

OFFERING MEMORANDUM

FULLY LEASED
12-UNIT
INVESTMENT

2290 NORTH | BEAUMONT, TEXAS
HISTORIC DISTRICT | STRONG IN-PLACE INCOME



Offered by
Callie Hartfield

REALTOR® | MULTIFAMILY &
INVESTMENT PROPERTIES

409-548-1217
calliehartfield1@gmail.com

Helping investors build steady,
long-term wealth through real estate.



QUICK NUMBERS

PRICE	NOI	CAP RATE	MONTHLY RENT
\$1,300,000	\$94,113	7.24%	\$12,290

RENT ROLL

UNIT	RENT	DEPOSIT
1	\$1,000	\$400
2	\$1,000	\$500
3	\$1,000	\$500
4	\$1,145	\$500
5	\$1,000	\$500
6	\$1,000	\$500
7	\$1,000	\$500
8	\$1,000	\$500
9	\$900	\$500
10	\$1,145	\$500
11	\$1,100	\$500
12	\$1,000	\$500

All units currently leased with consistent
rent structure and deposits in place.

TOTAL MONTHLY RENT
\$12,290

ANNUAL RENT
\$147,480

DEPOSITS HELD
\$5,900

FINANCIAL OVERVIEW

INCOME		EXPENSES	
Gross Scheduled Income	\$147,480	Taxes	\$4,616
Less Vacancy (5%)	-\$7,374	Insurance	\$6,351
		Operating Expenses (Est.)	\$35,026
EFFECTIVE GROSS INCOME	\$140,106	TOTAL EXPENSES	\$45,993

NET OPERATING
INCOME
\$94,113

VALUE-ADD OPPORTUNITY

- ✓ Rents are below market
- ✓ Increase \$100 – \$150 per unit
- ✓ Additional income: \$12K – \$18K annually
- ✓ Projected NOI: \$105K – \$112K



AGENT INSIGHT

This is a great fit for an investor looking for immediate cash flow with room to grow. The property is already stabilized, with the ability to increase rents over time without a heavy reposiotion.

LOCATION OVERVIEW

- Minutes to Downtown Beaumont
- Easy access to I-10 and major highways
- Close to retail, dining, and local amenities
- Strong rental demand in the area



PROPERTY OVERVIEW

- 12-Unit Multifamily Property
- Built in 1929 | Remodeled
- Historic District Location
- On-Site Parking
- Consistent Occupancy



WHY THIS DEAL WORKS

- Fully stabilized (100% occupied)
- Strong in-place income
- Low expense structure
- Located in a consistent rental area
- Minimal lift required to improve returns

Let's Talk

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Happy to walk you through the
numbers or set up a showing—
just reach out.

