



INVESTMENT OVERVIEW

4117 Kewanee Street #A/B, Houston, Texas, 77051

Luxury New Construction Duplex Near Texas Medical Center | High Rental Potential

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 **LIST PRICE**

\$530,000

 **PROPERTY DETAILS**

Property Type: Multifamily Duplex

Units: 2

Building Size: 2,908 SF

Lot Size: 5,000 SF

Year Built: 2026

 **EXECUTIVE SUMMARY**

This newly constructed duplex offers an excellent opportunity for investors seeking strong cash flow and long-term appreciation in one of Houston's growing neighborhoods. The property performs well as a traditional long-term rental while also offering attractive upside as a short-term rental due to Houston's strong demand from medical, business, and relocation travelers.

INCOME POTENTIAL

Long-Term Rental Strategy

- **Monthly Rent (per unit): \$2,195**
 - **Total Monthly Income: \$4,390**
 - **Annual Gross Income: \$52,680**
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OPERATING EXPENSES

Property Taxes

- **Property Taxes: \$9,011/year**

Estimated Expenses

- **Insurance: \$2,500/year**
- **Maintenance (8%): \$4,214/year**
- **Vacancy (5%): \$2,634/year**
- **Property Management (8%): \$4,214/year**

Total Expenses

\$22,573/year

NET OPERATING INCOME (NOI)

Annual Gross Income: \$52,680

Less Operating Expenses: \$22,573

NOI

\$30,107/year

PROJECTED RETURNS

Cap Rate

5.68%

(NOI ÷ Purchase Price)

GRM (Gross Rent Multiplier)

10.06

(Purchase Price ÷ Annual Gross Income)

Price per Unit

\$265,000

★ INVESTMENT HIGHLIGHTS

- Brand-new duplex requiring minimal near-term maintenance
 - Strong rental demand in Houston's rapidly growing South Loop area
 - Two spacious income-producing units
 - Excellent opportunity for house hacking or full investment
 - Modern finishes attract high-quality tenants
 - Strong appreciation potential driven by nearby redevelopment
 - Flexible exit strategies including resale, long-term rental, or Airbnb
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🚀 INVESTMENT EDGE

- Stable long-term cash flow with market-supported rents
 - Opportunity to increase returns through short-term rentals
 - New construction minimizes unexpected capital expenditures
 - Houston's affordable housing market continues attracting new residents
 - Ideal investment for first-time and experienced investors alike
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🏠 SHORT-TERM RENTAL (AIRBNB) STRATEGY

💰 Projected Nightly Rate

Up to \$180/night (per unit)

🏠 Full Duplex Potential (2 Units Combined)

Conservative (50% Occupancy)

- Nights Booked: **30 nights/month**
- Monthly Revenue: **~\$5,400**
- Annual Revenue: **~\$64,800**

Moderate (65% Occupancy)

- Nights Booked: **39 nights/month**
- **Monthly Revenue: ~\$7,020**
- **Annual Revenue: ~\$84,240**

High Performance (75% Occupancy)

- Nights Booked: **45 nights/month**
- **Monthly Revenue: ~\$8,100**
- **Annual Revenue: ~\$97,200**

★ WHY THIS WORKS FOR AIRBNB

- Convenient access to the **Texas Medical Center, NRG Stadium, Downtown Houston, and the Museum District**
- Strong year-round demand from healthcare professionals, business travelers, contractors, and visiting families
- Duplex layout allows multiple booking strategies, including renting each unit separately or accommodating larger groups
- New construction with modern amenities commands premium nightly rates and lower maintenance costs
- Houston's diverse economy and consistent visitor traffic support steady short-term rental occupancy throughout the year
- Multiple income strategies provide flexibility to adapt to changing market conditions and maximize returns.



