



Retail Center Investment

\$1,500,000

1601 South 77 Sunshine Strip

HARLINGEN, TX 78550

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PROPERTY DESCRIPTION

1601 S. 77 Sunshine

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Retail Center Investment

This 100% occupied multi-tenant retail center is strategically located along S. 77 Sunshine Strip, one of Harlingen's established commercial corridors, with exposure to approximately 30,000 vehicles per day.

Harlingen serves as a major healthcare hub for the Rio Grande Valley, supported the presence of Valley Baptist Medical Center, medical providers, specialty clinics, and health-care related employment. The city also benefits from a significant University of Texas Rio Grande Valley (UTRGV) presence, including programs and facilities focus on medical and healthcare education and career development.

This concentration of healthcare, education and related employment helps generate consistent daytime population and consumer activity throughout surrounding trade area. Combined with 100% occupancy, diversified tenant income, and prominent frontage along S. 77 Sunshine Strip, the property offers investors an opportunity to acquire a stabilized retail asset positioned within one of Harlingen's key commercial and employment corridors.

PRO FORMA SUMMARY

1601 S. 77 Sunshine

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Investment Summary

Price	\$1,500,000
Year Built	2010
Tenants	4
RSF	6,700
Price/RSF	\$223.88
Lot Size	17,000 sf
Floors	1
Cap Rate	7.28%

Financing Summary

Loan 1 (Fixed)	\$1,125,000
Initial Equity	\$375,000
Interest Rate	6.75%
Term	20 years
Monthly Payment	\$8,554
DCR	1.06

Tenant Annual Scheduled Income

Tenant	Actual
Green Insurance	\$32,417
Randy Lee Villarreal	\$25,523
Metro PCS	\$18,583
Exotic Huff and Puff	\$39,947
Totals	\$116,470

Annualized Income

Description	Actual
Gross Potential Rent	\$116,470
- Less: Vacancy	\$0
+ Reimbursements	\$23,144
Effective Gross Income	\$139,614
- Less: Expenses	(\$30,459)
Net Operating Income	\$109,155
- Debt Service	(\$102,649)
Net Cash Flow after Debt Service	\$6,506
+ Principal Reduction	\$27,554
Total Return	\$34,060

Annualized Expenses

Description	Actual
Building Insurance	\$5,985
Maintenance	\$7,500
Taxes - Real Estate	\$16,974
Total Expenses	\$30,459
Expenses Per RSF	\$4.55

ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Income					
Rental Income	\$116,470	\$122,526	\$126,328	\$128,470	\$129,742
Expense Reimbursements	\$23,144	\$23,144	\$23,144	\$23,144	\$23,144
Gross Scheduled Income	\$139,614	\$145,670	\$149,472	\$151,615	\$152,886
Gross Operating Income	\$139,614	\$145,670	\$149,472	\$151,615	\$152,886
Expenses					
Building Insurance	(\$5,985)	(\$5,985)	(\$5,985)	(\$5,985)	(\$5,985)
Maintenance	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Taxes - Real Estate	(\$16,974)	(\$16,974)	(\$16,974)	(\$16,974)	(\$16,974)
Total Operating Expenses	(\$30,459)	(\$30,459)	(\$30,459)	(\$30,459)	(\$30,459)
Operating Expense Ratio	21.82%	20.91%	20.38%	20.09%	19.92%
Net Operating Income	\$109,155	\$115,211	\$119,013	\$121,156	\$122,427

TENANT MIX REPORT

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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Pro Forma	Monthly
A	Green Insurance	1,450	\$2,488	\$2,488	\$2,900	\$2,900
B	Randy Lee Villarreal	1,700	\$2,056	\$2,056	\$2,295	\$2,295
C	Metro PCS	1,283	\$1,375	\$1,375	\$1,732	\$1,732
D	Exotic Huff and Puff	2,108	\$2,951	\$2,951	\$3,329	\$3,329
4		6,541		\$8,870		\$10,256

TENANT MIX



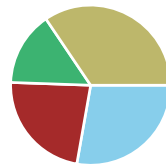
- Green Insurance
- Randy Lee Villarreal
- Metro PCS
- Exotic Huff and Puff

TENANT MIX SQUARE FEET



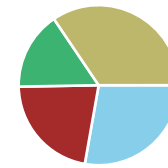
- Green Insurance
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- Exotic Huff and Puff

TENANT MIX INCOME



- Green Insurance
- Randy Lee Villarreal
- Metro PCS
- Exotic Huff and Puff

TENANT MIX MARKET INCOME



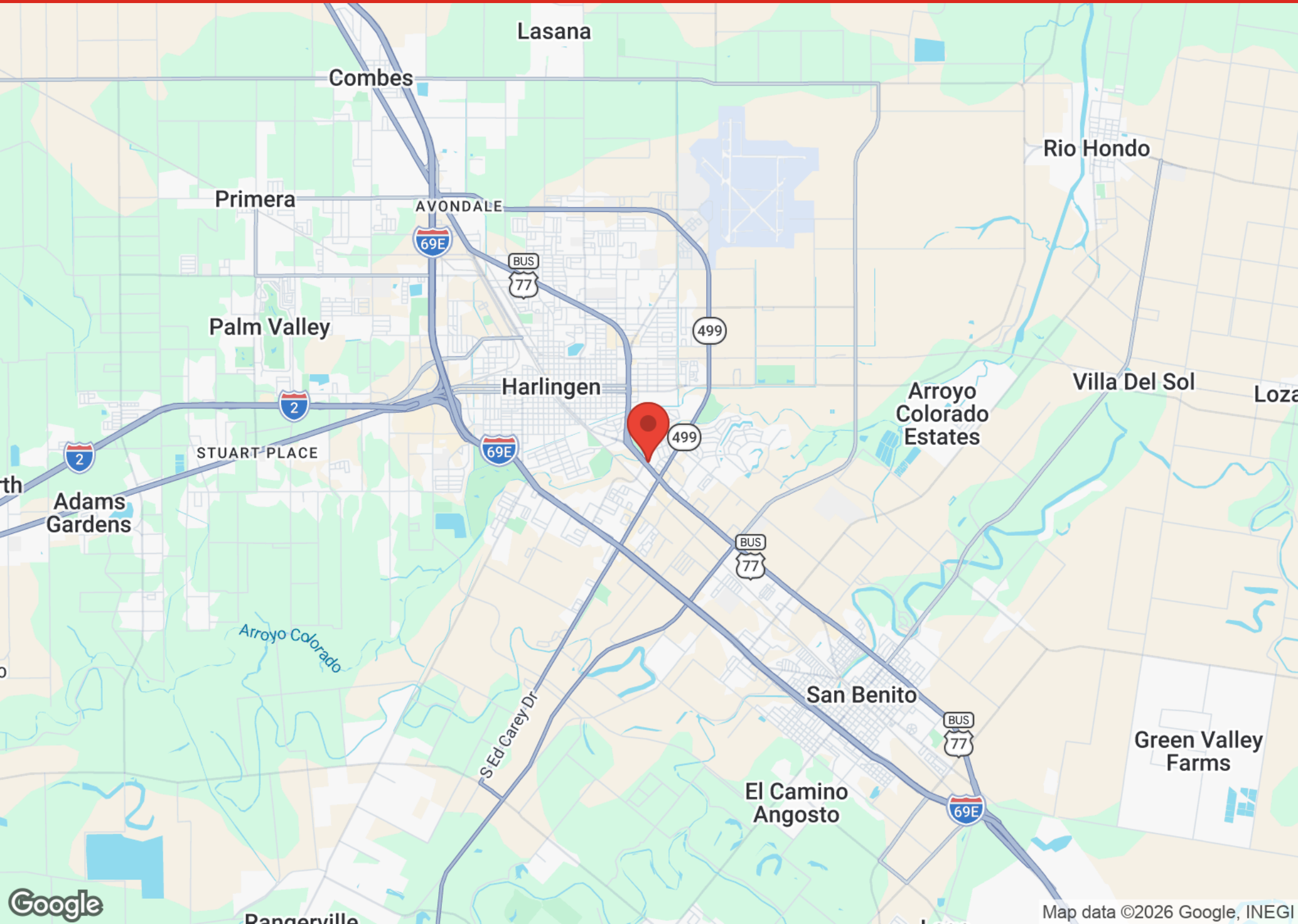
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REGIONAL MAP

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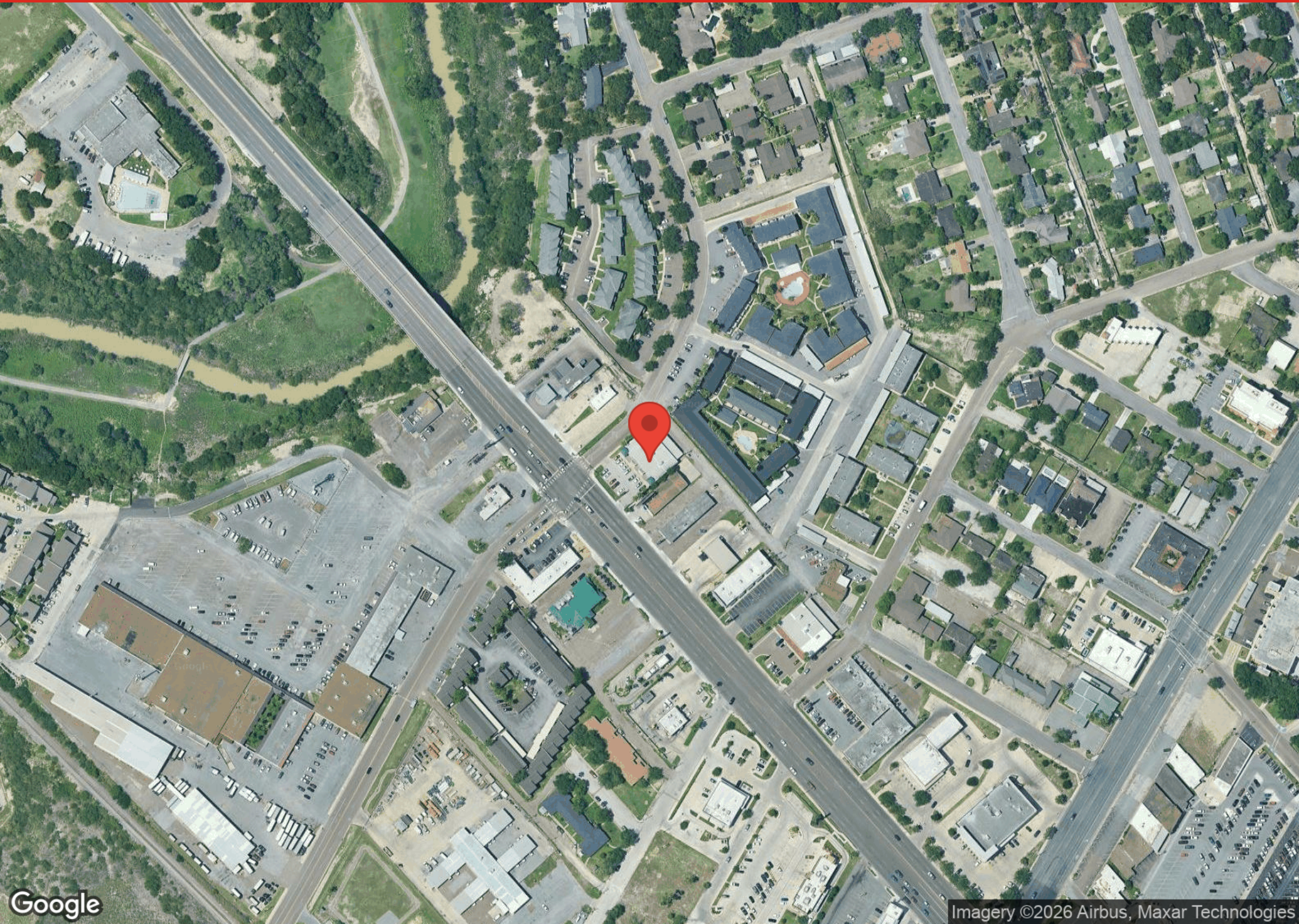


AERIAL MAP

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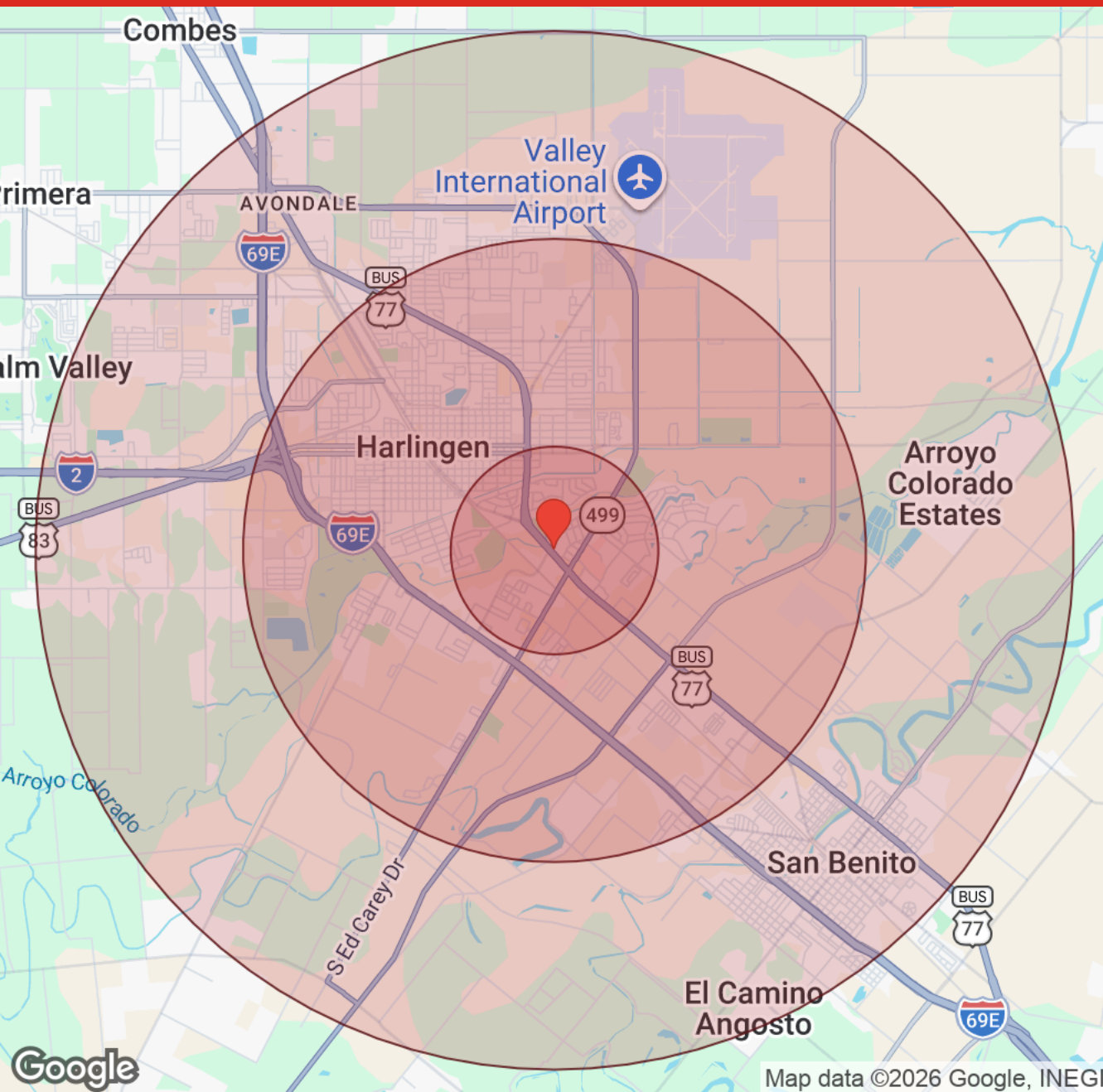


DEMOGRAPHICS

1601 S. 77 Sunshine

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Map data ©2026 Google, INEGI

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,227	26,563	47,768
Female	5,941	28,795	51,242
Total Population	11,168	55,358	99,010

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,336	5,696	9,921
Black	211	775	1,198
Am In/AK Nat	8	44	79
Hawaiian	3	6	10
Hispanic	9,351	47,851	86,277
Asian	212	792	1,188
Multiracial	34	144	257
Other	13	44	79

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,813	23,168	40,752
Occupied	4,071	19,391	33,964
Owner Occupied	1,491	9,635	19,100
Renter Occupied	2,580	9,756	14,864
Vacant	742	3,777	6,788

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,499	12,746	22,686
Ages 15 - 24	1,562	8,130	14,814
Ages 25 - 54	3,997	19,949	35,443
Ages 55 - 64	986	5,408	9,710
Ages 65+	2,125	9,124	16,355

Income	1 Mile	3 Miles	5 Miles
Median	\$50,545	\$50,520	\$55,015
Under \$15k	444	2,247	3,943
\$15k - \$25k	388	2,403	3,933
\$25k - \$35k	597	2,036	3,380
\$35k - \$50k	593	2,944	4,603
\$50k - \$75k	793	3,396	5,957
\$75k - \$100k	599	2,345	4,586
\$100k - \$150k	335	2,510	4,771
\$150k - \$200k	158	844	1,574
Over \$200k	166	666	1,217

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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.