



EASTWOOD

eastwoodrealty.com

2806 Rosewood St.

6 Bedroom 4 Bathroom Airbnb Property

Financial Summary

2806 Rosewood St. Houston, TX 77004

Airbnb Property



General

Price	\$749,000
Sale Type	Investment
Property Type	Single Family
Number of Units	3 (2 Units + Garage Apartment)
Lot Size	5,250 sqft

Construction

No. of Stories	2
Year Built	1940 / 2022
Design (Style)	Traditional
Building Size (sqft)	Unit 1: 1,367 sqft Unit 2: 1,367 sqft Garage Apartment: 617 sqft

Utility Expenses

Electric/Water/Dumpster	\$5,844.00
Internet	\$359.40
Lawn Care	\$600.00

Other Expenses

Insurance	\$6,297.00
Taxes	\$6,156.00
Airbnb service fees (3% listing fee)	\$2,488.53
Cleaning/Maid Services	\$15,048.00

Useful Links

[Property Site](#)
[Airbnb](#)

Rental Details

No. of Bedrooms	6
No. of Baths	4
Gross Living Area (sqft)	3,351
Annual Rent Income	\$86,085.10
Monthly Rent Income	\$7,173.76

Key Metrics

Building	Unit 1: 1,367 sqft Unit 2: 1,367 sqft Garage Apartment: 617 sqft
Cash Flow Per Sqft	\$26
Gross Cashflow (Annual)	\$86,085.10

NOI

Gross Monthly	\$7,173.76
Expenses Monthly	\$3,066.08
MONTHLY NOI	\$4,107.68
Gross Annual	\$86,085.10
Expenses Annually	\$36,792.93
ANNUAL NOI	\$49,292.17

Contact Us for Any Other Questions

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ELEGANCE AND COMFORT AT THE ROSEWOOD

Step into refined luxury with this exquisitely renovated 2,500 sq ft duplex, boasting six spacious bedrooms and four modern bathrooms. Just moments from downtown, this stylish haven features premium finishes, chic contemporary design, and an atmosphere that elevates every stay. Welcome to upscale living redefined near the heart of the city.





4.86 AIRBNB SUCCESS



Luxurious Living Space

From the gleaming hardwood floors to the sleek, open-concept layout, The Rosewood Residences is designed to impress. Each of the six bedrooms offers serene comfort, while four impeccably appointed bathrooms provide an indulgent experience. Everywhere you look, high-end craftsmanship and attention to detail create a glamorous yet inviting space perfect for relaxation or entertaining.

Prime Downtown Location

Enjoy the best of both worlds—with serene privacy in a boutique-style duplex and the vibrant energy of downtown just minutes away. Whether you're planning a leisurely stroll through trendy cafés or commuting to local hotspots, this location offers effortless access to urban conveniences while providing a peaceful retreat at day's end.





PROPERTY FEATURES



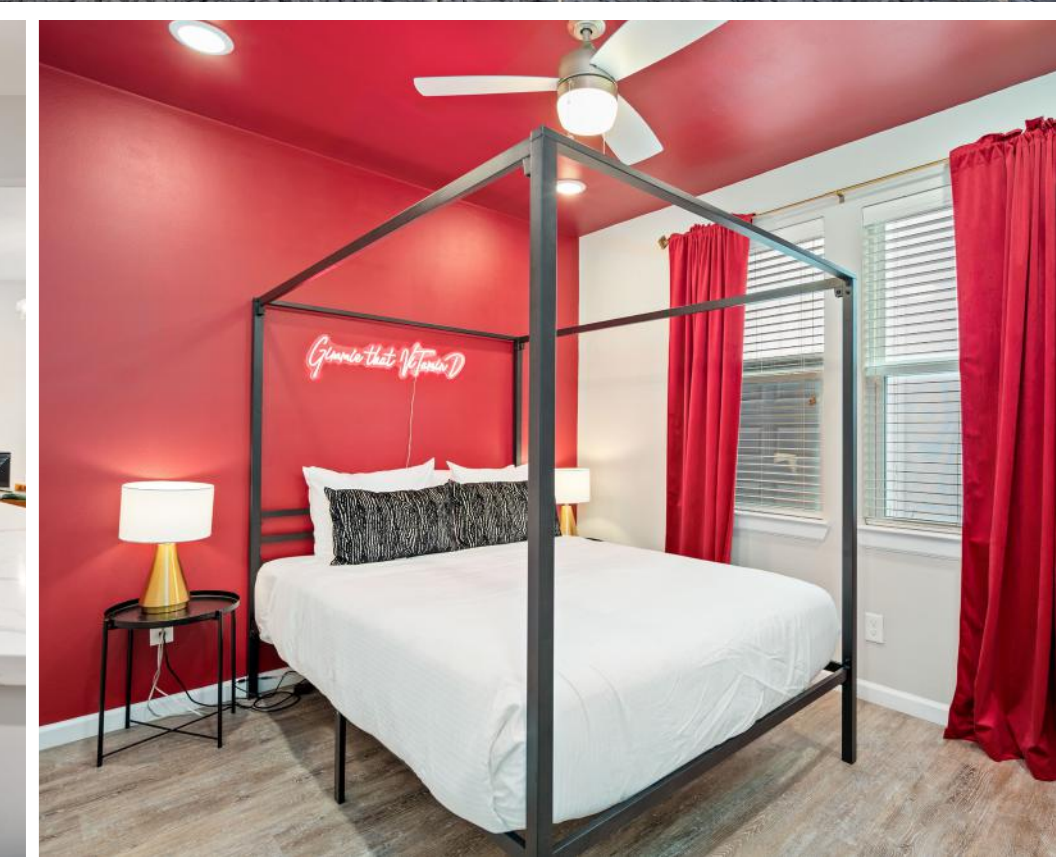
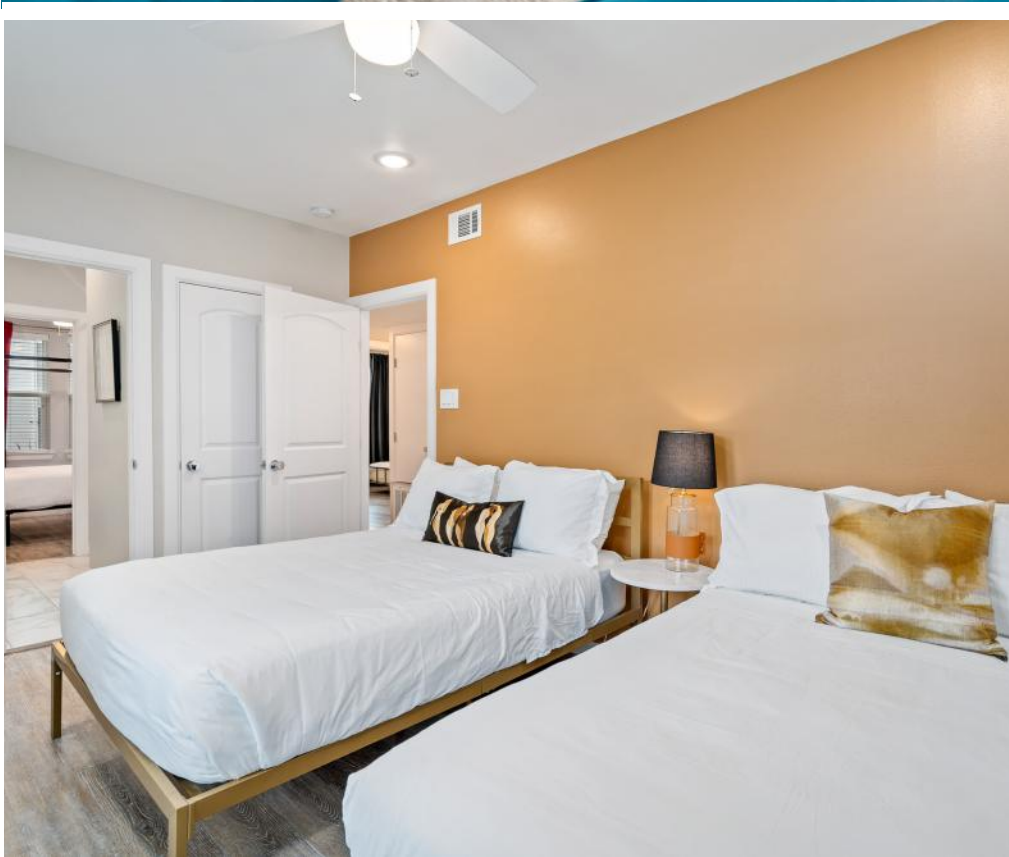
INVESTMENT

Potential

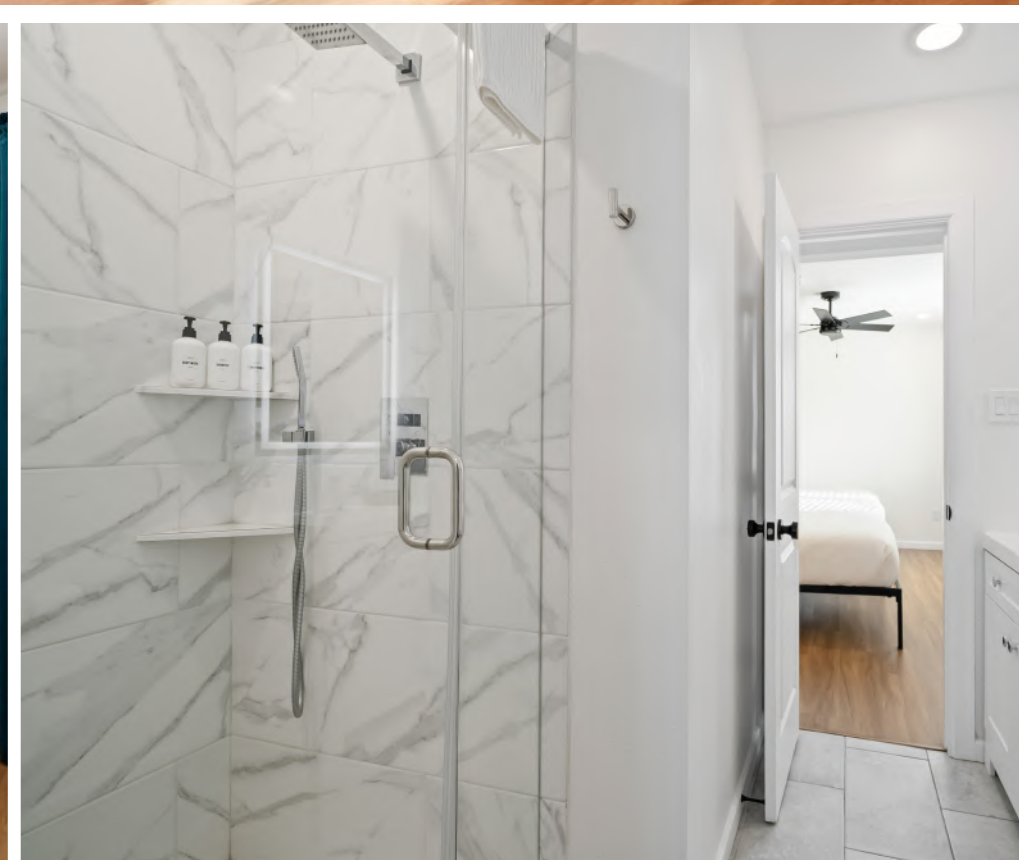
With its luxurious finishes, generous layout, and coveted downtown proximity, The Rosewood Residences offers outstanding appeal for both short-term rentals and long-term investment. Its modern elegance and prime location make it highly attractive to discerning guests and tenants alike—yielding strong occupancy potential and solid returns. Whether as a lucrative Airbnb listing or a stylish rental property, this duplex stands as a smart and sophisticated investment opportunity.

- Beautifully Renovated Duplex
- 6 Spacious Bedrooms
- 4 Modern Luxurious Bathrooms
- High-End Finishes
- Hardwood Floors
- Open Concept Layout
- Prime Location Near Downtown

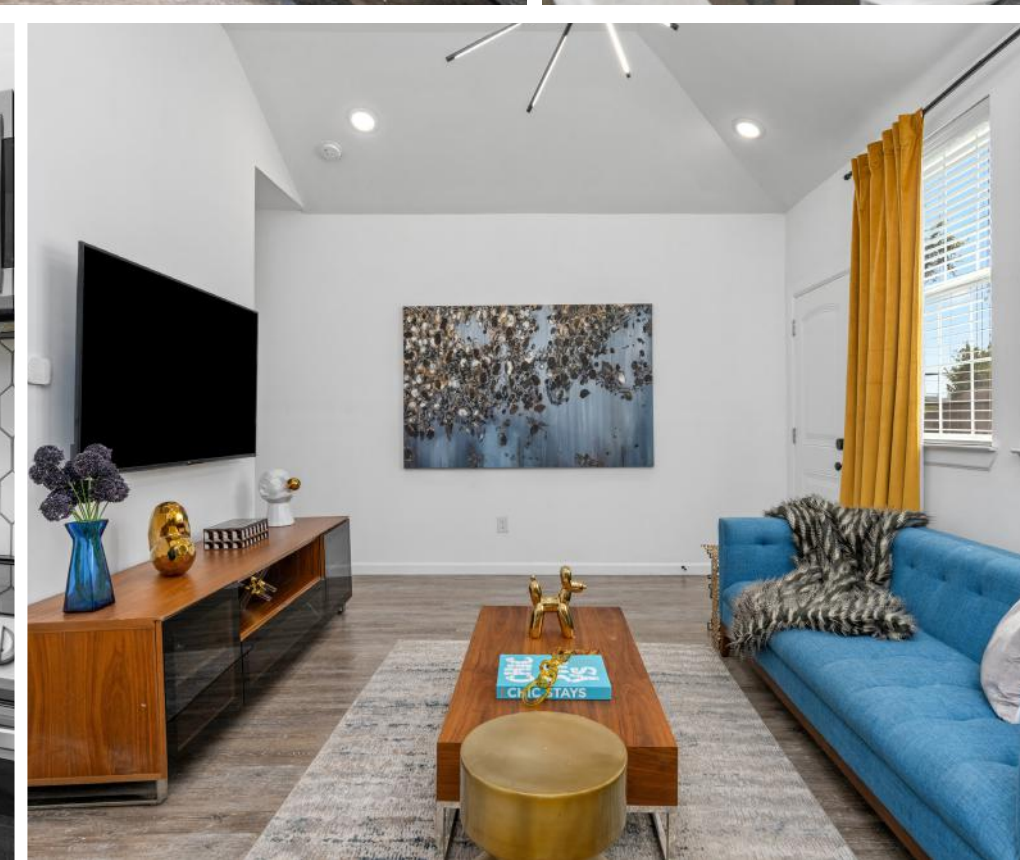
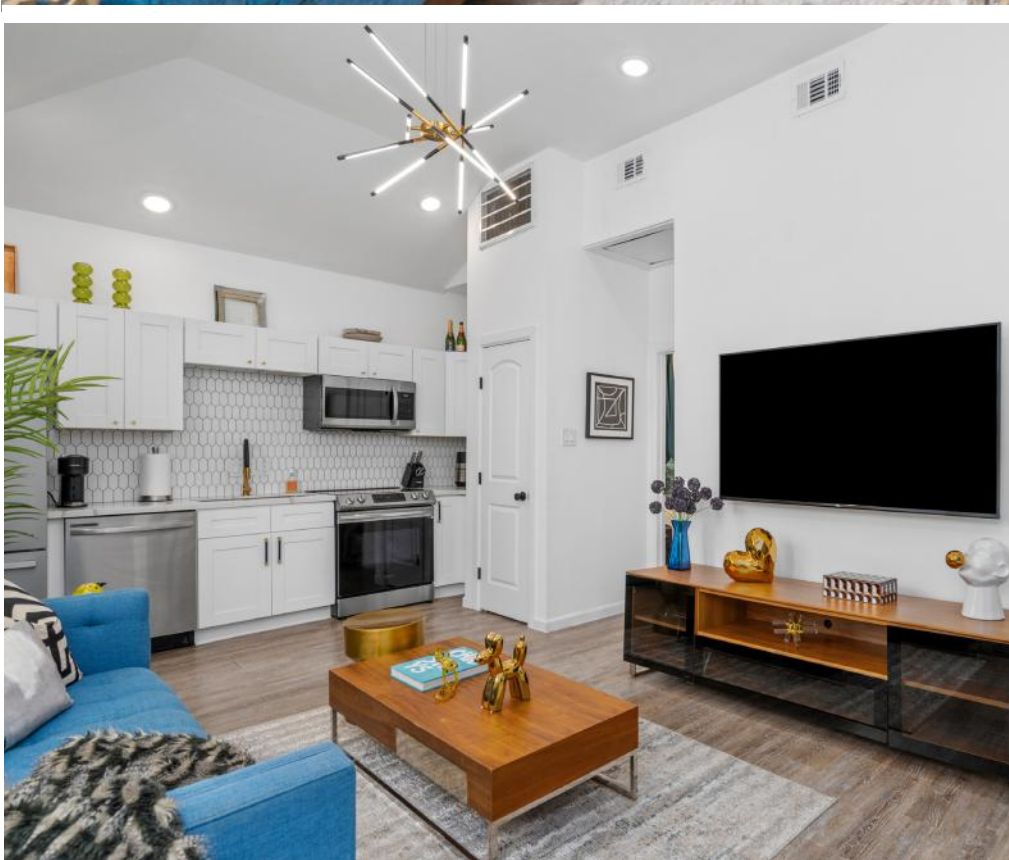
UNIT A



UNIT B

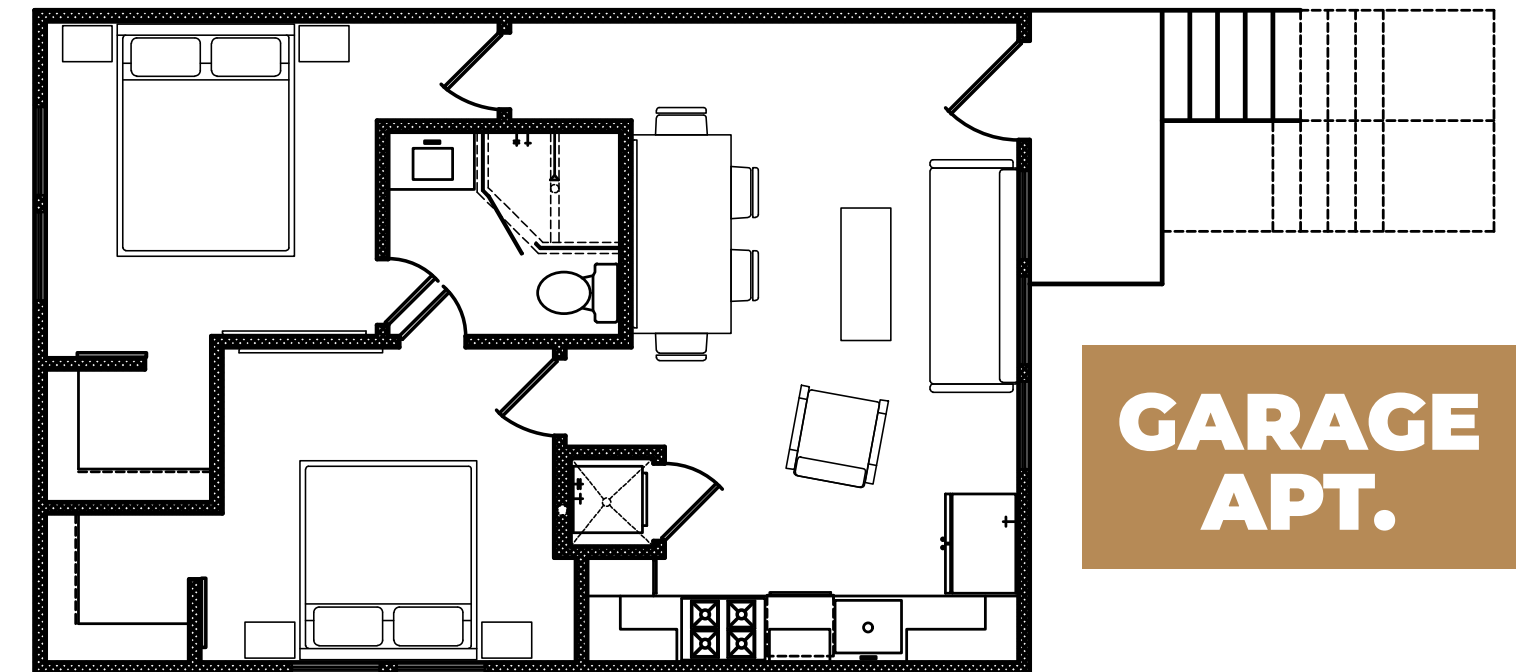
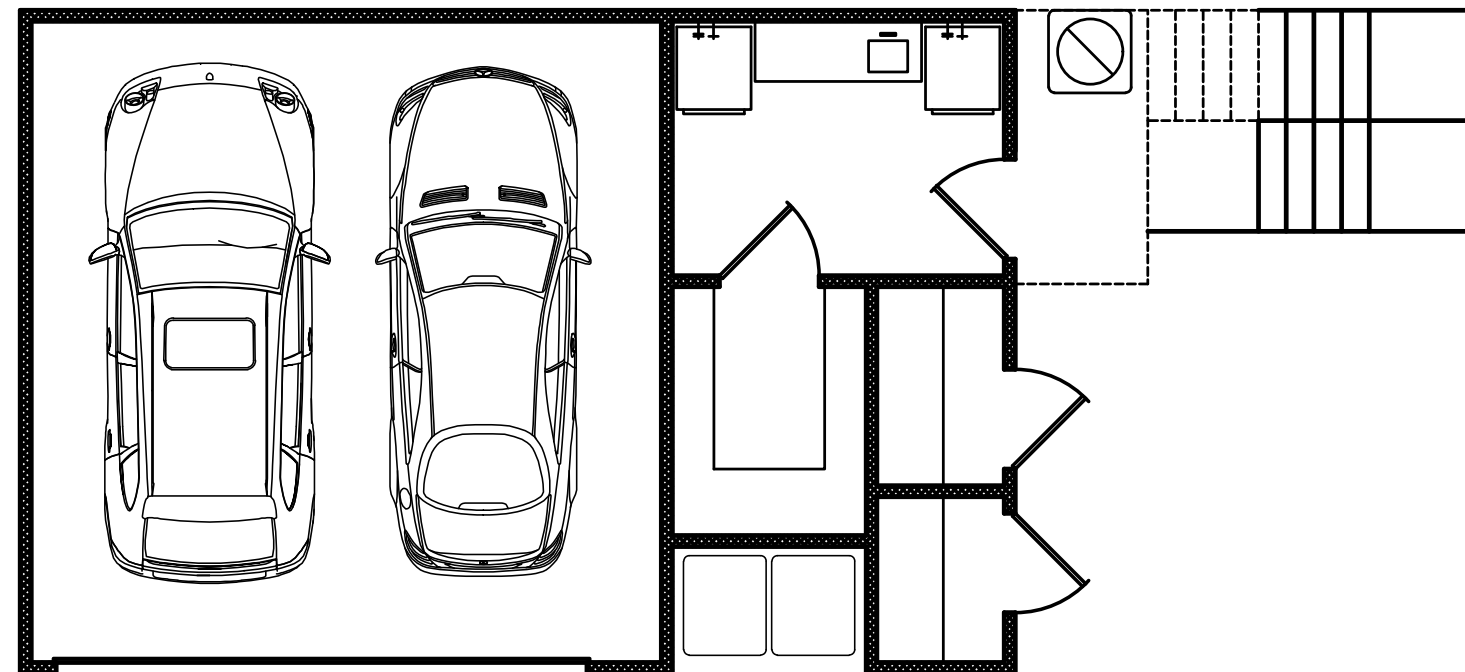


GARAGE APARTMENT



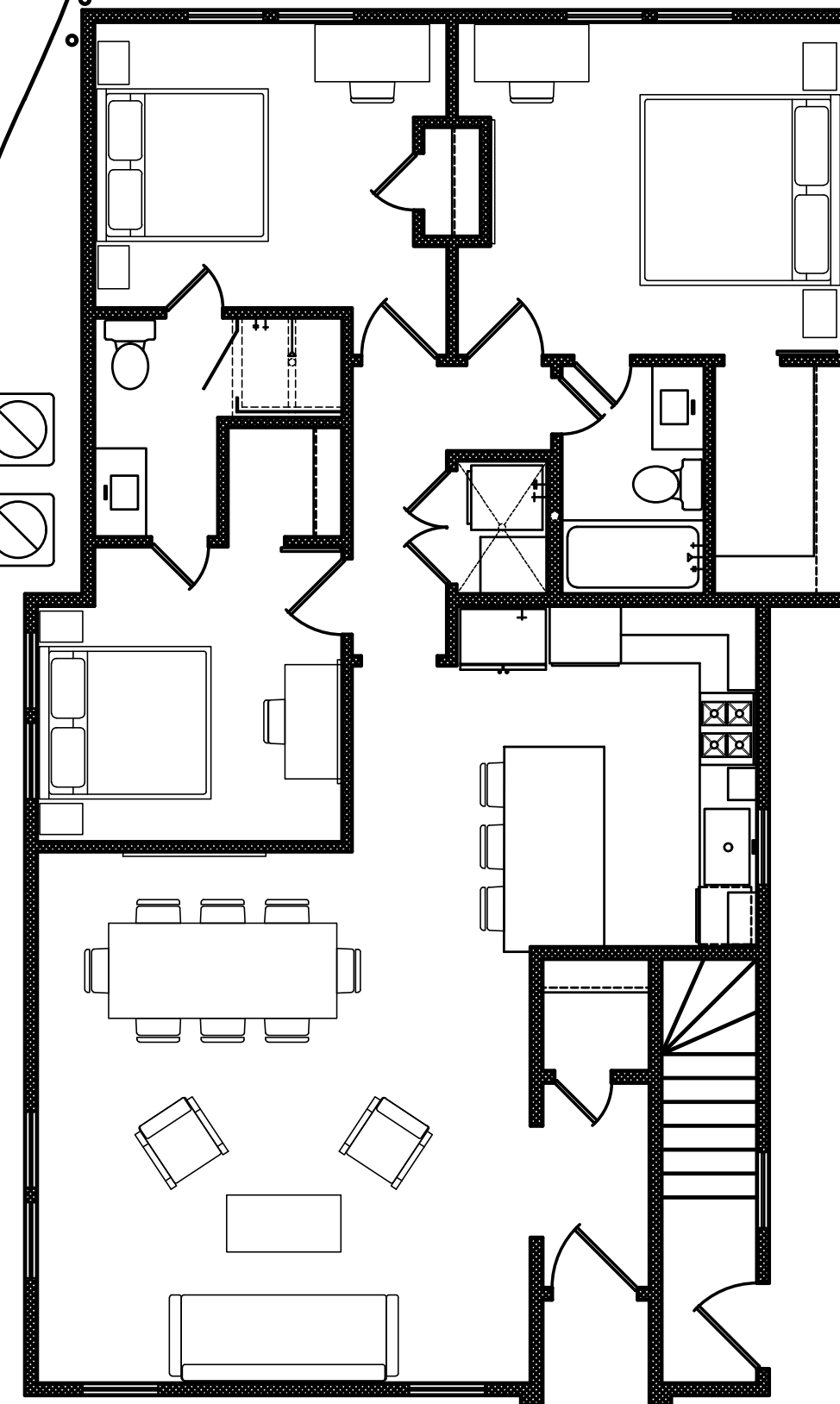


FLOOR PLAN

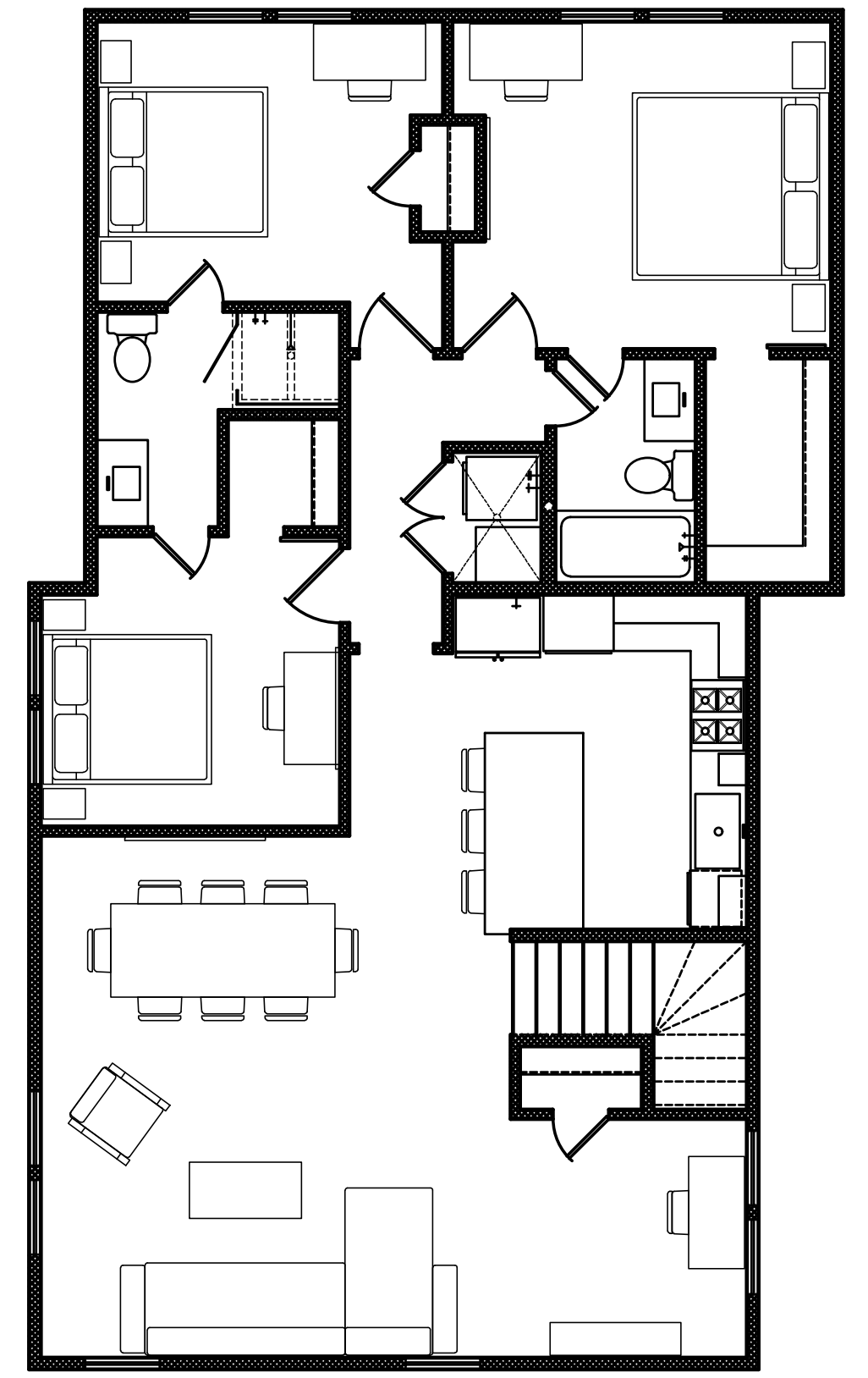


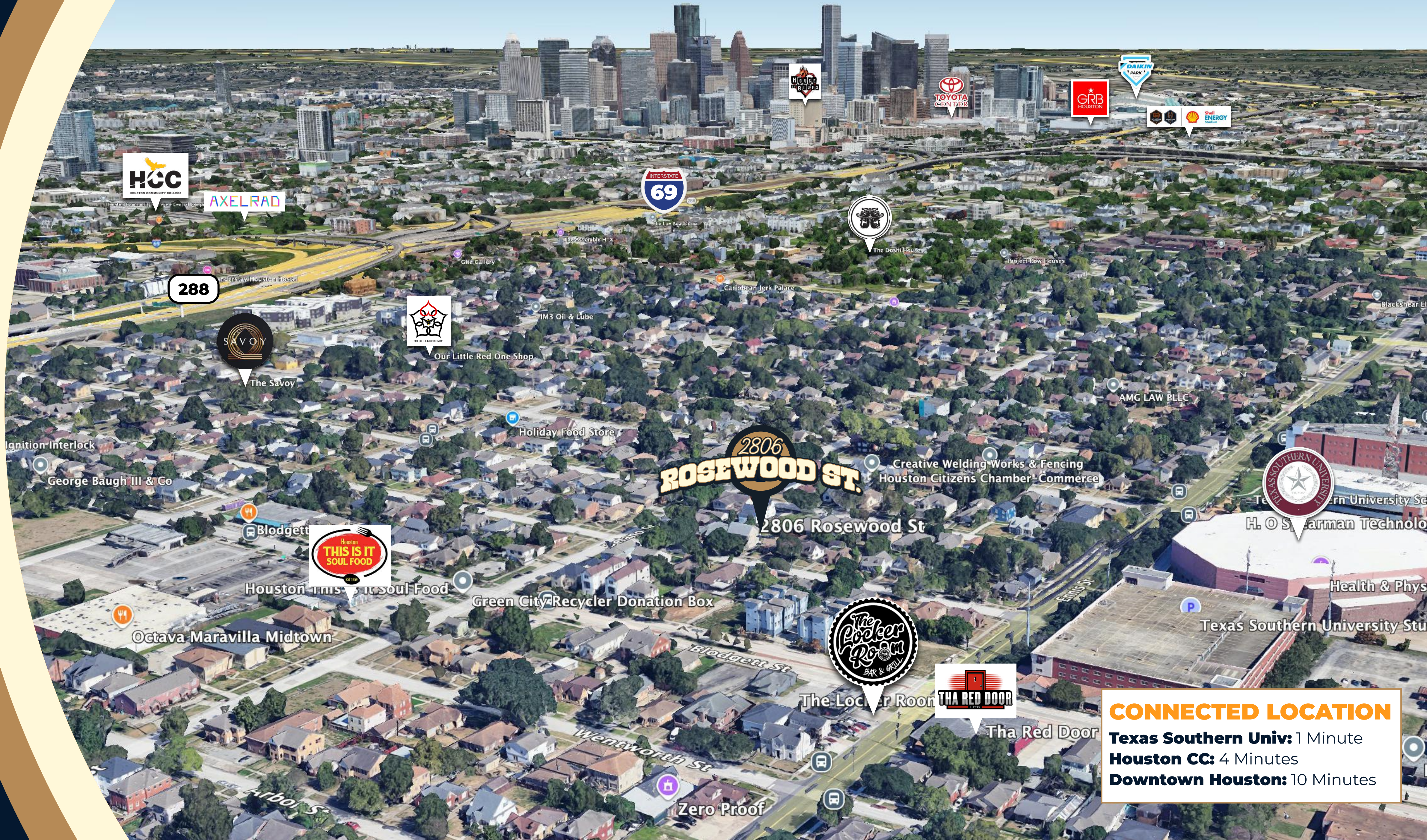
**GARAGE
APT.**

UNIT A



UNIT B





2806
ROSEWOOD ST.

2806 Rosewood St

CONNECTED LOCATION
Texas Southern Univ: 1 Minute
Houston CC: 4 Minutes
Downtown Houston: 10 Minutes

FOR SALE INFO CONTACT

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