

CASE STUDY: 267% ROI on a Texas Tax Deed Property
Property: Land parcel purchased June 2024

ACQUISITION

Purchase Price: \$9,510
Improvements: \$2,700 (survey & land clearing)
Total Investment: \$12,210

DISPOSITION

Sale Price: \$39,000
Down Payment (50%): \$19,500 (cash at closing)
Seller Financing: \$19,500 @ 10% interest, 3-year balloon

INCOME OVER 3 YEARS

Interest: \$1,950/year × 3 years = \$5,850
Balloon Payment: \$19,500 (principal)
Total Income: \$44,850

RETURNS

Profit: \$32,640
Total ROI: 267%
Annualized ROI: ~57% per year

TRACK RECORD

This is our **5th profitable exit** out of **23 property purchases** since **May 2024**.
Every exit to date has delivered triple-digit returns to our investors.

INVESTOR TAKEAWAY

This deal illustrates how **Texas tax deeds** can deliver exceptional returns by combining:

1. Deeply discounted acquisition prices
2. Modest improvement costs
3. Seller financing for additional interest income
4. Strong buyer demand for improved parcels