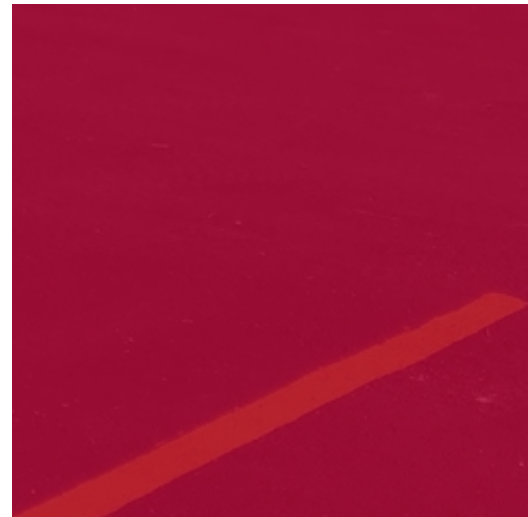


MULTIFAMILY PROPERTY FOR SALE

DONNA 7 'PLEX



117
N 6TH ST
DONNA, TX



Nestled in a quite corner of Donna, this 7 unit apartment complex offers residents both privacy and quick access to expressway 83.



Commercial Real Estate in the Rio Grande Valley

FOR SALE DONNA 7 'PLEX

EXECUTIVE SUMMARY



Sale Price	\$475,000
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OFFERING SUMMARY

Building Size:	5,600 SF
Lot Size:	0.34 Acres
Price / SF:	\$84.82
Cap Rate:	8.9%
NOI:	\$42,255
Year Built:	2019
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Donna

PROPERTY OVERVIEW

This brand-new, seven unit apartment complex was completed in late 2019 and is fully occupied by tenants on 12 month leases. The spacious, two bedroom, one bathroom apartments sit on a quiet yet highly-visible hard corner in Donna, and each unit has two designated parking spaces. Each unit is individually metered for water and electricity, leaving waste management as the only landlord utility expense. Three units feature a private outdoor space, and these units rent for \$700/m. The other four units feature no such space and rent for \$650/m. The total monthly gross scheduled income for this complex is \$4,700.

PROPERTY HIGHLIGHTS

- Brand-new construction (October 2019)
- 4 x 2/1 no private outdoor space @ \$650/m
- 3 x 2/1 with private outdoor space @ \$700/m
- 100% occupied
- Tenants pay their own water bills
- Excellent visibility for sourcing new tenants
- Full-size washer/dryer connections

FOR SALE DONNA 7 'PLEX

UNIT MIX SUMMARY

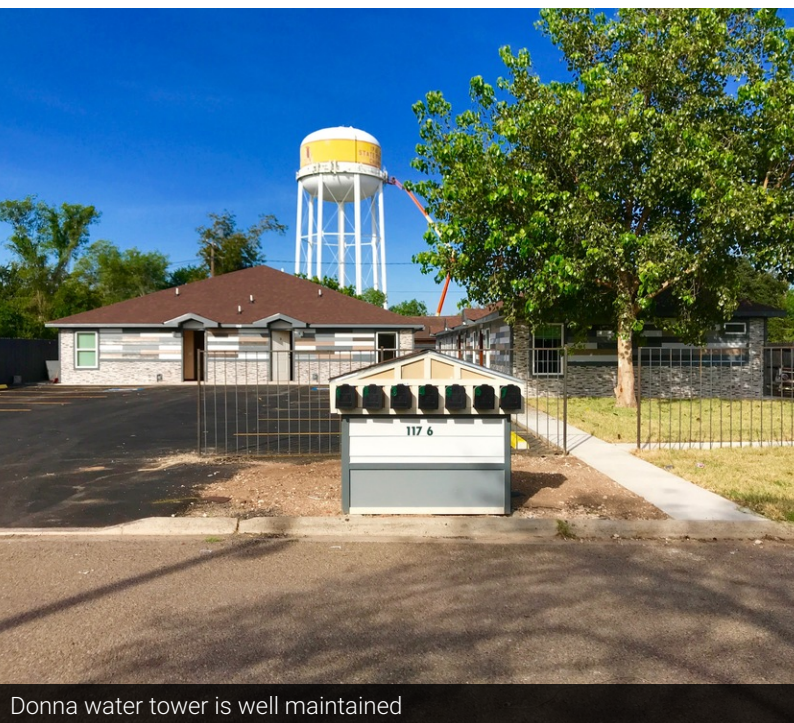
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	MIN RENT	MAX RENT	RENT/SF	DEPOSIT
2/1 - With Outdoor Space	3	42.9	800	\$700.00			\$0.88	\$500.00
2/1 - Without Outdoor Space	4	57.1	800	\$650.00			\$0.81	\$500.00
Totals/Averages	7	100%	5,600	\$4,700.00	\$0.00	\$0.00	\$0.84	\$3,500

FOR SALE
DONNA 7 'PLEX

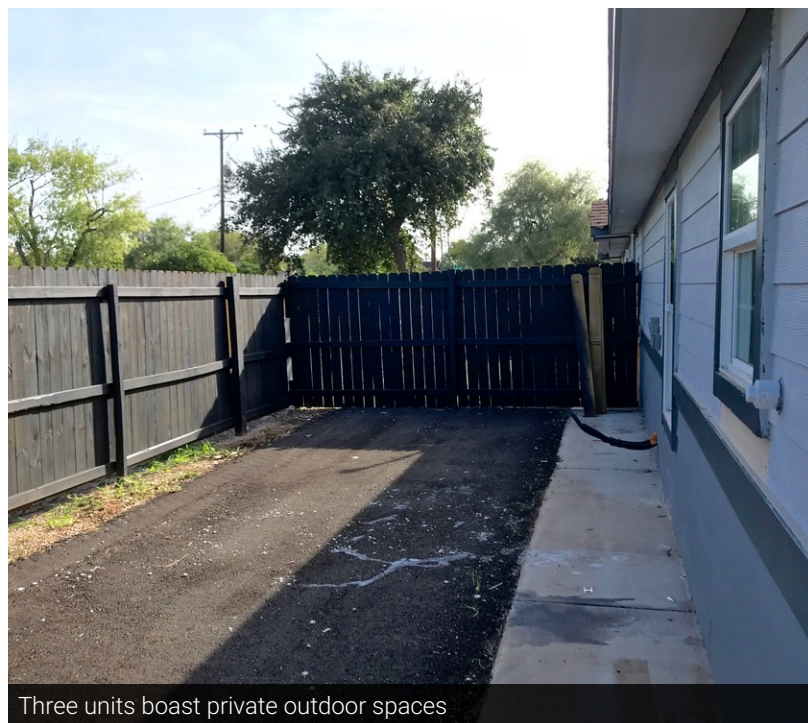
EXTERIOR PHOTOS



2 designated parking spots per unit



Donna water tower is well maintained



Three units boast private outdoor spaces



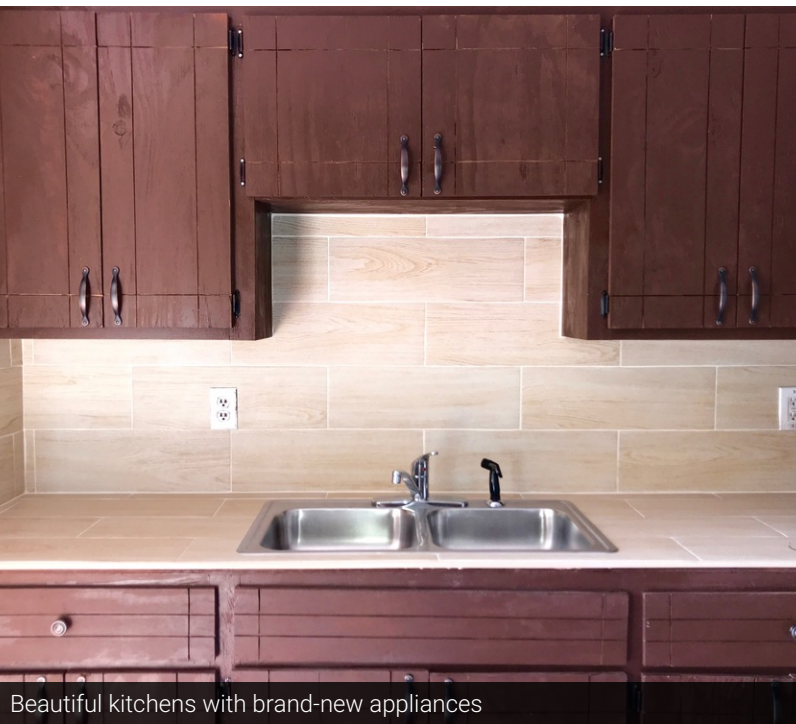
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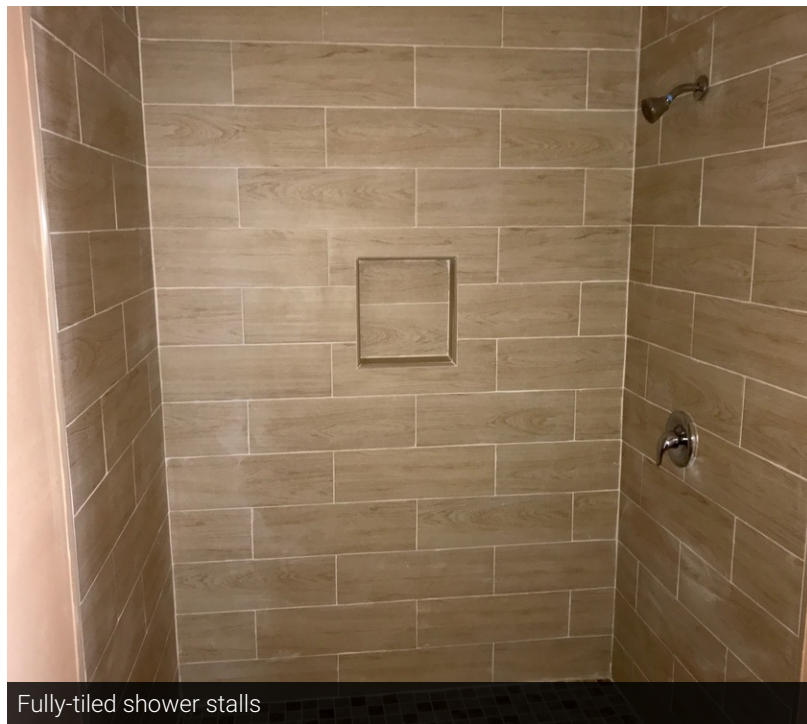
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FOR SALE
DONNA 7 'PLEX

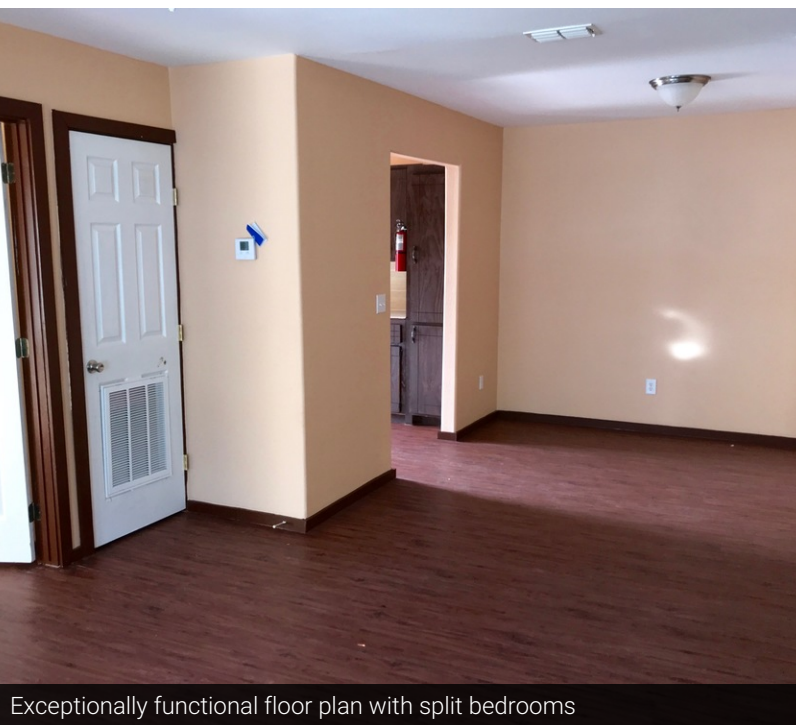
INTERIOR PHOTOS



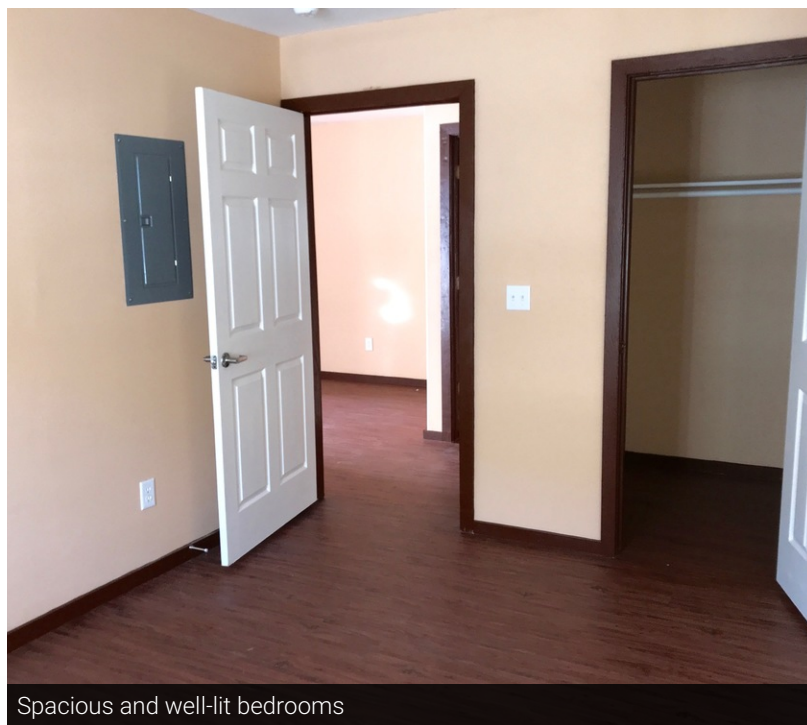
Beautiful kitchens with brand-new appliances



Fully-tiled shower stalls



Exceptionally functional floor plan with split bedrooms



Spacious and well-lit bedrooms



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FOR SALE DONNA 7 'PLEX

INCOME & EXPENSES

INCOME SUMMARY

PRO FORMA

Gross Income	\$55,800
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EXPENSE SUMMARY

PRO FORMA

2020 Actual Property Taxes	\$7,841
Estimated Insurance	\$1,505
Estimated Maintenance	\$1,395
Estimated Landscaping	\$1,440
Estimated Trash	\$1,364
Gross Expenses	\$13,545

Net Operating Income	\$42,255
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FOR SALE DONNA 7 'PLEX

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO FORMA

Price	\$475,000
Price per Unit	\$67,857
GRM	8.5
CAP Rate	8.9%
Cash-on-Cash Return (yr 1)	12.8 %
Total Return (yr 1)	\$23,512
Debt Coverage Ratio	1.4

OPERATING DATA

PRO FORMA

Gross Scheduled Income	\$55,800
Other Income	-
Total Scheduled Income	\$55,800
Vacancy Cost	\$0
Gross Income	\$55,800
Operating Expenses	\$13,545
Net Operating Income	\$42,255
Pre-Tax Cash Flow	\$12,161

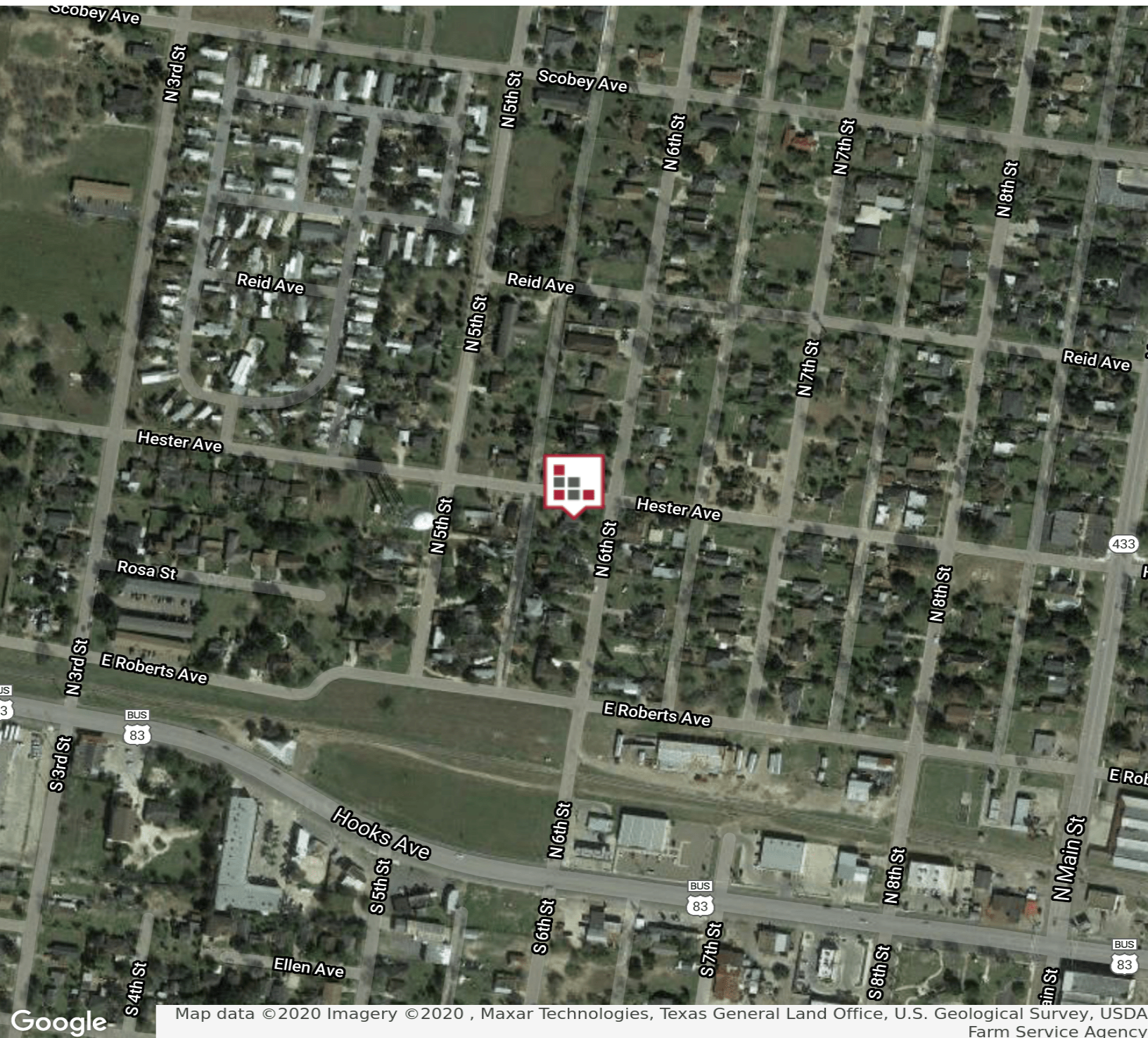
FINANCING DATA

PROPOSED 3RD PARTY FINANCING (5% INTEREST, 20 YEAR AM)

Down Payment	\$95,000
Loan Amount	\$380,000
Debt Service	\$30,094
Debt Service Monthly	\$2,507
Principal Reduction (yr 1)	\$11,351

FOR SALE
DONNA 7 'PLEX

LOCATION MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



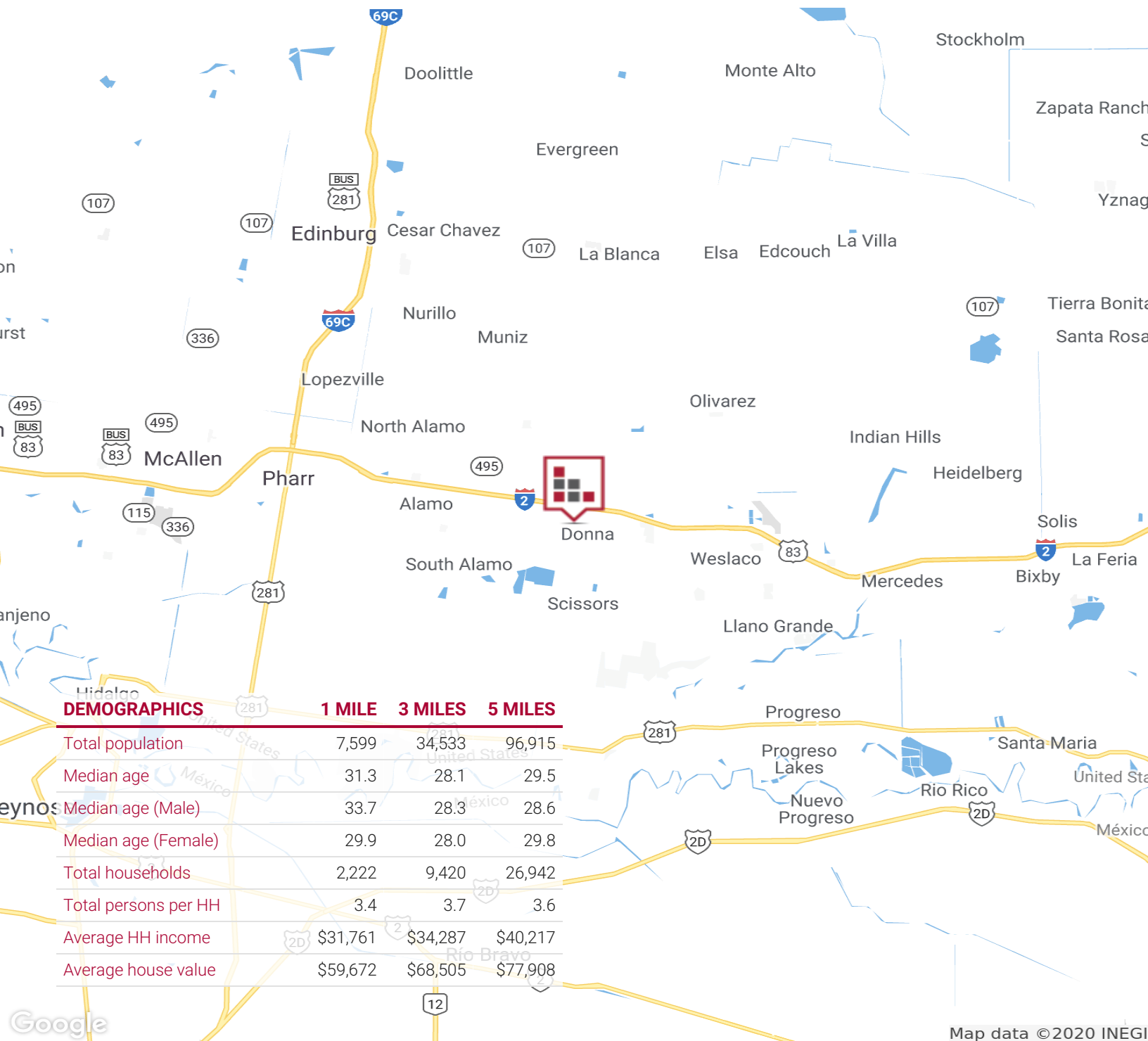
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FOR SALE DONNA 7 'PLEX

REGIONAL MAP



Map data ©2020 INEGI

FOR SALE DONNA 7 'PLEX

ADVISOR BIO 1



ZACH SUNDERLAND

Broker Associate

zacharypsunderland@gmail.com

Direct: 956.975.7481

TX #645169

PROFESSIONAL BACKGROUND

I knew I wanted to pursue a career in real estate after flipping a home during my sophomore year of high school for a school project. I thoroughly enjoyed the work, the rewards, and the fulfillment of seeing a happy family living in a project I oversaw. Since then, I have pursued every opportunity to develop my understanding of the real estate industry and strengthen the skills that are vital to a successful career in it. During the summer of 2013 I was an intern at CHRE, whose broker, Cindy Hopkins, CCIM, taught me how to create Broker Price Opinions utilizing data gathered from county appraisal districts, CoStar, Site to Do Business, and the TX Dot website. Under her guidance, I completed more than 10 BPOs, updated her LoopNet account which featured more than 50 listings, and shadowed her when she met with clients. The most important lesson Ms. Hopkins taught me was the importance of going the extra mile. The following summer I obtained my real estate salesperson license which I immediately put to use by signing under Austin City Realty in order to lease apartments in the campus area. I facilitated upwards of 70 leases and 4 sales deal during my time with ACR, grossing over \$40,000 in commissions. Working mostly in a self directed and a "figure-it-out-for-yourself" environment, this experience taught me how to qualify leads, follow up with all clients wherever they may be in my sales funnel, and to always, always answer my cell phone. I have now moved back to my home town of Weslaco, located in a region called the Rio Grande Valley, which is on the southernmost border of Texas. I work with Cindy Hopkins, CCIM, and I became brokered myself on 9/10/18. I'm having success breaking into the multifamily trade, and, someday soon, I'd like to own, manage, and develop my own projects. Although I'm young, I'm hungry for success and there's nothing I love more than getting deals done!

EDUCATION

University of Texas at Austin - BBA in Finance

MEMBERSHIPS

SRS - Seller Representative Specialist

NAR - National Association of Realtors

TAR - Texas Association of Realtors

BBOR - Brownsville Board of Realtors

GMAR - Greater McAllen Association of Realtors

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