



3802 / 3902 S RADDISON AVENUE, PHARR, TX 78577

3802 / 3902 S RADDISON AVENUE



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

8 UNITS FOR SALE

3802 / 3902 S RADDISON AVENUE, PHARR, TX 78577

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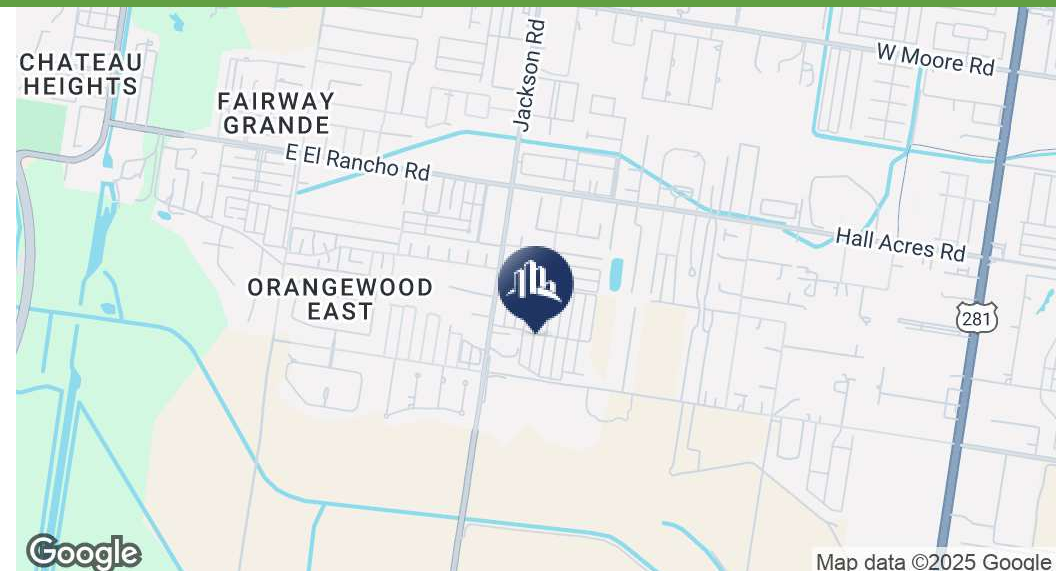
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$849,000
Building Size:	8,112 SF
Lot Size:	18,544 SF
Number of Units:	8
Price / SF:	\$104.66
Cap Rate:	7.33%
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

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EXECUTIVE SUMMARY // 3



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 8 Units
- Two Fourplex's
- 2/2 BED/BATH
- Long Term Tenants
- LOW HOA
- Gated
- 100% Fully Occupied
- \$106,000 a door.

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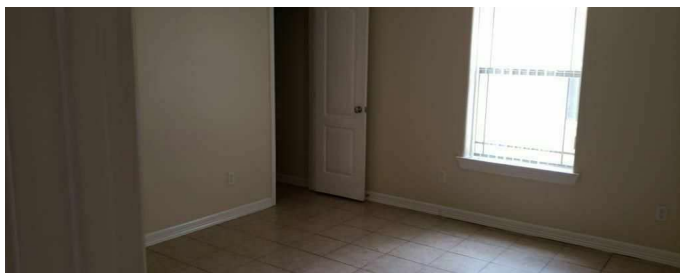
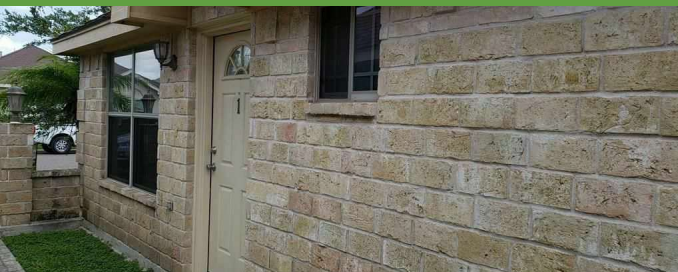
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COMPLETE HIGHLIGHTS // 4



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ADDITIONAL PHOTOS



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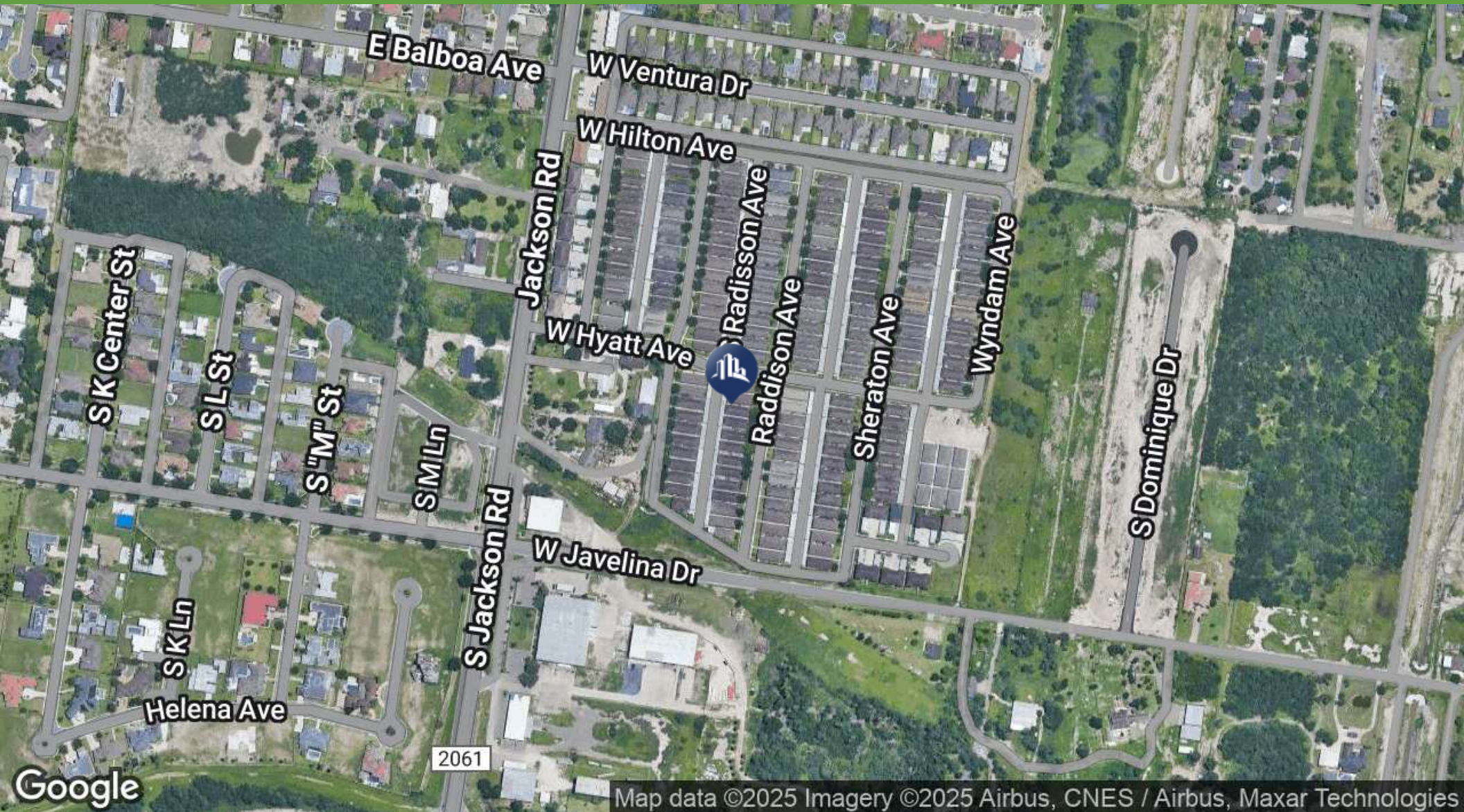
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ADDITIONAL PHOTOS // 5



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LOCATION MAP



8 UNITS FOR SALE

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LOCATION MAP // 6

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

3802 & 3902 S RADISSON AVE, PHARR, TX 78577

Price	\$849,000
Price per Unit	\$106,125
GRM	-
CAP Rate	7.3%
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	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
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)	-

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FINANCIAL SUMMARY // 7

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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 // 8

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
2	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
3	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
4	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
5	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
6	2	2	1,014			\$925	\$0.91	\$950	\$0.94	
7	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
8	2	2	1,014			\$900	\$0.89	\$950	\$0.94	
Totals/Averages			8,112			\$7,225	\$0.89	\$7,600	\$0.94	\$0

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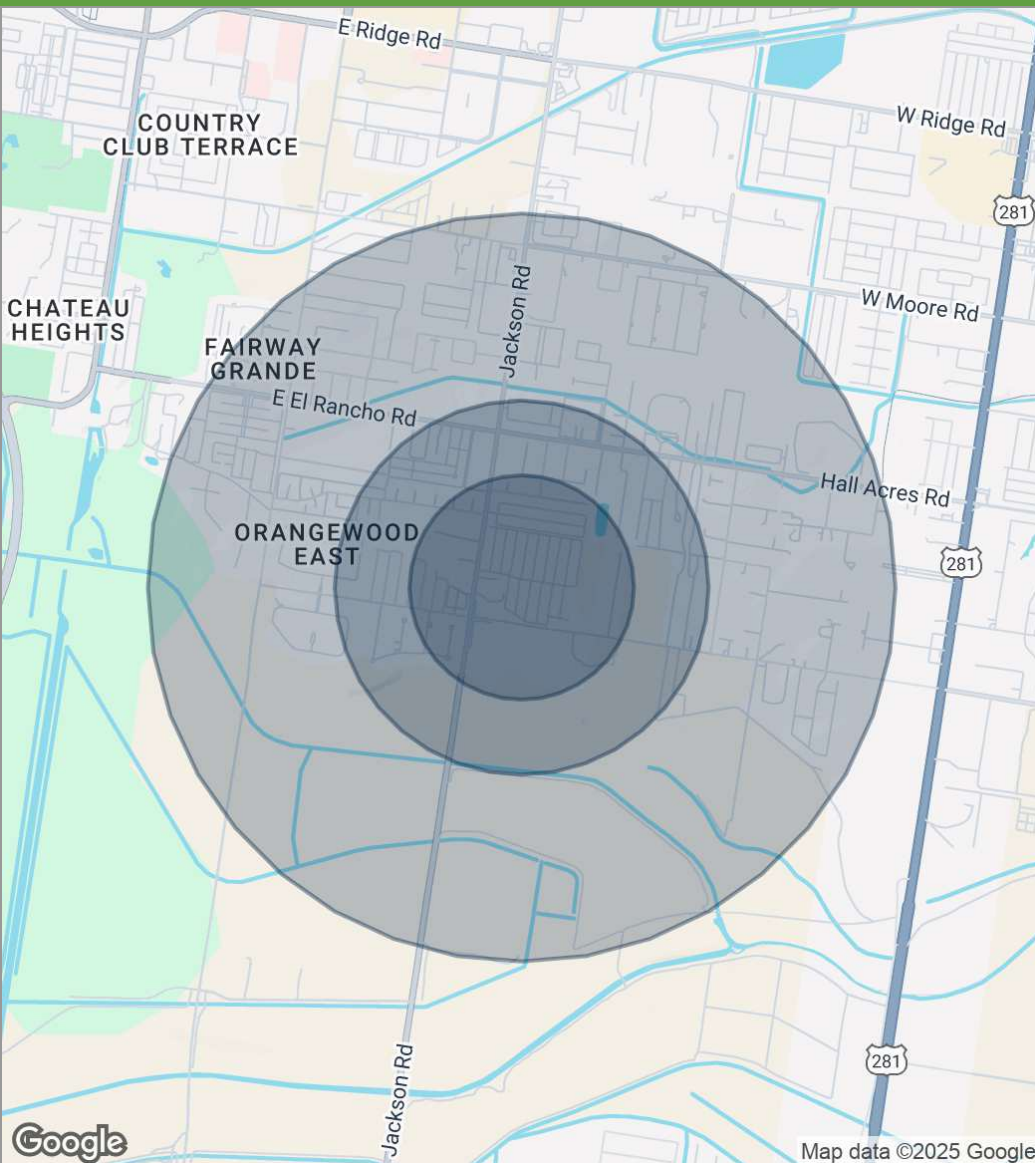
RENT ROLL // 9

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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
# of 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 MAP // 10

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