



3802 / 3902 S RADDISON AVENUE, PHARR, TX 78577

3802 / 3902 S RADDISON AVENUE



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160  
COVINA, CA 91723  
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**8 UNITS FOR SALE**

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GATEWAY GROUP

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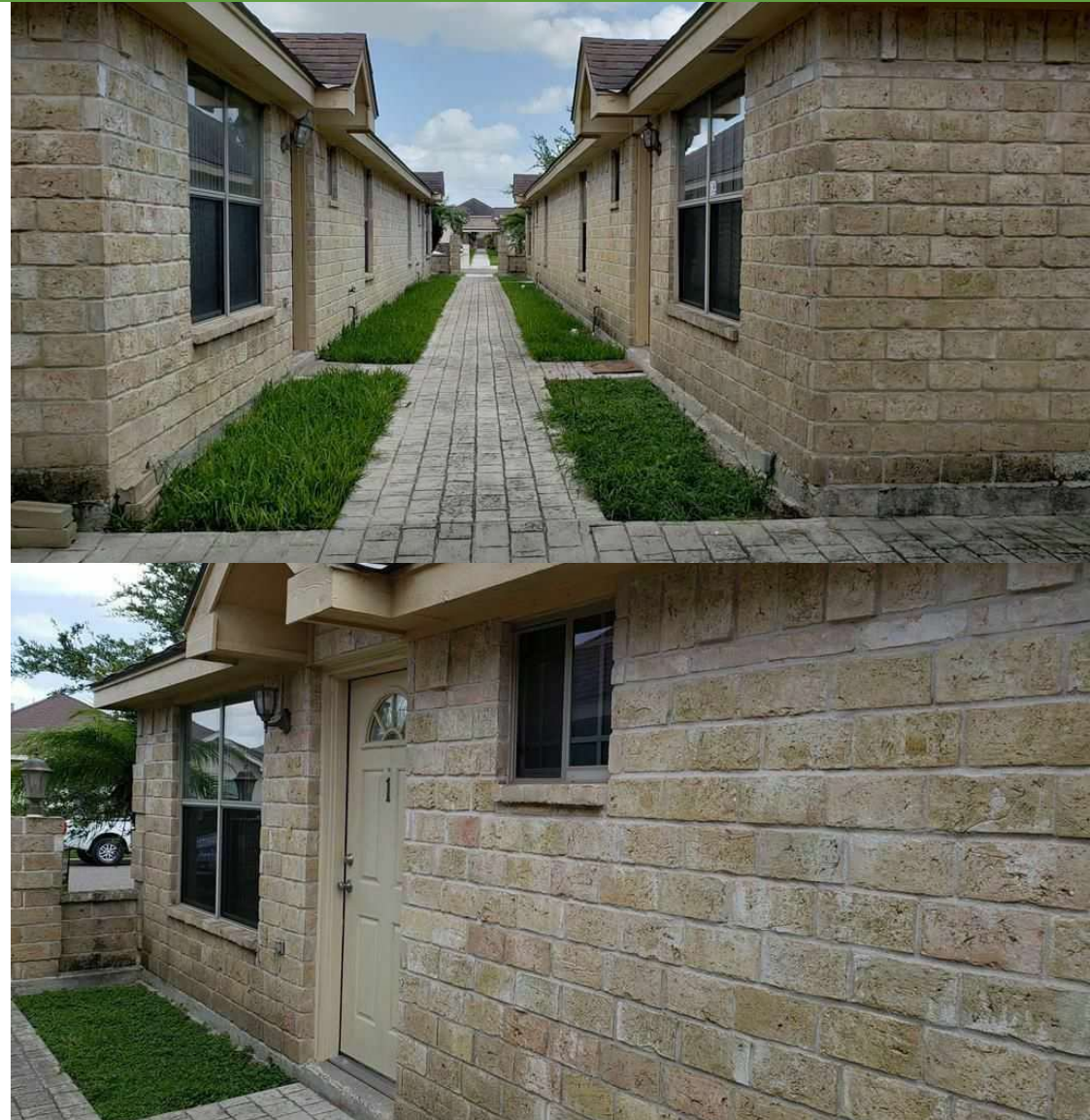
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## 8 UNITS FOR SALE

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# PROPERTY INFORMATION



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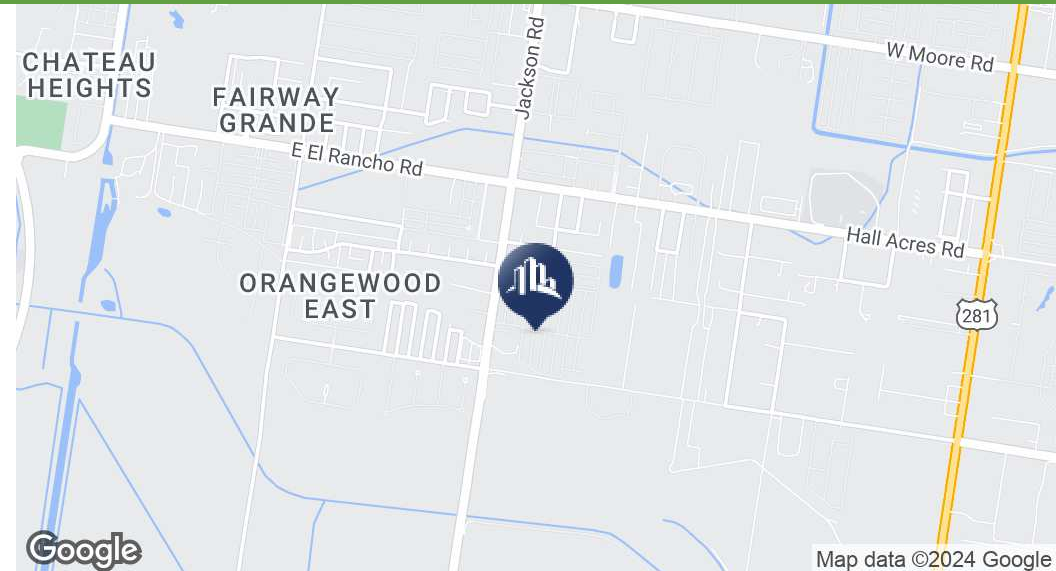


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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                          |
|------------------|--------------------------|
| Sale Price:      | \$898,000                |
| Building Size:   | 8,112 SF                 |
| Lot Size:        | 18,544 SF                |
| Number of Units: | 8                        |
| Price / SF:      | \$110.70                 |
| Cap Rate:        | 6.93%                    |
| NOI:             | \$62,208                 |
| Year Built:      | 2007                     |
| Zoning:          | Residential Multi Family |

### PROPERTY OVERVIEW

3802 S Radisson Ave to be sold alongside 3902 S Radisson Ave. Two Four-Plex units available with great rental history. Properties are located close to shopping, dining, entertainment, McAllen Miller International Airport, and International Bridge Crossings. Rent Roll available upon request. Contact Michael Liu for more details 626-679-2876.

### PROPERTY HIGHLIGHTS

- 8 Units
- Two Fourplex's
- 2/2 BED/BATH
- Long Term Tenants
- LOW HOA
- Gated

### 8 UNITS FOR SALE

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EXECUTIVE SUMMARY // 5



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

3802 S Radisson Ave to be sold alongside 3902 S Radisson Ave. Two Four-Plex units available with great rental history. Properties are located close to shopping, dining, entertainment, McAllen Miller International Airport, and International Bridge Crossings. Rent Roll available upon request. Contact Michael Liu for more details 626-679-2876.

### LOCATION DESCRIPTION

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**8 UNITS FOR SALE**

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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 8 Units
- Two Fourplex's
- 2/2 BED/BATH
- Long Term Tenants
- LOW HOA
- Gated
- 100% Fully Occupied
- \$112,250 a door.
- Parking

### 8 UNITS FOR SALE

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COMPLETE HIGHLIGHTS // 7

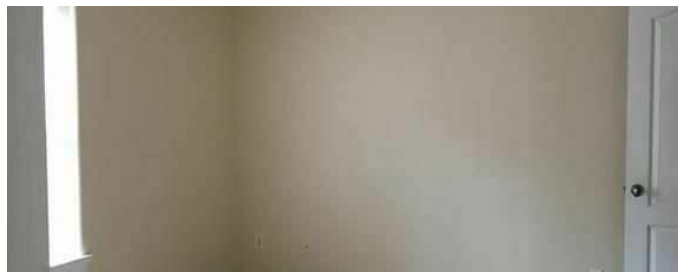
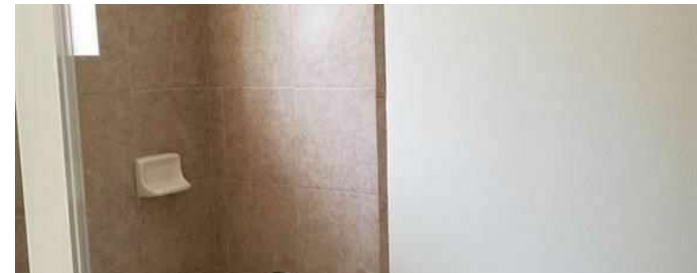
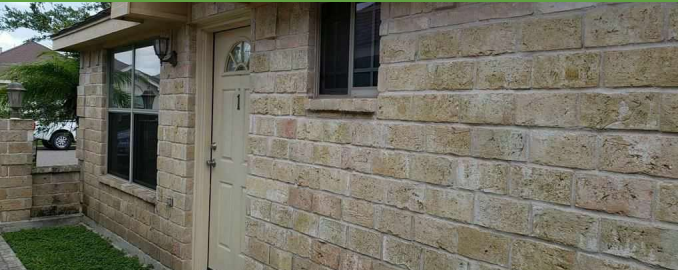


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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



**8 UNITS FOR SALE**

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**ADDITIONAL PHOTOS // 8**

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# LOCATION INFORMATION



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# LOCATION INFORMATION

## REGIONAL MAP



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**REGIONAL MAP // 10**

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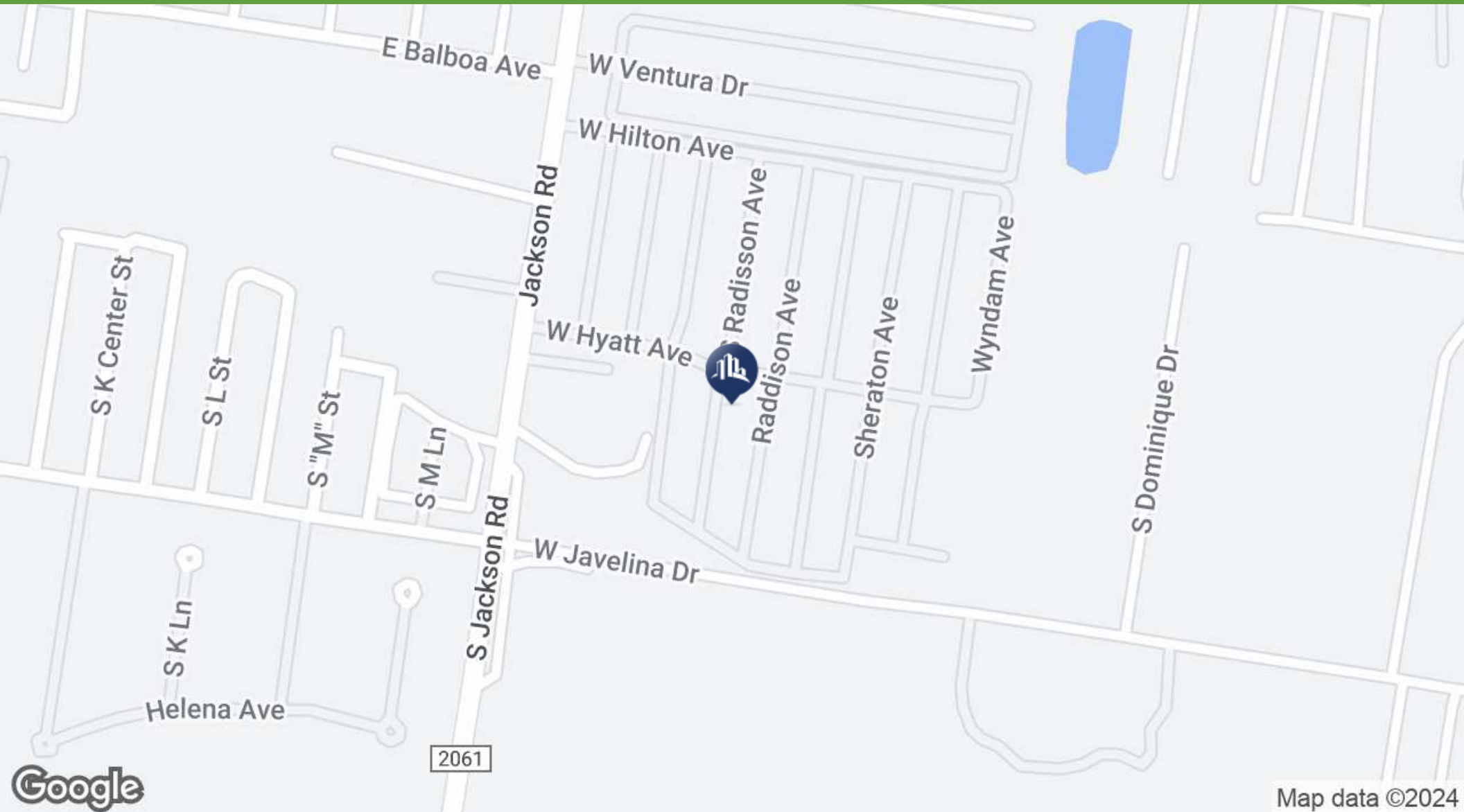


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# LOCATION INFORMATION

## LOCATION MAP



8 UNITS FOR SALE

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LOCATION MAP // 11

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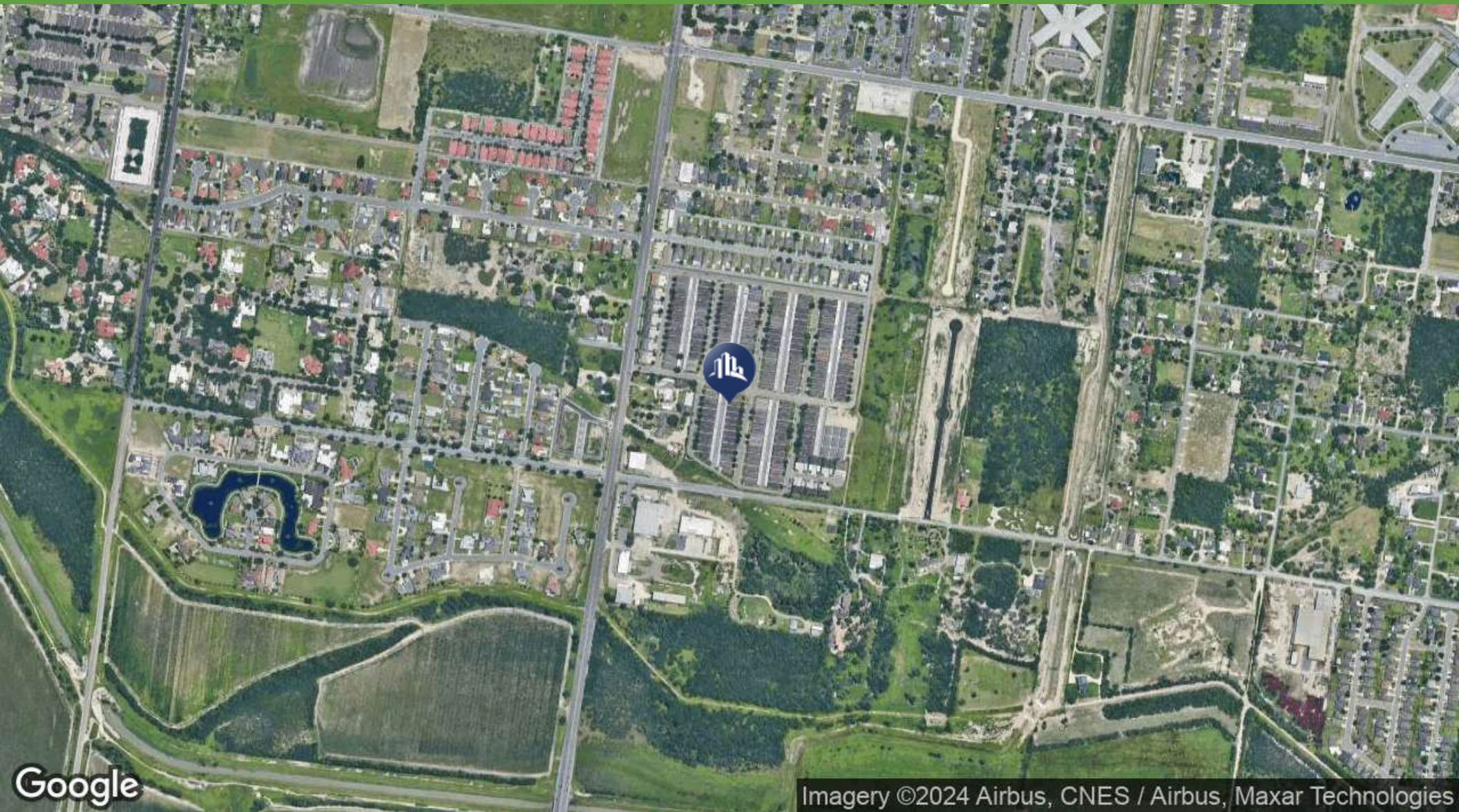


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# LOCATION INFORMATION

## AERIAL MAP



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**AERIAL MAP // 12**

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# FINANCIAL ANALYSIS



**8 UNITS FOR SALE**

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**FINANCIAL ANALYSIS // 13**

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# FINANCIAL ANALYSIS

## FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

3802 & 3902 S RADISSON AVE, PHARR, TX 78577

|                            |           |
|----------------------------|-----------|
| Price                      | \$898,000 |
| Price per Unit             | \$112,250 |
| GRM                        | -         |
| CAP Rate                   | 6.9%      |
| Cash-on-Cash Return (yr 1) | -         |
| Total Return (yr 1)        | -         |
| Debt Coverage Ratio        | -         |

### OPERATING DATA

3802 & 3902 S RADISSON AVE, PHARR, TX 78577

|                        |           |
|------------------------|-----------|
| Gross Scheduled Income | \$87,600- |
| Vacancy Loss           | \$2,628-  |
| Effective Gross Income | \$84,972- |
| Property Taxes         | \$20,136- |
| Operating Expenses     | \$2,628-  |
| Net Operating Income   | \$62,208  |
| Pre-Tax Cash Flow      | -         |

### FINANCING DATA

3802 & 3902 S RADISSON AVE, PHARR, TX 78577

|                            |   |
|----------------------------|---|
| Down Payment               | - |
| Loan Amount                | - |
| Debt Service               | - |
| Debt Service Monthly       | - |
| Principal Reduction (yr 1) | - |

### 8 UNITS FOR SALE

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# FINANCIAL ANALYSIS

## INCOME & EXPENSES

| INCOME SUMMARY       | 3802 & 3902 S RADISSON AVE, PHARR, TX 78577 | PER SF |
|----------------------|---------------------------------------------|--------|
| Gross Income         | -                                           | -      |
| EXPENSE SUMMARY      | 3802 & 3902 S RADISSON AVE, PHARR, TX 78577 | PER SF |
| Gross Expenses       | -                                           | -      |
| Net Operating Income | \$62,208                                    | \$7.67 |

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INCOME & EXPENSES // 15

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# FINANCIAL ANALYSIS

## RENT ROLL

| UNIT<br>NUMBER         | UNIT<br>BED | UNIT<br>BATH | UNIT<br>SIZE (SF) | LEASE<br>START | LEASE<br>END | CURRENT<br>RENT | CURRENT<br>RENT (PER SF) | MARKET<br>RENT | MARKET<br>RENT/SF | SECURITY<br>DEPOSIT |
|------------------------|-------------|--------------|-------------------|----------------|--------------|-----------------|--------------------------|----------------|-------------------|---------------------|
| 1                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 2                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 3                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 4                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 5                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 6                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 7                      | 2           | 2            | 1,014             |                |              | \$900           | \$0.89                   | \$1000         | \$0.94            |                     |
| 8                      | 2           | 2            | 1,014             |                |              | \$1,000         | \$0.99                   | \$1000         | \$0.94            |                     |
| <b>Totals/Averages</b> |             |              | <b>8,112</b>      |                |              | <b>\$7,300</b>  | <b>\$0.90</b>            | <b>\$8000</b>  | <b>\$0.94</b>     | <b>\$0</b>          |

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RENT ROLL // 16

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# SALE COMPARABLES



**8 UNITS FOR SALE**

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**SALE COMPARABLES // 17**

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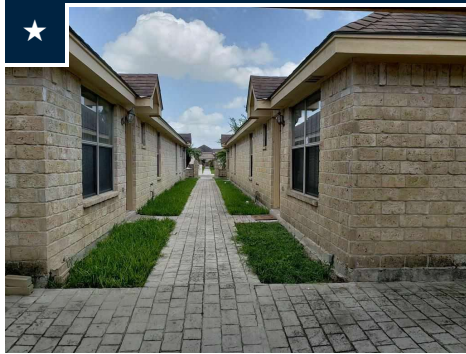


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# SALE COMPARABLES

## SALE COMPS



### 3802 / 3902 S RADDISON AVENUE

3802 / 3902 S Raddison Avenue, Pharr, TX 78577

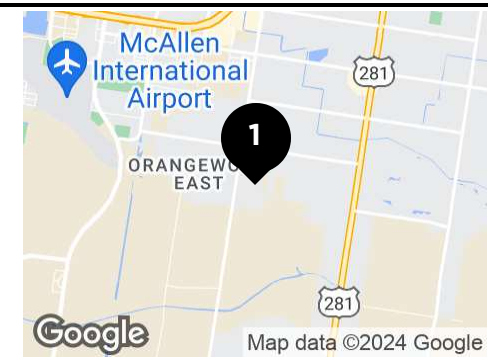
|           |           |             |          |
|-----------|-----------|-------------|----------|
| Price:    | \$898,000 | Bldg Size:  | 8,112 SF |
| Lot Size: | 18,544 SF | No. Units:  | 8        |
| Cap Rate: | 6.93%     | Year Built: | 2007     |



### 1601 HYATT AVE, PHARR, TX 78577

1601 Hyatt Ave., Pharr, TX 78577

|            |             |            |           |
|------------|-------------|------------|-----------|
| Price:     | \$2,500,000 | Bldg Size: | 18,360 SF |
| No. Units: | 18          |            |           |



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SALE COMPS // 18

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# SALE COMPARABLES

## SALE COMPS SUMMARY



| PRICE     | BLDG SF  | PRICE/SF | PRICE/UNIT | CAP   | NOI      | GRM | # OF UNITS | YEAR BUILT |
|-----------|----------|----------|------------|-------|----------|-----|------------|------------|
| \$898,000 | 8,112 SF | \$110.70 | \$112,250  | 6.93% | \$62,208 | -   | 8          | 2007       |



| PRICE       | BLDG SF   | PRICE/SF | PRICE/UNIT | CAP | NOI | GRM | # OF UNITS | YEAR BUILT | CLOSE     |
|-------------|-----------|----------|------------|-----|-----|-----|------------|------------|-----------|
| \$2,500,000 | 18,360 SF | \$136.17 | \$138,888  | -   | -   | -   | 18         | -          | On Market |

| PRICE       | BLDG SF   | PRICE/SF | PRICE/UNIT | CAP | NOI | GRM | # OF UNITS | YEAR BUILT | CLOSE |
|-------------|-----------|----------|------------|-----|-----|-----|------------|------------|-------|
| \$2,500,000 | 18,360 SF | \$136.17 | \$138,888  | -   | \$0 | -   | 18         |            |       |

8 UNITS FOR SALE

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SALE COMPS SUMMARY // 19

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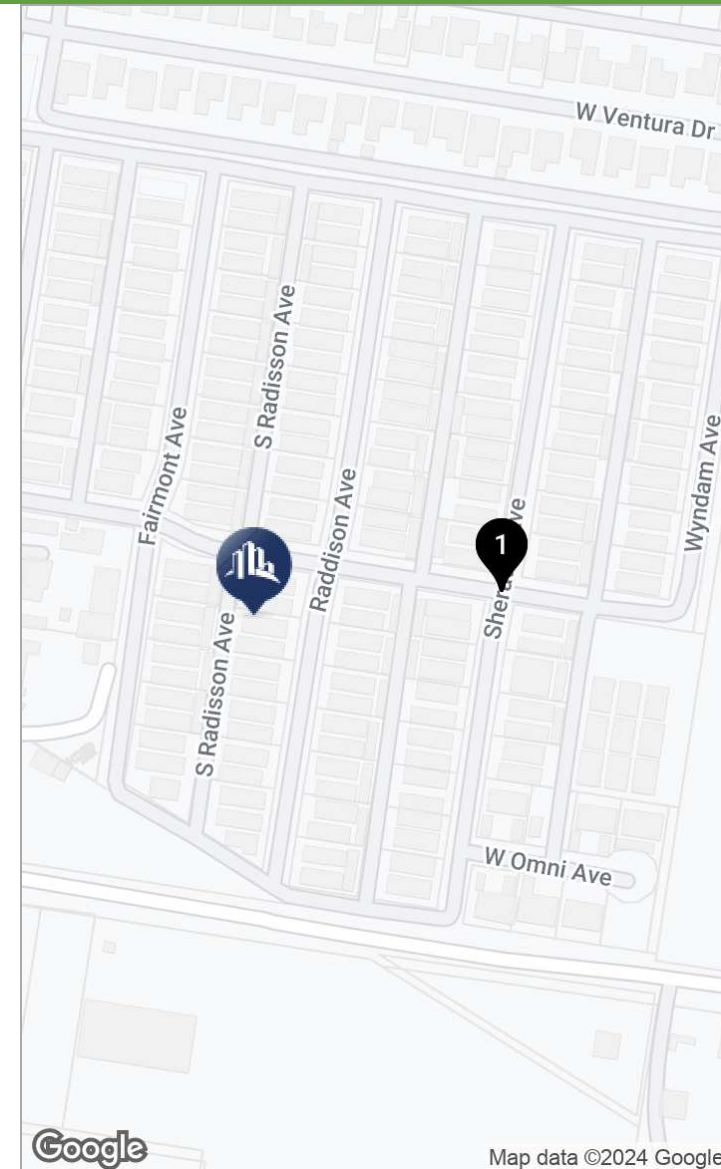
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# SALE COMPARABLES

## SALE COMPS MAP & SUMMARY

|   | NAME/ADDRESS                                                                       | PRICE              | BLDG SIZE        | LOT SIZE      | NO. UNITS | CAP RATE    |
|---|------------------------------------------------------------------------------------|--------------------|------------------|---------------|-----------|-------------|
| ★ | <b>3802 / 3902 S Raddison Avenue</b><br>3802 / 3902 S Raddison Avenue<br>Pharr, TX | \$898,000          | 8,112 SF         | 18,544 SF     | 8         | 6.93%       |
| 1 | <b>1601 Hyatt Ave, Pharr, TX 78577</b><br>1601 Hyatt Ave,<br>Pharr, , TX           | \$2,500,000        | 18,360 SF        | -             | 18        | -           |
|   | <b>AVERAGES</b>                                                                    | <b>\$2,500,000</b> | <b>18,360 SF</b> | <b>NAN SF</b> | <b>18</b> | <b>NAN%</b> |



### 8 UNITS FOR SALE

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**SALE COMPS MAP & SUMMARY // 2**

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# LEASE COMPARABLES



**8 UNITS FOR SALE**

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**LEASE COMPARABLES // 21**

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# LEASE COMPARABLES

## RENT COMPS SUMMARY

|   | SUBJECT PROPERTY                                 | RENT/SF        | AVAILABLE SF        | BLDG SF        | # OF UNITS        | OCCUPANCY %        |
|---|--------------------------------------------------|----------------|---------------------|----------------|-------------------|--------------------|
| ★ | <b>3802 / 3902 S Raddison Avenue</b>             |                |                     |                |                   |                    |
|   | 3802 / 3902 S Raddison Avenue<br>Pharr, TX 78577 | \$0.90         | 8,112 SF            | 8,112 SF       | 8                 | 100.0%             |
|   | <b>RENT COMPS</b>                                | <b>RENT/SF</b> | <b>AVAILABLE SF</b> | <b>BLDG SF</b> | <b># OF UNITS</b> | <b>OCCUPANCY %</b> |
|   |                                                  |                |                     |                |                   |                    |
|   |                                                  | <b>RENT/SF</b> | <b>AVAILABLE SF</b> | <b>BLDG SF</b> | <b># OF UNITS</b> | <b>OCCUPANCY %</b> |
|   | <b>Totals/Averages</b>                           | <b>\$0.00</b>  | <b>0 SF</b>         | <b>0 SF</b>    | <b>0</b>          | <b>0%</b>          |

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RENT COMPS SUMMARY // 22

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# DEMOGRAPHICS



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**DEMOGRAPHICS // 23**

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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

|                      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total population     | 1,491     | 2,557     | 7,713     |
| Median age           | 32        | 33        | 34        |
| Median age (Male)    | 32        | 32        | 33        |
| Median age (Female)  | 33        | 35        | 35        |
| Total households     | 443       | 771       | 2,439     |
| Total persons per HH | 3.4       | 3.3       | 3.2       |
| Average HH income    | \$77,735  | \$83,365  | \$90,665  |
| Average house value  | \$219,999 | \$230,395 | \$268,573 |

*\* Demographic data derived from 2020 ACS - US Census*

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**DEMOGRAPHICS REPORT // 24**

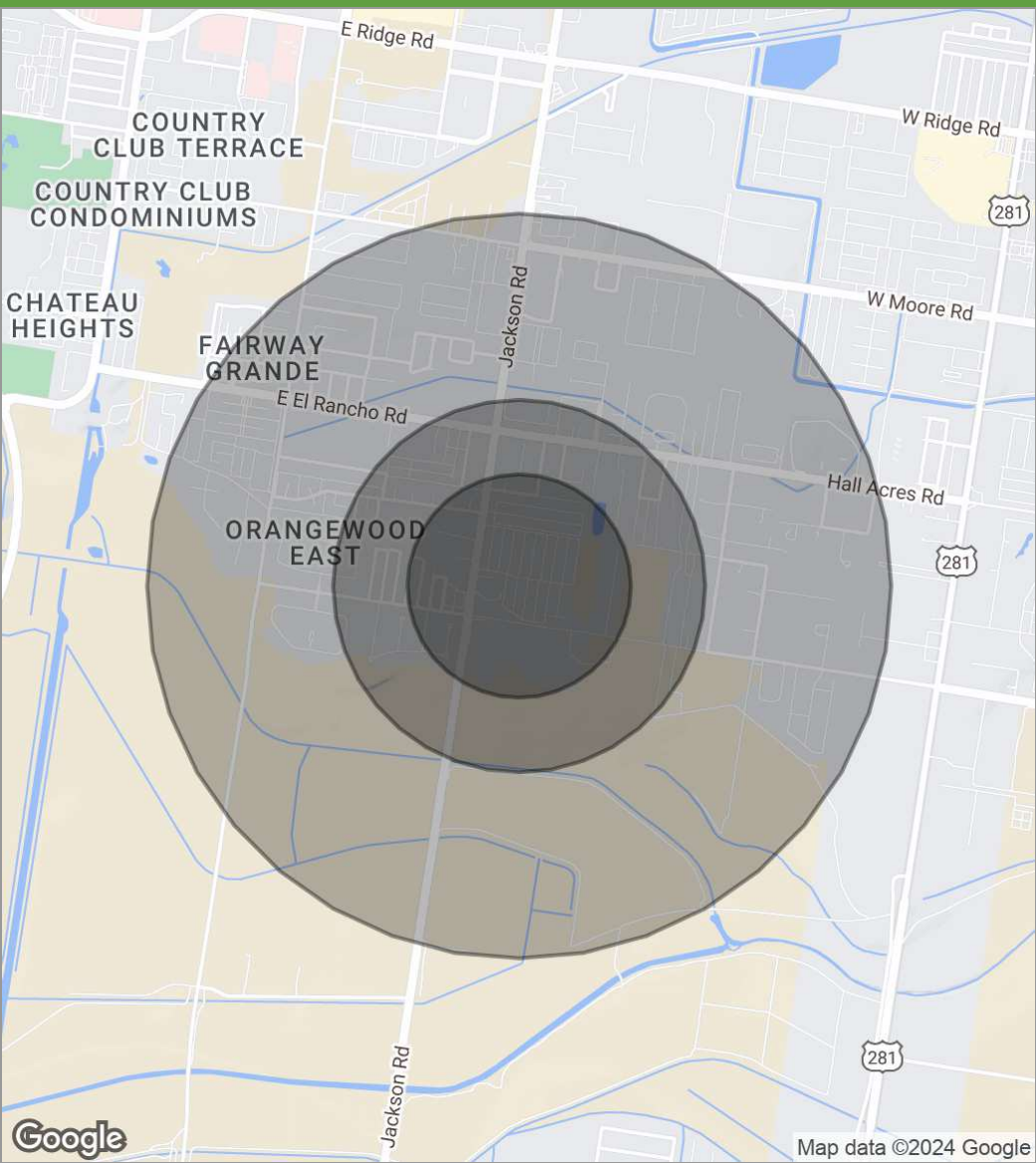
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



| POPULATION          | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total population    | 1,491     | 2,557     | 7,713     |
| Median age          | 32        | 33        | 34        |
| Median age (Male)   | 32        | 32        | 33        |
| Median age (Female) | 33        | 35        | 35        |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total households    | 443       | 771       | 2,439     |
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| Average HH income   | \$77,735  | \$83,365  | \$90,665  |
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DEMOGRAPHICS MAP // 25

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# ADVISOR BIOS



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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 1

### HENRY LIU, CCIM

Managing Director | Principal

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C 626.705.3509  
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CalDRE #01104611

### PROFESSIONAL BACKGROUND

As Managing Director of Sperry Commercial Global Affiliates – Gateway Group, Mr. Henry Liu has over 30+ years of experience background in mortgage lending, residential and commercial real estate in varying capacities including asset management, investment acquisition, and financing. Mr. Liu has represented foreign investors in acquisitions of multi-unit income properties, industrial warehouses, and other real estate assets throughout Southern California. The affiliation with SPERRY provides the opportunity to collaborate with a national and global commercial brokerage team of specialists.

### EDUCATION

San Diego State University - Business Administration  
Cal Poly Pomona - Finance, Real Estate, Law

### MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member  
NAR - National Association of REALTORS  
CAR - California Association of REALTORS  
NARPM - National Association of Residential Property Managers  
ICSC - International Council of Shopping Centers

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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 2

### ADRIAN ARRIAGA, CCIM

Managing Director

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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 3

### MICHAEL LIU

Real Estate Advisor

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