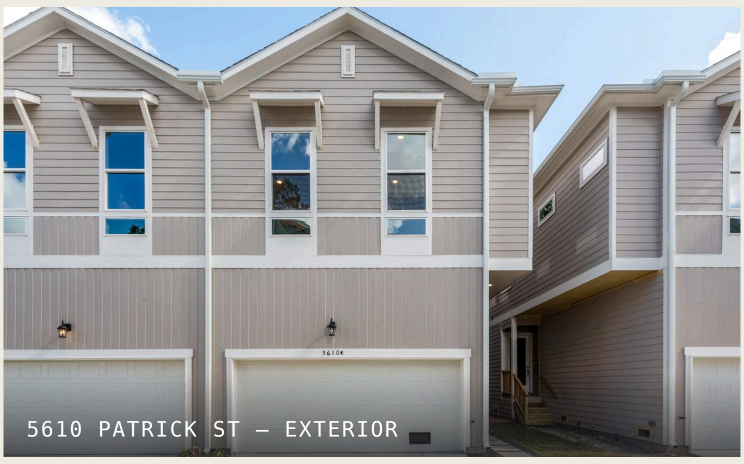
5610 × 5

PATRICK ST
Houston, TX 77076

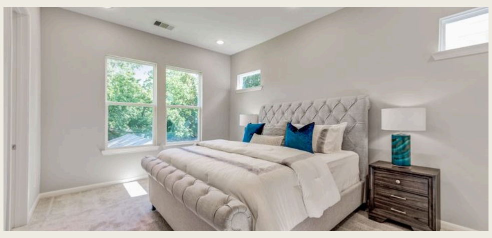
TOWNHOMES
Gated Community

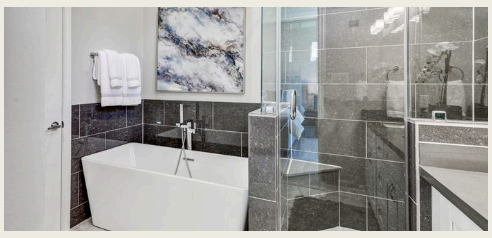
Five Townhomes. Fully Occupied, Income Locked In.

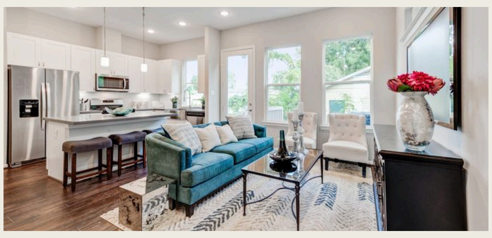
Built 2020, gated-community townhomes in Independence Heights — one of Houston's fastest-growing corridors. All five units are leased, with three running through 2027–2028.


5610 PATRICK ST — EXTERIOR


LIVING, DINING & KITCHEN







ADVANTAGE 01

100% Occupied

All **five units are leased** — four on signed leases (three running through 2027–2028), plus one dependable month-to-month. A new owner starts with full, stabilized income from day one, not a lease-up project.

ADVANTAGE 02

One Community, Simple to Run

Built **2020** in a gated community — five units, one HOA, one maintenance rhythm. Minimal near-term capex compared to older rental stock, and easy to manage as a single package.

ALSO WORTH KNOWING

- **Built 2020**
  Newer construction, low near-term capex
- **Gated Community**
  Patrick Street Landing subdivision
- **Growth Corridor**
  Independence Heights, one of Houston's fastest-growing areas
- **Attached 2-Car Garages**
  Every unit, a rare feature for the price point
- **Fully Leased**
  All 5 units occupied, no vacancy to fill
- **One HOA**
  Single $50/mo/unit HOA across all five

Rent Roll

Current lease status by unit

Unit	Status	Lease Through	Monthly Rent
Unit J	Leased	05/31/2028	$1,750
Unit B	Leased	05/31/2028	$1,800
Unit L	Leased	04/30/2027	$1,950
Unit K	Month-to-Month	Since 05/01/2026	$2,200
Unit I	Leased	Move-in next week	$1,950
Total (Actual, 5 Units)			**$9,650/mo**
Pro Forma Potential (@ $2,300/unit)			**$11,500/mo**

Pro forma reflects bringing all five units to $2,300/mo, matching the top rent achieved elsewhere in the community. Not a projection or guarantee — actual re-lease rents will vary by unit and timing.

Financial Snapshot

List price: $1,249,500 ($249,900/unit) — current rent roll vs. market-rate pro forma

Metric	Current (In-Place)	Pro Forma @ $2,300/unit
Gross Potential Rent	$115,800/yr	$138,000/yr
Property Tax + Insurance	$43,572/yr	$43,572/yr
HOA (5 × $50/mo)	$3,000/yr	$3,000/yr
Management + Maintenance (8%)	$9,264/yr	$11,040/yr
Est. NOI	**$59,964/yr**	**$80,388/yr**
Est. Cap Rate	**4.80%**	**6.43%**

Pro forma assumes all five units re-lease at $2,300/mo, above the community's current highest in-place rent ($2,200/mo on Unit K) — treat as an aspirational ceiling, not an in-place figure. Estimated NOI assumes an 8% combined management/maintenance factor on gross rent, plus actual property tax, insurance, and HOA. Figures are estimates for marketing purposes only — buyer to independently verify all income, expenses, and returns.

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