🏢 INVESTMENT OVERVIEW

2306 Langley Rd, Houston, TX 77093
Investor Special: Modern Duplex | High Rental Demand | STR Ready

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💰 LIST PRICE

$475,000

🏗 PROPERTY DETAILS

- Property Type: Multifamily (Duplex)
- Subtype: 2–4 Units
- Listing Type: For Sale
- Year Built: 2026 (New Construction)
- Units: 2

- Building Size: 2,970 SF
- Lot Size: ~3,900 SF

📌 **EXECUTIVE SUMMARY**

This duplex presents a strong hybrid investment opportunity in Houston, allowing investors to generate stable long-term rental income while also capturing higher upside through short-term rentals. With solid rent projections and favorable expense assumptions, the property offers a balanced mix of cash flow and appreciation potential.

💵 **INCOME POTENTIAL**

🟢 **Long-Term Rental Strategy**

- Monthly Rent (per unit): **$2,250**
- Total Monthly Income: **$4,500**
- Annual Gross Income: **$54,000**

📊 **OPERATING EXPENSES**

Property Tax Calculation:

- Property Taxes: **$9,500/year**
- Insurance (est.): **$2,500/year**
- Maintenance (8%): **$4,320**
- Vacancy (5%): **$2,700**
- Property Management (8%): **$4,320**

👉 **Total Expenses: $23,340/year**

🟢 **NET OPERATING INCOME (NOI)**

👉 **NOI: $30,660/year**

📈 **PROJECTED RETURNS**

- **Cap Rate: 6.45%**
- **GRM (Gross Rent Multiplier): 8.80**
- **Price per Unit: $237,500**

⭐ INVESTMENT HIGHLIGHTS

- Strong rental area in Houston with consistent tenant demand
- Duplex setup reduces vacancy risk (two income streams)
- Solid 6%+ cap rate with upside potential
- Opportunity to increase rents or optimize operations
- Hybrid STR/LTR flexibility

🚀 INVESTMENT EDGE

- Ability to **house hack** or mix rental strategies
- Airbnb upside significantly boosts returns vs traditional renting
- Scalable model for portfolio growth
- Favorable Texas landlord laws and no state income tax

🏡 SHORT-TERM RENTAL (AIRBNB) STRATEGY

💲 Projected Nightly Rate:
Up to **$150 per night (per unit)**

🏢 Full Duplex Potential (2 Units Combined)

• Conservative (50% Occupancy)

- Monthly Revenue: **~$4,500**
- Annual Revenue: **~$54,000**

• Moderate (65% Occupancy)

- Monthly Revenue: **~$5,850**
- Annual Revenue: **~$70,200**

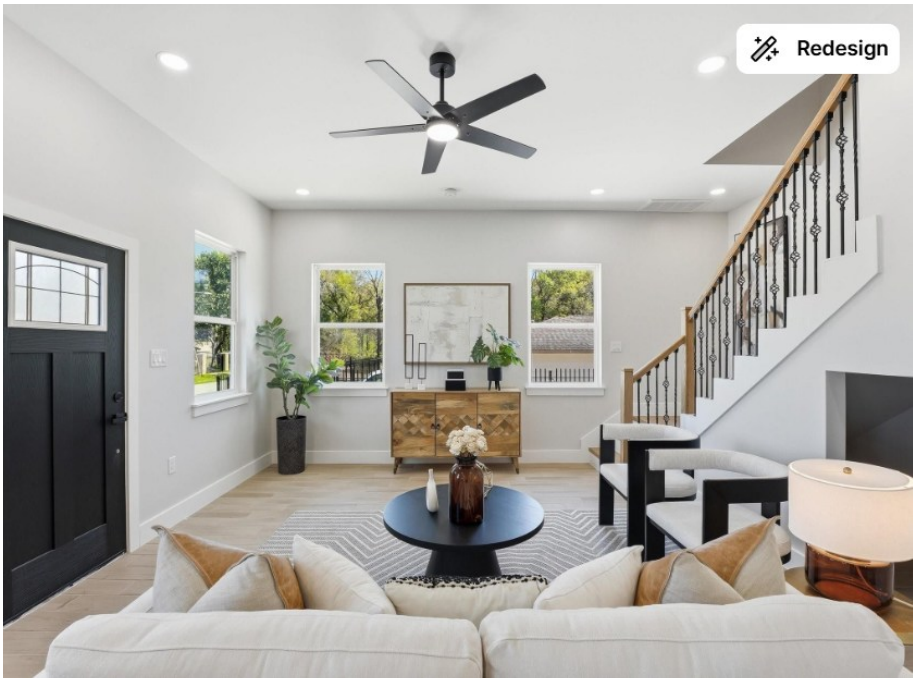
• High Performance (75% Occupancy)

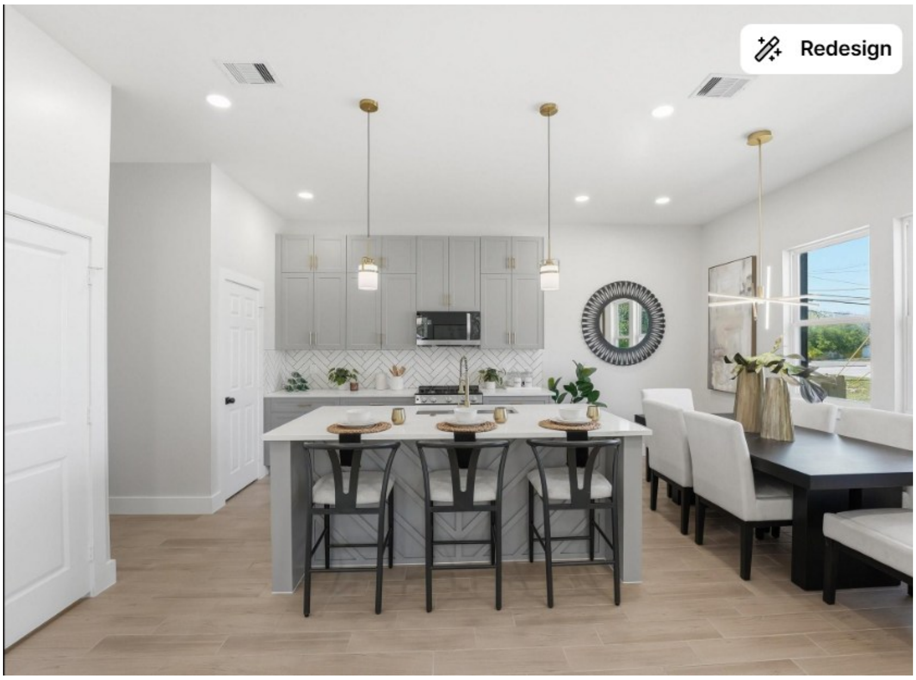
- Monthly Revenue: **~$6,750**
- Annual Revenue: **~$81,000**

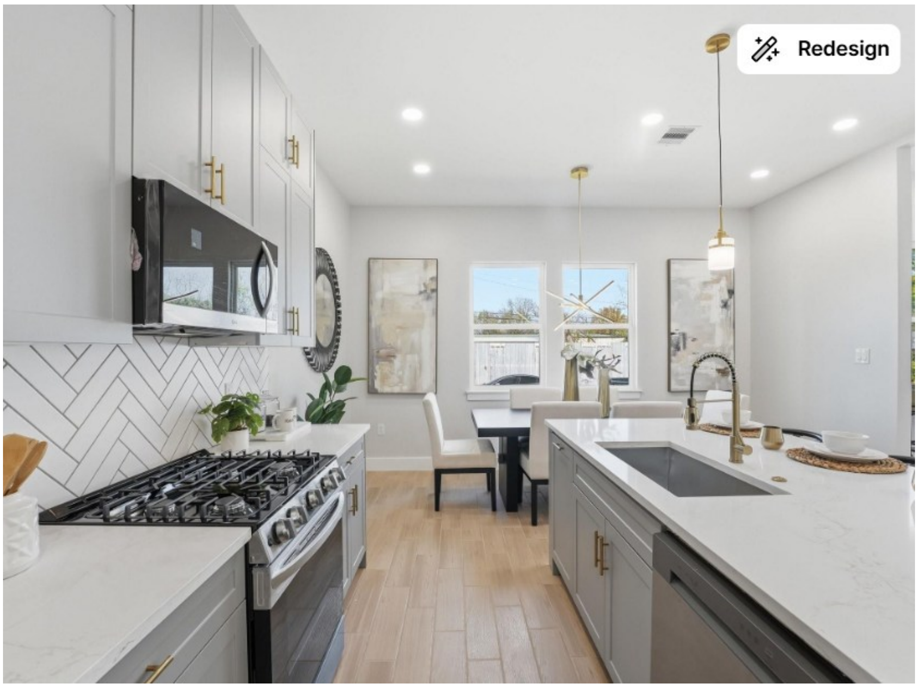
⭐ WHY THIS WORKS FOR AIRBNB

- Affordable nightly rate sweet spot for Houston travelers
- Dual-unit flexibility = higher booking availability

- Strong demand from workforce, medical, and short-term visitors
- Higher cash flow potential vs long-term renting
- Ability to pivot strategies based on market conditions



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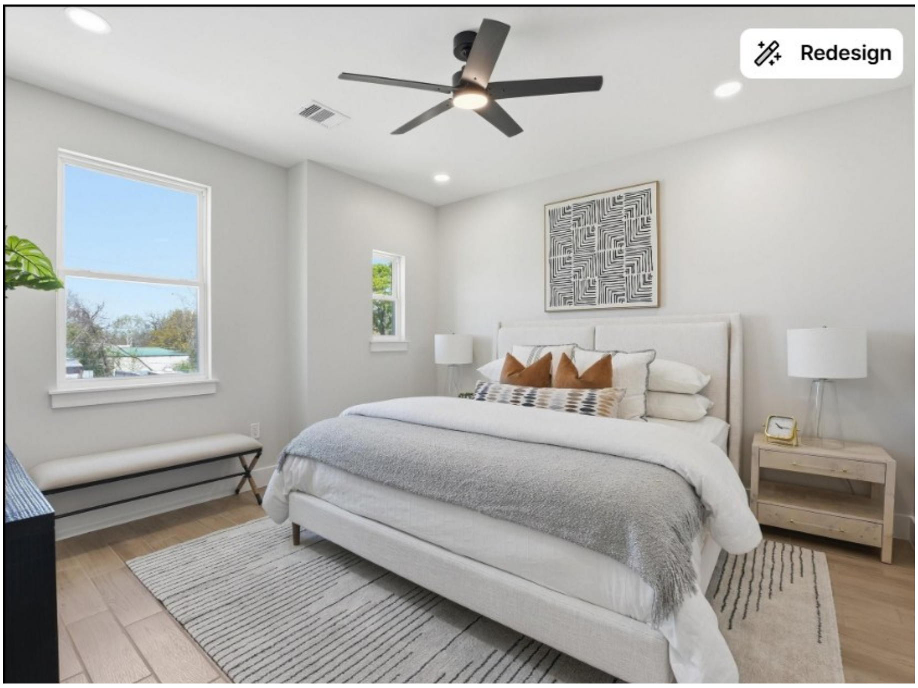
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