



1186 Oregon Avenue, Beaumont, TX

Property Information

Asking Price	\$168,000	County	Jefferson County
Property type	Multi family	Subdivision	LAMAR
Total units	6	Construction	Frame
Total bedrooms	6	Roof	
Total bathrooms	6	Water source	City
Building size	2340 sq. ft.	Water disposal	Sewer
Lot size	0.16 acres	Heating	Wall unit
Year built	1968	Cooling	Wall A/C

Property Description

6 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	\$168,000	Type	Proforma
Estimated rehab	\$12,500	After repair value	\$192,000
Total investment	\$180,500	Potential profit	\$11,500
Gross income (annually)	\$36,000	Gross income (monthly)	\$3,000
Operating expenses (annually)	\$8,968	Operating expenses (monthly)	\$747
Net income (annually)	\$27,032	Net income (monthly)	\$2,253
Gross return	19.94%	Net return	14.98%

