🏢 INVESTMENT OVERVIEW

4430 Knoxville Street #A-B, Houston, TX 77051
Luxury Duplex Near Texas Medical Center & Downtown Houston

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💰 LIST PRICE

$479,000

🏗️ PROPERTY DETAILS

Property Type: Multifamily Duplex
Units: 2
Building SF: 2,520 SF
Lot Size: 5,350 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 well positioned for investors seeking both appreciation and consistent income generation.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit):** $1,929
- **Total Monthly Income:** $3,858
- **Annual Gross Income:** $46,296

📊 OPERATING EXPENSES

- **Property Taxes:** ~$8,144/year
- **Insurance:** ~$2,395/year
- **Maintenance (8%):** ~$3,704/year
- **Vacancy (5%):** ~$2,315/year
- **Property Management (8%):** ~$3,704/year

👉 **Total Expenses:** ~$20,261/year

🟢 NET OPERATING INCOME (NOI)

👉 **NOI:** ~$26,035/year

📈 PROJECTED RETURNS

- **Cap Rate:** ~5.4%
- **GRM:** ~10.3
- **Price per Unit:** $239,500

⭐ 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 investment opportunity with two income-producing units

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🚀 INVESTMENT EDGE

- Located in an active Houston rental market
- Potential for future rent appreciation
- Suitable for investors seeking appreciation and cash flow
- Short-term rental strategy can significantly outperform traditional leasing
- Multiple exit strategies including hold, refinance, or resale

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🏡 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

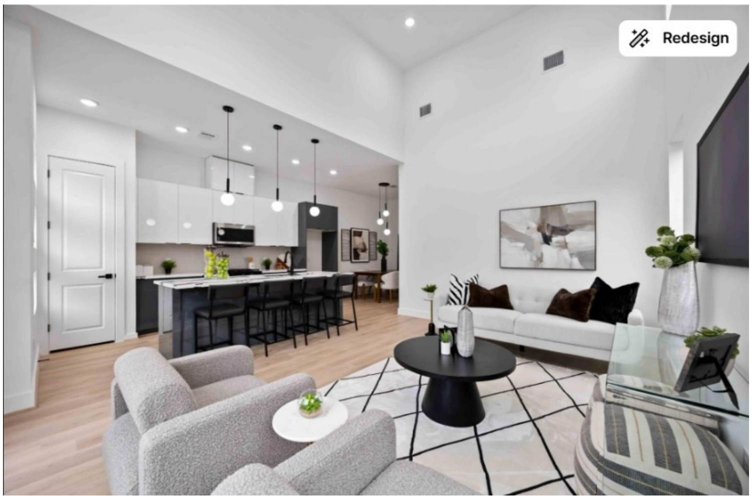
• High Performance (75% Occupancy)

- **Monthly Revenue:** ~$6,750
- **Annual Revenue:** ~$81,000

⭐ WHY THIS WORKS FOR AIRBNB

- Houston continues to experience strong travel and workforce demand
- Duplex layout allows hosting multiple groups simultaneously
- Higher income potential compared to traditional long-term leasing
- Flexible use for mid-term, corporate, or vacation rentals
- Strong upside with professional Airbnb management and quality furnishing


Redesign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