



INVESTOR DECK

BEAUMONT HOMES

11-15%+ Cash on Cash Return
Real Estate Opportunity I
An Investor's Dream

BEAUMONT, TX

TFSPROPERTIES.COM

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OUR CALIFORNIA TEAM



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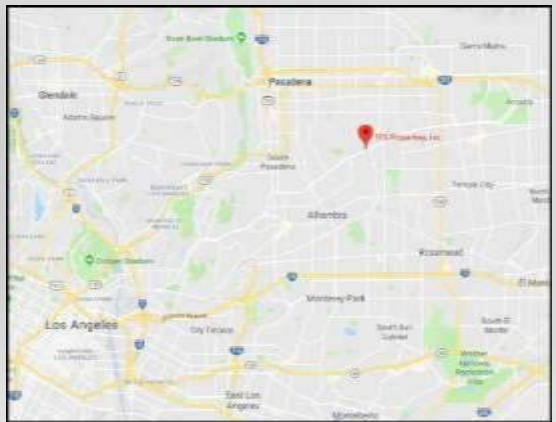
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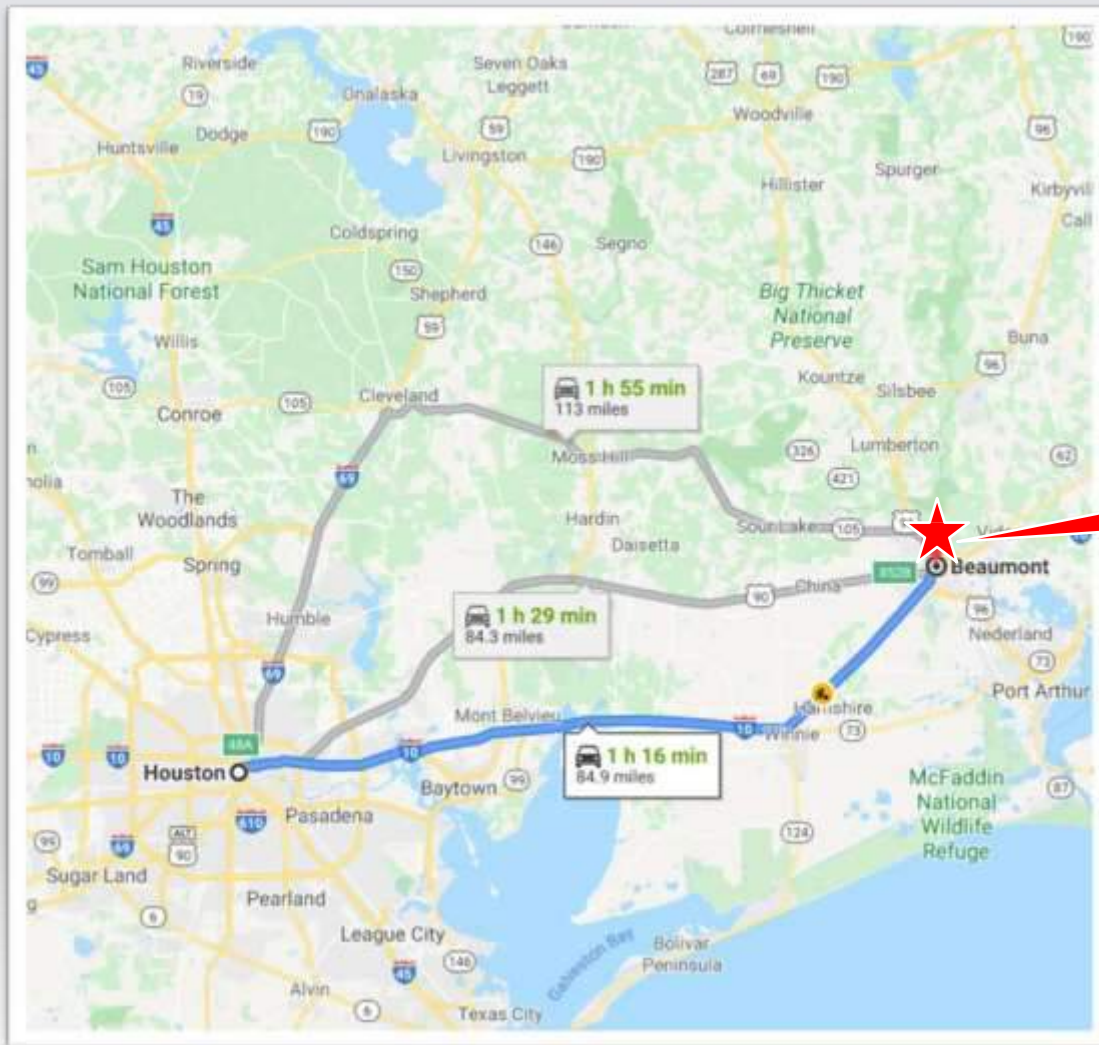
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LOCATION

BEAUMONT

TEXAS



LOCATION

BEAUMONT
— TEXAS —



REHAB PROCESS

BEAUMONT
— TEXAS —



WHY BEAUMONT?

Welcome to Beaumont, TX – home to astonishing biodiversity and historical significance. History was made here in Beaumont when the first major oil discovery changed the world forever. In 1910, the Spindletop gusher demonstrated that a huge oil field lay underneath and adjacent to the city. With Spindletop, the emergence of several energy companies developed in Beaumont. Oil is, and has always been, a major export of the city and major contributor to the GDP.

Located just 1 hour east of Houston, TX, the city of Beaumont has over 120,000+ people in a total area of 85.8 square miles.

One of the most notable oil refineries is the Motiva refinery in Port Arthur. It is the largest refinery in North America. The roots of this refinery can be traced to the Spindletop oil boom. In 2012, Port Arthur celebrated its expansion & increased its crude oil capacity to 600,000 barrels per day – making it the **largest** refinery in the US. The refineries supply gasoline, diesel, aviation fuels, and high-quality base oils to customers in the US.

Other major employers of Beaumont include: Lamar University, Beaumont Independent School District, ExxonMobile, in addition to local hospitals. A significant element of the region's economy is the Port of Beaumont, the nation's 4th largest seaport by tonnage. Also, several large industrial facilities located within the boundaries include ExxonMobil's Beaumont refinery and chemical plants, Goodyear's Beaumont chemical plant, and DuPont's chemical plant.

SINGLE FAMILY RENTALS

Price: \$100,000 to \$200,000

1100- 2000 SF (Approx.)

BEDROOMS: 3 & 2

BATHROOMS: 2 & 1

MODEL YEAR: 1940's - 1980's

- Close Proximity to Downtown Beaumont, TX
- Driving distance to Houston, TX
- Experienced Property Management Team
- Conveniently located near the Interstate 10 between Houston & Louisiana
- 30 Minutes from the Gulf Coast
- 40 Minutes from entertainment & casinos in Louisiana
- Direct flight connections into regional airport and short drive from Hobby Airport & George Bush Intercontinental Airport
- **Fully Renovated**
- **1-2 Year Leases in Place**



SPECS

- Built between 1940's - 1980's
- Fully renovated
- Booming Beaumont, TX MSA
- Placed with Tenant
- Management in Place
- Home Warranty Program in place at time of acquisition



SMART

PASSIVE

INVESTMENTS

11 - 15 % +

Cash on Cash
Return

Located 45 Minutes
East of Houston, Texas

Includes Home
Warranty Program
Paid For By Tenant



INVESTMENT OVERVIEW

PURCHASE PRICE: \$115,000 (ALL CASH)

	<u>Per Year</u>	<u>Per Month</u>
<u>Gross Income</u>	\$14,340	\$1,195
<u>Expenses</u>		
Taxes + Insurance	\$2,840	\$236
Management	\$1,020	\$85
Vacancy Factor (5%)	\$717	\$60
Total Expenses:	\$4,577	\$381
<u>Net Total:</u>	\$9,763	\$813

CAP RATE: 8.50%

INVESTMENT OVERVIEW

PURCHASE PRICE: \$115,000

35% Down Payment: \$40,250

65% Loan to Value (LTV): \$74,750

	Per Year	Per Month
<u>Gross Income</u>	\$14,340	\$1,195
<u>Expenses</u>		
Mortgage Payment (65% LTV)	\$4,815	\$401
Taxes + Insurance	\$2,840	\$236
Management	\$1,020	\$85
Vacancy Factor (5%)	\$717	\$60
Total Expenses:	\$9,392	\$782
<u>Net Total:</u>	\$5,664	\$472

CASH ON CASH: 14.07%



CONCLUSION

- LIMITED INVENTORY AVAILABLE
- EASY TO OBTAIN FINANCING (ASK TFS)
- **11-15%+** CASH-ON-CASH RETURN
- 25-40% DOWN PAYMENT RECOMMENDED

WHILE EVERY EFFORT HAS BEEN MADE IN GOOD FAITH TO INSURE THE ACCURACY OF THE NUMBERS, CALCULATIONS AND PARTICULARS CONTAINED IN THESE PROJECTIONS, THE CONCLUSIONS ARE DEPENDENT ON FUTURE EVENTS AND MAY BE AFFECTED POSITIVELY OR NEGATIVELY BY CHANGES IN ECONOMIC CONDITIONS, GOVERNMENTAL REGULATIONS AND OTHER CIRCUMSTANCES BEYOND THE CONTROL OF TFS PROPERTIES, INC. & MT TX2 MOBILE HOMES, LLC. NEITHER GUARANTEES NOR WARRANTS THE INFORMATION AND PROJECTIONS CONTAINED IN THIS AND RELATED MATERIALS NOR ASSUMES ANY RESPONSIBILITIES FOR ANY ADVERSE CONSEQUENCES, NOR IMPLIES ANY IMPUTED PARTICIPATION IN ANY POSITIVE RESULTS THAT MAY OCCUR AS A RESULT OF THE FINANCIAL PROJECTIONS BEING AT VARIANCE FROM ACTUAL FINAL RESULTS.

