🏢 INVESTMENT OVERVIEW

4029 Cork Drive #A-B, Houston, Texas, 77047

Turnkey Duplex Investment | Medical Center South | Houston

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💰 LIST PRICE

$439,900

🏗 PROPERTY DETAILS

Property Type

Multifamily

Property Subtype

Duplex / 2–4 Unit Multifamily

Offering Type

For Sale

Building Size

2,500 SF

Lot Size

3,364 SF

Number of Units

2

Stories

2

Year Built

2026

📌 EXECUTIVE SUMMARY

This striking stacked duplex combines Craftsman charm with contemporary lines, featuring crisp board-and-batten siding and warm wood accents. Each level offers a spacious 3 bedroom, 2 bathroom floor plan, making it a premier choice for multi-generational living or a high-yield investment. The interiors boast wide-plank flooring and soaring ceilings that create an airy, expansive feel throughout the open living spaces. A centerpiece of each unit is the sophisticated electric fireplace media wall, providing a tech-ready focal point for the main living area. In Unit B, the lifestyle is elevated by a custom coffee and dry bar, perfect for morning routines or evening entertaining. Both units transition to their own private backyards, offering rare urban retreats for outdoor dining and relaxation. With premium cabinetry and sleek finishes, this property represents the pinnacle of functional luxury. Schedule your showing today!

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit):** $2,507
- **Total Monthly Income:** $5,014
- **Annual Gross Income:** $60,168

📊 OPERATING EXPENSES

Insurance is estimated at 1% of the purchase price.

- **Property Taxes:** $7,831/year
- **Insurance:** $4,399/year
- **Maintenance (8%):** $4,813
- **Vacancy (5%):** $3,008
- **Property Management (8%):** $4,813

👉 **Total Expenses: $24,865/year**

🟢 NET OPERATING INCOME (NOI)

👉 **NOI: $35,303/year**

📈 **PROJECTED RETURNS**

- **Cap Rate: 8.03%**
- **GRM: 7.31**
- **Price per Unit: $219,950**

Note: Cap rate and NOI are based on the provided rent and expense assumptions and do not include mortgage payments, closing costs, utilities paid by the owner, or major capital expenditures.

⭐ **INVESTMENT HIGHLIGHTS**

- 💰 **Strong rental income:** $5,014/month projected gross rent
- 📈 **Attractive 8.03% projected cap rate**
- 🏘 **Two income-producing units under one property**
- 💵 **$60,168 projected annual gross rental income**
- 🔑 Opportunity to diversify between long-term and short-term rental strategies
- 📊 **GRM of 7.31** indicates a relatively favorable relationship between price and gross rental income

🚀 **INVESTMENT EDGE**

The biggest advantage is the **dual-income structure**. Rather than relying on one tenant, investors have two rental units generating income, while the property also provides flexibility to potentially optimize rents or explore short-term rental operations where legally permitted.

🏡 **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: **~$4,566**
- Annual Revenue: **~$54,788**

Moderate — 65% Occupancy

- Monthly Revenue: **~$5,935**
- Annual Revenue: **~$71,224**

High Performance — 75% Occupancy

- Monthly Revenue: **~$6,848**
- Annual Revenue: **~$82,181**

Airbnb projections assume a maximum $150 nightly rate per unit, 30.44 days/month, and the stated occupancy levels. These figures are gross revenue before Airbnb/platform fees, cleaning, utilities, furnishing, management, maintenance, taxes, and other STR expenses.

⭐ **WHY THIS WORKS FOR AIRBNB**

- 🏠 **Two units create multiple revenue streams**
- 💲 Potential gross revenue of **$82K+ annually** at 75% occupancy
- 📅 Flexible strategy allows investors to adjust pricing based on demand
- 🔄 One unit could potentially be operated differently from the other, subject to local rules and property restrictions
- 📈 STR revenue could potentially exceed the projected **$60,168 annual long-term rental income** at stronger occupancy

Bottom line: At **$439,900**, the duplex offers a compelling combination of **cash-flow potential, an estimated 8.03% cap rate, two income streams, and STR upside**. Local Houston short-term-rental regulations, HOA/deed restrictions, insurance requirements, and actual market occupancy should be verified before pursuing the Airbnb strategy.