



INVESTMENT OVERVIEW

8009 Cora Street, Houston, Texas, 77088

New Construction Duplex Near Apple HQ | Houston Multifamily Investment

Wale Lawal

Real Estate Broker & Advisor

The Networth Builders Team

Brokered By: LPT Realty

Cell: 832-776-9582

Email: Wale@NetworthBuilders.com

 **LIST PRICE**

\$ 438,000

 **PROPERTY DETAILS**

Property Type: Multifamily Duplex

Units: 2

Building SF: 2,480 SF

Lot Size: 3,000 SF

Year Built: 2026

EXECUTIVE SUMMARY

This duplex investment opportunity in Houston offers strong cash flow potential through both long-term and short-term rental strategies. With growing rental demand and flexible exit strategies, the property is positioned well for investors seeking appreciation and income generation.

INCOME POTENTIAL

Long-Term Rental Strategy


- **Monthly Rent (per unit):** \$1,805
 - **Total Monthly Income:** \$3,610
 - **Annual Gross Income:** \$43,320
-

OPERATING EXPENSES

- **Property Taxes:** ~\$7,702/year
- **Insurance:** ~\$2,000/year
- **Maintenance (8%):** ~\$3,466/year
- **Vacancy (5%):** ~\$2,166/year
- **Property Management (8%):** ~\$3,466/year

 **Total Expenses:** ~\$18,800/year

NET OPERATING INCOME (NOI)

 **NOI:** ~\$24,520/year

PROJECTED RETURNS

- **Cap Rate:** ~5.6%
 - **GRM:** ~10.1
 - **Price per Unit:** \$219,000
-

INVESTMENT HIGHLIGHTS

- Duplex structure provides multiple income streams
 - Strong Houston rental demand
 - Opportunity for house hacking or full investment use
 - Flexible strategy for long-term or Airbnb rentals
 - Attractive entry price for a two-unit asset
-

INVESTMENT EDGE

- Located in an active rental corridor of Houston
 - Potential to increase rents over time
 - Suitable for investors seeking appreciation + cash flow
 - STR strategy can significantly outperform traditional leasing
-

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: ~\$4,500
 - Annual Revenue: ~\$54,000
 - Moderate (65% Occupancy)
 - Monthly Revenue: ~\$5,850
 - Annual Revenue: ~\$70,200
 - High Performance (75% Occupancy)
 - Monthly Revenue: ~\$6,750
 - Annual Revenue: ~\$81,000
-

WHY THIS WORKS FOR AIRBNB

- Houston continues to see strong travel and workforce demand

- Duplex layout allows hosting multiple groups simultaneously
- Higher income potential compared to traditional leasing
- Flexible use for mid-term, corporate, or vacation rentals
- Strong upside with professional Airbnb management and furnishing

