

Seventy 50

APARTMENT HOMES

Seventy 50
West End
APARTMENT HOMES
(409) 892-7222

The Offering

Seventy 50 | 7050 Hwy 105 | Beaumont, TX 77708

OVERVIEW		PRICING	
Total Units:	52	ASKING PRICE:	MARKET
Avg Mkt Rent/Unit:	\$1,037		
Avg Mkt Rent/SF:	\$1.11		
Avg Unit SF:	937	Stabilized NOI	\$181,122
Date Built:	1998		
Date Renovated:	2023		
Total SF:	48,719		
Total Acreage:	3.029		
Occupancy:	46%		
Class:	A-/B+		
Terms:	Assumption		



INVESTMENT HIGHLIGHTS

- ◆ Assumption
- ◆ Property is a "B" grade asset located in an A-/B+ area
 - ◆ Located in Beaumont, Texas,
 - ◆ Approximately 90 miles east of Houston
 - ◆ Well maintained property
- ◆ Near major employment and two major hospitals in Beaumont
 - ◆ Solid Brick Asset
 - ◆ Reportedly Has Had Some Rehab
 - ◆ Lender driven sale!

FOR INFORMATION PLEASE CONTACT

HASHIR SALEEM

Broker/Senior Associate
hashir@ketent.com
713-355-4646 ext 106



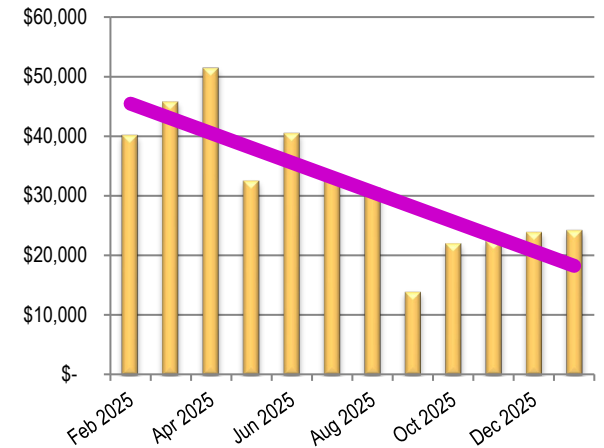
KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056
www.ketent.com
Broker License #406902

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - JEFFERSON COUNTY	
Age:	1998	# of Stories:	2	Mortgage Balance	Property ID: 128033		
Rehabbed:	2023	Buildings:	4	Amortization	BEAUMONT ISD	\$0.934810	
		Units/Acre	17.17	Debt Service	CITY OF BEAUMONT	\$0.659663	
Elec Meter:	Indiv	Open Parking:	Yes	Type	PORT OF BEAUMONT	\$0.080273	
A/C Type:	HVAC	Covered Parking:	No	Assumable	SABINE NECHES NAV DIST	\$0.088000	
Water:	RUBS	Garage Parking:	No	P & I+MIP:	DRAINAGE DISTRICT #6	\$0.184235	
Gas:	RUBS			Origination Date	JEFFERSON COUNTY	\$0.357000	
EWG:	EWG	Construction Quality:	A-/B+	Maturity Date:	FARM AND LATERAL ROAD	\$0.000000	
		Submarket:	Beaumont, TX	Interest Rate	JEFFERSON CO APPRAISAL DIS	\$0.000000	
Wiring:	Copper			Yield Maintenance	TIF PORT OF BMT	\$0.000000	
Roof:	Pitched	Concessions:	Currently there are no leasing concessions	Transfer Fee	2025 Tax Rate/\$100		
Materials:	Brick				\$2.303981		
Paving:	Concrete				2025 Tax Assessment		
Resident pays for E(Elec); W(Water);G(Gas)					\$6,967,481		
					Est Total Living Area		
					54,578		

COLLECTIONS

Total	\$	382,045		
Feb 2025	\$	40,182	12 Mo Avg	\$ 31,837
Mar 2025	\$	45,756		
Apr 2025	\$	51,448		
May 2025	\$	32,549	9 Mo Avg	\$ 27,184
Jun 2025	\$	40,495		
Jul 2025	\$	33,473		
Aug 2025	\$	31,400	6 Mo Avg	\$ 23,024
Sept 2025	\$	13,980		
Oct 2025	\$	22,064		
Nov 2025	\$	22,460	3 Mo Avg	\$ 23,566
Dec 2025	\$	23,945		
Jan 2026	\$	24,291		



FINANCIAL HIGHLIGHTS

Seventy 50 Apartment Homes

Seventy 50 Apartment Homes is a "B" apartment community in an "A-" area of near Downtown Beaumont. The 52 unit property was constructed in 1998 and offers residents an array of features and amenities.

The property offers one, two and three-bedroom apartment flats as well as townhomes. Residents enjoy amenities such as an outdoor pet play area, pet washing station, picnic area with a grill, central A/C & heating, ceiling fans, and fully equipped kitchens.

Located about five miles from downtown Beaumont, the North Beaumont offers suburban lifestyle with amenities such as shopping malls and popular restaurants. Residents enjoy the outdoors with the area's many parks and trails, while commuters enjoy quick trips to downtown Beaumont via nearby highways and major thoroughfares. The oil-rich land sparked a population boom over 100 years ago, and the area continues to see economic growth.

Beaumont exudes a small-town atmosphere with a charming downtown district and a strong sense of community. Residents enjoy a broad range of apartments and houses available for rent along tree-lined avenues in Beaumont. The city is also home to Lamar University, making it a top choice for many students, faculty, and staff.

Beaumont is revered for its excellent recreational opportunities, boasting close proximity to Tyrrell Park, Village Creek State Park, Sea Rim State Park, and McFaddin National Wildlife Refuge, as well as the Neches River.



52
units



1998
year built



2023
rehabbed



67%
occupancy

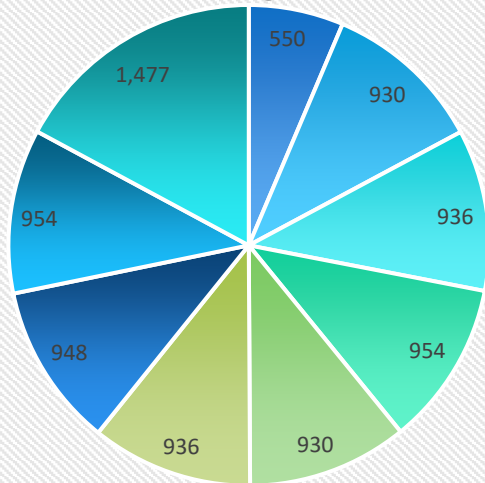


UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
A1	1 Bed/1 Bath	1	550	550	\$850	\$850	+EWG	\$1.55
B1	2 Bed/1Bath	24	930	22,320	\$950	\$22,805	+EWG	\$1.02
B2	2 Bed/1Bath	8	936	7,488	\$952	\$7,615	+EWG	\$1.02
B3	2 Bed/1Bath	1	954	954	\$950	\$950	+EWG	\$1.00
B4	2 Bed/1Bath	8	930	7,440	\$957	\$7,657	+EWG	\$1.03
B1	2 Bed/2 Bath	5	936	4,680	\$1,375	\$6,875	+EWG	\$1.47
B2 - TH	2 Bed/2 Bath	1	948	948	\$1,475	\$1,475	+EWG	\$1.56
B3 - TH	2 Bed/2 Bath	3	954	2,862	\$1,400	\$4,200	+EWG	\$1.47
TH w Den	3 Bed/2 Bath	1	1,477	1,477	\$1,500	\$1,500	+EWG	\$1.02

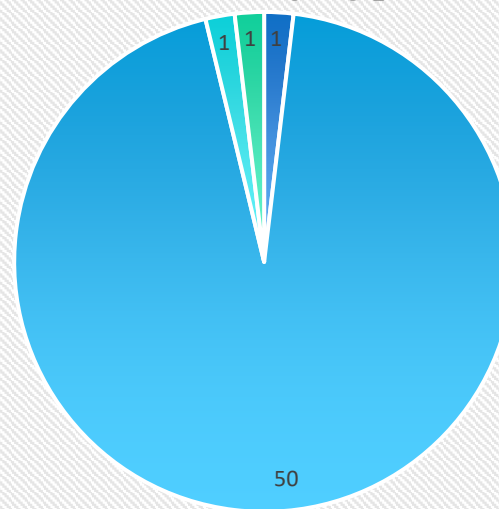
Owner's 3/03/26 Rent Roll	52	937	48,719	\$1,037	\$53,927	+EW	\$1.11
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EW	Average Rent/SF

Units by Size



- 1 Bed/1 Bath
- 2 Bed/1 Bath
- 2 Bed/1 Bath
- 2 Bed/1 Bath
- 2 Bed/1 Bath
- 2 Bed/2 Bath
- 2 Bed/2 Bath
- 2 Bed/2 Bath
- 3 Bed/2 Bath

Units by Type



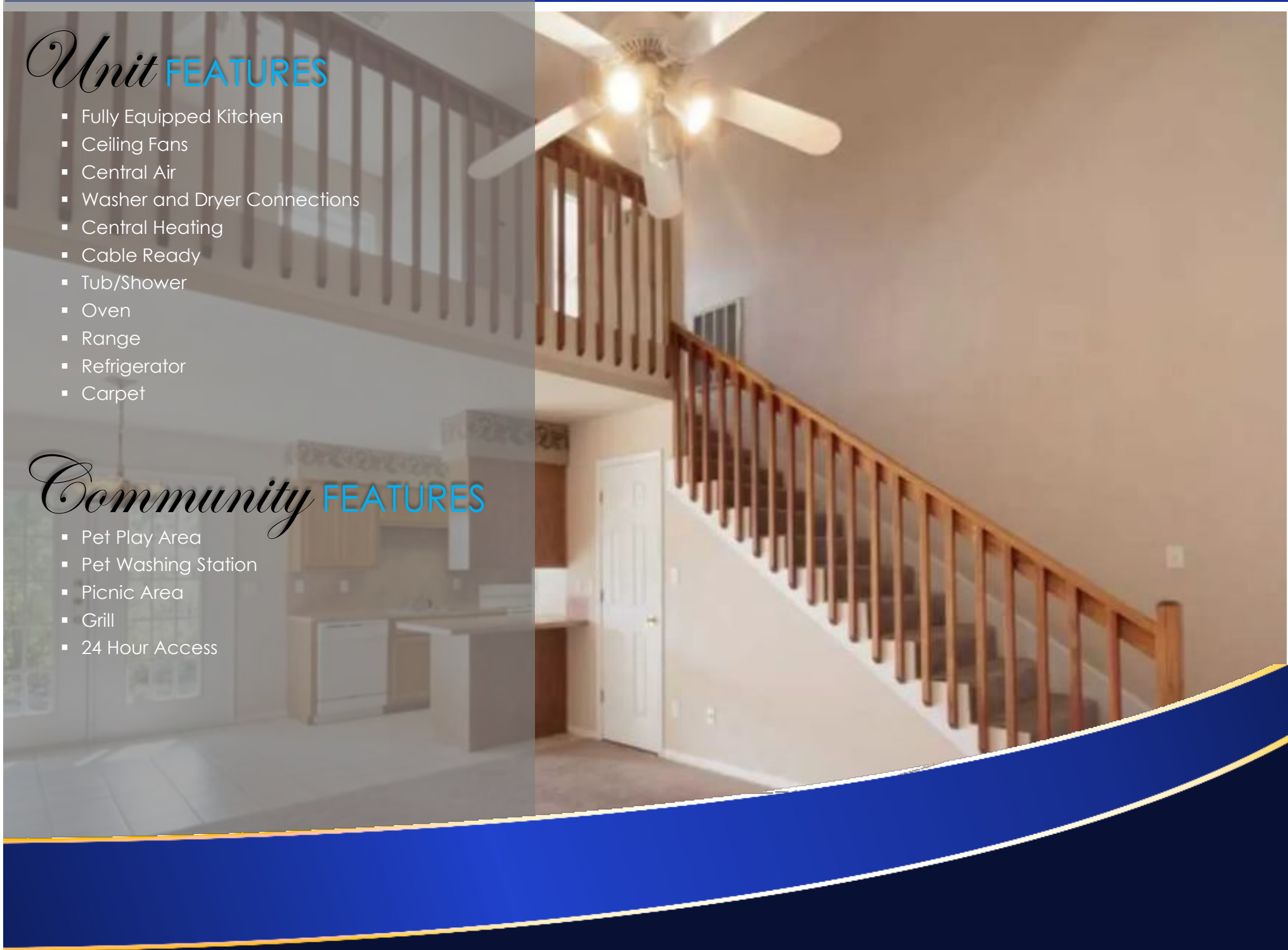
- 1 Bed/1 Bath
- 2 Bed/1 Bath
- 2 Bed/2 Bath TH
- 3 Bed/2 Bath TH

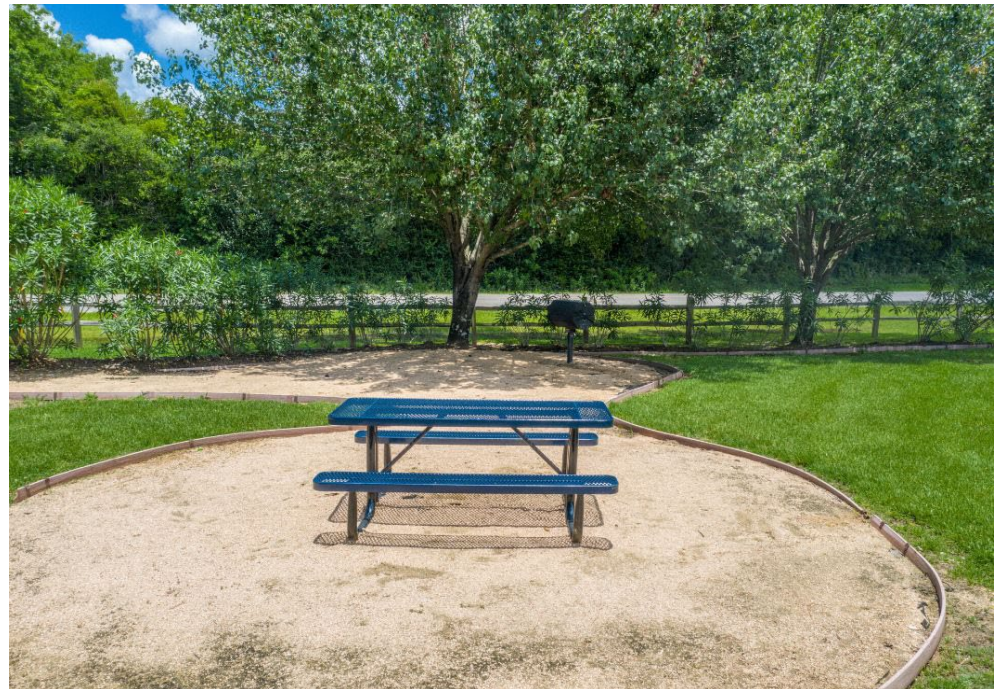
Unit FEATURES

- Fully Equipped Kitchen
- Ceiling Fans
- Central Air
- Washer and Dryer Connections
- Central Heating
- Cable Ready
- Tub/Shower
- Oven
- Range
- Refrigerator
- Carpet

Community FEATURES

- Pet Play Area
- Pet Washing Station
- Picnic Area
- Grill
- 24 Hour Access





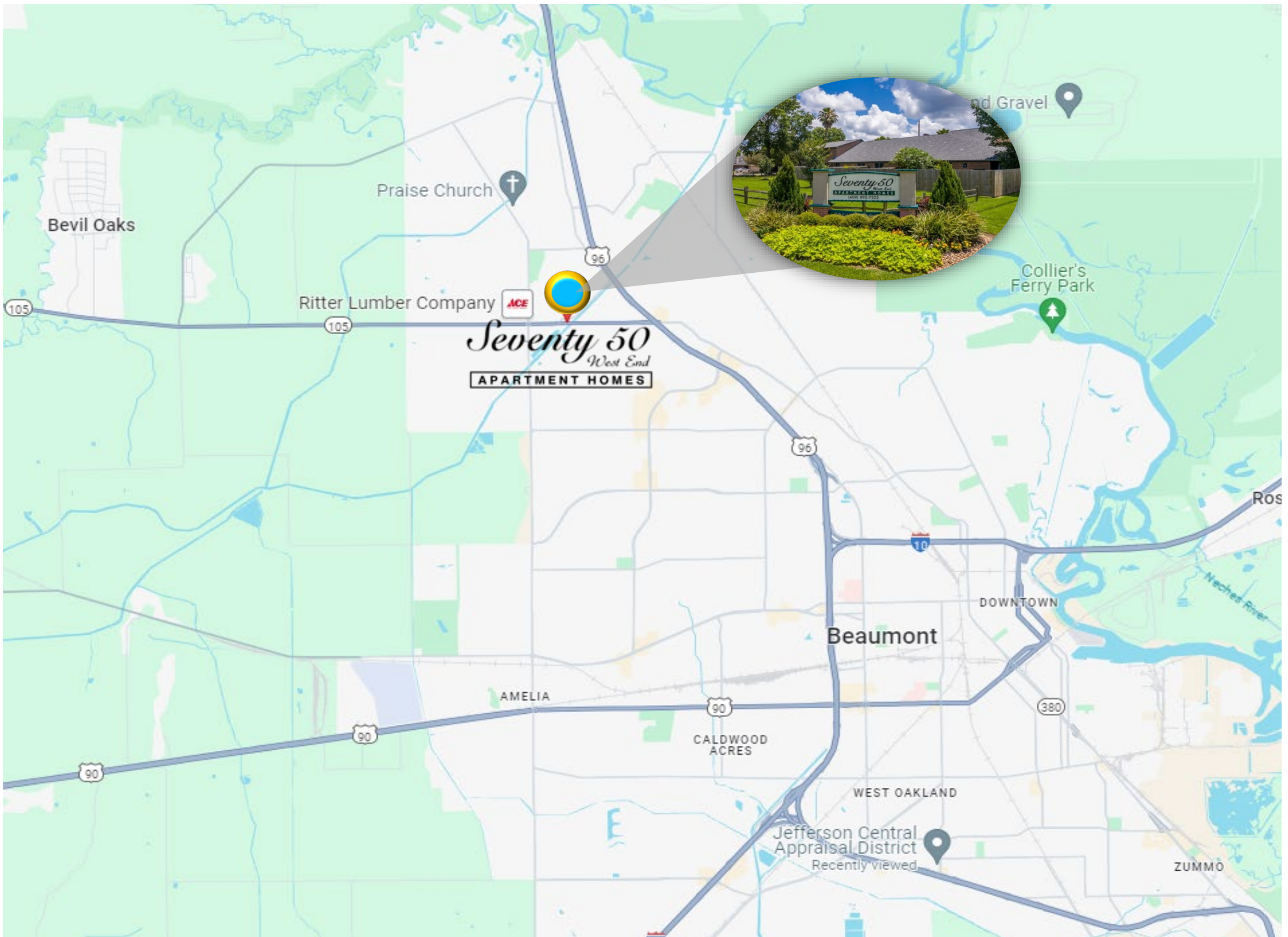




LOCATION OVERVIEW

The **Beaumont** metro is located in East Texas off the Gulf of Mexico and is one of the nation's largest petrochemical refining areas. It shares borders with the Houston metro to the west and the Lake Charles market in Louisiana to the east. The metro consists of the counties of Hardin, Jefferson, Newton and Orange, and it contains approx. 420,000 residents. The cities of Beaumont, Port Arthur, and Orange are known as the Golden Triangle. Beaumont is the most populous city and the county seat of Jefferson County with 120,000+ residents, followed by Port Arthur with 55,000 residence.

- The Port of Beaumont contributes to significant economic activity in the region. It is one of the nation's largest seaports based on tonnage.
- Large industrial facilities in the area include the ExxonMobil refinery and a chemical plant for Goodyear.
- Corporate headquarters represent a variety of industries and include companies such as Jason's Deli.
- Energy-sector activities play a significant part in the metro's economy. Companies represented in the area include Chevron and ExxonMobil. The area is home to a large portion of the nation's refining capacity.
- Aside from corporate headquarters and the energy industry, large employers represent diverse employment sectors and generate large staff counts. These include Conn's, Lamar University, Christus St. Elizabeth Hospital and Baptist Hospitals of Southwest Texas.
- The Sabine-Neches Waterway ranks among the top in the U.S. in terms of commercial military outload and is one of the nation's largest waterways by cargo volume.





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The Regency



Mosaic Apartments



Verandas of Beaumont



Fountainwoods

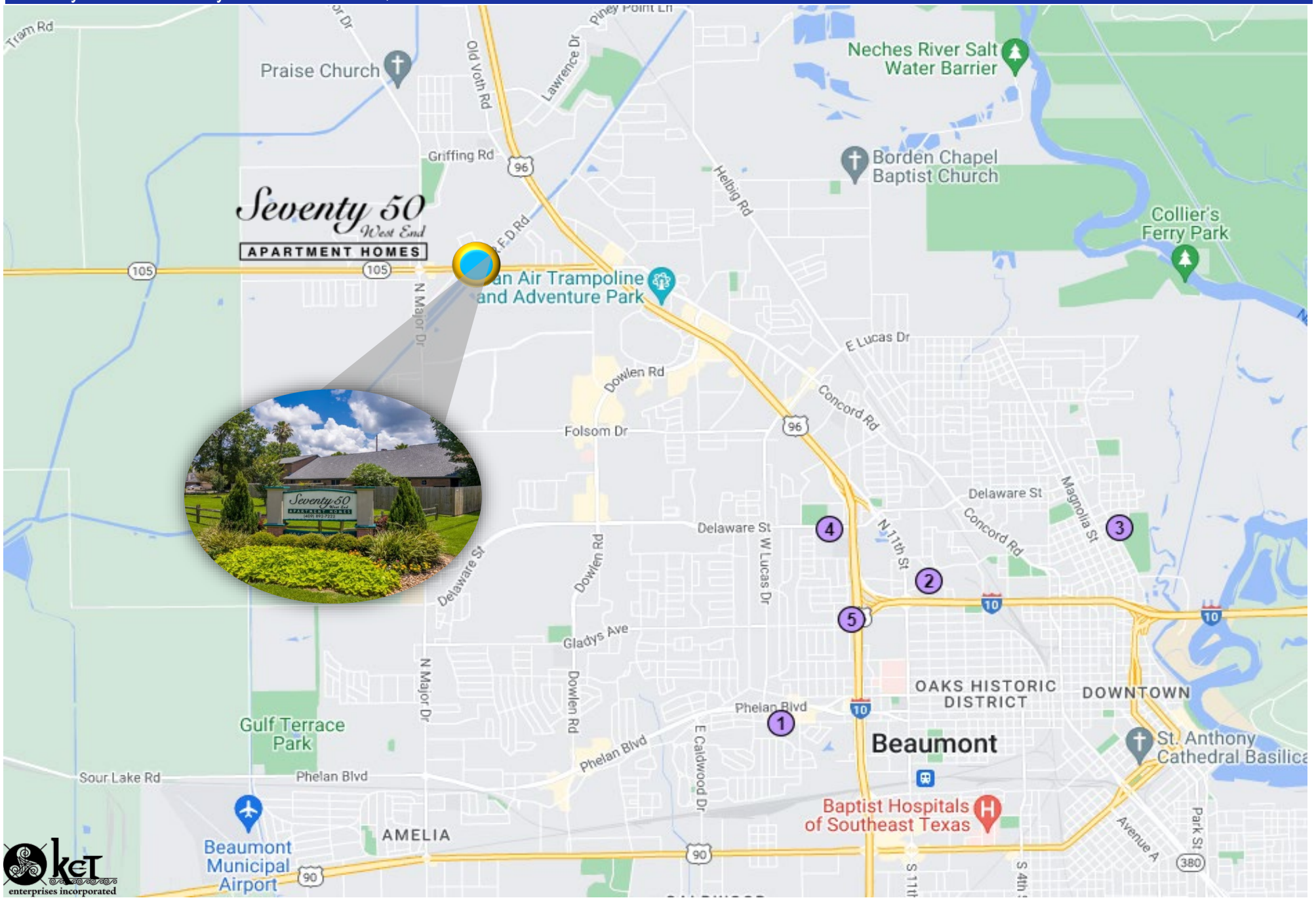


Longfellow Apartments

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 The Regency 4075 Laurel St	1972	N/A	92%	128	762	\$838	EW	1.100
2 Mosaic Apartments 2570 Sweetgum Lane	1969	2019	88%	122	751	\$961	EW	1.280
3 Verandas of Beaumont 2020 Cottonwood St.	1952	2022	92%	100	854	\$1,059	EWG	1.240
4 Fountainwoods 3565 Delaware	1976	N/A	89%	102	696	\$800	EW	1.150
5 Longfellow Apartments 1210-15 Longfellow Dr.	1965	2005	94%	140	949	\$1,082	EWG	1.140
*Resident Pays E(Electric), W(Water), G(Gas)								
Totals/Averages Comps	1967	2015	91%	118	802	\$948		\$1.182
Seventy 50 7050 Hwy 105	1998	2023	46%	52	937	\$1,034		\$1.107



Seventy 50 | 7050 Hwy 105 | Beaumont, TX 77708



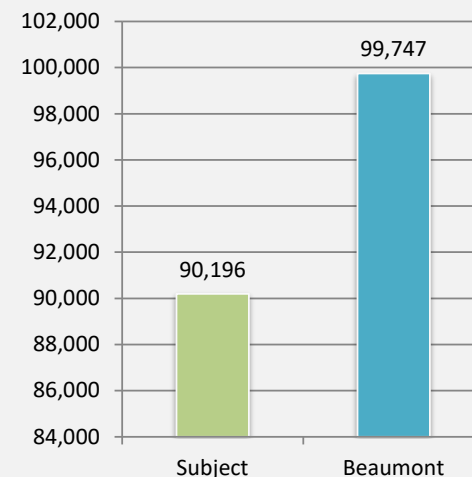
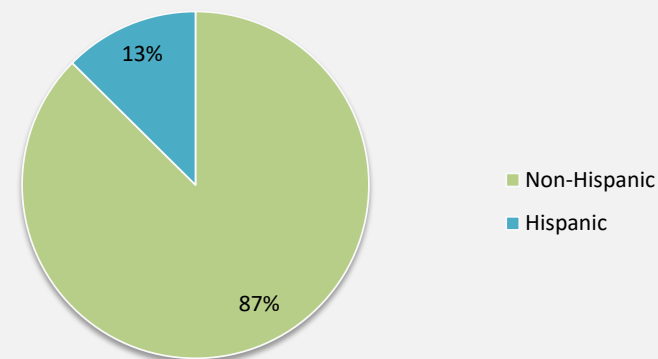
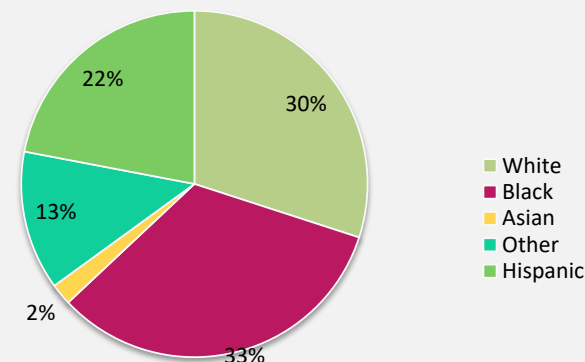
DEMOGRAPHIC SUMMARY PROFILE

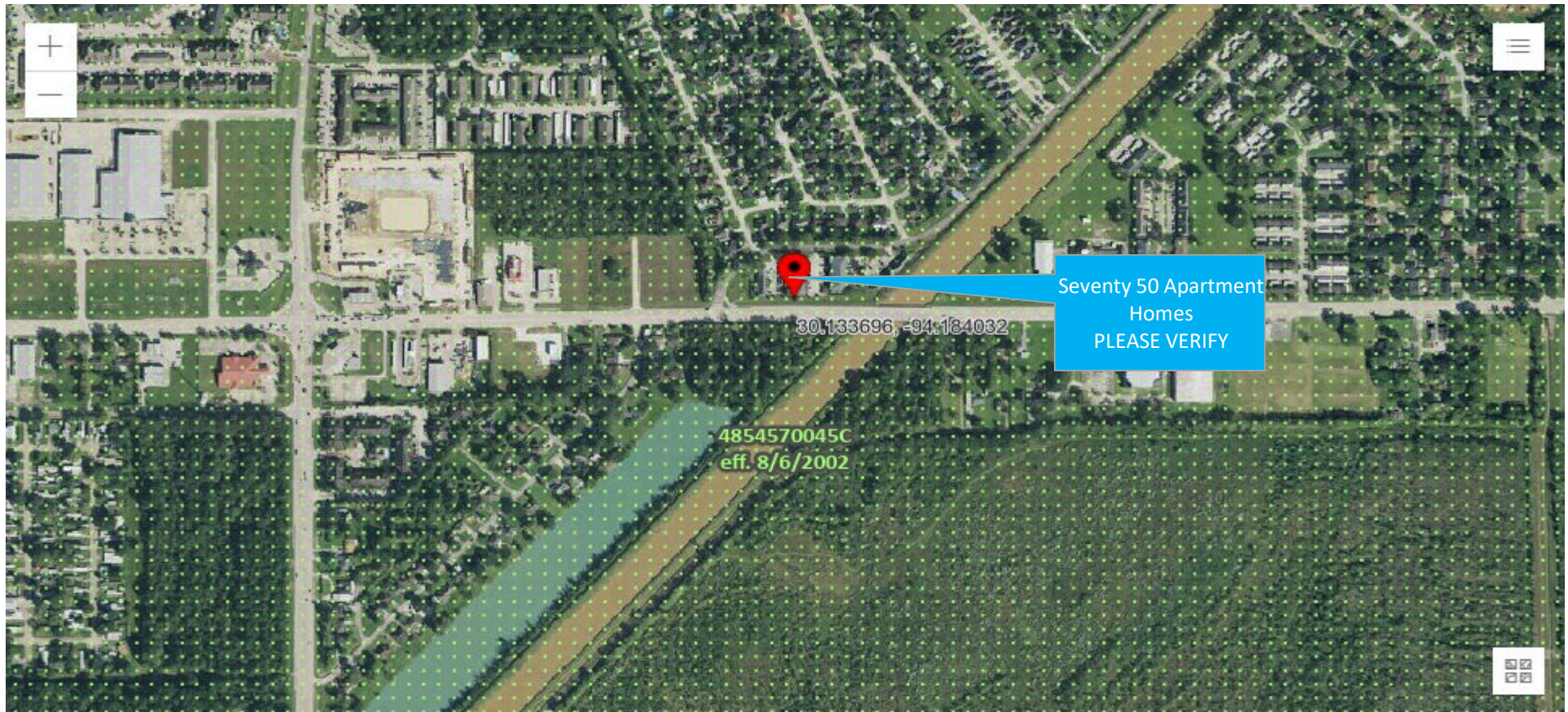
2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups

Seventy 50 7050 Hwy 105 Beaumont, TX 77708	1 Mile	2 Miles	3 Miles
Population			
2025 Estimated Population	6,629	19,322	34,576
2030 Projected Population	7,626	20,561	35,302
2020 Census Population	5,246	17,178	33,393
2010 Census Population	4,564	15,473	31,356
Projected Annual Growth 2025 to 2030	3.0%	1.3%	0.4%
Historical Annual Growth 2010 to 2025	3.0%	1.7%	0.7%
2025 Median Age	35.2	34.9	36.5
Households			
2025 Estimated Households	2,989	8,527	14,709
2030 Projected Households	3,446	9,133	15,125
2020 Census Households	2,270	7,425	14,075
2010 Census Households	1,966	6,727	13,212
Projected Annual Growth 2025 to 2030	3.1%	1.4%	0.6%
Historical Annual Growth 2010 to 2025	3.5%	1.8%	0.8%
Race and Ethnicity			
2025 Estimated White	38.8%	37.2%	39.4%
2025 Estimated Black or African American	45.5%	44.8%	42.8%
2025 Estimated Asian or Pacific Islander	5.7%	6.8%	6.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	9.7%	10.8%	11.0%
2025 Estimated Hispanic	12.6%	13.7%	13.8%
Income			
2025 Estimated Average Household Income	\$90,196	\$89,901	\$106,878
2025 Estimated Median Household Income	\$73,745	\$73,935	\$80,195
2025 Estimated Per Capita Income	\$40,789	\$39,792	\$45,573
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.4%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	5.4%	4.5%
2025 Estimated High School Graduate	30.3%	27.5%	26.0%
2025 Estimated Some College	26.1%	22.6%	19.8%
2025 Estimated Associates Degree Only	11.7%	11.8%	10.2%
2025 Estimated Bachelors Degree Only	20.1%	20.8%	24.9%
2025 Estimated Graduate Degree	7.4%	9.4%	12.0%
Business			
2025 Estimated Total Businesses	207	1,065	1,787
2025 Estimated Total Employees	1,565	9,316	13,650
2025 Estimated Employee Population per Business	7.5	8.8	7.6
2025 Estimated Residential Population per Business	31.9	18.1	19.4

1 mile radius





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>KET ENTERPRISES INCORPORATED</u>	<u>0406902</u>	<u>twilk4@ketent.com</u>	<u>713-355-4646</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>TOM WILKINSON</u>	<u>0173897</u>	<u>twilk4@ketent.com</u>	<u>713-355-4646</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



HASHIR SALEEM

Broker/Senior Associate

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Non-Endorsement Notice: KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY