



893 Campus Street, Beaumont, TX

Property Information

Asking Price	\$280,000	County	Jefferson County
Property type	Multi family	Subdivision	NELSON TO BEAUMONT
Total units	10	Construction	Brick/Frame
Total bedrooms	10	Roof	
Total bathrooms	10	Water source	City
Building size	5520 sq. ft.	Water disposal	Sewer
Lot size	0.31 acres	Heating	Central
Year built	1968	Cooling	Central

Property Description

10 Units In TX This Property Is Next To Lamar University, One Of The Finest Public Schools In The State. Only An Hour And A Half Away From Houston,TX, This City Has High Income And High Population Growth. City Of Beaumont Home Of The South Texas State Fair And Rodeo. High Cap Rates Are Easily Achievable. Tons Of Industry And High Per Capital Income. There Are No State Income Tax Along With Great Real Estate Laws. Separate Electric Meters. Perfect Value Add Opportunity. Private Financing Is Also Available. Professional Property Management Is Available. Great For An Out Of State Investor!
Building Can Be Purchased In A Package.



Property Financial Summary

Asking price \$280,000
 Estimated rehab \$20,833
 Total investment \$300,833

Type Proforma
 After repair value \$320,000
 Potential profit \$19,167

Gross income (annually) \$60,000
 Operating expenses (annually) \$19,709
 Net income (annually) \$40,291
 Gross return 19.94%

Gross income (monthly) \$5,000
 Operating expenses (monthly) \$1,642
 Net income (monthly) \$3,358
 Net return 13.39%

