🏢 INVESTMENT OVERVIEW

7908 Brandon Street, Houston, Texas, 77051

2025 New Construction Duplex | Houston, TX | Medical Center South

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💰 LIST PRICE

$ 575,000

🏗 PROPERTY DETAILS

Property Type: Multifamily
Property Subtype: Duplex
Building Size: 3,600 SF
Lot Size: 5,000 SF
Year Built: 2025
Number of Units: 2
Stories: 2

📌 EXECUTIVE SUMMARY

Live in one side and rent out the other! This property includes everything you see inside — appliances, washer, dryer, refrigerator, TV etc. Conveniently located just minutes from

Highway 610 and 288, with quick access to the Texas Medical Center, Houston Texans home at NRG Stadium, and University of Houston. Approximately 10 minutes from the Medical Center and NRG Stadium, and about 12 minutes from the University of Houston. Perfect for homeowners or investors seeking convenience, accessibility, and the opportunity to enjoy everything Houston has to offer.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

• **Monthly Rent (per unit):** $2,428
• **Total Monthly Income:** $4,856
• **Annual Gross Income:** $58,272

📊 OPERATING EXPENSES

• **Property Taxes:** $9,775.92/year
• **Insurance:** $5,750/year
• **Maintenance (8%):** $4,661.76
• **Vacancy (5%):** $2,913.60
• **Property Management (8%):** $4,661.76

👉 **Total Expenses: $27,763.04/year**

🟢 NET OPERATING INCOME (NOI)

Annual Gross Income: $58,272
Less Operating Expenses: $27,763.04

👉 **NOI: $30,508.96/year**

📈 PROJECTED RETURNS

• **Cap Rate: 5.31%**
• **GRM: 9.87**
• **Price per Unit: $287,500**

⭐ INVESTMENT HIGHLIGHTS

- 🏠 Duplex with **2 income-producing units**
- 💵 **$4,856/month** projected long-term gross rental income
- 📈 **$58,272/year** projected gross rental income

- 💰 Approximately **$30,509/year NOI** under the stated assumptions
- 📊 **5.31% projected cap rate** before financing
- 🏡 Potential to explore both **LTR and STR strategies**
- 💲 Up to **$150/night per unit** projected STR rate

🚀 INVESTMENT EDGE

The property provides investors with two potential income strategies. The long-term rental model offers a more predictable recurring-income structure, while a short-term rental strategy could potentially generate higher gross revenue if occupancy and operating costs support the approach.

🏡 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:** ~$4,563
• **Annual Revenue:** ~$54,750

Moderate — 65% Occupancy

• **Monthly Revenue:** ~$5,931
• **Annual Revenue:** ~$71,175

High Performance — 75% Occupancy

• **Monthly Revenue:** ~$6,844
• **Annual Revenue:** ~$82,125

STR figures are gross revenue estimates based on $150/night per unit and do not account for cleaning, utilities, furnishing, platform fees, management, taxes, maintenance, or vacancy beyond the stated occupancy assumptions.

⭐ WHY THIS WORKS FOR AIRBNB

- **Two units provide flexibility** to operate independently or target different guest profiles.
- A **$150/night maximum assumed rate** creates meaningful revenue potential at moderate occupancy.

- At **65% occupancy**, the two units could generate approximately **$71,175/year gross**.
- At **75% occupancy**, projected gross revenue increases to approximately **$82,125/year**.
- Investors can compare the STR revenue potential against the simpler long-term rental strategy before choosing an operating model.
- Local STR regulations, HOA/deed restrictions, permits, insurance requirements, and actual comparable occupancy/rates should be verified before pursuing the strategy.