

EXECUTIVE SUMMARY

CURRENT INCOME & INVESTMENT OVERVIEW

HOUSTON HEIGHTS PORTFOLIO

906 YALE STREET • 908 YALE STREET • 123 W. 9TH STREET

OFFERED AT
\$3,595,000

THREE-PROPERTY MULTIFAMILY
INVESTMENT OPPORTUNITY

PORTFOLIO SNAPSHOT

	PROPERTIES	3
	TOTAL UNITS	10
	OCCUPIED UNITS	8
	VACANT UNITS	2
	CURRENT MONTHLY RENTAL INCOME	\$9,575
	ANNUAL GROSS RENTAL INCOME	\$114,900



VALUE-ADD OPPORTUNITY

The 908 Yale Street duplex is currently under renovation and will be delivered ready to lease, offering immediate lease-up potential and additional upside for a new owner.

CURRENT RENT ROLL

PROPERTY	UNIT	STATUS	MONTHLY RENT
123 W. 9TH STREET (FOURPLEX)	Unit 1	Occupied	\$950
	Unit 2	Occupied	\$1,475
	Unit 3	Occupied	\$1,525
	Unit 4	Occupied	\$1,475
906 YALE STREET (FOURPLEX)	Unit 1	Occupied	\$1,300
	Unit 2	Occupied	\$1,300
	Unit 3	Occupied	\$700
	Unit 4	Occupied	\$850
908 YALE STREET (DUPLEX - REMODELING)	Unit A	Remodeling - Preparing to Lease	—
	Unit B	Remodeling - Preparing to Lease	—
CURRENT MONTHLY INCOME			\$9,575
ANNUAL GROSS RENTAL INCOME			\$114,900

* Rents reflect current in-place income. 908 Yale Street duplex is currently under renovation and will be delivered ready to lease.

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Located in the heart of Houston Heights—one of Houston’s most desirable and walkable urban neighborhoods.



EXISTING CASH FLOW

Eight occupied units currently generate \$9,575 per month in rental income.



LEASE-UP POTENTIAL

The 908 Yale Street duplex is under renovation and will be delivered ready to lease, creating additional income potential.



STRONG LONG-TERM VALUE

Continued neighborhood redevelopment and high demand support long-term appreciation and rental growth.

PORTFOLIO COMPOSITION

PROPERTY	ADDRESS	TYPE	UNITS	YEAR BUILT	STATUS
123 W. 9TH STREET	123 W. 9th St Houston, TX 77008	Fourplex	4	1960	INCOME PRODUCING
906 YALE STREET	906 Yale St Houston, TX 77008	Fourplex	4	1930	INCOME PRODUCING
908 YALE STREET	908 Yale St Houston, TX 77008	Duplex	2	1919	REMODELING - PREPARING TO LEASE
TOTAL PORTFOLIO			10	—	THREE PROPERTIES



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