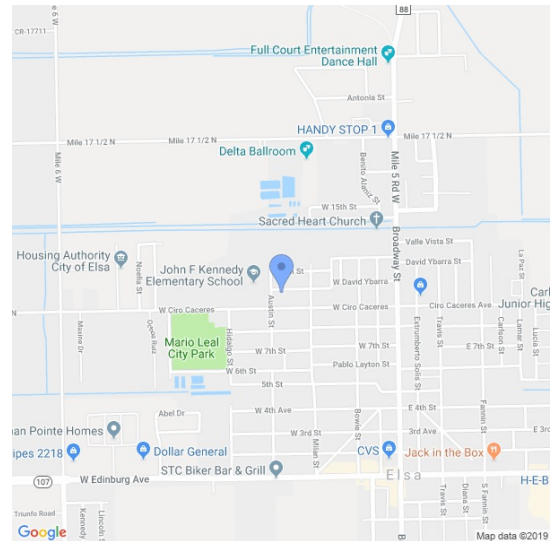


# Stone Ridge Elsa 6 Units

440 W DAVID YBARRA ST, EDCOUCH-ELSA, TEXAS 78538



COMMERCIAL • MULTI-FAMILY • FOR SALE



SALE PRICE **\$325,000**  
SALE TYPE **INVESTMENT**  
ZONING **COMMERCIAL**  
BLDG TYPE **MULTI-TENANT**  
YEAR BUILT **2006**  
STORIES **2**  
CAP RATE **6.45%**

ANNUAL TAXES **\$6,069.00**  
GROSS BLDG **4,700 SQFT**  
LAND AREA **.19 ACRES**  
PROJECT SIZE **6**  
NET OP INC **\$20,958**  
MARKET **RIOGRANDE VALLEY**  
SUB-MARKET **EDCOUCH-ELSA**

- 4 x 2/1s (\$575/month) • 2 x 1/1s (\$460/month) • Great condition
- John F. Kennedy Elementary School right across the street

Stone Ridge Elsa is a six-plex that was built in 2006 and is still in excellent condition. It commands approximately \$38,640 of gross scheduled rent, houses 4,700 inhabitable SF, and is directly across from the city of Elsa's elementary school. There are 4 2/1s that average 900 SF each, and two 2/1s that average 550 SF each. Because the small size and good condition of the property, this is a perfect deal for someone trying to break into multifamily investing.

Standing in the heart of Elsa, this six-plex sits across Austin Street from John F. Kennedy Elementary School. The units are just under a mile away from Edinburg Avenue, the main thoroughfare connecting the upper Rio Grande Valley.



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