🏢 INVESTMENT OVERVIEW

9210 Caddo Road, Houston, Texas, 77078

Brand-New Turnkey Duplex Investment Opportunity in Houston

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💰 LIST PRICE

$410,000

🏗 PROPERTY DETAILS

Property Type: Duplex / Multifamily

Units: 2

Year Built: 2026 — New Construction

Total Living Area: 2,514 SF

Lot Size: 7,280 SF

Stories: 1

Bedrooms: 3 per unit

Bathrooms: 2 per unit

📌 EXECUTIVE SUMMARY

Introducing 9210 Caddo Road, a brand-new 2026-built duplex located in the Kentshire Place community of Northeast Houston. This turnkey multifamily property offers approximately 2,514 SF of living space on a 7,280 SF lot and is designed for investors seeking a low-maintenance new-construction rental opportunity.

The duplex features two residential units, each offering a spacious 3-bedroom, 2-bathroom layout with modern finishes and functional open-concept living areas. Each unit features 9-foot ceilings, luxury vinyl plank flooring, white shaker cabinetry with soft-close doors and drawers, quartz countertops, stainless-steel appliances, and contemporary black fixtures.

The primary suites include walk-in closets and upgraded bathrooms with quartz countertops, dual sinks, and marble-look porcelain tile showers. Each unit also benefits from privacy-fenced outdoor space and a covered front stoop.

The property presents an attractive opportunity for a long-term rental strategy, owner-occupant house hack, or addition to a growing multifamily portfolio. With new construction, modern finishes, and limited near-term renovation requirements, the property offers investors the potential for a streamlined ownership experience.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit):** $1,769
- **Total Monthly Income: $3,538**
- **Annual Gross Income: $42,456**

📊 OPERATING EXPENSES

- **Property Taxes: $6,971/year**
- **Insurance: $4,100/year** *(estimated at 1% of purchase price)*
- **Maintenance (8%): $3,397/year**
- **Vacancy (5%): $2,123/year**
- **Property Management (8%): $3,397/year**

👉 **Total Expenses: $19,987/year**

🟢 NET OPERATING INCOME (NOI)

Gross Annual Income: $42,456
Less Operating Expenses: $19,987

👉 **NOI: ~$22,470/year**

📈 PROJECTED RETURNS

- **Cap Rate: ~5.48%**
- **GRM: ~9.66**
- **Price per Unit: $205,000**
- **Price per SF: ~$163/SF**

Note: Cap rate is based on the supplied rent and estimated operating expenses. It does not include mortgage payments, closing costs, income taxes, or depreciation.

⭐ INVESTMENT HIGHLIGHTS

- 🏠 **Brand-new 2026 construction**
- 🏢 **Two-unit duplex investment**
- 💰 **$3,538 projected monthly gross rent**
- 📈 **$42,456 projected annual gross rental income**
- 🔑 **3-bedroom/2-bath configuration per unit**
- 📐 **2,514 total SF**
- 🌳 **7,280 SF lot**
- 💵 **Only $205,000 per unit at the updated price**
- 🛠️ Turn-key/new-construction profile can potentially reduce near-term capital expenditure needs
- 🔄 Potential flexibility between long-term and short-term rental strategies

The listing describes features including 9-foot ceilings, luxury vinyl plank flooring, quartz countertops, stainless-steel appliances, fenced yards, and modern finishes.

🚀 INVESTMENT EDGE

The biggest advantage is the **new-construction duplex format** combined with the relatively low **$410,000 acquisition price**.

An investor gets **two separate rental units for approximately $205,000 per unit**, while the supplied rent projection produces more than **$42,000 in annual gross income**.

The property also provides a potential STR strategy that could materially increase gross revenue if local regulations, HOA/deed restrictions, insurance requirements, and market demand allow short-term rentals.

🏡 SHORT-TERM RENTAL (AIRBNB) STRATEGY

💲 Projected Nightly Rate

Up to $150 per night per unit

🏢 Full Duplex Potential — 2 Units Combined

Assumption: $150/night × 2 units × 365 days × occupancy.

Conservative — 50% Occupancy

- **Monthly Revenue:** ~$4,563
- **Annual Revenue: ~$54,750**

Moderate — 65% Occupancy

- **Monthly Revenue:** ~$5,931
- **Annual Revenue: ~$71,175**

High Performance — 75% Occupancy

- **Monthly Revenue:** ~$6,844
- **Annual Revenue: ~$82,125**

STR Revenue Comparison

Strategy	Monthly Revenue	Annual Revenue
Long-Term Rental	$3,538	$42,456
STR – 50% Occupancy	~$4,563	~$54,750
STR – 65% Occupancy	~$5,931	~$71,175
STR – 75% Occupancy	~$6,844	~$82,125

⭐ WHY THIS WORKS FOR AIRBNB

- **Two independent rental units** create flexibility for separate guests.

- **3 bedrooms per unit** can appeal to families, traveling professionals, and larger groups.
- **2 bathrooms per unit** improves functionality for group stays.
- **New construction** provides a modern product that can photograph well for online listings.
- **Modern kitchens and finishes** can support stronger guest appeal.
- **Two-unit configuration** allows an owner to rent one unit while occupying or separately marketing the other, subject to applicable rules.
- At the supplied **$150/night/unit**, even a 50% occupancy scenario generates approximately **$54,750/year gross**, about **29% more gross revenue than the projected $42,456 long-term rental income**.

Important: The STR figures are gross revenue projections based strictly on the $150/night assumption you provided. They do **not** deduct Airbnb/platform fees, utilities, cleaning, furnishing, supplies, insurance adjustments, management, maintenance, taxes, or vacancy beyond the occupancy assumption. Local short-term-rental rules should also be verified before underwriting the property as an Airbnb.