

40-UNIT DUPLEX PORTFOLIO

HOUSTON, TEXAS

LIST PRICE:
\$4,000,000

CAP RATE:
8.91%

NOI:
\$356,756

**GROSS MONTHLY
RENT ROLL: 42.471**

INVESTMENT OVERVIEW

Exceptional opportunity to acquire a stabilized 40-unit multi-family portfolio in Houston, TX—one of the most landlord-friendly and high-growth markets in the country. Consisting of 20 side-by-side duplexes (each with two 2-bed/1-bath units), this portfolio offers immediate cash-flow, operational simplicity, and long-term upside through rent growth and light value-add improvements.

A true turnkey cash-flow investment ideal for both institutional and private investors.

PROPERTY HIGHLIGHTS

- Total Units: 40 (20 duplex buildings)
- Unit Mix: All 2 Bed / 1 Bath
- Gross Annual Income: \$508,652
- Net Operating Income (NOI): 356,756
- Price per Unit: \$100,000
- Occupancy: Stabilized and performing
- Utilities: Separately-metered (confirm)
- Construction: Low-maintenance duplex design

INVESTMENT HIGHLIGHTS

- ✓ Nearly 9% Cap Rate – Immediate stabilized cash flow
- ✓ Located in a high-demand Houston submarket with consistent rent growth
- ✓ Simple, uniform unit mix for easy management's maintenance
- ✓ Attractive entry point at \$100K per door in the Houston MSA

LOCATION

Situated within the Houston metropolitan area, close to major job centers, schools, and retail corridors. Houston's expanding economy and steady population growth make it one of the most resilient and opportunity-rich rental markets in the U.S.

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