

***Investment Offering: Three Duplexes Near Hulen Mall!**



\$960,000 Package Deal - Three Duplexes / Six Doors!



**3600/3602
Hulen Park Circle**

Explore an investment opportunity with this fully occupied, corner lot duplex. Each unit offers a comfortable 1,005 sq. ft. layout with two bedrooms and one bathroom. 3602 has been recently renovated and features a modern kitchen with all appliances included.

Each unit also includes a 1-car garage and a private, fenced backyard. This is a turn-key property perfect for any investor.

**3616/3618
Hulen Park Circle**

Capture a spectacular investment with this duplex. Both units feature a 1,005 sq. ft. floor plan with 2 bedrooms and 1 bathroom. Each side includes a 1-car garage, a privacy-fenced backyard, and a kitchen equipped with all necessary appliances.

This property stands out with unique interior layouts. This duplex is an ideal, low-maintenance property for any investor's portfolio.

**3624/3626
Hulen Park Circle**

Presenting a well-maintained duplex that offer a spacious 1,005 sq. ft. floor plan with 2 bedrooms and 1 bathroom. One unit offers a unique bathroom layout with two separate vanity sink areas.

Each unit includes walk-in closets, a 1-car garage, washer/dryer connections, and a private fenced backyard. With these desirable features, this property is an excellent turn-key investment.



**Duplexes are located on the same block (not contiguous)*

\$120,000 per door

Why These Duplexes are Perfect for You!

Portfolio Investment Summary

A snapshot of the financials for all three duplex properties.

Duplex Addresses	Bed/Baths	Square Ft.	Rent	Annual Income
3600/3602 Hulen Park Cir	2 Bed /1 Bath	1,005	\$3,098	\$37,176
3616/3618 Hulen Park Cir	2 Bed /1 Bath	1,005	\$2,949	\$35,388
3624/3626 Hulen Park Cir	2 Bed/1 Bath	1,005	\$2,698	\$32,376
Portfolio Total	6 Units		\$8,745	\$104,940

Key Investment Highlights



Immediate Cash Flow

All properties are fully occupied, providing a reliable income stream from day one.



Prime Location

Conveniently situated near the popular Hulen Mall, offering countless shopping, dining, and entertainment choices.



Recent Upgrades

Several units have been recently renovated with updated flooring and modern kitchens.



Seamless Transition

Professionally managed by Ellis HomeSource, with the option for continued management services for the new owner.

This rare offering of three fully occupied, turnkey duplexes provides immediate income and growth potential. Don't miss this limited-time opportunity. Contact us today to secure your investment and schedule a showing!

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