🏢 INVESTMENT OVERVIEW

3708 Glenrose Street #A/B, Houston, TX 77051

Turnkey Duplex | Strong Rental Potential | Houston, TX

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💰 LIST PRICE

$440,000

🏗 PROPERTY DETAILS

Property Type

Multifamily

Duplex

Investment Property

Property Class

Residential Income

Investment Type

Core / Value-Add

Building Size

1,800

Lot Size

2,750 SF

Number of Units

2

Unit Mix

2 × 2 bedrooms, 2.5 bathrooms Units

Occupancy

Vacant

Year Built

2026

Parking

Private Driveway Parking

Zoning

Residential (Verify)

📌 EXECUTIVE SUMMARY

This newly built duplex in Houston offers an excellent opportunity for investors seeking strong rental income and long-term appreciation. With projected rents of **$2,104 per unit**, the property generates solid cash flow while also providing flexibility for a short-term rental strategy. Houston's continued population growth and housing demand make this an attractive investment.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- Monthly Rent (per unit): $2,104
- Total Monthly Income: $4,208
- Annual Gross Income: $50,496

📊 OPERATING EXPENSES

Estimated Expenses

- Property Taxes: $8,800/year
- Insurance: $2,500/year

- **Maintenance (8%): $4,040/year**
- **Vacancy (5%): $2,525/year**
- **Property Management (8%): $4,040/year**

👉 **Total Expenses**

$21,905/year

🟢 **NET OPERATING INCOME (NOI)**

👉 **NOI**

$28,591/year

($50,496 – $21,905)

📈 **PROJECTED RETURNS**

- **Cap Rate: 6.50%**
- **GRM (Gross Rent Multiplier): 8.71**
- **Price per Unit: $220,000**

⭐ **INVESTMENT HIGHLIGHTS**

- ✅ Brand-new duplex requiring minimal maintenance
- ✅ Two spacious income-producing units
- ✅ Estimated annual rental income exceeding **$50,000**
- ✅ Houston remains one of the nation's fastest-growing rental markets
- ✅ Strong appreciation potential in the 77051 redevelopment area
- ✅ Ideal for both buy-and-hold investors and house hackers
- ✅ Opportunity to increase cash flow through short-term rentals
- ✅ Attractive entry price with solid cap rate

🚀 **INVESTMENT EDGE**

- Excellent cash-flow potential with stable long-term tenants.
- Diversified income from two separate rental units.

- New construction reduces repair and capital expenditure risks.
- Flexible investment strategy—operate as long-term rentals, short-term rentals, or a combination of both.
- Located near Downtown Houston, the Texas Medical Center, the University of Houston, and major employment centers, supporting strong rental demand.

🏡 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: ~$54,750

Moderate (65% Occupancy)

- Monthly Revenue: ~$5,850
- Annual Revenue: ~$71,175

High Performance (75% Occupancy)

- Monthly Revenue: ~$6,750
- Annual Revenue: ~$82,125

⭐ WHY THIS WORKS FOR AIRBNB

- Strong demand from medical professionals, business travelers, contractors, and visiting families.
- Convenient access to Downtown Houston, the Texas Medical Center, NRG Stadium, the University of Houston, and major highways.
- Two separate units allow for maximum occupancy and diversified booking opportunities.
- New construction offers modern finishes that attract higher nightly rates and better guest reviews.
- Flexible operating strategy allows investors to maximize returns based on seasonal demand and market conditions.