



4630 Woodside Street, Houston, TX 77023

**\$649,990**

4-Plex at 4630 Woodside Street

Income-Producing Multifamily Asset Near Downtown Houston



Marcy Navejar  
TX 797431  
713.213.7772



Loren Miner  
TX 688074  
626.826.5906

Listing Added: Today  
Listing Updated: Today



## Details

Asking Price	<b>\$649,990</b>	Property Type	<b>Retail, Multifamily</b>
Sub Type	<b>Single Family Rental Portfolio, Apartment Building</b>	Investment Type	<b>Stabilized</b>
Investment Sub Type	<b>Rental Property</b>	Class	<b>D</b>
Lease Type	<b>Modified</b>	Tenant Credit	<b>Credit Rated</b>
Tenancy	<b>Multi</b>	Remaining Term	<b>1 year</b>
Square Footage	<b>3,341</b>	Price per SqFt	<b>\$194.55</b>
Cap Rate	<b>7.91%</b>	Pro-Forma Cap Rate	<b>10.55%</b>
Occupancy	<b>80%</b>	NOI	<b>\$51,441.05</b>
Pro-Forma NOI	<b>\$68,541.67</b>	Units	<b>5</b>
Year Built	<b>1940</b>	Buildings	<b>1</b>
Stories	<b>2</b>	Lot Size (SqFt)	<b>4,087</b>
Parking (per unit)	<b>1</b>	Rent Bumps	<b>No</b>
APN	<b>013-039-000-0021</b>	Price/Unit	<b>\$129,998</b>
Lease Options	<b>Long Term</b>	Ground Lease	<b>No</b>
Sale Condition	<b>For sale by owner</b>		

## Marketing Description

Investor special in one of Houston's fastest-growing corridors—the East End! This 4-plex plus detached unit offers excellent income potential with value-add upside. Updated interiors featuring stainless steel appliances increase tenant desirability, while the shared outdoor space adds to overall appeal. Positioned in a walkable location near MetroRail, dining, and entertainment, this property supports strong occupancy and rental growth. Whether you're looking to expand your portfolio or secure a high-demand asset near Downtown, this is a strategic investment you don't want to miss.

Tenant occupied-Please reach out to schedule tour. Pre-Approval/POF to accompany offer. Buyer to independently verify ALL information including verification taxes, schools, and all things deemed important to Buyer during OP. Agent makes no warranty to sq foot accuracy. Contact agent for title. Text Marcy. 713.213.7772



**Investment Highlights**

**Five Income-Producing Units**

Fourplex configuration plus a detached unit provides multiple revenue streams and reduced vacancy risk compared to single-unit investments.

**Located in Houston's Rapidly Growing East End**

Situated in one of Houston's most active redevelopment corridors, benefiting from continued population growth, infrastructure improvements, and increasing demand.

**Value-Add Upside with Strong Rental Potential**

Opportunity to enhance cash flow through strategic rent increases, operational efficiencies, and continued property improvements.

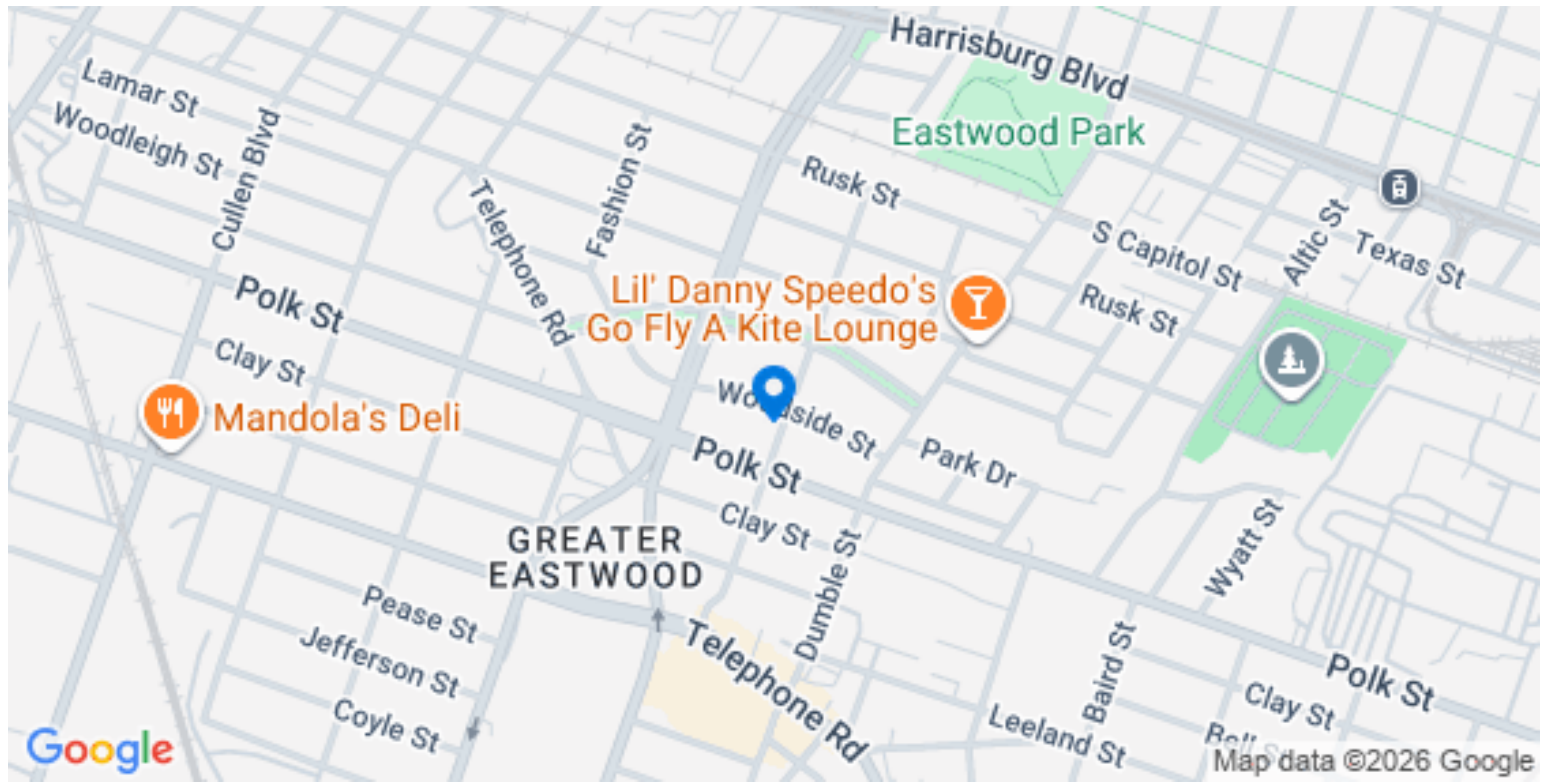
**Updated Interiors Drive Tenant Demand**

Renovated units featuring stainless steel appliances offer modern appeal, supporting tenant retention and competitive rental rates.

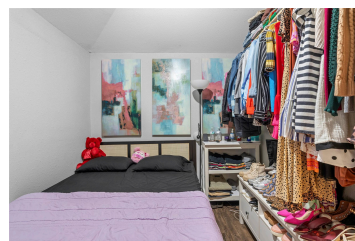
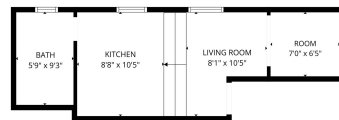
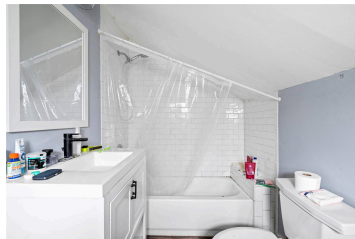
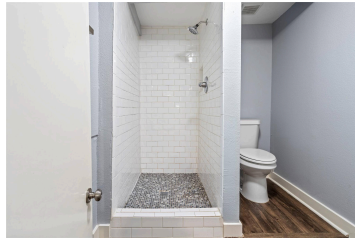
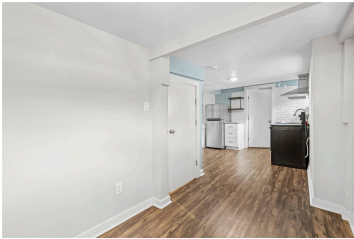
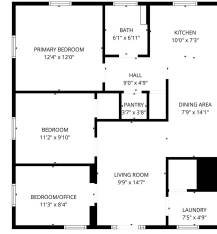
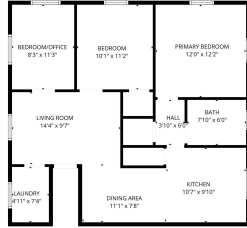
**Walkable Location Near Downtown & MetroRail**

Convenient access to MetroRail, dining, entertainment, and Downtown Houston attracts a broad tenant base and supports long-term occupancy stability.

**Location (1 Location)**



Property Photos (28 photos)





## Demographic Insights

---

