**🏡 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.

## **🛠 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** |

## **📊 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
* **✅ 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.*