🏢 INVESTMENT OVERVIEW

430 Rhode Island St, Houston, TX 77029

Turnkey Multifamily Investment | New Build Duplex in Houston

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💰 **LIST PRICE**

$365,000

🏗 **PROPERTY DETAILS**

Property Class

Class B+ (New Construction)

Property Category

Multifamily

Number of Units

2

Building Size

2,374 SF

Lot Size

2,500 SF (0.057 Acres)

Year Built

2026 (New Construction)

Stories

2 Stories

📌 EXECUTIVE SUMMARY

This duplex investment opportunity in Houston offers strong rental demand, stable cash flow potential, and multiple exit strategies. Investors can pursue a traditional long-term rental approach for steady income or capitalize on Houston's growing short-term rental market for increased revenue potential.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- **Monthly Rent (per unit):** $1,713
- **Total Monthly Income:** $3,426
- **Annual Gross Income:** $41,112

📊 OPERATING EXPENSES

- **Property Taxes:** $7,300/year
- **Insurance:** $1,800/year
- **Maintenance (8%):** $3,289/year
- **Vacancy (5%):** $2,056/year
- **Property Management (8%):** $3,289/year

👉 **Total Expenses: $17,734/year**

🟢 NET OPERATING INCOME (NOI)

👉 NOI: $23,378/year

📈 PROJECTED RETURNS

- Cap Rate: 6.40%
- GRM (Gross Rent Multiplier): 8.88
- Price per Unit: $182,500

⭐ INVESTMENT HIGHLIGHTS

✅ Houston rental market with strong workforce housing demand
✅ Duplex configuration provides diversified income streams
✅ Attractive entry price for cash-flow-focused investors
✅ Potential appreciation from ongoing redevelopment in the area
✅ Multiple investment strategies: Buy & Hold, BRRRR, Mid-Term Rental, or Airbnb

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🚀 INVESTMENT EDGE

- Generates income from two separate units.
- Strong long-term rental fundamentals with predictable cash flow.
- Opportunity to increase rents over time and improve returns.
- Short-term rental strategy can significantly outperform traditional leasing.
- Ideal for investors seeking a balance of cash flow and appreciation potential.

🏡 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

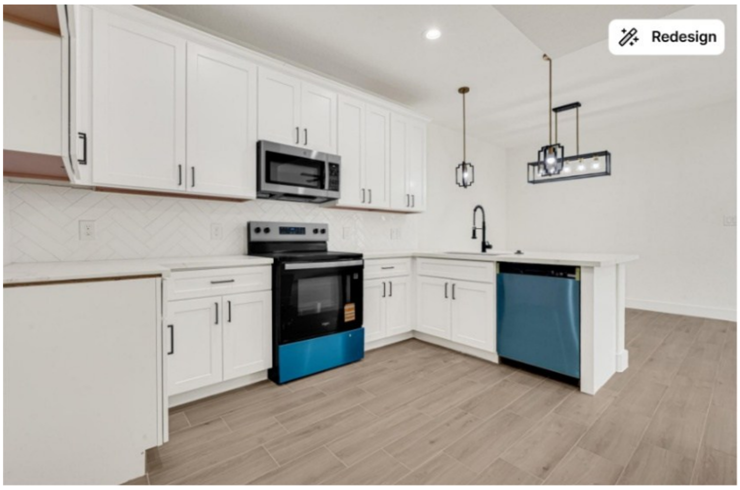
High Performance (75% Occupancy)

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

⭐ WHY THIS WORKS FOR AIRBNB

✅ Two separate units allow hosting multiple guest groups simultaneously
✅ Close proximity to major Houston employment centers and industrial hubs
✅ Flexible rental strategy with the ability to switch between short-term and long-term tenants
✅ Higher revenue potential than traditional leasing at moderate-to-high occupancy levels
✅ Strong demand from business travelers, contractors, relocating families, and event visitors

Bottom Line: This duplex presents a solid long-term investment with an estimated **6.40% cap rate** and the potential to generate **$54,000–$81,000+ annually** through short-term rental operations.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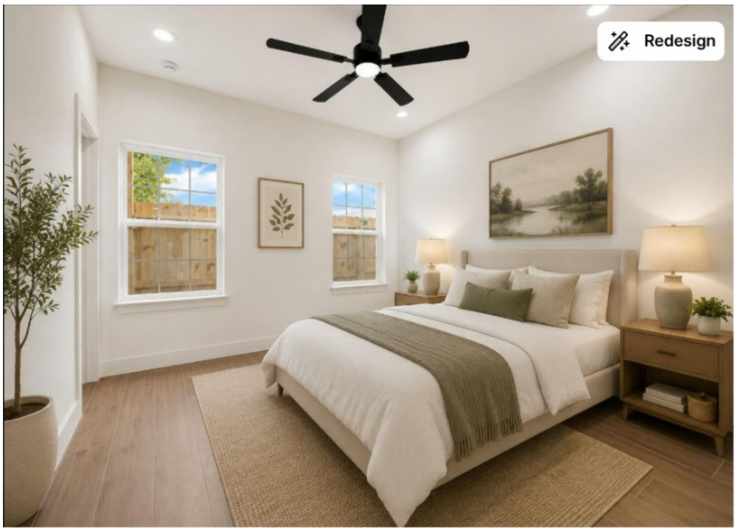
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