🏢 INVESTMENT OVERVIEW

4125 Clover St A/B, Houston, TX 77051

New Construction Duplex Near Texas Medical Center | Income-Producing Opportunity

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💰 LIST PRICE

$544,000

🏗 PROPERTY DETAILS

Building Size:
3,237 SF

Lot Size:
6,708 SF

Stories:
2

Year Built:
2026

Property Type:
Multifamily Duplex

Number of Buildings:
1

Number of Units:
2

Bedrooms:
6 Total

Bathrooms:
4 Full + 2 Half

Construction:
Wood Siding

Roof:
Composition Shingle

Parking:
Private Driveway
Electric Gate

Cooling:
Central Electric

Heating:
Central Electric

Flooring:
Engineered Hardwood

Appliances:

- Refrigerator
- Dishwasher
- Disposal
- Microwave
- Range

Laundry:
Washer/Dryer Connections

📌 EXECUTIVE SUMMARY

This Houston duplex offers a stable investment opportunity with two income-producing units. Investors can pursue dependable long-term rental cash flow or capitalize on Houston's growing short-term rental demand. The property's duplex layout provides multiple exit strategies while helping diversify rental income.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- Monthly Rent (per unit): $1,885
- Total Monthly Income: $3,770
- Annual Gross Income: $45,240

📊 OPERATING EXPENSES

Estimated Expenses

- Property Taxes: $10,880/year
- Insurance: $2,500/year
- Maintenance (8%): $3,619/year
- Vacancy (5%): $2,262/year
- Property Management (8%): $3,619/year

👉 Total Expenses

$22,880/year

🟢 NET OPERATING INCOME (NOI)

👉 NOI

$22,360/year

📈 PROJECTED RETURNS

- Cap Rate: 4.11%
- GRM (Gross Rent Multiplier): 12.02
- Price per Unit: $272,000

⭐ INVESTMENT HIGHLIGHTS

- ✅ Duplex provides **two independent income streams**
- ✅ Strong rental demand in Houston
- ✅ Opportunity for both long-term and short-term rental strategies

- ✅ Lower vacancy risk due to multiple units
- ✅ Potential appreciation in an expanding Houston market
- ✅ Attractive option for house hackers and investors alike

🚀 INVESTMENT EDGE

- Multiple income strategies available
- Predictable rental demand
- Opportunity to increase rents over time
- Easier financing than larger multifamily assets
- Strong hedge against vacancy with two separate units
- Potential value-add through cosmetic improvements and operational efficiencies

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🏡 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: ~$54,750**

Moderate (65% Occupancy)

- **Monthly Revenue: ~$5,850**
- **Annual Revenue: ~$71,175**

High Performance (75% Occupancy)

- **Monthly Revenue: ~$6,750**
- **Annual Revenue: ~$82,125**

⭐ WHY THIS WORKS FOR AIRBNB

- 🌆 Houston is a major business, healthcare, and tourism destination with year-round lodging demand.

- 🏥 Close proximity to the Texas Medical Center, Downtown Houston, and universities supports consistent guest traffic.
- ✈️ Appeals to business travelers, healthcare professionals, relocating families, and vacationers.
- 🏘️ Duplex configuration allows simultaneous bookings, maximizing revenue potential.
- 💰 Diversified rental strategy enables investors to switch between short-term and long-term rentals based on market conditions.
- 📈 High occupancy potential can significantly outperform traditional long-term rental income when professionally managed.