



## Francis Townhomes Portfolio

Portfolio of 2 Properties for Sale



**Paul Compton**

JLA Realty

4439 Town Center Pl, Kingwood, TX 77339

[paul@movingtexas.net](mailto:paul@movingtexas.net)

(713) 489-8130

# Francis Townhomes Portfolio

\$875,000

Two brand-new 2025 construction income properties offered as a bulk portfolio. Four independently rentable units across two buildings - delivered vacant at closing with immediate lease-up potential.

Proforma cap rate 5.7% / Projected gross rent \$6,400 per month / No HOA / Inside the 610 Loop / Minutes from U of H, TSU, and Texas Medical Center

- 4 rentable units across 2 buildings — brand new 2025 construction
- Proforma cap rate 5.7% based on current 77004 market rents
- Projected gross rent \$6,400/month / \$76,800 annually
- Bulk portfolio price \$875,000 — \$29,000 below combined individual pricing
- Both properties delivered vacant at closing — immediate lease-up
- 1031 exchange friendly - No HOA — maximum leasing and operational flexibility



Price: \$875,000

Price / SF: \$222.19 / SF

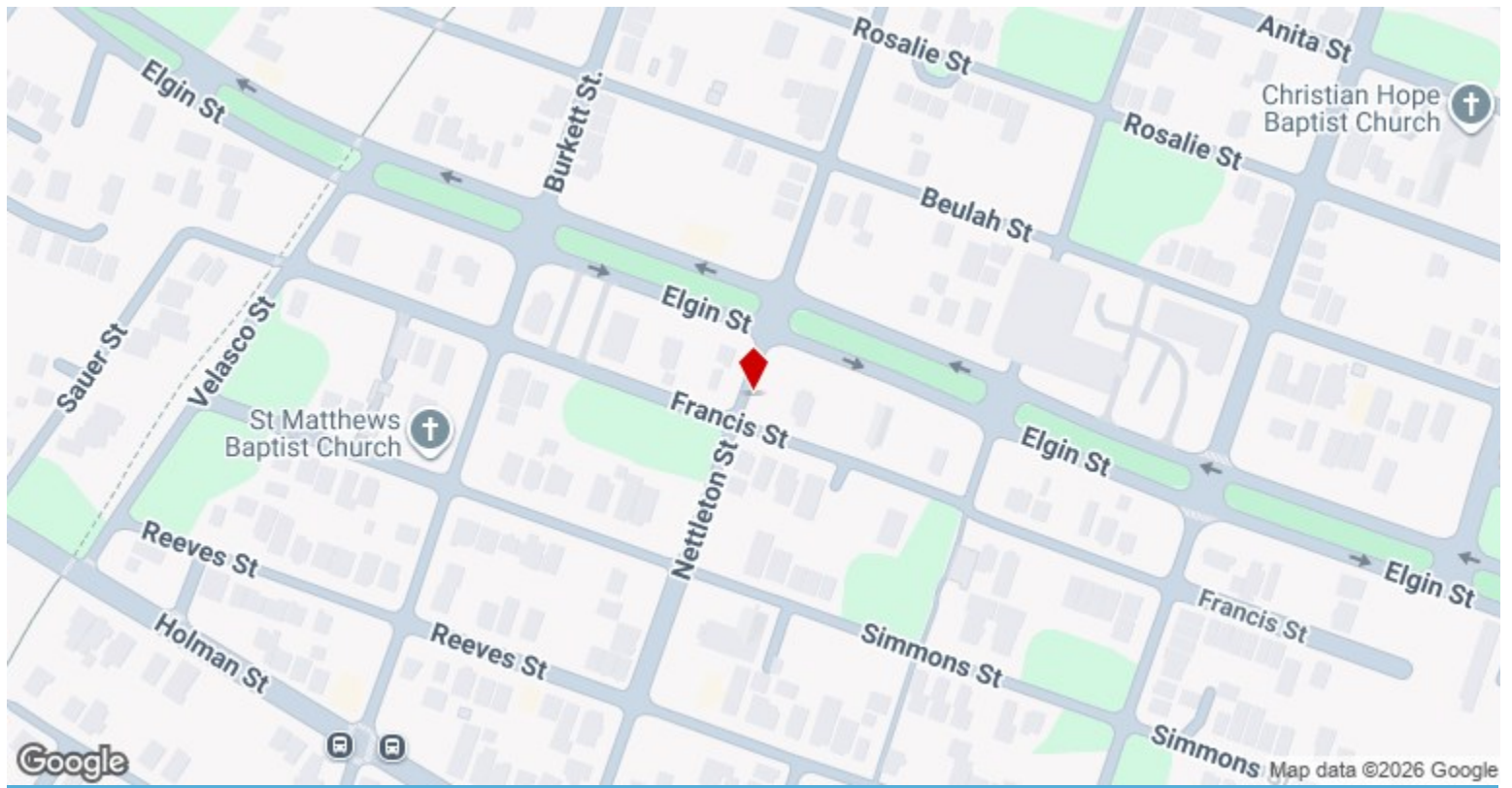
Cap Rate: 5.70%

Sale Type: Investment or Owner User



Status: Active

Number of Properties: 2

Total Building Size: 3,938 SF



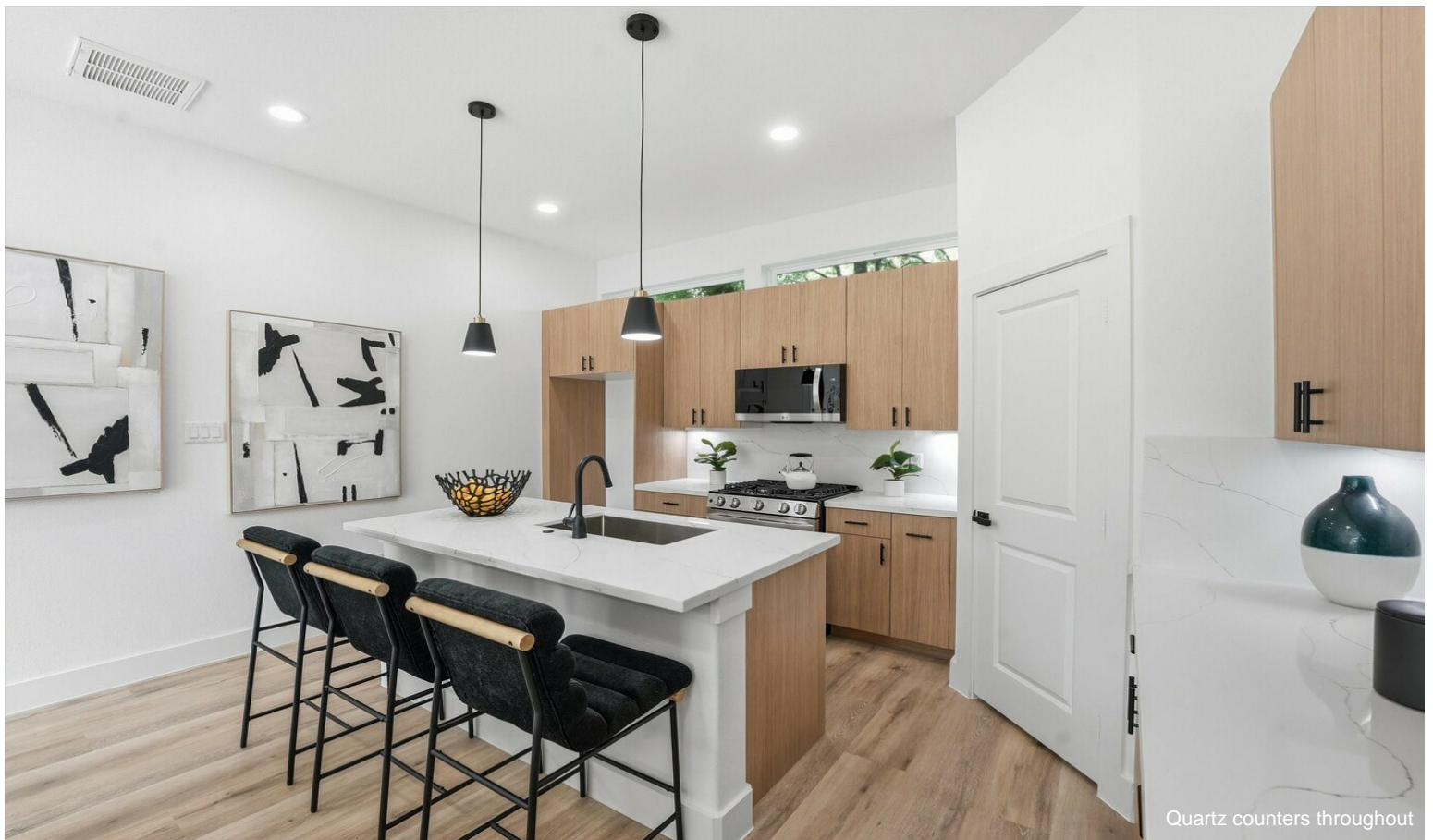
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Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 3311 Nettleton St, Houston, TX	Multifamily	1,969	2025	\$449,000
 3315 Nettleton St, Houston, TX	Multifamily	1,969	2025	\$455,000

# Property Photos



Walk-out balconies on 2nd and 3rd levels



Quartz counters throughout

# Property Photos



# Property Photos



Modern open concept



Primary suite with private balcony

# Property Photos



Ready for immediate rental income



Walk out balconies

# Property Photos



Primary suite



Primary suite bath

# Property Photos



Primary bath



First floor apartment with separate entrance

# Property Photos



Apartment with full kitchenette



Spacious first floor apartment

# Property Photos



Ready for immediate rental income



Apartment bath

# Property Photos

