

720 Memorial Mews, Houston, TX 77079

Four-Unit Investment Opportunity | Energy Corridor

Price: \$689,000



Investment Highlights:

- 4 units: (2) 2BR/2BA and (2) 3BR/2BA
- Fully leased with in-place tenants
- NOI: \$42,100 | Cap Rate: 6.11%
- Professionally maintained (5+ years)
- Updated interiors: granite, stainless, hard-surface flooring
- Fireplaces, double-pane windows
- Katy ISD | Adjacent to Terry Hershey Park trails

Rent Roll

Unit	Type	Status	Notes
Unit 1	2BR/2BA	Leased	
Unit 2	2BR/2BA	Leased	
Unit 3	3BR/2BA	Leased	
Unit 4	3BR/2BA	Leased	

Well-maintained four-unit townhome investment in Houston's Energy Corridor near Terry Hershey Park. Property offers strong in-place income, updated interiors, and long-term ownership oversight. All units feature modern finishes and low-maintenance flooring. Offered fully occupied; do not disturb tenants.