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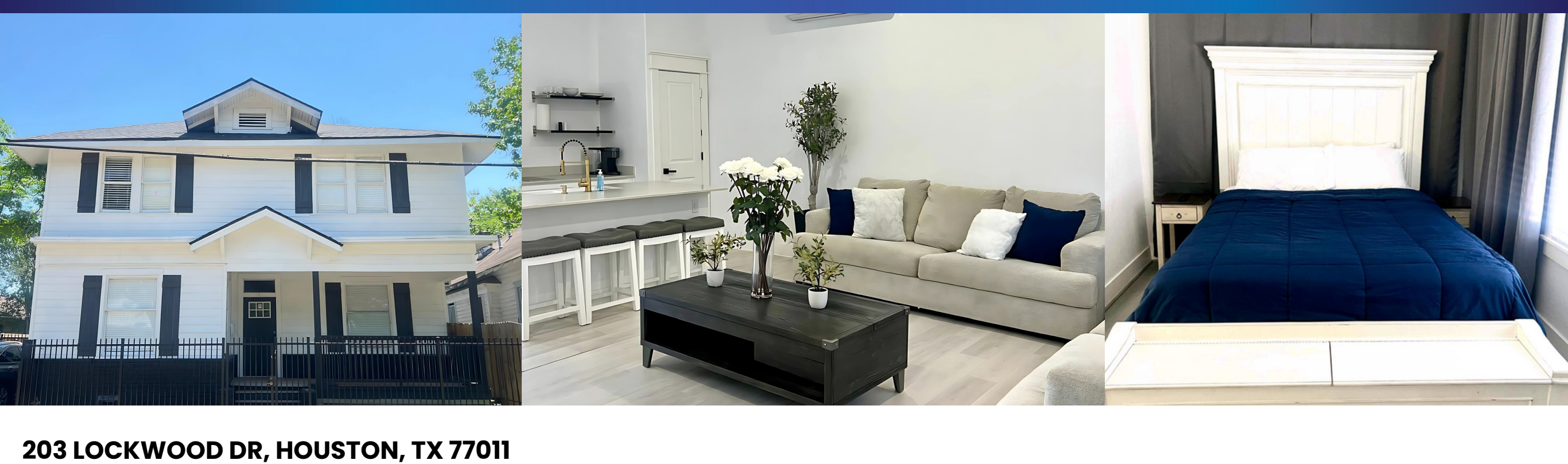
PORTFOLIO OVERVIEW

A CURATED 9-DOOR INVESTMENT PACKAGE STRATEGICALLY LOCATED IN HOUSTON AND BAYTOWN, TEXAS. THIS PORTFOLIO OFFERS A MIX OF MULTI-FAMILY AND SINGLE-FAMILY RENTAL ASSETS, PROVIDING BOTH CASH FLOW STABILITY AND LONG-TERM APPRECIATION POTENTIAL.

- TOTAL UNITS: 9
- PROPERTY TYPES: MULTI-FAMILY & SINGLE-FAMILY
- LOCATIONS: HOUSTON (EAST END, SECOND WARD, EASTWOOD) & BAYTOWN, TX
- INVESTMENT PROFILE: INCOME-PRODUCING WITH STRONG RENTAL DEMAND, VALUE-ADD OPPORTUNITIES, AND POSITIONED IN GENTRIFYING NEIGHBORHOODS.

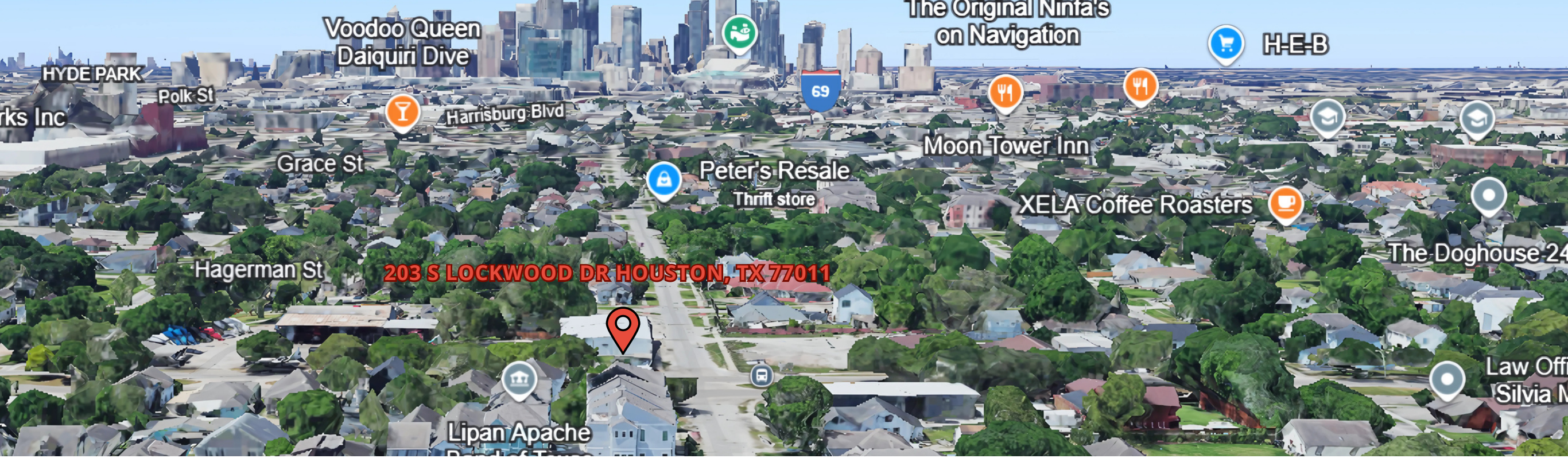
INVESTMENT HIGHLIGHTS

- **9 DOORS ACROSS 5 PROPERTIES** – DIVERSIFIED RISK & MULTIPLE INCOME STREAMS
- **STABILIZED CASH FLOW** – CURRENT RENTS SUPPORT STEADY NOI WITH UPSIDE GROWTH
- **HOUSTON & BAYTOWN MARKETS** – STRONG ECONOMIC DRIVERS, GENTRIFYING NEIGHBORHOODS, AND HIGH RENTAL DEMAND
- **VALUE-ADD UPSIDE** – RENOVATION, REPOSITIONING, OR AIRBNB POTENTIAL
- **STRATEGIC LOCATIONS** – MINUTES FROM EMPLOYMENT HUBS, SCHOOLS, HIGHWAYS, AND DOWNTOWN HOUSTON



203 LOCKWOOD DR, HOUSTON, TX 77011

- **TYPE:** MULTI-FAMILY (4-PLEX)
- **UNITS:** 4
- **BLDG SIZE:** 2,115 SF | **LOT:** 5,702 SF
- **PARKING:** 8 SPACES
- **CONDITION:** FULLY REMODELED 2023 – EXCELLENT CONDITION
- **HIGHLIGHTS:**
 - SITTING IN A COMMERCIAL LOT
 - WALKING AND BIKING DISTANCE FROM **EAST RIVER PROJECT – 100 ACRES OF URBAN TRANSFORMATION**
 - FLEXIBLE LAYOUT FOR LONG-TERM OR AIRBNB RENTALS
 - HIGH ROI POTENTIAL IN AN APPRECIATING CORRIDOR



PROPERTY HIGHLIGHTS:

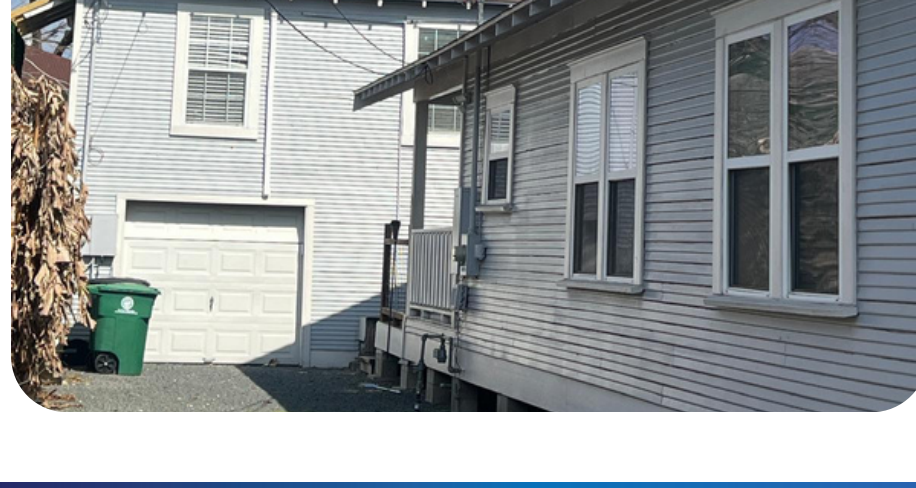
Prime Location: Situated in the vibrant Oak Lawn neighborhood, this property is just minutes away from downtown Houston, offering quick access to major business districts, cultural landmarks, and entertainment venues. The convenient proximity to major highways makes commuting simple, enhancing the appeal for potential tenants.

Spacious and Flexible Layout: The property offers 2,115 sq. ft. of living space on a 5,702 sq. ft. lot, providing ample room for modifications that could increase rental value—whether through unit separations, remodeling, or additional amenities. This size gives you the freedom to create a profitable rental property or a multi-unit complex.

Income-generating: The spacious layout of 4-Plex Units offers flexibility for multiple rental units. This presents an opportunity to generate multiple income streams, whether through long-term tenants, roommates, or short-term stays like Airbnb.

High ROI Potential: With a growing demand for housing in the area, spurred by the ongoing gentrification and urban development of Oak Lawn, this property is poised to benefit from both short-term rental returns and long-term property appreciation.





4117 RUSK ST, HOUSTON, TX 77023

- ✓ BEAUTIFUL 2BEDS AND 2BATHS WITH A 1600 SQFT.
- ✓ LOCATED IN HOUSTON'S GROWING EAST DOWNTOWN (EADO), WITH EASY ACCESS TO DOWNTOWN.
- ✓ BONUS ADU-BACK UNIT FOR RENTAL INCOME.
- ✓ LOCATED ON A MAJOR ROAD THAT CAN BE CONSIDERED COMMERCIAL.
- ✓ IDEAL FOR FUTURE GROWTH WITH NEARBY EAST RIVER DEVELOPMENT.

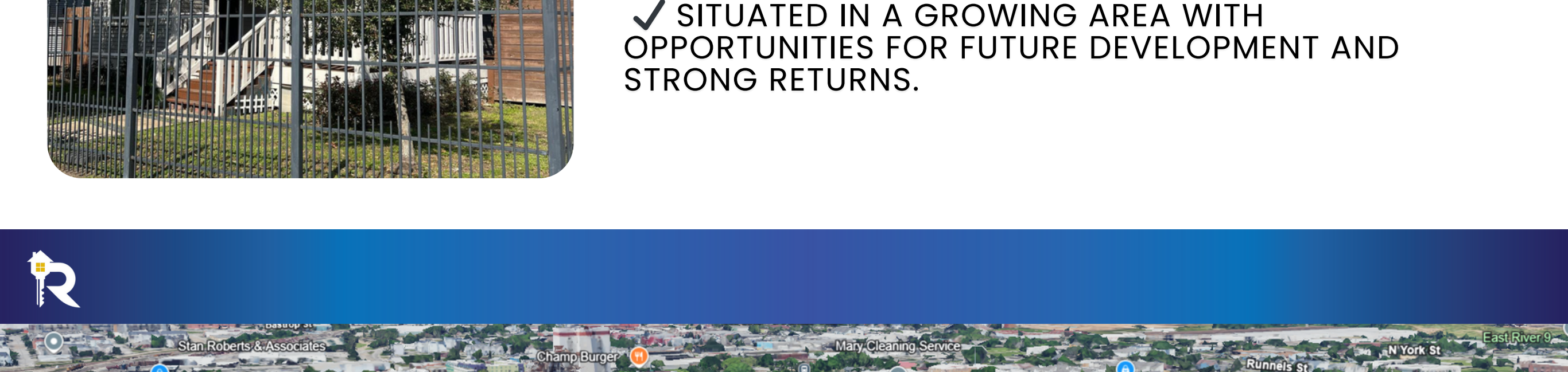




4121 RUSK ST, HOUSTON, TX 77023

- ✓ SPACIOUS 3 BEDS, 2 BATHS WITH A 1,267 SQ. FT.
- ✓ IDEAL FOR INVESTORS LOOKING FOR GROWTH OPPORTUNITIES IN A HIGH-DEMAND AREA.
- ✓ CORNER LOT IN HOUSTON'S DESIRABLE EAST END.
- ✓ EXCELLENT VISIBILITY AND EASY ACCESS TO MAJOR SELLING POINTS AND EAST DOWNTOWN HOUSTON.
- ✓ SITUATED IN A GROWING AREA WITH OPPORTUNITIES FOR FUTURE DEVELOPMENT AND STRONG RETURNS.





INVESTMENT OVERVIEW

HIGH-VISIBILITY COMMERCIAL – LOCATED ON RUSK STREET, A BUSTLING COMMERCIAL CORRIDOR, THESE PROPERTIES OFFER PRIME EXPOSURE WITH SIGNIFICANT FOOT AND VEHICLE TRAFFIC—IDEAL FOR BUSINESSES AND OFFICE SPACES.

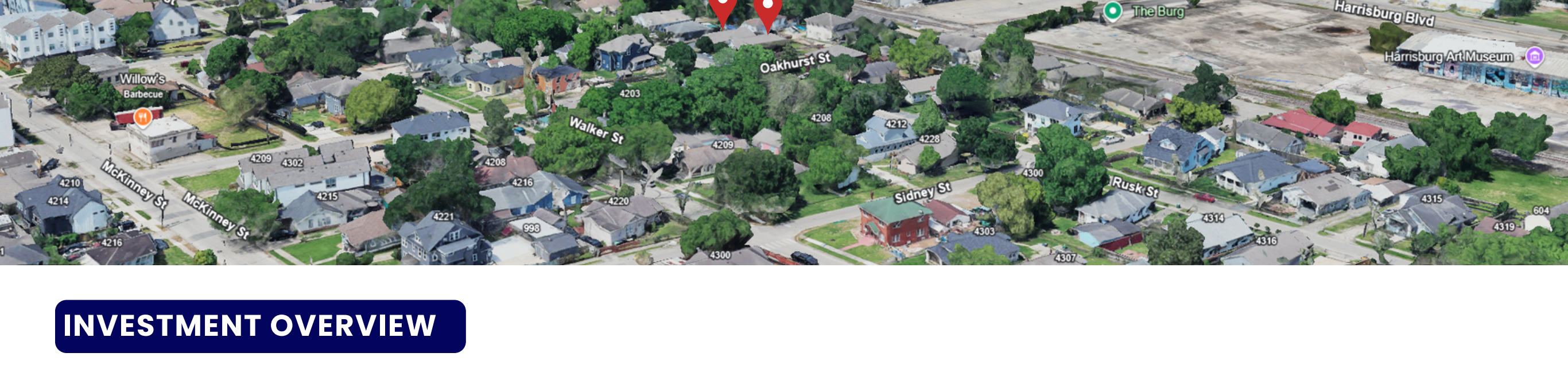
PROXIMITY TO EAST RIVER DEVELOPMENT—JUST MOMENTS FROM THE TRANSFORMATIVE EAST RIVER PROJECT, A MIXED-USE DEVELOPMENT BRINGING NEW RETAIL, DINING, AND OFFICE SPACES, ENHANCING LONG-TERM GROWTH POTENTIAL.

VERSATILE ZONING FOR BUSINESS & OFFICES— ZONED FOR A VARIETY OF COMMERCIAL USES, OFFERING FLEXIBILITY FOR RETAIL, OFFICES, OR MIXED-USE DEVELOPMENT, MAKING IT A PRIME LOCATION FOR BUSINESSES.

NEAR RIVER OAKS— LOCATED NEAR THE PRESTIGIOUS RIVER OAKS NEIGHBORHOOD, BLOCKS AWAY FROM HOUSTON EXPANDING CONVENTION CENTER COMING SOON! OFFERING ACCESS TO A HIGH-NET-WORTH CLIENT BASE AND UPSCALE MARKET.

CONVENIENT ACCESS TO MAJOR HIGHWAYS— QUICK ACCESS TO I-45 AND HWY 59, WITH EASY CONNECTIONS TO DOWNTOWN, ENSURING GREAT VISIBILITY AND ACCESSIBILITY FOR EMPLOYEES, CLIENTS, AND VISITORS.





WHY INVEST IN TEXAS?

- **NO STATE INCOME TAX** – TEXAS IS ONE OF THE FEW STATES WITH NO PERSONAL OR CORPORATE INCOME TAX, MAKING IT AN ATTRACTIVE DESTINATION FOR BUSINESSES AND INDIVIDUALS.
- **PRO-BUSINESS POLICIES** – TEXAS HAS BEEN RANKED AS THE BEST STATE FOR BUSINESS FOR 20 CONSECUTIVE YEARS BY CHIEF EXECUTIVE MAGAZINE.
- **INCENTIVES & GRANTS** – PROGRAMS SUCH AS THE TEXAS ENTERPRISE FUND (TEF) AND SKILLS DEVELOPMENT FUND HELP BUSINESSES GROW AND EXPAND.



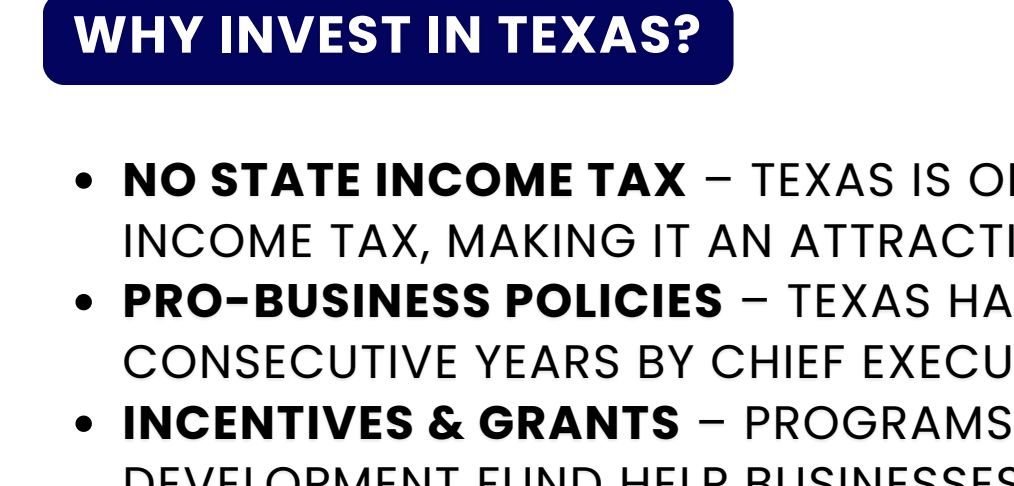
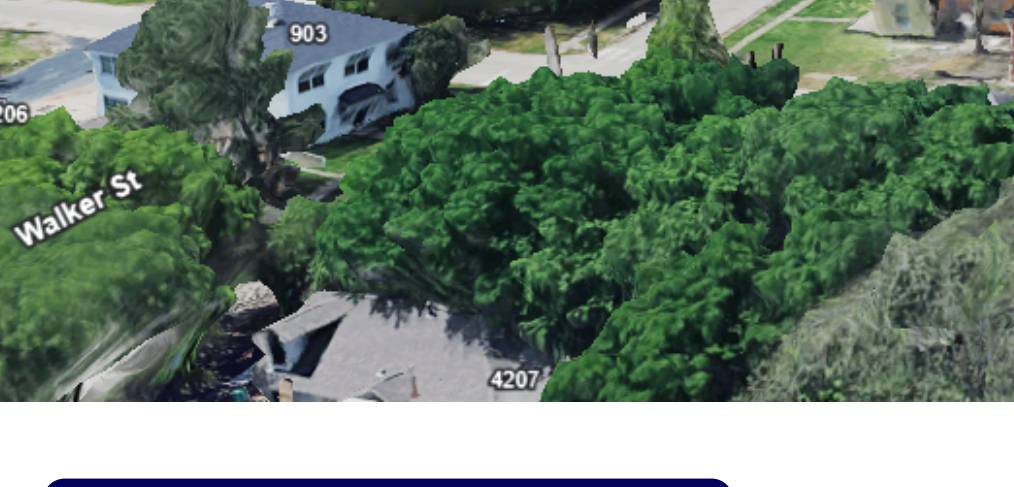


2814 BROAD STREET, BAYTOWN, TX, 77521

- TYPE OF PROPERTY: **SINGLE-FAMILY HOME**
- FEATURES **2 BEDS & 1BATH**
- LOT SIZE: **3049 SQFT.**
- BUILT IN **1982**

THIS PROPERTY HAS A PLENTY OF OUTDOOR POTENTIAL. THE HOME FEATURES A COZY AND FUNCTIONAL LAYOUT, MAKING IT PERFECT FOR SMALL FAMILIES, COUPLES, OR FIRST-TIME BUYERS. WITH A WELL-MAINTAINED INTERIOR AND ROOM FOR CUSTOMIZATION, THIS PROPERTY OFFERS GREAT OPPORTUNITIES FOR GROWTH. IT'S CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, SCHOOLS, AND MAJOR HIGHWAYS, PROVIDING EASY ACCESS TO SURROUNDING AREAS. A FANTASTIC OPTION FOR THOSE SEEKING AN AFFORDABLE AND COMFORTABLE HOME IN A PRIME LOCATION.





7331 EAST STREET, BAYTOWN, TX, 77521

- TYPE OF PROPERTY: **SINGLE-FAMILY HOME**
- FEATURES **2 BEDS & 1BATH**
- LOT SIZE: **3049 SQFT.**
- BUILT IN **1982**

WITH POTENTIAL FOR OUTDOOR USE OR EXPANSION. BUILT IN 1948, IT FEATURES A COZY LAYOUT IDEAL FOR SMALL FAMILIES OR FIRST-TIME BUYERS. CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, SCHOOLS, AND MAJOR HIGHWAYS, IT'S A GREAT OPPORTUNITY FOR THOSE SEEKING COMFORT AND CONVENIENCE IN BAYTOWN.





INVESTMENT OVERVIEW

HIGH-VISIBILITY LOCATION ON BROAD STREET- LOCATED ON BROAD STREET, ONE OF BAYTOWN'S MAIN COMMERCIAL CORRIDORS, THIS PROPERTY OFFERS PRIME EXPOSURE WITH HIGH FOOT AND VEHICLE TRAFFIC, MAKING IT AN IDEAL LOCATION FOR BUSINESSES, OFFICES, OR RETAIL VENTURES.

STRATEGICALLY POSITIONED ALONG GALVESTON BAY AND JUST 30 MINUTES FROM DOWNTOWN HOUSTON, BAYTOWN HAS QUIETLY BECOME ONE OF **TEXAS'S FASTEST-RISING SHORT-TERM RENTAL MARKETS**. FUELED BY RAPID INDUSTRIAL EXPANSION, CORPORATE TRAVELER DEMAND FROM EXXONMOBIL AND CHEVRON FACILITIES, AND A GROWING NUMBER OF WATERFRONT LEISURE PROPERTIES, BAYTOWN COMBINES STEADY OCCUPANCY WITH AFFORDABLE ACQUISITION COSTS—A RARE FORMULA FOR HIGH AIRBNB YIELD. INVESTORS ARE CAPITALIZING ON THE CITY'S DUAL-MARKET ADVANTAGE: CONSISTENT WEEKDAY BOOKINGS FROM BUSINESS CONTRACTORS AND STRONG WEEKEND TRAFFIC FROM RECREATIONAL VISITORS EXPLORING THE BAYTOWN NATURE CENTER, HOUSTON RACEWAY PARK, AND NEARBY KEMAH BOARDWALK. WITH STRONG INFRASTRUCTURE, PROXIMITY TO MAJOR EMPLOYMENT HUBS, AND EXPANDING WATERFRONT REDEVELOPMENT PLANS, BAYTOWN IS EMERGING AS A HIGH-RETURN POCKET IN THE GREATER HOUSTON AIRBNB ECOSYSTEM—A MARKET WHERE SMART INVESTORS ARE GETTING IN EARLY.

PROXIMITY TO MAJOR INDUSTRIAL HUBS & PORT ACCESS- SITUATED JUST MINUTES FROM BAYTOWN'S INDUSTRIAL AREAS AND THE PORT OF HOUSTON, THIS LOCATION IS IN CLOSE PROXIMITY TO KEY MANUFACTURING, LOGISTICS, AND ENERGY SECTORS, POSITIONING IT PERFECTLY FOR BUSINESS EXPANSION AND LONG-TERM GROWTH.

NEAR ESTABLISHED RESIDENTIAL AND BUSINESS AREAS- THIS PROPERTY IS STRATEGICALLY LOCATED NEAR BOTH RESIDENTIAL NEIGHBORHOODS AND ESTABLISHED BUSINESS DISTRICTS, OFFERING ACCESS TO A DIVERSE CUSTOMER BASE AND HIGHER-INCOME RESIDENTS, IDEAL FOR BUSINESSES CATERING TO BOTH LOCAL AND REGIONAL MARKETS.

EASY ACCESS TO MAJOR HIGHWAYS AND DOWNTOWN HOUSTON- WITH QUICK ACCESS TO I-10, I-45, AND HIGHWAY 146, THIS PROPERTY OFFERS SEAMLESS CONNECTIONS TO DOWNTOWN HOUSTON AND KEY REGIONAL DESTINATIONS, PROVIDING EXCELLENT ACCESSIBILITY FOR EMPLOYEES, CLIENTS, AND VISITORS.

