



## 8 Unit Income Producing Duplex Portfolio

Portfolio of 4 Properties for Sale



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# 8 Unit Income Producing Duplex Portfolio

\$1,244,000

Spacious cash-flow package near the Texas Medical Center: 4 duplexes (8 doors) sold together, 100% occupied, with long-term tenants. All units currently renting at \$1,400-1,550/door.

Current gross: \$12,400/mo (\$148,800/yr)

Pro forma at \$1,750: \$14,000/mo (\$168,000/yr)

Tenant...

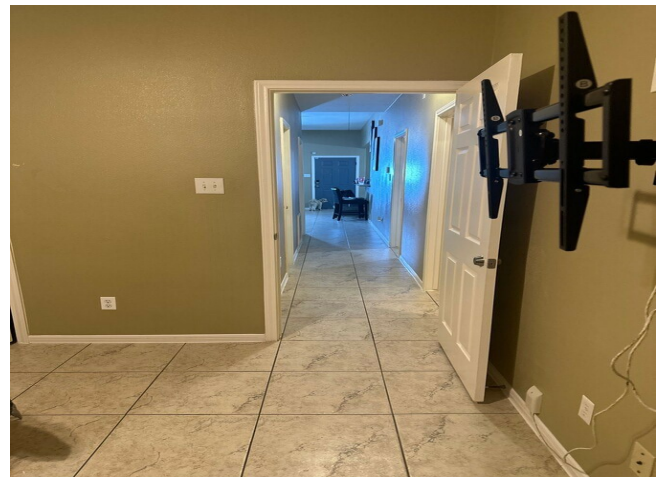
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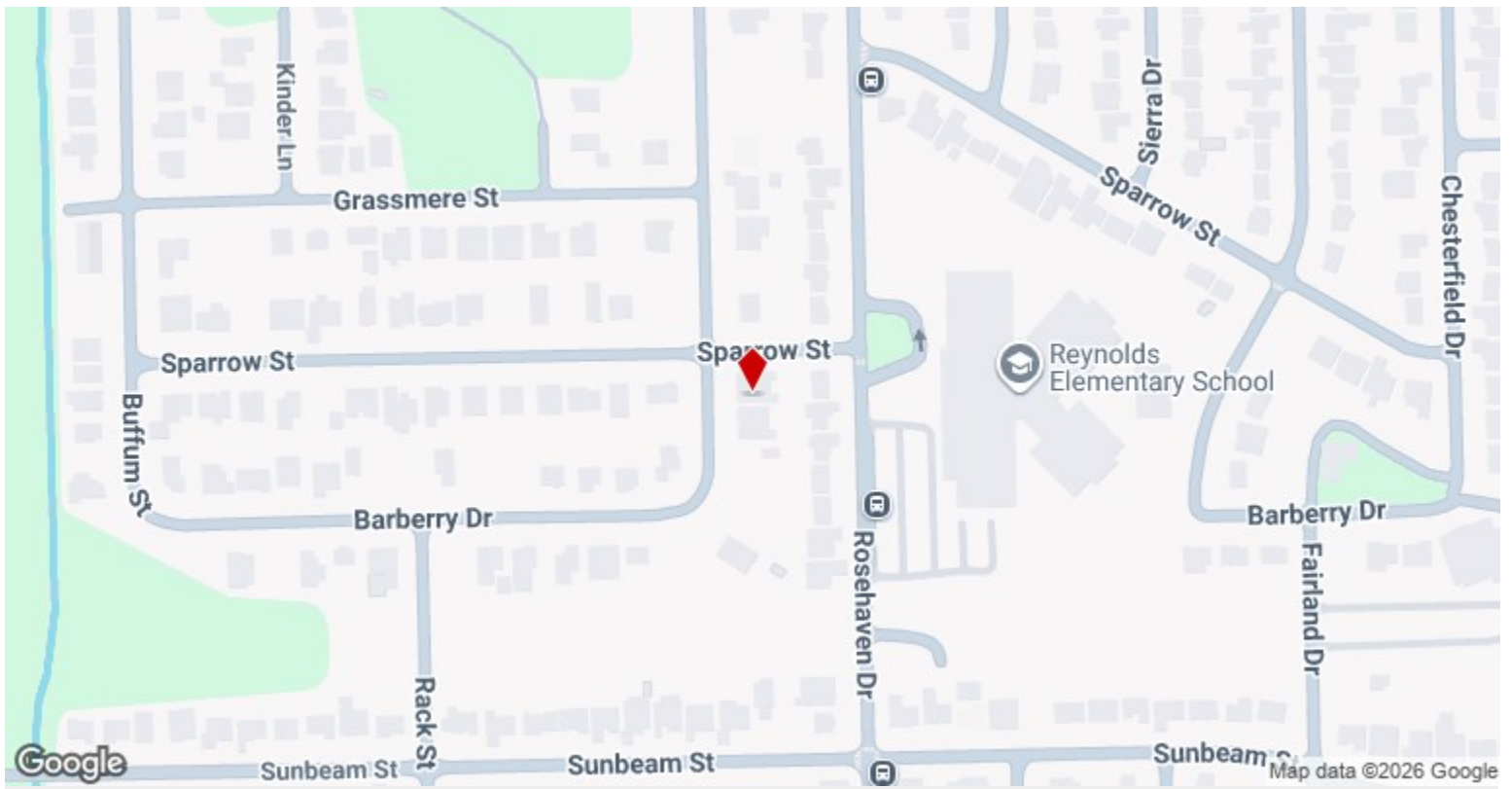
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Tenant...

- Fully occupied
- Rental Income



|                       |               |
|-----------------------|---------------|
| Price:                | \$1,244,000   |
| Price / SF:           | \$122.25 / SF |
| Sale Type:            | Investment    |
| Status:               | Active        |
| Number of Properties: | 4             |
| Total Building Size:  | 10,176 SF     |



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| Property Name/Address, City, State   | Property Type | Size  | Year Built | Individual Price |
|--|---------------|-------|------------|------------------|
|  9801 Dulcimer St,<br>Houston, TX  | Multifamily   | 2,544 |            |                  |
|  9805 Dulcimer St,<br>Houston, TX  | Multifamily   | 2,544 |            |                  |
|  3106 Grassmere St,<br>Houston, TX | Multifamily   | 2,544 |            |                  |
|  3110 Grassmere St,<br>Houston, TX | Multifamily   | 2,544 |            |                  |

# Property Photos



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# Property Photos



# Property Photos



Interior Photo



Building Photo