



# INVESTMENT OVERVIEW

**4314 Stassen St, Houston, TX 77051**

Cash-Flowing Duplex | Stabilized Asset | Houston Investment Deal

**Wale Lawal**

Real Estate Broker & Advisor

The Networth Builders Team

Brokered By: LPT Realty

**Cell: 832-776-9582**

**Email: [Wale@NetworthBuilders.com](mailto:Wale@NetworthBuilders.com)**

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 LIST PRICE

**\$459,000**

 PROPERTY DETAILS

- Units: 2
- Unit Mix: 3 Bed / 2 Bath EACH
- Building Size: 2,420 SF
- Lot Size: 5,048 SF
- Year Built: 2025 (New Construction)
- Stories: 1
- Parking: Private driveways

- Condition: Brand New
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## EXECUTIVE SUMMARY

Strong cash-flowing duplex opportunity in a growing Houston submarket. With solid long-term rental income and strong upside through Airbnb optimization, this property offers flexibility for investors seeking both stability and scalability.

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## INCOME POTENTIAL

### Long-Term Rental Strategy

- Monthly Rent (per unit): \$2,075
  - Total Monthly Income: \$4,150
  - Annual Gross Income: \$49,800
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## OPERATING EXPENSES

- Property Taxes: \$7,683/year
- Insurance: \$1,800/year (*estimated*)
- Maintenance (8%): \$3,984
- Vacancy (5%): \$2,490
- Property Management (8%): \$3,984

 **Total Expenses: \$19,941/year**

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### NET OPERATING INCOME (NOI)

 **NOI: \$29,859/year**

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## PROJECTED RETURNS

- Cap Rate: ~6.5%
  - GRM: 9.22
  - Price per Unit: \$229,500
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## INVESTMENT HIGHLIGHTS

- Turnkey rental income with strong rent comps
- Dual-income streams (2 units) reduce risk
- Attractive cap rate for Houston market


- Airbnb-ready layout for higher yield potential
  - Scalable for BRRRR or portfolio expansion
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### INVESTMENT EDGE

This deal stands out because it offers **immediate cash flow + short-term rental upside**, allowing investors to pivot strategies based on market conditions.

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### SHORT-TERM RENTAL (AIRBNB) STRATEGY

 Projected Nightly Rate:  
Up to **\$150 per night (per unit)**

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### 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

- Houston has consistent demand from business travelers, medical visitors, and short-term relocations
- Duplex setup allows **double booking potential**
- Flexible exit strategy (sell, rent, or hybrid)
- Strong revenue upside vs. long-term leasing



