

**FOR
Sale**



1926 Bassett Ave

El Paso, Texas 79901

Roland Correa
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Sales Price: \$1.2 Million

PROPERTY HIGHLIGHTS

- 11 Units plus On-site Office
- Completely Renovated Complex
- Potential NOI: \$106,800

A rare opportunity to acquire a completely renovated, move-in-ready multifamily asset in Central El Paso. This solid brick, single-story 11-unit residential complex — featuring 6 one-bedroom, 2 two-bedroom, and 3 three-bedroom units, plus a dedicated on-site office — sits on a well-positioned corner lot with excellent street visibility. Every unit has been completely updated with new flooring, paint, kitchens, bathrooms, lighting, appliances, heating, and cooling, with renovations on track for completion by early September 2026. A shared central courtyard gives residents a welcoming outdoor space to relax and gather, adding a resident-friendly amenity that's hard to find in this price point.



Projected Pro Forma

INCOME

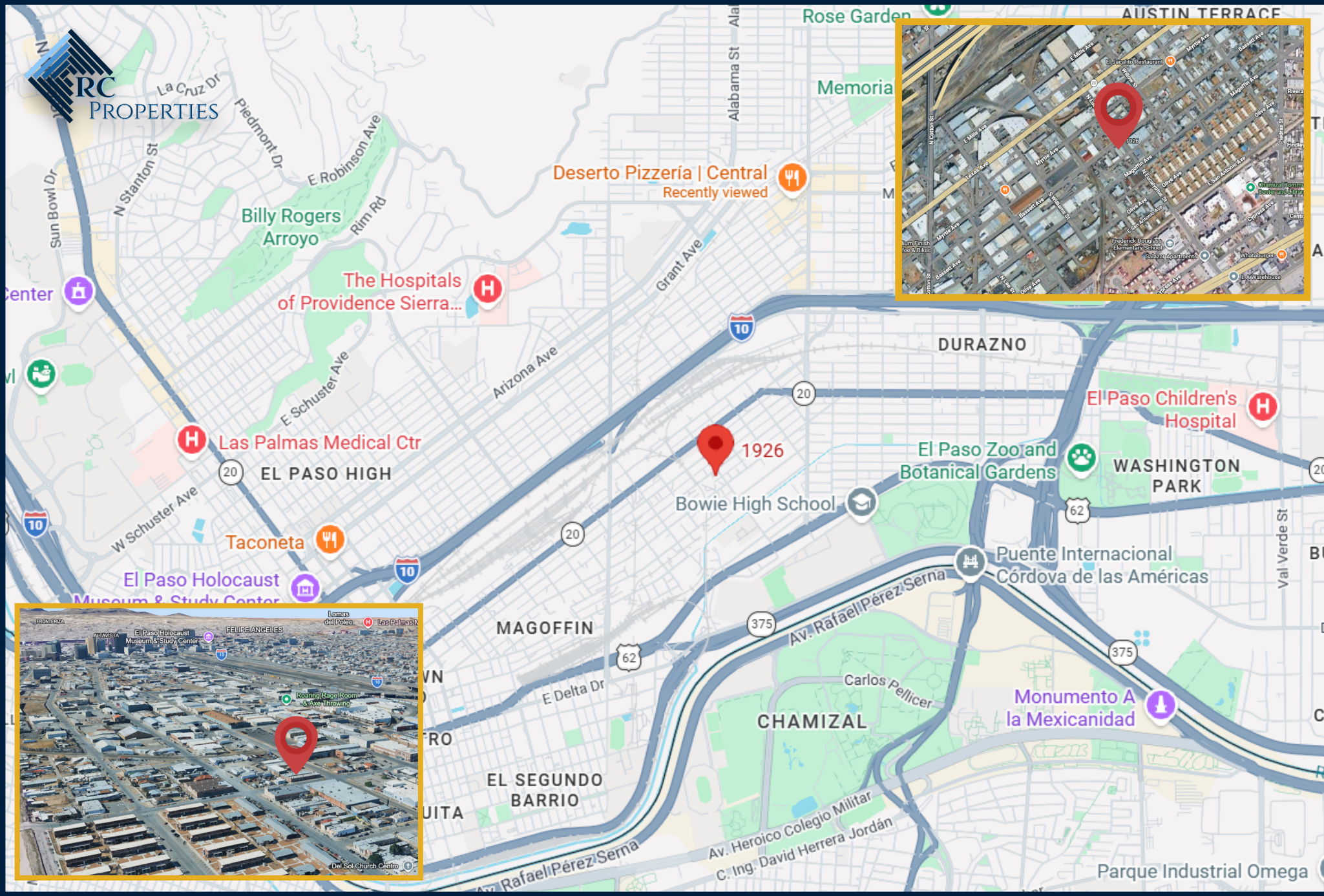
Unit	Quantity	Rent/Unit	Mo. Total
1 Bedroom	6	\$850	\$5,100
2 Bedroom	2	\$1,000	\$2,000
3 Bedroom	3	\$1,200	\$3,600
Total	11	\$3,050	\$10,700

EXPENSES

Item	Mo. Amount
Taxes	\$1,000
Insurance	\$200
Disposal	\$100
Water	\$500
Total	\$1,800

ANNUAL

Income	\$128,400
Expenses	\$21,600
Net Operating Income (NOI)	\$106,800
CAP Rate	8.9%



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