



INVESTMENT OVERVIEW

1030 Reverend B J Lewis Drive, Houston, TX 77088

High-Demand Rental Duplex Near Downtown Houston

Wale Lawal

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 LIST PRICE

\$524,900

 PROPERTY DETAILS

Property Type

Multifamily

Subtype

Duplex

Building Status

New Construction

Building Size

Duplex

Lot Size

7,991 SF

Stories

2

Units

2

Year Built

2026

 EXECUTIVE SUMMARY

This Houston duplex presents an excellent investment opportunity with dual income streams and flexible rental strategies. Whether operated as a traditional long-term rental or converted into a high-performing short-term rental, the property offers investors strong income potential in one of Houston's growing rental markets.

 INCOME POTENTIAL** Long-Term Rental Strategy****Monthly Rent (per unit):** \$1,853**Total Monthly Income:** \$3,706**Annual Gross Income:** \$44,472

 OPERATING EXPENSES**Property Taxes:** \$8,925/year**Insurance:** \$2,200/year (estimated)**Maintenance (8%):** \$3,558**Vacancy (5%):** \$2,224**Property Management (8%):** \$3,558** Total Expenses:****\$20,465/year**

 NET OPERATING INCOME (NOI)** NOI:**

\$24,007/year

(Annual Gross Income – Total Expenses)

PROJECTED RETURNS

Cap Rate: 4.57%

GRM (Gross Rent Multiplier): 11.80

Price per Unit: \$262,450

INVESTMENT HIGHLIGHTS

- Duplex structure provides two income-producing units
 - Strong Houston rental market supports consistent occupancy
 - Opportunity to generate higher returns through Airbnb or mid-term rentals
 - Ideal for investors seeking stable cash flow and long-term appreciation
 - Flexible investment strategy for owner-occupants or investors
 - Located in a growing Houston neighborhood with continued demand
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INVESTMENT EDGE

This duplex offers multiple investment strategies, including long-term rentals, mid-term housing, Airbnb, or house hacking. Two separate units provide diversified income while reducing vacancy risk. Investors can capitalize on Houston's expanding population, strong employment base, and growing demand for quality rental housing.

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**

- ✓ Two separate units allow hosting multiple groups simultaneously
 - ✓ Houston attracts business travelers, medical professionals, contractors, and relocating families
 - ✓ Diversified income stream compared to a single-family rental
 - ✓ Higher revenue potential than traditional long-term leasing
 - ✓ Flexible operating strategy with short-, mid-, or long-term rental options
 - ✓ Strong potential to maximize cash flow in Houston's growing rental market
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Bottom Line:

At \$524,900, this duplex offers dependable long-term rental income with the flexibility to significantly increase returns through a well-managed Airbnb or mid-term rental strategy. Its dual-unit layout, strong rental demand, and multiple exit strategies make it an attractive investment for both new and experienced real estate investors.





