



# INVESTMENT OVERVIEW

6103 Shotwell Street, Houston, TX 77028

Turnkey Duplex Investment in Houston Medical Growth Corridor

## Wale Lawal

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### LIST PRICE

**\$420,000**

### PROPERTY DETAILS

Property Type: Multifamily

Subtype: Duplex

Building Size: 2,532 SF

Lot Size: 6,660 SF

Units: 2

Bedrooms: 6 Total

Bathrooms: 5 Total

Stories: 2

Year Built: 2025

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### EXECUTIVE SUMMARY

This newly constructed duplex offers investors a turnkey opportunity in one of Houston's emerging growth corridors. With modern finishes, low-maintenance construction, and strong rental demand driven by nearby healthcare and employment expansion, the property presents both long-term rental stability and short-term rental upside.

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### INCOME POTENTIAL

#### Long-Term Rental Strategy

- Monthly Rent (per unit): **\$1,535**
  - Total Monthly Income: **\$3,070**
  - Annual Gross Income: **\$36,840**
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### OPERATING EXPENSES

- Property Taxes: **\$7,030/year**
- Insurance: **\$1,800/year**
- Maintenance (8%): **\$2,947/year**
- Vacancy (5%): **\$1,842/year**
- Property Management (8%): **\$2,947/year**

 **Total Expenses: \$16,566/year**

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### NET OPERATING INCOME (NOI)

 **NOI: \$20,274/year**

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### PROJECTED RETURNS

- **Cap Rate:** 4.83%
- **GRM (Gross Rent Multiplier):** 11.40
- **Price per Unit:** \$210,000

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## ★ INVESTMENT HIGHLIGHTS

- ✓ Brand-new 2025 construction
- ✓ Duplex with two spacious 3-bedroom units
- ✓ Low-maintenance asset with modern finishes
- ✓ Strong workforce housing demand
- ✓ Near major healthcare employment centers
- ✓ Multiple exit strategies (hold, Airbnb, mid-term rental, resale)
- ✓ Potential appreciation from ongoing area redevelopment

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## 🚀 INVESTMENT EDGE

The nearby hospital expansion and continued investment in Northeast Houston create a strong foundation for future rental demand. New construction reduces maintenance risk while providing attractive housing options for healthcare workers, professionals, and families seeking modern accommodations.

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## 🏠 SHORT-TERM RENTAL (AIRBNB) STRATEGY

### 💰 Projected Nightly Rate

Up to **\$150 per night (per unit)**

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## 🏠 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

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## ★ WHY THIS WORKS FOR AIRBNB

- ✔ Close to Houston medical facilities and hospital staff demand
- ✔ New construction with modern appeal for guests
- ✔ Large 3-bedroom layouts suitable for families and traveling professionals
- ✔ Potential mid-term rental demand from nurses, contractors, and corporate travelers
- ✔ Multiple occupancy scenarios significantly outperform traditional rental income

**Bottom Line:** At \$420,000, this duplex offers a solid long-term rental foundation while providing substantial upside through short-term or mid-term rental strategies.

