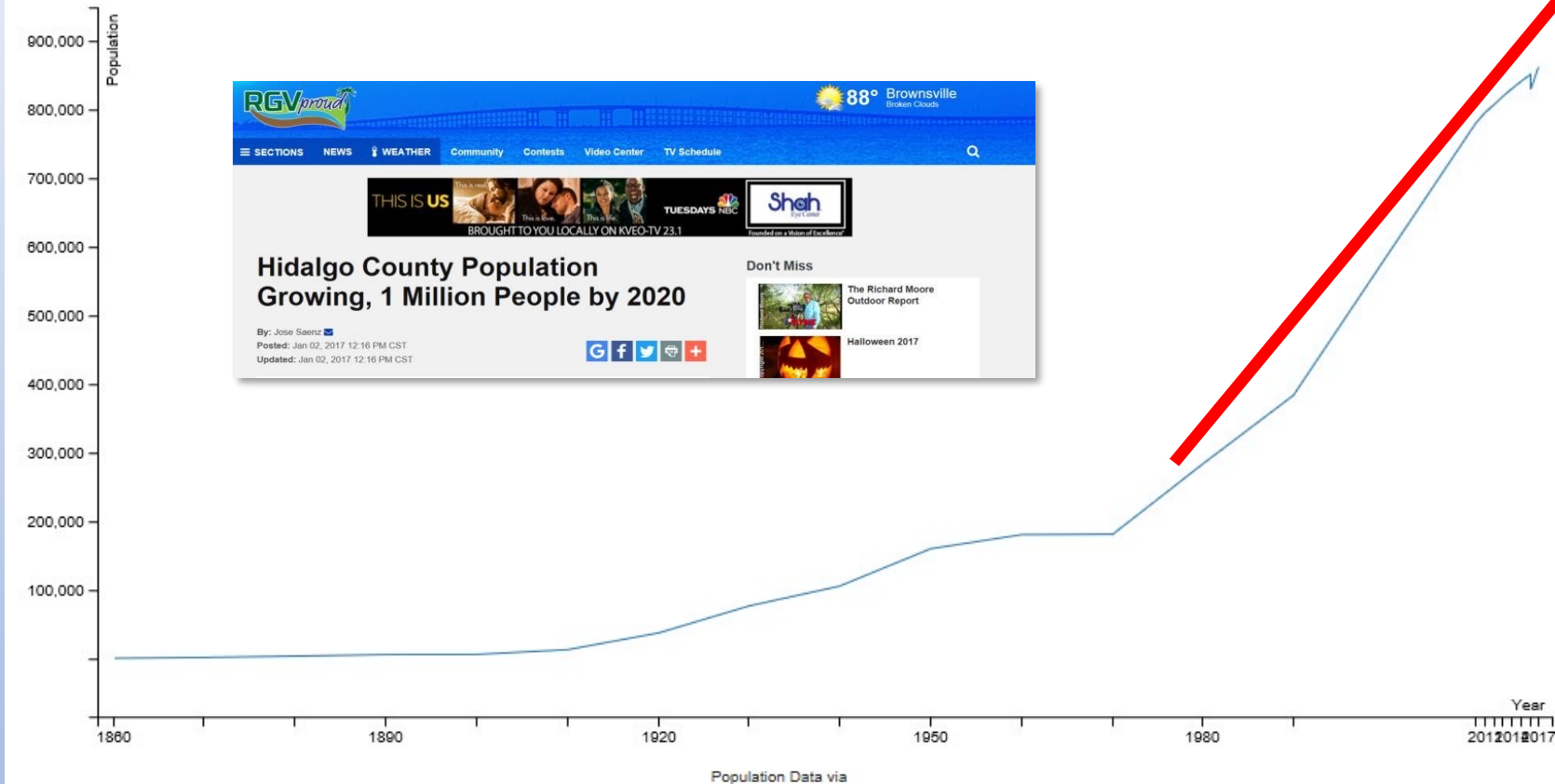
By MBN Staff | MBN staff - Fri, 08/30/2024 - 13:22

Forza Transportation Services is advancing sustainable logistics by incorporating its first electric trucks **into operations in South Texas**. The company has added two Kenworth T680E electric trucks to its fleet, marking the first deployment of such vehicles in this region of Texas. These trucks will be utilized for cross-border trade between Mexico and the United States.

According to the Federal Motor Carrier Safety Administration ([FMCSA](#)), Forza Transportation logged a total of 92.9 million miles in 2023 with its fleet of 729 trucks. These trucks can travel up to 200 miles per charge and have a top speed of 70 miles per hour.

# Projected population Growth: MSA Hidalgo County, TX

## Hidalgo County, Texas Population Growth



The screenshot shows a news article from RGVProud.com. The article title is "Hidalgo County Population Growing, 1 Million People by 2020". The author is Jose Saenz. The article was posted on Jan 02, 2017, and updated on Jan 02, 2017. The article includes social media sharing icons for Facebook, Twitter, and YouTube. The article also features a "Don't Miss" section with links to "The Richard Moore Outdoor Report" and "Halloween 2017".


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


# 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 ⚙️ All Filters


 **1. The University of Texas Pan American**  
 1201 W University Dr Edinburg, TX 78539  
[\(866\) 441-8872](tel:8664418872)  
 2 reviews  
 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](tel:9568728311)  
 3 reviews  
 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](tel:9562872990)

 **4. University of Texas Rio Grande Valley**  
 1201 W University Dr Edinburg, TX 78539  
[\(956\) 381-2999](tel:9563812999)  
 1 review  
 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](tel:9568001500)

 **6. Texas A&M RPSC**  
 5237 N 23rd St McAllen, TX 78504  
[\(956\) 683-8647](tel:9566838647)

 **7. Texas A&M University**  
 Mi 3 & Mi 7 3-4 West N Weslaco, TX 78596  
[\(956\) 968-2132](tel:9569682132)

 **8. Texas A & M University**  
 780 S 7th St Raymondville, TX 78580  
[\(956\) 689-1056](tel:9566891056)

 **9. Southern Careers Institute - Pharr**  
 Vocational & Technical School, Colleges & Universities  
 1500 N Jackson Rr Pharr, TX 78577  
[\(844\) 783-6569](tel:8447836569)

 **10. South Texas College**  
 Colleges & Universities, Vocational & Technical School  
 1101 E Vermont McAllen, TX 78503  
[\(956\) 872-3100](tel:9568723100)

 **11. Edinburg Teachers Credit Union**  
 Banks & Credit Unions, Colleges & Universities  
 900 W University Dr Edinburg, TX 78539  
[\(956\) 381-3511](tel:9563813511)

 **12. UTPA**  
 Colleges & Universities  
 2412 S US Highway 281 Edinburg, TX 78539  
[\(956\) 292-7566](tel:9562927566)

 **13. Texas A&M Health Science Center School of Public Health**  
 Colleges & Universities  
 2101 S McColl Rd McAllen, TX 78503  
[\(956\) 668-6300](tel:9566686300)


 **14. Career Tech Institute**  
 Colleges & Universities  
 2715 Cornerstone Blvd Edinburg, TX 78539  
[\(956\) 631-4582](tel:9566314582)

 **15. University Outreach Center**  
 Colleges & Universities  
 504 N 10th St McAllen, TX 78501  
[\(956\) 686-2161](tel:9566862161)


 **16. The University of Texas Rio Grande Valley**  
 3 reviews  
 El Gran Salon has a beautiful has a modern with a little of a rustic appeal. It's spacious and perfect any special occasion. [read more](#)


 **17. South Texas Community College**  
 Colleges & Universities  
 400 N Border Ave Weslaco, TX 78596  
[\(956\) 447-6600](tel:9564476600)


 **18. Garza Reynaldo G School of Law**  
 Colleges & Universities  
 1605 E Expressway 83 Mission, TX 78752  
[\(956\) 424-1988](tel:9564241988)


 **19. Nuevo Laredo City College**  
 Colleges & Universities  
 Tiburcio Garza Zamora 1700 88640 Reynosa, Tamaulipas Mexico  
 899 262 3305


 **20. Universidad del Atlántico**  
 Educational Services, Colleges & Universities  
 Ave. Dra Jose Zertuche Ibarra 100 88620 Reynosa, Tamaulipas Mexico  
 899 924 2277


 **21. Extension Service-A & M University of Texas**  
 Colleges & Universities  
 2401 E US Highway 83 Weslaco, TX 78596  
[\(956\) 968-5581](tel:9569685581)


 **22. Universidad México Americana del Norte**  
 Colleges & Universities  
 Guerrero 1317 88560 Reynosa, Tamaulipas Mexico


 **23. Universidad Interamericana del Norte**  
 Colleges & Universities  
 Calle Nicolas Bravo 810 Reynosa, Tamaulipas Mexico

 **24. Centro de Estudios de Reynosa**  
 Colleges & Universities  
 16 de Septiembre 845 88500 Reynosa, Tamaulipas Mexico  
 899 922 8656

 **25. Universidad Tamaulipeca**  
 Colleges & Universities  
 Juarez 1120 Centro 88630 Reynosa, Tamaulipas Mexico  
 899 922 2203

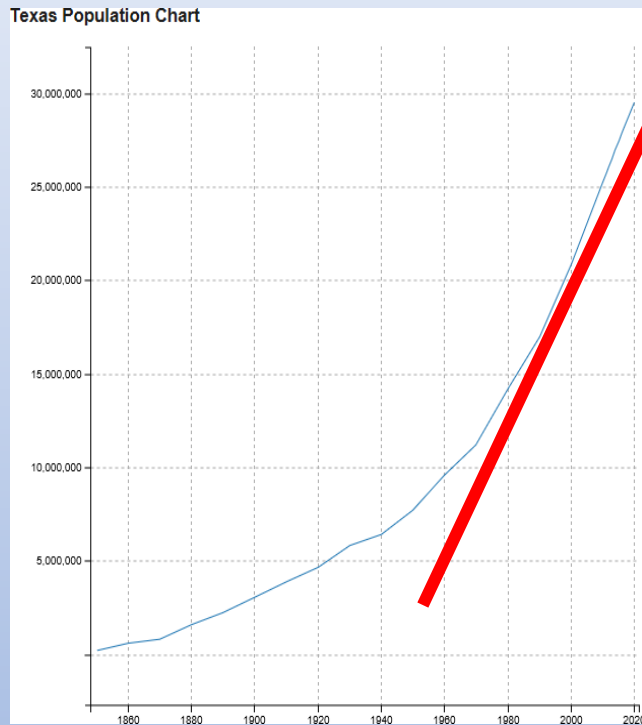
 **26. South Texas School For Health Professions Med High**  
 Colleges & Universities  
 700 Med High Dr Mercedes, TX 78570  
[\(956\) 565-2237](tel:9565652237)

 **27. Texas State Technical College Harlingen**  
 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](#)

 **28. Texas A&M University**  
 Colleges & Universities  
 Simon Gomez Ave Lyford, TX 78569  
[\(956\) 347-2235](tel:9563472235)

# 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.



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/>

# Purchase Price, each Fourplex: \$510,000.00

## Proforma Cap Rate: 8.47

* ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS	1 FOURPLEX (FOR REFERENCE)	
<b>PURCHASE PRICE</b>	\$	510,000.00
DOWN PAYMENT 25%	\$	127,500.00
AMOUNT FINANCED 75%	\$	382,500.00
<b>CLOSING COST ESTIMATE 2%(not including prepaids)</b>	\$	10,200.00
<b>TOTAL CASH INVESTED</b>	\$	<b>137,700.00</b>
<b>INCOME</b>	<b>1 FOURPLEX MONTHLY</b>	<b>1 FOURPLEX ANUALLY</b>
<b>RENT</b>	\$ 5,000.00	\$ 60,000.00
<b>2 bed/2 bath \$1200 each-3 bed/2 ba \$1300 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	\$ 150.00	\$ 1,800.00
Est. PROPERTY TAX	\$ 916.66	\$ 11,000.00
Est. Water/Elec/Trash/Yard Service/pest (Common area only-tenants pay their own util)	\$ 282.00	\$ 3,384.00
<b>TOTAL EXPENSES</b>	\$ 1,398.66	\$ 16,784.00
<b>NET OPERATING INCOME</b>	\$ <b>3,601.34</b>	\$ <b>43,216.00</b>
<b>CAP RATE</b>		<b>8.47%</b>

DISCLOSURES-Calculations with property management/Vacancy rate TBD

Information and calculations are deemed reliable but not guaranteed.

It is the buyer's responsibility to verify the information contained in this brochure directly with Seller. Rents, costs, and property values will vary over time. All buyers accept the risks and rewards associated with real estate ownership. There is no obligation to use the current property management company. Prices are set by the builder and may change without notice. Buyers to do all own due diligence and projections.

*\* **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. Consult your CPA or tax attorney.*

*\*\* 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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For more information contact Janet Clement: 956-520-2318

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





# 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"/>
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,  
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**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**