



130 Clark Street, Beaumont, TX

Property Information

Asking Price	\$84,000	County	Jefferson County
Property type	Multi family	Subdivision	EISENTRAUT
Total units	3	Construction	Masonry/Frame
Total bedrooms	6	Roof	
Total bathrooms	3	Water source	City
Building size	0 sq. ft.	Water disposal	Sewer
Lot size	0.18 acres	Heating	Central, AIR DUCTED
Year built	1963	Cooling	Central, 7

Property Description

Triplex 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	\$84,000	Type	Proforma
Estimated rehab	\$6,249	After repair value	\$106,000
Total investment	\$90,249	Potential profit	\$15,751
Gross income (annually)	\$25,200	Gross income (monthly)	\$2,100
Operating expenses (annually)	\$4,991	Operating expenses (monthly)	\$416
Net income (annually)	\$20,209	Net income (monthly)	\$1,684
Gross return	27.92%	Net return	22.39%

