



# INVESTMENT OVERVIEW

**422 E 41 St, Houston, TX 77022**

House Hack Ready Duplex | 6 Beds | New Build Houston Heights

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 LIST PRICE

**\$610,000**

 PROPERTY DETAILS

- Building Size: 2,984 SF
- Lot Size: 5,005 SF
- Year Built: 2025
- Number of Units: 2
- Stories: 1
- Construction: New Construction
- Parking: Paved / On-site

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## EXECUTIVE SUMMARY

Turnkey **duplex investment opportunity** in Houston offering strong dual-strategy potential: stable long-term cash flow + high-upside short-term rental performance.

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## INCOME POTENTIAL

### Long-Term Rental Strategy

- Monthly Rent (per unit): **\$2,135**
  - Total Monthly Income: **\$4,270**
  - Annual Gross Income: **\$51,240**
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## OPERATING EXPENSES

- Property Taxes: **\$10,211/year**
- Insurance: **\$1,800/year** (*estimated*)
- Maintenance (8%): **\$4,099**
- Vacancy (5%): **\$2,562**
- Property Management (8%): **\$4,099**

 **Total Expenses: \$22,771/year**

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## NET OPERATING INCOME (NOI)

 **NOI: \$28,469/year**

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## PROJECTED RETURNS

- Cap Rate: **4.67%**
  - GRM: **11.9**
  - Price per Unit: **\$305,000**
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## INVESTMENT HIGHLIGHTS


- ✓ Duplex = **2 income streams**
  - ✓ Strong Houston rental demand
  - ✓ Balanced **cash flow + appreciation play**
  - ✓ Flexible exit strategies (hold, Airbnb, or resale)
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## INVESTMENT EDGE

This deal stands out because it allows you to:

- Start with **stable long-term tenants**
  - Transition into **short-term rental for higher yield**
  - Hedge risk with **multiple income strategies**
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## SHORT-TERM RENTAL (AIRBNB) STRATEGY

 Projected Nightly Rate:  
Up to **\$200 per night (per unit)**

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## Full Duplex Potential (2 Units Combined)

- **Conservative (50% Occupancy)**
    - Monthly Revenue: ~\$6,000
    - Annual Revenue: ~\$72,000
  - **Moderate (65% Occupancy)**
    - Monthly Revenue: ~\$7,800
    - Annual Revenue: ~\$93,600
  - **High Performance (75% Occupancy)**
    - Monthly Revenue: ~\$9,000
    - Annual Revenue: ~\$108,000
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## WHY THIS WORKS FOR AIRBNB

- ✓ Houston has **year-round travel demand**
- ✓ Duplex layout = **double booking potential**
- ✓ Higher nightly rates significantly outperform long-term rents
- ✓ Scalable into a **short-term rental portfolio model**

