



**Investor's Dream!**

This rare 4/2 large ranch (2048 sf) in Maxey Park neighborhood – near TTU and the Medical District!

Great Profit – whether Flip or Buy-n-Hold!

- \$15K in repairs could increase rental income to \$2,100/month
- \$75K in improvements could lead to a \$330K ARV (based on current comparable sales)

**For Sale: 3509 31st Street, Lubbock, TX**  
**4 Beds | 2 Baths | 2,048 Sq. Ft.**

**After Repair Value: \$330,000**

**Your Investment Only: \$205,000 Cash obo**

**Investment Potential:**

**Great Profit for Fix & Flip**

Repairs	\$75,000
Gross Profit	\$45,000

**Great Rental Property Too**

Fair Market Rent	\$2,100
Cash Flow	\$1,513/month
ROI	8.1%
Equity	Over \$100,000

**Interested?**

Call/Text: 240.926.9436

**Directions:**

From Texas Tech University (TTU) to 3509 31st St via US-62 W/19th St and Indiana Ave.

9 min (**2.5 mi**)

1. Head west on Broadway W
2. At the traffic circle, take the 5th exit onto Broadway E
3. Exit the traffic circle onto Broadway E
4. Turn right onto Akron Ave
5. Turn left onto Boston Ave
6. Turn right onto US-62 W/19th St
7. Use the 2nd from the left lane to turn left onto Indiana Ave
8. Turn right onto 31st St
9. Arrive at location: 3509 31st St

## Highlights:

- \$30K in recent repairs: brand-new roof, new garage door, and freshly painted interior.
- Large rooms: living room, dining room, family room & bedrooms (4)
- Attached workshop with a separate entrance — perfect for hobbies or a small business.
- Large backyard — room for an ADU or separate storage or additional garage.
- Great area...Maxey Park Neighborhood. Near TTU and the Medical District. **As of October 2024, Maxey Park properties average 35 days on the market and sold for 97% of list price! (via homes.com)**

## Unlock the Property's Full Potential:

- Upgrade the kitchen to an open concept, island, new cabinets, appliances and stone counters
- Replace lighting fixtures, upgrade the backyard fence and landscaping
- Install new flooring in bedrooms and repair the driveway

## Comparable Sales

<b>3509 31<sup>st</sup> Street</b>	<b>4/2</b>	<b>2048</b>	<b>\$330,000+ ARV</b>	
3413 31 <sup>st</sup> Street	4/3	2325	\$330,000	sold 08.07.24 (12 days)
2502 21 <sup>st</sup> Street	3/3.5	2258	\$399,000	sold 09.19.24 (141 days)
3202 22 <sup>nd</sup> Street	4/3	2138	\$415,000	sold 10.07.24 (12 days)

## STR (AirDNA estimate for 3509 and Airbnb actual for 3 closest properties as of 10.10.24)

<b>3509 31<sup>st</sup> Street</b>	<b>4/2</b>	<b>2048</b>	<b>\$220/night \$46.2K est revenue @ 58% occu</b>
Quaint House	3/1	--	\$150/night
Aaron's Abode	3/1	--	\$95/night
The Vera	3/1	--	\$87/night

## Rentals

4317 31st Street	4/2	1750	\$2,500/month
2819 32 <sup>nd</sup> Street	4/2	1591	\$1,800/month
2705 33 <sup>rd</sup> Street	3/2	1452	\$1,875/month

### Interested?

For all offers or questions on this property please call/text:

240.926.9436

OR

Email:

[adyson@triumphsellshouses.com](mailto:adyson@triumphsellshouses.com)