🏢 INVESTMENT OVERVIEW

4521 Newberry Street, Houston, Texas, 77051

2026-Built Duplex Near Texas Medical Center | 2,728 SF | Houston, TX

Wale Lawal
Real Estate Broker & Advisor
The Networth Builders Team
Brokered By: LPT Realty
Cell: 832-776-9582
Email: Wale@NetworthBuilders.com

💰 LIST PRICE

$ 575,000

🏗 PROPERTY DETAILS

Property Type: Multifamily
Subtype: Duplex
Units: 2
Year Built: 2026
Building Size: 2,728 SF
Lot Size: 5,250 SF
Stories: 2
Unit 1: 3 BR / 2 BA
Unit 2: 3 BR / 2 BA
Total: 6 BR / 4 BA
Garage: 2 cars per unit
Total Garage Capacity: 4 cars

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit):** $1,908
- **Total Monthly Income:** $3,816
- **Annual Gross Income:** $45,792

📊 OPERATING EXPENSES

- **Property Taxes:** $9,776/year
- **Insurance:** $5,750/year
- **Maintenance (8%):** $3,663
- **Vacancy (5%):** $2,290
- **Property Management (8%):** $3,663

👉 **Total Expenses: $25,142/year**

Insurance is estimated at 1% of purchase price. Maintenance, vacancy, and management are calculated from annual gross rental income.

🟢 NET OPERATING INCOME (NOI)

👉 **NOI: $20,650/year**

📈 PROJECTED RETURNS

- **Pro Forma Cap Rate: 3.59%**
- **GRM: 12.56**
- **Price per Unit: $287,500**

⭐ INVESTMENT HIGHLIGHTS

- Duplex configuration with **2 income-producing units**
- **$3,816/month** projected long-term gross rental income
- Approximately **$45,792/year** in scheduled gross rent
- Potential diversification between **long-term and short-term rental strategies**
- Houston location provides access to a large metropolitan rental market
- Separate-unit structure can provide flexibility for rental strategy

- STR potential of up to **$200/night per unit**, subject to local regulations, property suitability, and actual market demand

🚀 INVESTMENT EDGE

The primary investment opportunity is the ability to choose between a traditional long-term rental model and a potentially higher-revenue short-term rental model. An investor could also evaluate a hybrid strategy depending on demand, operating costs, furnishing requirements, and applicable Houston regulations.

🏡 SHORT-TERM RENTAL (AIRBNB) STRATEGY

💲 **Projected Nightly Rate:**

Up to $200 per night (per unit)

🏢 **Full Duplex Potential — 2 Units Combined**

Conservative — 50% Occupancy

- **Monthly Revenue:** ~$6,083
- **Annual Revenue:** ~$73,000

Moderate — 65% Occupancy

- **Monthly Revenue:** ~$7,908
- **Annual Revenue:** ~$94,900

High Performance — 75% Occupancy

- **Monthly Revenue:** ~$9,125
- **Annual Revenue:** ~$109,500

STR revenue estimates assume a maximum nightly rate of $200 per unit and approximately 30.4 days per month. These figures are gross revenue before cleaning, utilities, platform fees, furnishings, management, maintenance, taxes, and other STR operating costs.

⭐ WHY THIS WORKS FOR AIRBNB

- **Two separate units** provide the ability to operate two rental accommodations.
- A **$200/night target per unit** creates significantly higher gross-revenue potential than the current long-term rent assumption if occupancy supports it.
- Multiple occupancy scenarios allow investors to stress-test the STR strategy.
- The property can potentially be evaluated under both **long-term and short-term rental models** before selecting the operating strategy.
- Investors should verify **Houston short-term rental regulations, HOA/deed restrictions if applicable, insurance requirements, licensing, and actual comparable Airbnb performance** before relying on the STR projections.