

Zimbra

sandy.suarez@co.hidalgo.tx.us

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**Fwd: Fair Market Rental Values in Elsa area**

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**From :** Martha Salazar <martha.salazar@co.hidalgo.tx.us> Mon, Mar 02, 2015 03:25 PM  
1 attachment  
**Subject :** Fwd: Fair Market Rental Values in Elsa area  
**To :** Sandra Suarez <sandy.suarez@co.hidalgo.tx.us>

FYI and project file.

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**From:** "Rodolfo Ramirez" <hprealtors@yahoo.com>  
**To:** "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>  
**Cc:** hprealtors@yahoo.com  
**Sent:** Monday, March 2, 2015 2:48:04 PM  
**Subject:** RE: Fair Market Rental Values in Elsa area

Good afternoon Marty,

Attached is my BPO on the rental property in Elsa. Thank you.

Rudy Ramirez, Broker  
HORIZON PROPERTIES

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**From:** Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]  
**Sent:** Wednesday, February 25, 2015 9:06 AM  
**To:** hprealtors@yahoo.com  
**Cc:** Valde Guerra; stan ramos; Darlene H. Betancourt  
**Subject:** Fair Market Rental Values in Elsa area

Mr. Ramirez:

HC is in need of information regarding fair market rental values in the Elsa, Texas area. Would you be so kind as to provide HC with the per square foot price for office space rental in the Elsa, Texas area. It is needed to establish a minimum bid for space the County intends to rent out. We have attached legal and physical location for your information

**HORIZON PROPERTIES**

930 W. Ebony Dr., Edinburg, TX 78539

**956-793-RUDY (7839)**

County of Hidalgo, Texas

2802 S. Bus. Hwy. 281

Edinburg, TX 78539

**C/O Mrs. Martha L. Salazar, Co. Purchasing Agent**

**RE: Broker's Opinion on rental space for: West Tract W250'-E660' Exc W220'-E660'-S315'-N416.7' FT 544 5.40 AC, Elsa, TX**

Good afternoon Mrs. Salazar,

I have physically inspected the above referenced office space and have analyzed lease space in the city of Elsa, TX. Based on my research it is my professional opinion that the fair market rent for the above referenced property is:

**One dollar (\$1.00) per square foot.**

I hope this satisfies your request. Please feel free to call with any questions regarding this fair market rent opinion. Thank you and have a great day.

Sincerely,

**Rodolfo "Rudy" Ramirez**

Texas Broker License No.394869

Zimbra  
**Zimbra****sandy.suarez@co.hidalgo.tx.us**

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**Fwd: Elsa Texas Rental Rates Comprables**

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**From :** Martha Salazar  
<martha.salazar@co.hidalgo.tx.us>

Fri, Feb 27, 2015 10:59 AM

📎 1 attachment

**Subject :** Fwd: Elsa Texas Rental Rates  
Comprables**To :** Sandra Suarez  
<sandy.suarez@co.hidalgo.tx.us>**Cc :** Darlene H. Betancourt  
<darlene.betancourt@co.hidalgo.tx.us>

Print and keep in the project file. I still need one more from Horizon Properties.

Marty

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**From:** RICHARDAGARZA@aol.com**To:** "martha salazar" <martha.salazar@co.hidalgo.tx.us>**Cc:** richardagarza@aol.com**Sent:** Friday, February 27, 2015 10:38:00 AM**Subject:** Elsa Texas Rental Rates Comprables

Ms.Salazar,

Per your request please find enclosed a spreadsheet with rental rates in the City of Elsa, Texas.

Should you need anything else or require additional amplification please do not hesitate to contact me at your convenience.

Regards,

Address	Account	Sq Ft	Rate/year	NNN	Rate/mon
828 Cenizo Ct	565082	8400	\$ 12.00	Yes	\$ 1.00
119 Retama St.	565060	12780	\$ 12.00	Yes	\$ 1.00
301 S. Broadway St.	176613	5690	\$ 13.80	Yes	\$ 1.15
206 N. Broadway St.	169700	5000	\$ 13.80	Yes	\$ 1.15
400 E. Edinburg Ave	326095	7830	\$ 12.00	Yes	\$ 1.00
207 W. Edinburg Ave	538849	3475	\$ 15.00	Yes	\$ 1.25

Median = 1.08

Mode = 1.00

Mean = 1.09