



950 Campus Street, Beaumont, TX

Property Information

Asking Price	\$20,000	County	Jefferson County
Property type	Multi family	Subdivision	NELSON TO BEAUMONT
Total units	1	Construction	Frame
Total bedrooms	3	Roof	
Total bathrooms	2	Water source	City
Building size	1106 sq. ft.	Water disposal	Sewer
Lot size	0.16 acres	Heating	Central
Year built	1962	Cooling	Central

Property Description

Single Family Residence 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	\$20,000	Type	Proforma
Estimated rehab	\$25,000	After repair value	\$60,000
Total investment	\$45,000	Potential profit	\$15,000
Gross income (annually)	\$12,000	Gross income (monthly)	\$1,000
Operating expenses (annually)	\$1,665	Operating expenses (monthly)	\$139
Net income (annually)	\$10,335	Net income (monthly)	\$861
Gross return	26.67%	Net return	22.97%

