



**EASTWOOD**  
STR PORTFOLIO



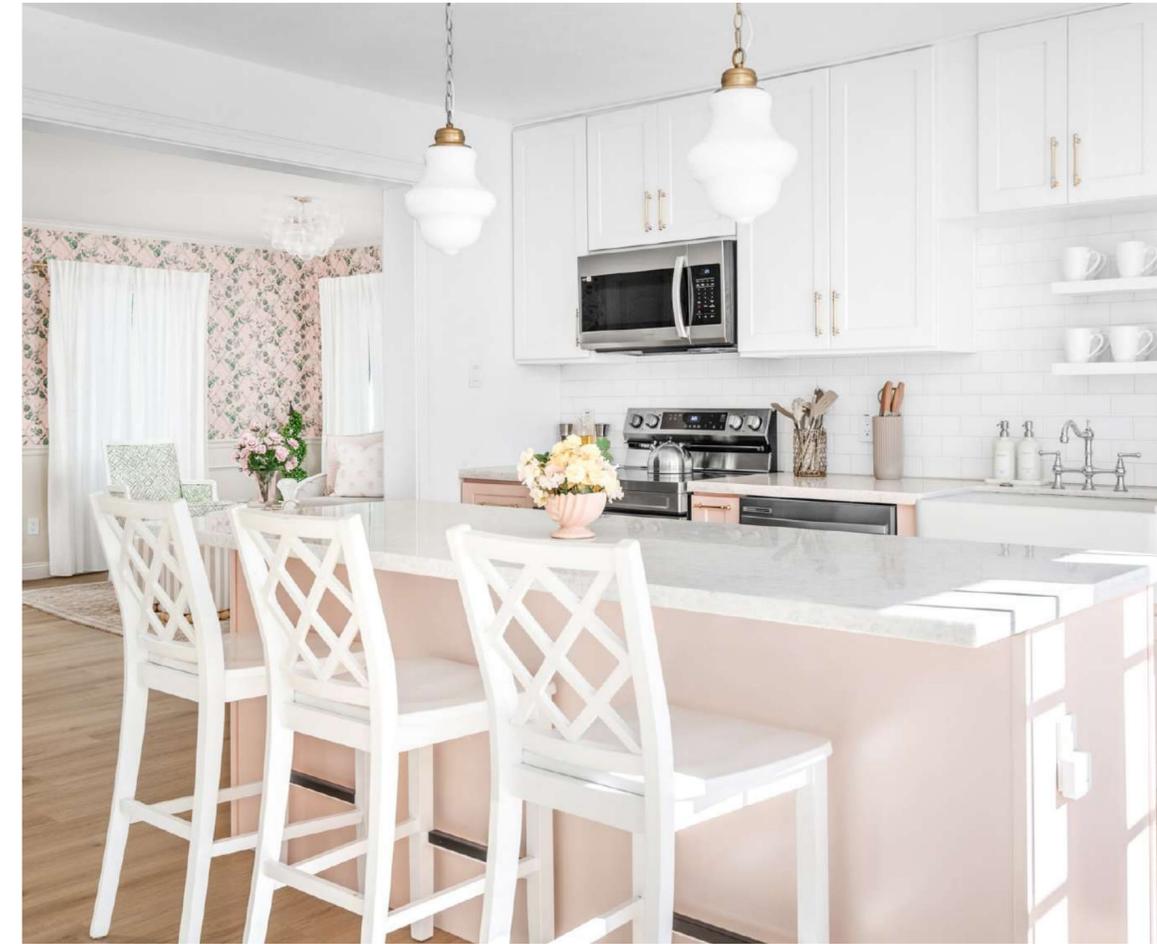


## 2901 Cleburne St. Houston, TX

This property at 2901 Cleburne St is a purpose-built, turnkey duplex designed for strong short-term rental performance, featuring 6 bedrooms and 6 bathrooms with private en-suites in every room. The layout connects two 3 bed / 3 bath units, allowing large groups to stay together while maintaining privacy, with a total capacity of 16-20 guests. It offers solid projected financials with ~\$198K gross revenue, ~\$115K NOI, and an 8.4% cap rate at a \$1.38M price point. A resort-style backyard with a heated pool and spa elevates the guest experience and drives premium nightly rates. Fully furnished with smart entry and gated parking, it's built for seamless operations. Located near the Medical Center, Downtown, and major demand drivers, it's positioned for consistent year-round bookings.

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## 3236 Binz St. Houston, TX

This property at 3236 Binz St is a turnkey duplex designed for short-term rental success, featuring 6 bedrooms and 6 bathrooms with private en-suites in every room—ideal for guest comfort and strong reviews. The property spans 3,050 sqft and accommodates up to 16 guests, making it well-suited for group stays and extended visits. Financially, it projects ~\$170K in gross revenue with ~\$91K NOI and an 8.28% cap rate at a \$1.1M price point. Its Southern-inspired design, private balcony, and thoughtfully furnished interiors create a memorable guest experience. With smart entry, STR-ready setup, and detached garage parking, operations are simple and scalable. Located near the Medical Center, Downtown, and major demand drivers, it's positioned for consistent occupancy and steady cash flow.

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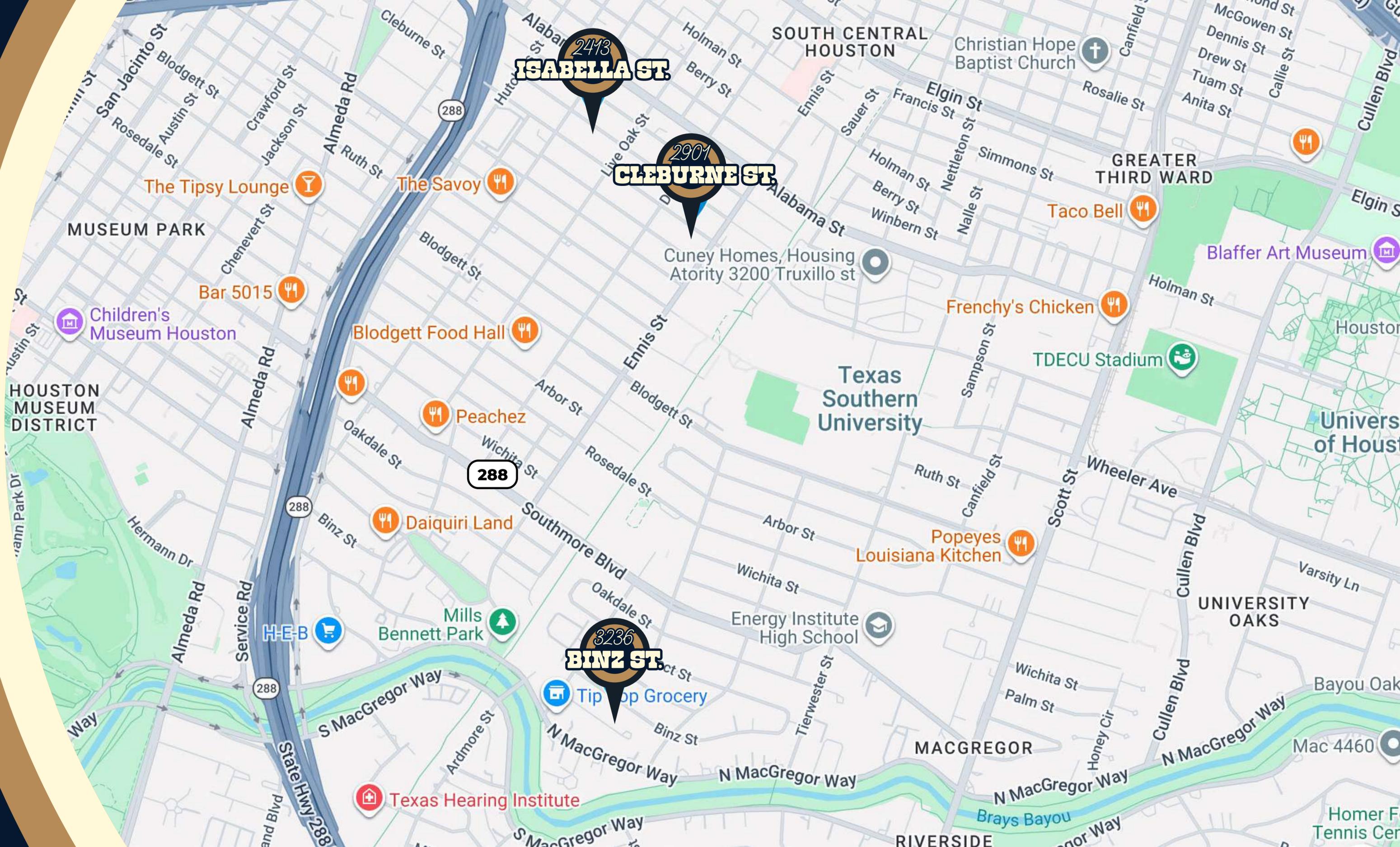


## 2413 Isabella St. Houston, TX

This property at 2143 Isabella St is a fully turnkey duplex built for short-term rental performance, featuring 6 bedrooms and 6 bathrooms with private en-suites in every room—ideal for maximizing guest demand. It spans 3,810 sqft and sleeps up to 17 guests, making it perfect for large groups, medical stays, and corporate travel. The asset delivers strong projected financials with ~\$207K gross revenue, ~\$119K NOI, and an 8.54% cap rate at a \$1.4M price point. Modern interiors, a private outdoor patio with pool, and gated parking create a premium guest experience with smooth operations. Its central Houston location near Downtown and the Medical Center supports consistent, year-round bookings. Overall, it's a high-performing, STR-ready investment with scale and strong cash flow potential.

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2413  
**ISABELLA ST.**

2901  
**CLEBURNE ST.**

3236  
**BINZ ST.**

San Jacinto St  
Blodgett St  
Austin St  
Rosedale St

Crawford St  
Jackson St  
Alameda Rd  
Ruth St

Cleburne St  
Hutto St  
Live Oak St

Alabar St  
Holman St  
Berry St

Ennis St  
Sauer St  
Francis St

Elgin St  
Nettleton St  
Simmons St

Christian Hope Baptist Church  
Rosalie St  
Callie St

McGowen St  
Dennis St  
Drew St  
Tuam St  
Anita St

Cullen Blvd  
Elgin St

MUSEUM PARK  
The Topsy Lounge  
Children's Museum Houston

Chenevert St  
Bar 5015

The Savoy  
Blodgett Food Hall

Arbor St  
Blodgett St

Cuney Homes, Housing Authority 3200 Truxillo st

Texas Southern University

Frenchy's Chicken

Taco Bell  
Blaffer Art Museum

Houston University

HOUSTON MUSEUM DISTRICT  
Hermann Dr

Alameda Rd  
Service Rd  
HEB

Oakdale St  
Wichita St  
Daiquiri Land

Southmore Blvd  
Oakdale St

Arbor St  
Wichita St

Energy Institute High School

Popeyes Louisiana Kitchen

TDECU Stadium

University of Houston

Alameda Rd  
Service Rd  
State Hwy 288

Mills Bennett Park

Binz St  
S MacGregor Way

Tip Top Grocery

N MacGregor Way

MACGREGOR

Wichita St  
Palm St

UNIVERSITY OAKS

Varsity Ln  
Bayou Oaks

State Hwy 288

S MacGregor Way

Ardmore St  
Texas Hearing Institute

N MacGregor Way

N MacGregor Way

MACGREGOR

N MacGregor Way

UNIVERSITY OAKS

Mac 4460  
Homer F Tennis Center

# FOR SALE INFO CONTACT

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