🏢 INVESTMENT OVERVIEW

9119 Henrietta Street #A & B, Houston, Texas, 77088
Turnkey New Duplex with Luxury Finishes | Houston

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💰 LIST PRICE

$489,900

🏗 PROPERTY DETAILS

Construction: New Construction

Property Type: Duplex

Number of Units: 2

Stories: 2

Bedrooms: 6 Total

Bathrooms: 5 Total

Parking:
More than two parking spaces

Roof:
Composition

Cooling:
Central Electric

Heating:
Natural Gas

Fireplace:
Yes

Laundry:
Washer/Dryer Connections

Utilities:

- Electricity
- Natural Gas
- Public Water

Backyard:
Private fenced yards

Appliances Included:

- Dishwasher
- Microwave
- Disposal
- Range/Oven

📌 EXECUTIVE SUMMARY

This newly built duplex offers an excellent opportunity for both buy-and-hold investors and short-term rental operators. With strong rental demand in Northwest Houston, the property provides stable cash flow through long-term rentals while also offering significant upside as a furnished short-term rental.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit): $1,898**
- **Total Monthly Income: $3,796**

- Annual Gross Income: $45,552

📊 OPERATING EXPENSES

- Property Taxes: $8,970/year
- Insurance: $2,300/year *(estimated)*
- Maintenance (8%): $3,644/year
- Vacancy (5%): $2,278/year
- Property Management (8%): $3,644/year

👉 Total Expenses: $20,836/year

🟢 NET OPERATING INCOME (NOI)

👉 NOI: $24,716/year

📈 PROJECTED RETURNS

- Cap Rate: 5.05%
- GRM: 10.75
- Price per Unit: $244,950

⭐ INVESTMENT HIGHLIGHTS

- ✅ Brand-new duplex with low maintenance costs
- ✅ Two income-producing units
- ✅ Strong long-term rental demand
- ✅ Opportunity to increase cash flow through furnished rentals
- ✅ Ideal for investors seeking passive income and appreciation
- ✅ Modern construction minimizes near-term capital expenditures

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🚀 INVESTMENT EDGE

- Strong cash-flow potential from two rental units
- Attractive entry price for a new construction duplex

- Located in a growing Houston submarket with continued housing demand
- Flexible exit strategy: hold, refinance, or owner-occupy one unit while renting the other
- Excellent candidate for both traditional and short-term rental strategies

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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**

⭐ WHY THIS WORKS FOR AIRBNB

- High-income potential compared to traditional leasing
- Two separate units allow hosting multiple groups simultaneously
- New construction appeals to guests seeking modern accommodations
- Houston's steady business travel, healthcare, and event demand supports year-round bookings
- Flexible rental strategy—operate both units as Airbnb or combine long- and short-term rentals to maximize returns
- Multiple income streams help reduce vacancy risk while increasing overall investment performance