



# EASTWOOD

eastwoodrealty.com



**6 BED • 6 BATH • SLEEPS 17**

**Duplex | 2 Units**

Each Unit: 3 Bedroom • 3 Bathroom • Suite A Sleeps 9 • Suite B Sleeps 8



# FINANCES + EXPENSES



**PRICE**  
\$1.4M



**CAP RATE**  
8.54%



**NOI**  
\$119,595



**GROSS REVENUE**  
\$207,900



**AIRBNB REV**  
\$159,000



**DIRECT BOOKING REV**  
\$5,000



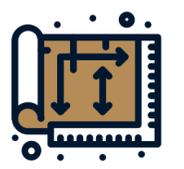
**OTHER REV**  
\$25,000



**TOTAL EXPENSES**  
\$88,305



**PROPERTY TYPE**  
Duplex



**LIVING SPACE**  
3,810 SQFT



**LOT SIZE**  
5,775 SQFT



**PARKING**  
4 GATED SPACES

Airbnb Accommodation Revenue	\$142,560	\$131,950	\$159,000
Direct Booking Revenue	\$0	\$0	\$5,000
Other Revenue (Vrbo, Booking.com)	\$15,569	\$13,268	\$25,000
<b>Gross Revenue</b>	<b>\$158,129</b>	<b>\$145,218</b>	<b>\$207,900</b>
Cleaning Expense	\$16,500	\$16,400	\$18,000
Electricity	\$6,121	\$6,100	\$6,200
Gas	\$1,662	\$1,662	\$1,700
Water	\$2,504	\$2,504	\$2,500
Maintenance	\$1,397	\$1,397	\$1,500
Linen/Consumables	\$1,368	\$1,302	\$1,400
Lawn	\$1,440	\$1,440	\$1,140
Pool Maintenance	\$2,400	\$2,400	\$2,400
Internet	\$651	\$651	\$651
Property Insurance	\$6,782	\$5,111	\$6,782
Property Taxes (2025)	\$12,751	\$6,486	\$12,751
** Property Management Fees 20%	\$23,626	\$21,064	\$33,280
<b>Total Expense</b>	<b>\$76,903</b>	<b>\$66,218</b>	<b>\$88,305</b>
<b>Net Operating Income</b>	<b>\$81,227</b>	<b>\$79,001</b>	<b>\$119,595</b>

# PRIVACY MEETS SHORT TERM RENTAL PERFORMANCE

This Houston property offers a layout that today's travelers actively search for: All 6 bedrooms feature their own private bathroom, creating a boutique-style stay that elevates guest comfort and simplifies group travel.

Whether hosting families, medical visitors, or corporate guests, the property's thoughtful design ensures that everyone has their own space while still enjoying shared living areas.

From the private outdoor patio to the modern interior layout, the home delivers the type of guest experience that supports strong reviews and repeat bookings.

[VIEW AIRBNB LISTING](#)





## PROPERTY HIGHLIGHTS



### **Private Bath in Every Bedroom**

Six spacious bedrooms each feature an ensuite bathroom — a rare and highly desirable feature for short-term rentals.

### **Outdoor Patio & Relaxation Space**

Guests can unwind outdoors with a private backyard patio designed for relaxing evenings and small gatherings.

### **Ideal for Group Stays**

Perfect for families, medical visitors, and business travelers looking for comfort, privacy, and proximity to Houston's core destinations.

### **Turnkey Guest Experience**

Modern furnishings, smart entry, and well-appointed living spaces allow for smooth operations and easy guest turnover.





# PROPERTY FEATURES

# INVESTMENT Positioning

## Built for Houston's STR Demand

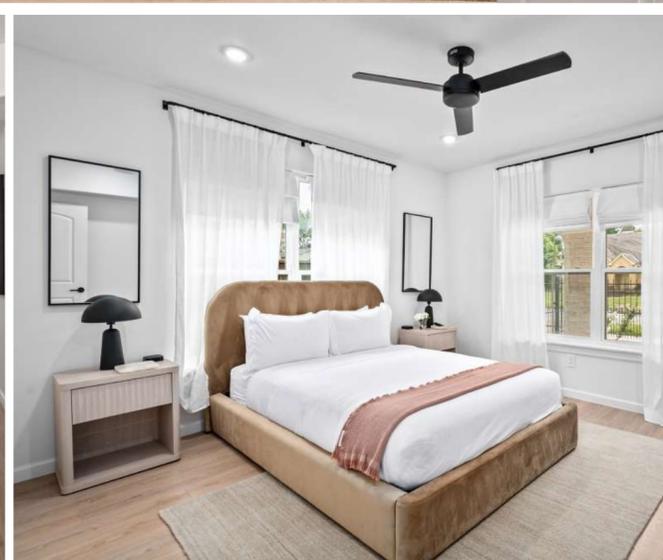
Located in the heart of Houston, this property benefits from proximity to some of the city's most powerful demand drivers — including medical, corporate, and event travel. The private-suite layout, outdoor amenities, and central location combine to create a property that can attract consistent bookings throughout the year.

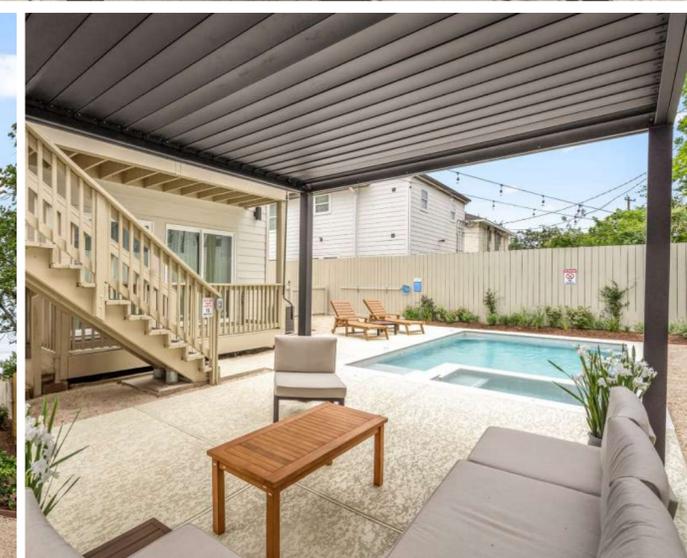
### Ideal for:

- Medical center visitors
- Business travel stays
- Weekend event travelers
- Families visiting Houston

With strong layout fundamentals and desirable amenities, this property offers investors a compelling entry into Houston's short-term rental market.

- 6 Bedrooms | 6 Bathrooms
- Private bathroom in each bedroom
- Outdoor patio and relaxation space
- Private parking
- Fully furnished interiors
- Smart lock / self check-in
- Open living and kitchen area
- STR-ready configuration









2143 ISABELLA ST.

2143 Isabella St

**CONNECTED LOCATION**

- Houston CC:** 5 Minutes
- Downtown Houston:** 7 Minutes
- Texas Med Center:** 9 Minutes

Suda Prem Studio

Understay Houston Hostel

Di Ma TT Eo

288

Cleburne St

Hutchins St

Isabella St

Alle St

CONTENT Architecture

Gite Gallery

The Assembly HTX

Houston MedSpa + Wellness

Houston Academy for International...

Chenevert Condos

XL Parts

# FOR SALE INFO CONTACT

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