



INVESTMENT OVERVIEW

6710 Kassarine Pass #A/B, Houston, Texas, 77033

New Construction Duplex | Turnkey Investment Opportunity | Houston

Wale Lawal

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 LIST PRICE

\$499,900

 PROPERTY DETAILS

Year Built:

2025

Stories:

1

Building Size:

2,542 SF

Lot Size:

7,405 SF

Property Type:

Duplex

Number of Units:

2

Bedrooms:

3 per unit

Bathrooms:

2 per unit

Total Bedrooms:

6

Total Bathrooms:

4

Parking:

Driveway

Construction:

New Construction

EXECUTIVE SUMMARY

This newly constructed duplex in Houston offers investors a turnkey opportunity with strong rental demand and modern construction. With two income-producing units, the property provides excellent flexibility for long-term rentals, mid-term rentals, or Airbnb (where permitted), making it an attractive option for both cash flow and long-term appreciation.

INCOME POTENTIAL

Long-Term Rental Strategy

- Monthly Rent (per unit): **\$2,175**
 - Total Monthly Income: **\$4,350**
 - Annual Gross Income: **\$52,200**
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OPERATING EXPENSES

- Property Taxes: **\$8,483/year**
- Insurance: **\$2,000/year**
- Maintenance (8%): **\$4,176/year**
- Vacancy (5%): **\$2,610/year**
- Property Management (8%): **\$4,176/year**

 Total Expenses:

\$21,445/year

 NET OPERATING INCOME (NOI)








 NOI:

\$30,755/year

 PROJECTED RETURNS

- Cap Rate: 6.16%
 - GRM (Gross Rent Multiplier): 9.56
 - Price per Unit: \$249,500
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 INVESTMENT HIGHLIGHTS

-  Brand-new construction with minimal maintenance.
 -  Two income-producing units provide diversified rental income.
 -  Strong Houston rental market with consistent tenant demand.
 -  Ideal for buy-and-hold investors seeking steady cash flow.
 -  Excellent candidate for house hacking or multigenerational living.
 -  Modern finishes help attract quality tenants and command premium rents.
 -  Long-term appreciation potential in a growing Houston neighborhood.
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 INVESTMENT EDGE

- Strong cash-flow potential from two separate units.
 - Lower maintenance costs due to new construction.
 - Multiple exit strategies including long-term rental, mid-term rental, Airbnb (subject to local regulations), or resale.
 - Attractive cap rate with stable rental income.
 - Great opportunity for both first-time and experienced investors.
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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: ~\$54,000

Moderate (65% Occupancy)

- Monthly Revenue: ~\$5,850
- Annual Revenue: ~\$70,200

High Performance (75% Occupancy)

- Monthly Revenue: ~\$6,750
 - Annual Revenue: ~\$81,000
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★ WHY THIS WORKS FOR AIRBNB

- 🏠 Entire duplex can accommodate larger families and groups.
- ✈️ Convenient access to Downtown Houston, the Texas Medical Center, and major highways.
- 📊 Houston enjoys year-round demand from business travelers, medical visitors, sporting events, and family travel.
- 🗝️ Dual-unit layout allows flexible booking strategies to maximize occupancy.
- 🔑 Brand-new construction, modern interiors, and low maintenance enhance guest satisfaction and reduce operating costs.
- 💰 Potential for significantly higher gross revenue than traditional long-term rentals, depending on occupancy, local regulations, and management quality.



