🏡 1114 Avenue L, Anson, TX 79501 3 Bed | 2 Bath | 1,726 Sq Ft | 9,801 Sq Ft Lot

Jones County | Single-Family | Off-Market

Condition: AS-IS – Better than average. Perfect for light to moderate rehab and most investors that are searching for a solid deal.

Assignable with all closing cost @ \$112K

Quick close

EMD: \$8K

Investor Highlights

- Realistic **ARV comps** between \$155K–\$167.5K
- Multiple exit routes: BRRRR / Light Flip / Full Flip
- Detailed rehab budget below no guesswork
- High cash-on-cash potential with light CapEx

Long-Term Wealth Upside:

- Tax benefits through depreciation
- Stable appreciation in Central Texas
- Rental demand driven by local employment base
- Real equity
- ✓ Potential to Refi + Pull Capital Out
- ✓ Can be Turnkey Managed Post-Close with a solid return

Perfect for a **long-term hold** with refinance & equity capture.

"Buy Once. Profit Monthly. Exit Wealthy."

Make the case that this is a **smart money move**, not a side hustle.

X Individual Line-Item Rehab Breakdown

Scope	BRRRR Exit	Avg Flip	Light Flip
Interior Paint	\$2,500	\$3,000	\$1,500
Flooring (LVP/Tile)	\$3,000	\$3,500	\$2,000
Kitchen Cabinets & Counters	\$4,000	\$5,000	\$2,500
Kitchen Plumbing + Fixtures	\$2,000	\$3,000	\$1,000
Bathroom Remodel (vanities, tile)	\$4,000	\$5,000	\$2,000
HVAC Repair/Replace	\$3,000	\$4,000	\$1,500
Plumbing Upgrades	\$1,500	\$2,000	\$1,000
Electrical Panel & Fixtures	\$1,500	\$2,000	\$1,000
Roof Repairs	\$2,000	\$3,000	\$1,000
Exterior Paint & Landscaping	\$1,500	\$2,000	\$1,000
Contingency / Misc.	\$2,000	\$2,500	\$1,000
Holding Costs (3 months est.)	\$1,500	\$2,000	\$1,000
Selling / Closing Costs	\$3,000	\$3,500	\$2,500
TOTAL	\$32.5K	\$41.5K	\$18.0K

III Strategy & ROI Summary

Strategy	ARV	Est. Rehab	All-In Est.*	Gross Profit	ROI (Est.)
BRRRR Exit	\$160K	\$32.5K	~\$144.5K	\$15.5K	10.7%
Avg Fix & Flip	\$167.5K	\$41.5K	~\$153.5K	\$14.0K	9.1%
Light Flip	\$155K	\$18.0K	~\$130K	\$25.0K	19.2%

^{*}All-In Est. includes rehab + acquisition. Final buyer pricing disclosed off-market

Rental Income Projections

• 3-Bedroom Avg Rent (Anson, TX): ~\$1,426/mo

• **Rental Range:** \$1,050 – \$2,344/mo

• Estimated Annual Rent: \$17,000+

• Post-Refi Cash Flow: ~\$200–400/month

• Cap Rate Estimate: ~7.5% – 9.5%

🔐 What's Included

- Closing cost
- property transfer tax
- title and escrow fees
- assignment
- (First qualified investor takes it. Send POF to get locked in.

Walk-throughs available this week

- Clean & Professional (Email or Deck):
- **Need financing?** We can introduce you to vetted hard money lenders familiar with this asset class and market.
- •
- Conversational (Text or Call Follow-Up):
- If you're not already connected with a lender, we can plug you in with reliable hard money contacts we trust
- **W** High-Touch Investor Focused:
- Want to finance the deal? We'll connect you with lenders experienced in short-term acquisition and BRRRR-friendly terms.

Pictures and Videos are due upon request

HomeMaXX LLC

Real Deals. Real Margins. Real Fast.