



INVESTMENT OVERVIEW

4804 Carmen Street #A-B, Houston, Texas, 77033

Brand-New Duplex | 2×3BR Units | Turnkey Investment | Houston Opportunity Zone

Wale Lawal

Real Estate Broker & Advisor

The Networth Builders Team

Brokered By: LPT Realty

Cell: 832-776-9582

Email: Wale@NetworthBuilders.com

 **LIST PRICE**

\$469,900

 **PROPERTY DETAILS**

Property Type:

Duplex

Units:

2

Bedrooms:

6 Total

Bathrooms:

5 Total

Building Size:

2,600 SF

Lot Size:
5,100 SF

Year Built:
2026

Parking:
4 Spaces

Condition:
Brand New

EXECUTIVE SUMMARY

This newly built duplex offers investors an opportunity to generate stable long-term rental income while maintaining the flexibility to pursue a higher-income short-term rental strategy. Located in Houston's growing southeast market, the property is well-positioned for both cash flow and long-term appreciation.

INCOME POTENTIAL

Long-Term Rental Strategy

- Monthly Rent (per unit): \$1,953
 - Total Monthly Income: \$3,906
 - Annual Gross Income: \$46,872
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OPERATING EXPENSES

- Property Taxes: \$9,398/year
- Insurance: \$2,300/year (*estimated*)
- Maintenance (8%): \$3,750/year
- Vacancy (5%): \$2,344/year
- Property Management (8%): \$3,750/year

 Total Expenses: \$21,542/year








NET OPERATING INCOME (NOI)

 NOI: \$25,330/year

PROJECTED RETURNS

- Cap Rate: 5.39%
 - GRM (Gross Rent Multiplier): 10.03
 - Price per Unit: \$234,950
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INVESTMENT HIGHLIGHTS

-  Brand-new duplex requiring minimal maintenance
 -  Two income-producing units
 -  Strong long-term rental demand
 -  Opportunity to house hack or lease both units
 -  Attractive entry price for Houston multifamily investors
 -  Potential appreciation in a growing Houston neighborhood
 -  Suitable for both first-time and experienced investors
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INVESTMENT EDGE

- Consistent rental income with strong cash flow potential.
 - Multiple exit strategies including buy-and-hold, short-term rental, or owner-occupancy.
 - New construction helps reduce unexpected repair costs.
 - Houston continues to experience strong population and employment growth, supporting rental demand.
 - Opportunity to increase returns through furnished or mid-term rental strategies.
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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

- ✓ Two fully independent units maximize booking flexibility.
- ✓ Houston attracts business travelers, medical professionals, sports fans, and event visitors throughout the year.
- ✓ Ability to rent one or both units based on demand.
- ✓ New construction appeals to guests seeking modern accommodations.
- ✓ Potential for significantly higher gross income compared to traditional leasing.
- ✓ Flexible investment strategy with options for short-, mid-, or long-term rentals depending on market conditions.



