

**FOR
Sale**



901-919 Chihuahua

El Paso, Texas 79901

Roland A. Correa
Commercial Realtor
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Sales Price: \$2.9 Million

PROPERTY HIGHLIGHTS

- **51 Units plus On-site Office**
- **Renovated Complex**
- **Pro Forma NOI: \$213,823**

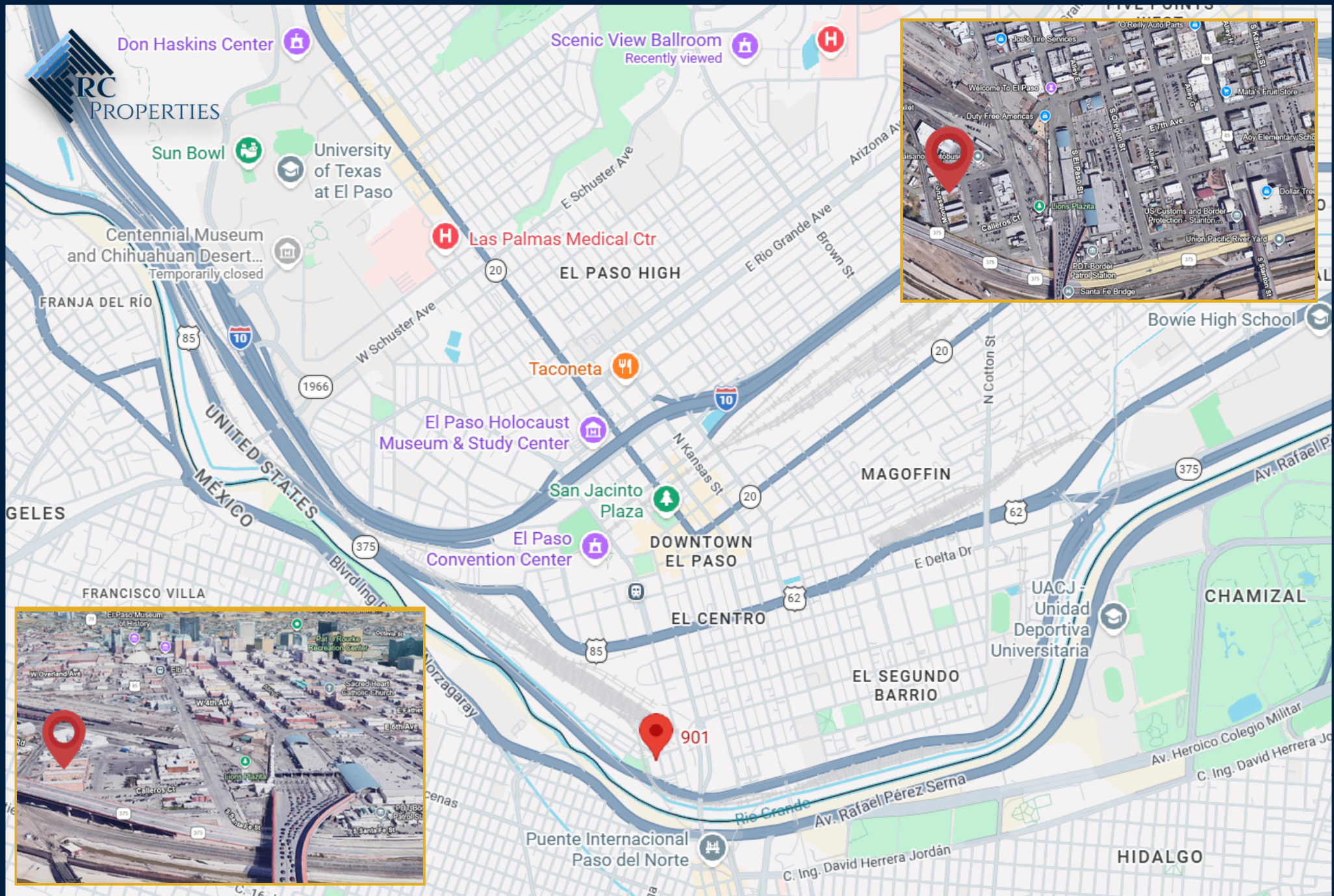
A rare **renovated 51-unit** apartment complex spanning four brick buildings in the **heart of historic downtown** El Paso. Recent upgrades touch every layer of the property: exterior facades, common grounds, and individual units, leaving **no deferred maintenance** for a new owner to inherit. The property is professionally managed with an **on-site property manager** during regular business hours, ensuring **smooth day-to-day operations** and tenant support. Combined with its move-in-ready condition and historic downtown location, this asset is positioned as a low-friction, **income-ready addition** to any **investment portfolio**.



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Pro Forma Financials

INCOME		Monthly		Annual
Rental Income	\$	40,076.00	\$	480,912.00
Laundry Income	\$	51.30	\$	615.64
TOTAL INCOME	\$	40,127.30	\$	481,527.64
EXPENSES		Monthly		Annual
Administrative Expenses	\$	883.37	\$	10,600.48
Salaries and Wages	\$	2,232.58	\$	26,790.96
Payroll Tax Expense	\$	335.70	\$	4,028.34
Repairs and Maintenance	\$	4,953.41	\$	59,440.93
Insurance	\$	2,086.99	\$	25,043.91
Taxes	\$	3,013.81	\$	36,165.73
Utilities	\$	8,802.86	\$	105,634.28
TOTAL EXPENSES	\$	22,308.72	\$	267,704.63
NET OPERATING INCOME	\$	17,818.58	\$	213,823.01



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