



INVESTMENT OVERVIEW

7118 Eastwood St, Houston, TX 77021

 Brand-New Duplex Near Texas Medical Center | 6 Beds Total | High Cash Flow

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 **LIST PRICE**

\$560,000

 **PROPERTY DETAILS**

Property Type: Multifamily (Duplex)

Year Built: 2026 (New Construction)

Units: 2

Total SF: 3,140 SF (1,570 SF per unit)

Lot Size: ~3,875 SF

Unit Mix:

- (2) Units – 3 Bed / 2.5 Bath
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EXECUTIVE SUMMARY

Newly constructed duplex in Houston's rapidly growing Medical Center corridor. Each unit offers 3 bedrooms, 2.5 bathrooms, private entrances, and fenced yards. With separately metered utilities and modern finishes, this asset is ideal for investors seeking strong rental income or owner-occupants looking to offset living costs.

INCOME POTENTIAL

Long-Term Rental Strategy


- **Monthly Rent (per unit):** \$2,330
 - **Total Monthly Income:** \$4,660
 - **Annual Gross Income:** \$55,920
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OPERATING EXPENSES

- **Property Taxes:** \$11,200/year
- **Insurance:** ~\$3,500/year
- **Maintenance (8%):** \$4,474
- **Vacancy (5%):** \$2,796
- **Property Management (8%):** \$4,474

 **Total Expenses:** \$26,444/year

NET OPERATING INCOME (NOI)

 **NOI:** \$29,476/year

PROJECTED RETURNS

- **Cap Rate:** ~5.27%
 - **GRM:** ~10.0
 - **Price per Unit:** \$280,000
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INVESTMENT HIGHLIGHTS

- Strong rental demand in Houston market
 - Duplex = multiple income streams
 - Balanced risk with long-term tenants
 - STR upside significantly boosts revenue potential
 - Attractive price per unit vs market comps
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INVESTMENT EDGE

- Ability to **house hack or mix STR + LTR strategy**
 - Value-add potential via furnishing for Airbnb
 - Located in a **high-growth Houston submarket**
 - Scalable model for portfolio expansion
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SHORT-TERM RENTAL (AIRBNB) STRATEGY

 **Projected Nightly Rate:**
Up to **\$150/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
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WHY THIS WORKS FOR AIRBNB

- Houston's steady year-round demand (medical, business, travel)
- Duplex setup allows **double listing income**
- Flexible exit strategy (sell, rent, or STR)

- Higher yield vs traditional renting at scale



