



20 UNIT MUTIFAMILY

OLMITO, TX 78575

PRICE: \$2,200,000

North Terrace
Apartments
327 Couch Road

ALEJANDRO GARZA
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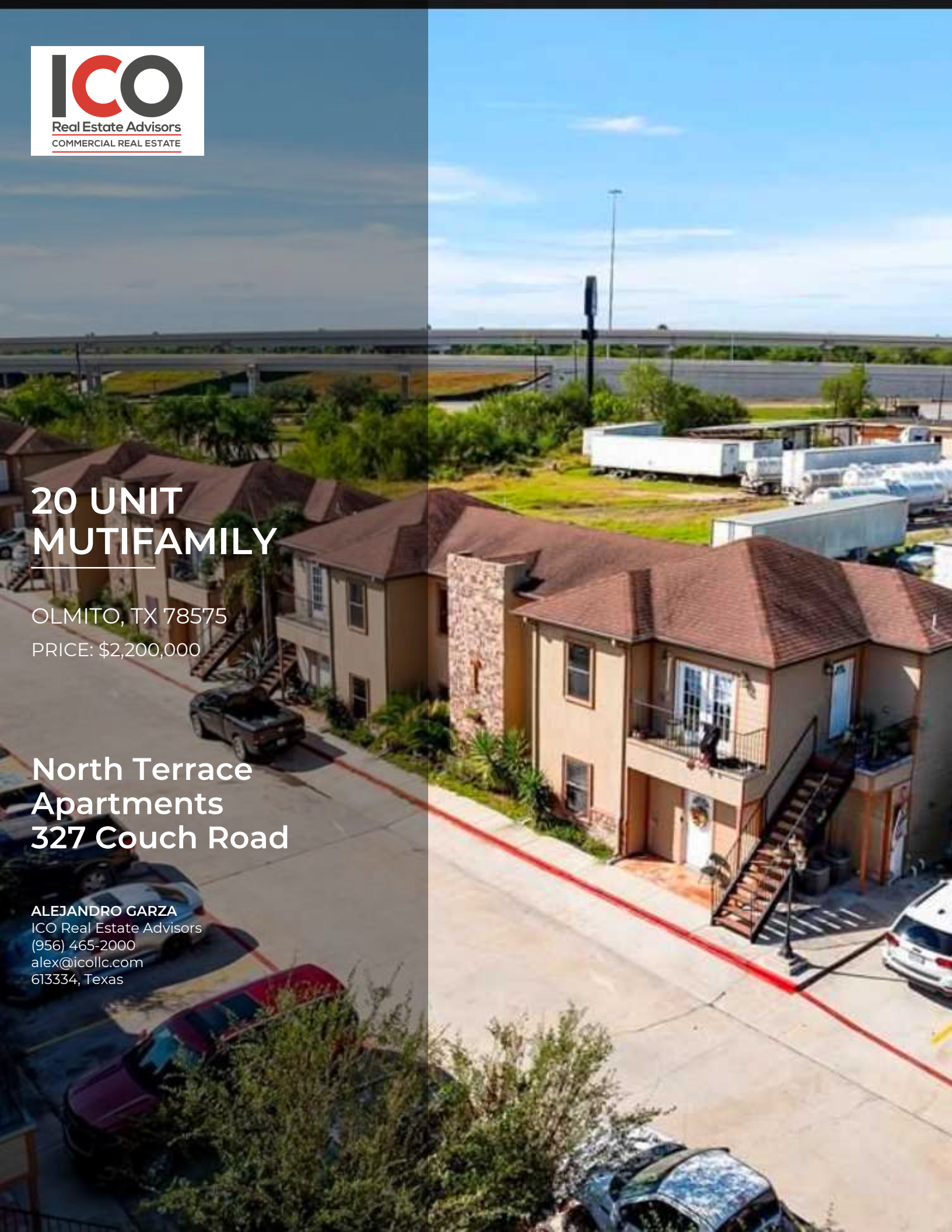


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327 COUCH ROAD



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PRO FORMA SUMMARY

327 COUCH ROAD | OLMITO, TX 78575



Investment Summary

Price	\$2,200,000
Year Built	2015
Units	20
Price/Unit	\$110,000
RSF	19,000
Price/RSF	\$115.79
Lot Size	35,700 sf
Floors	1
Cap Rate	7.44%
Market Cap Rate	7.87%
GRM	9.17
Market GRM	7.64

Financing Summary

Loan 1 (Fixed)	\$1,650,000
Initial Equity	\$550,000
Interest Rate	6.75%
Term	20 years
Monthly Payment	\$12,546
DCR	1.09

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
Totals	20		\$240,000		\$288,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$240,000	\$288,000
- Less: Vacancy	\$0	(\$28,800)
+ Misc. Income	\$2,880	\$2,880
Effective Gross Income	\$242,880	\$262,080
- Less: Expenses	(\$79,150)	(\$88,990)
Net Operating Income	\$163,730	\$173,090
- Debt Service	(\$150,552)	(\$150,552)
Net Cash Flow after Debt Service	\$13,178	\$22,538
+ Principal Reduction	\$40,412	\$40,412
Total Return	\$53,590	\$62,950

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$0	\$8,640
Building Insurance	\$25,000	\$25,000
Grounds Maintenance	\$0	\$1,200
Maintenance	\$7,600	\$7,600
Taxes - Real Estate	\$35,150	\$35,150
Utilities	\$11,400	\$11,400
Total Expenses	\$79,150	\$88,990
Expenses Per RSF	\$4.17	\$4.68
Expenses Per Unit	\$3,958	\$4,450

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PROPERTY SUMMARY

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Property Summary

Price:	\$2,200,000
Units:	20
Price / Unit:	\$110,000.00
NOI:	\$158,700.00
CAP Rate:	7.26%
Occupancy:	90%
Building SF:	19,560
Price / SF:	115.79
Lot Size:	35,700 SF
Year Built:	2015

Property Overview

This 20-unit apartment complex presents an opportunity to acquire a value-add multifamily asset in Brownsville, Texas, near Interstate 169 and FM 511. The property is strategically positioned within one of Brownsville's key growth corridors, providing convenient access to major employment centers, transportation routes, and industrial activity.

Brownsville continues to experience significant economic momentum driven by large-scale investment from SpaceX, LNG-related development at the Port of Brownsville, Saronic Technologies, and other expanding industrial employers.

Location Overview

The property is strategically located in North Brownsville near Interstate 169 and FM 511, providing convenient access to Interstate 69E, the Port of Brownsville, Brownsville/South Padre Island International Airport, and the region's major employment and industrial corridors.

The surrounding area is benefiting from significant public and private investment tied to SpaceX, LNG development at the Port of Brownsville, Saronic Technologies, and continued industrial expansion throughout the market. FM 511 and Interstate 169 provide key connectivity between North Brownsville, the Port, and

UNIT MIX REPORT

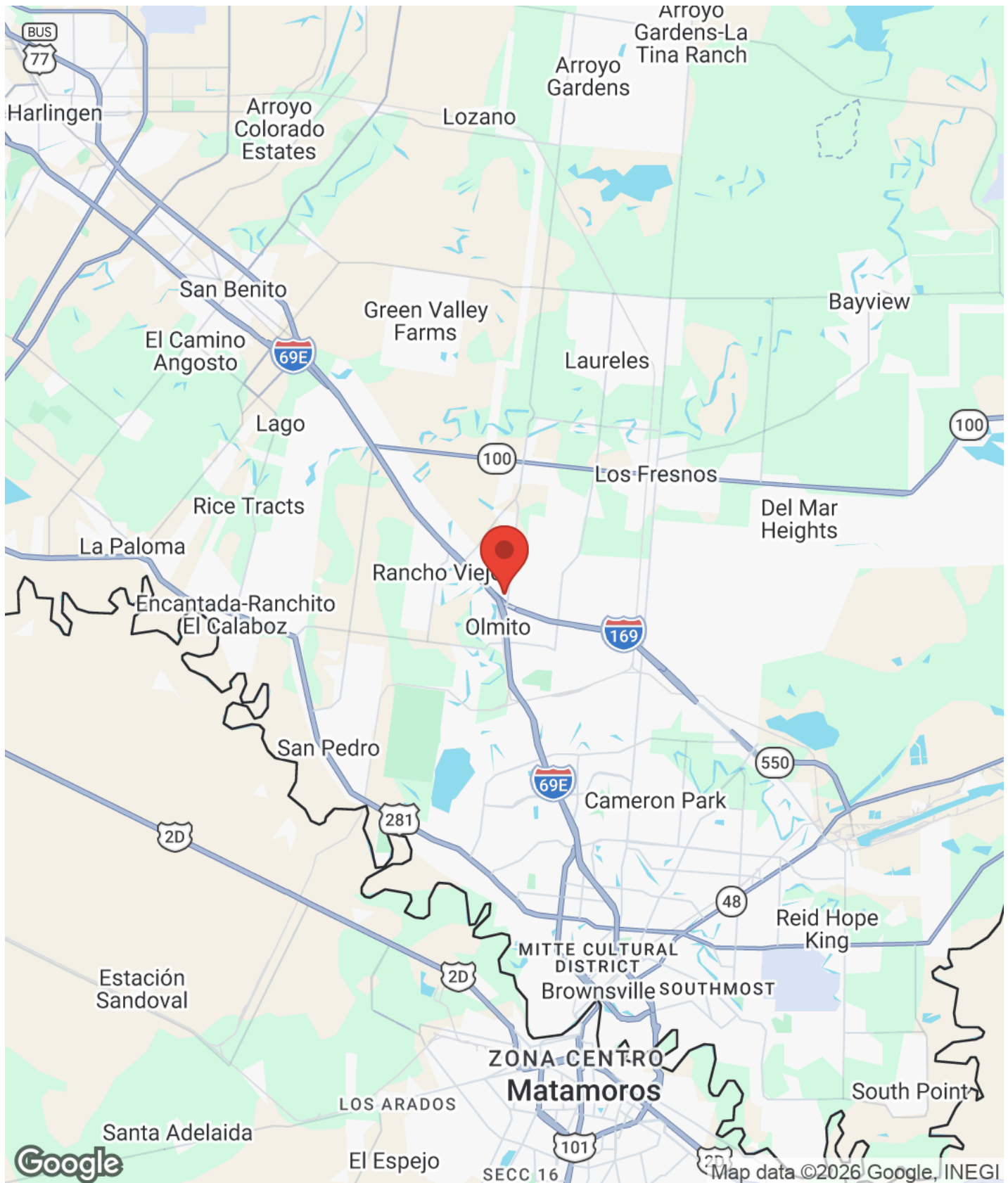
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Units	Type	Approx. SF	Avg. Rents	Monthly	Market	Monthly
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,200	\$1,200	\$1,200	\$1,200
1	2B/2B	950	\$1,200	\$1,200	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B VACANT	950	\$0	\$0	\$1,200	\$1,200
1	2B/2B VACANT	950	\$0	\$0	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
1	2B/2B	950	\$1,100	\$1,100	\$1,200	\$1,200
20		19,000		\$20,000		\$24,000

REGIONAL MAP

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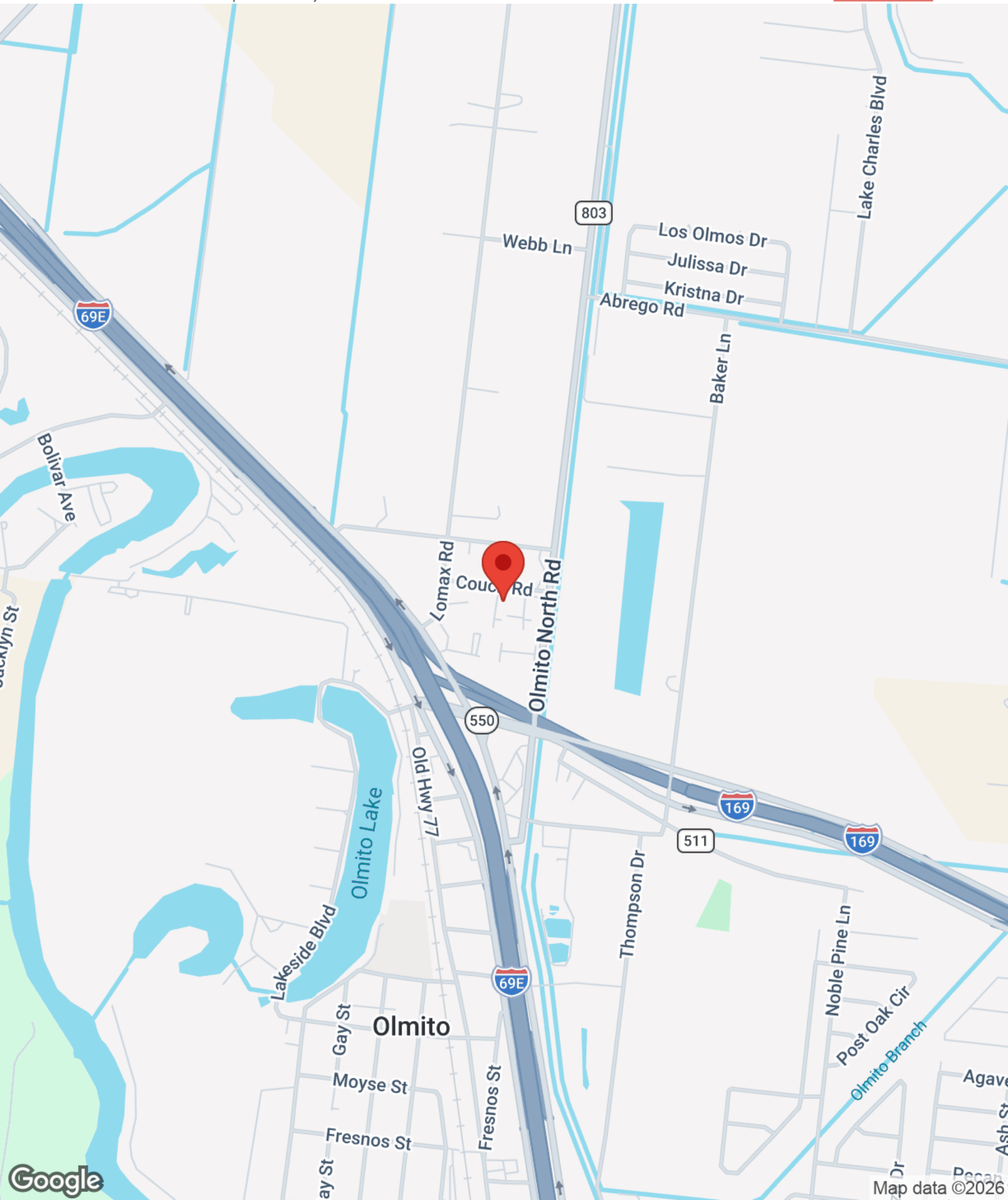


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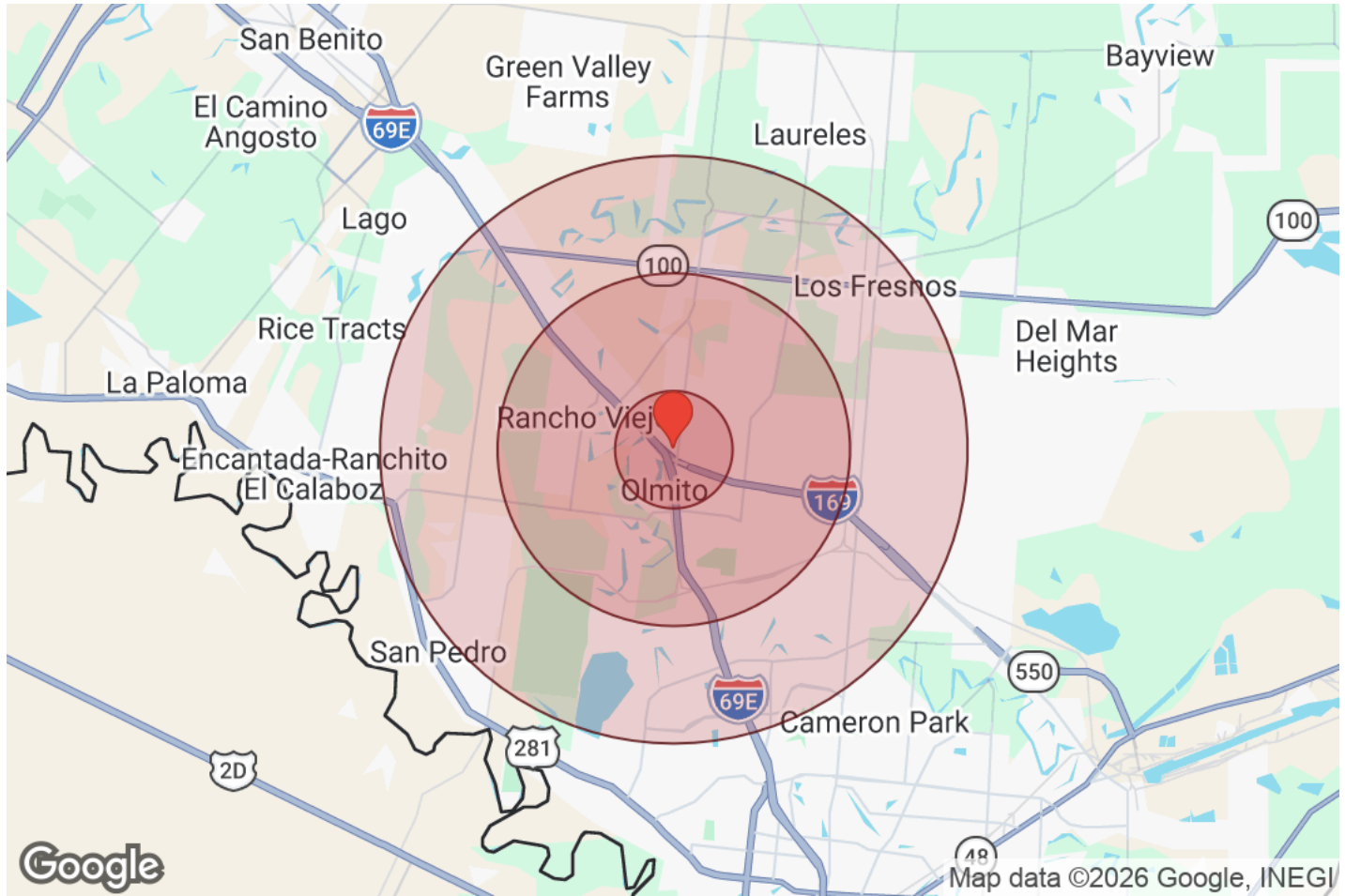
BUSINESS MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,815	10,870	29,648
Female	2,704	10,607	30,876
Total Population	5,519	21,477	60,524

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	468	1,776	5,023
Black	24	137	351
Am In/AK Nat	3	11	36
Hawaiian	N/A	N/A	6
Hispanic	4,984	19,209	54,290
Asian	32	286	672
Multiracial	8	39	91
Other	N/A	17	54

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,749	7,078	20,361
Occupied	1,496	6,030	17,405
Owner Occupied	920	4,467	12,790
Renter Occupied	576	1,563	4,615
Vacant	253	1,048	2,956

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,254	4,886	13,939
Ages 15 - 24	882	3,442	10,158
Ages 25 - 54	2,209	8,986	24,238
Ages 55 - 64	536	1,825	5,494
Ages 65+	638	2,338	6,696

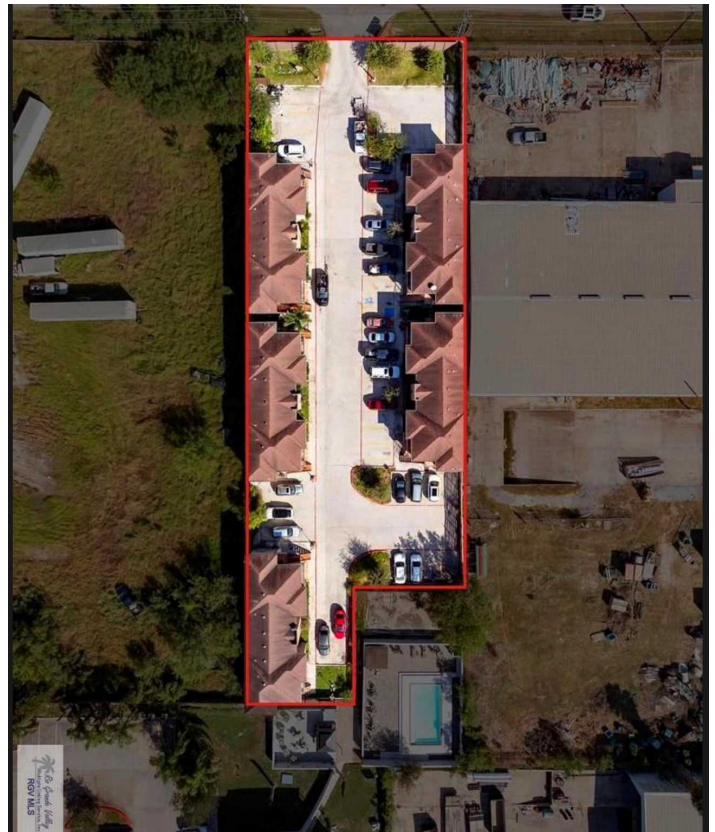
Income	1 Mile	3 Miles	5 Miles
Median	\$72,222	\$89,662	\$78,526
Under \$15k	98	503	1,813
\$15k - \$25k	177	339	1,115
\$25k - \$35k	25	221	1,011
\$35k - \$50k	202	596	1,721
\$50k - \$75k	276	867	2,733
\$75k - \$100k	245	835	2,192
\$100k - \$150k	174	1,266	3,394
\$150k - \$200k	168	886	2,273
Over \$200k	131	518	1,153

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PROPERTY PHOTOS

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PROFESSIONAL BIO

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Alejandro Garza MPRE, CCIM, has over 16 years of experience in industrial and commercial real estate and management. Representing over 1.5 million square feet of leasable industrial warehouse space and manages over 220,000 SF of commercial property in the Rio Grande Valley

He has earned his Certified Commercial Investment Membership (CCIM) and, more recently, his Masters in Real Estate Finance and Development from Georgetown University.

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