🏢 INVESTMENT OVERVIEW

5602 Pershing St, Houston, Texas, 77033

Brand-New Houston Duplex Near Texas Medical Center | Excellent Cash Flow Potential

Wale Lawal
Real Estate Broker & Advisor
The Networth Builders Team
Brokered By: LPT Realty
Cell: 832-776-9582
Email: Wale@NetworthBuilders.com

💰 LIST PRICE

$499,900

🏗 PROPERTY DETAILS

Property Type

Multifamily

Building Size

2,672 SF

Units

2

Price

$509,000

Price/SF

$190

Building Status

Vacant

Year Built

2026

📌 EXECUTIVE SUMMARY

5602 Pershing St is a newly constructed duplex located in Houston, offering investors a turnkey opportunity with strong rental income potential. The property is ideal for both long-term and short-term rental strategies, featuring two income-producing units in a growing market with continued demand for quality housing.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- Monthly Rent (per unit): $2,055
- Total Monthly Income: $4,110
- Annual Gross Income: $49,320

📊 OPERATING EXPENSES

- Property Taxes: $9,980/year
- Insurance: $2,000/year
- Maintenance (8%): $3,946/year
- Vacancy (5%): $2,466/year
- Property Management (8%): $3,946/year

👉 Total Expenses: $22,338/year

🟢 NET OPERATING INCOME (NOI)

👉 NOI: $26,982/year

📈 PROJECTED RETURNS

- Cap Rate: 5.41%
- GRM (Gross Rent Multiplier): 10.12
- Price per Unit: $249,500

⭐ INVESTMENT HIGHLIGHTS

- ✅ Brand-new construction with minimal maintenance
- ✅ Two income-producing units for diversified cash flow
- ✅ Strong Houston rental market with consistent tenant demand
- ✅ Attractive long-term appreciation potential
- ✅ Suitable for traditional rentals, mid-term rentals, or Airbnb (subject to local regulations)
- ✅ Modern layouts designed to maximize rental appeal
- ✅ Turnkey investment with low initial capital improvements

🚀 INVESTMENT EDGE

- Dual-income property helps reduce vacancy risk.
- New construction minimizes repair and maintenance costs during the early years.
- Flexible exit strategy—hold for cash flow, refinance, or sell as values appreciate.
- Strong rental demand supports both long-term stability and short-term income opportunities.

🏡 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

- Growing demand from business travelers, medical professionals, contractors, and visiting families in Houston.
- Duplex layout allows both units to be rented simultaneously, maximizing revenue.
- Brand-new construction provides modern finishes that attract higher nightly rates.
- Multiple rental strategies (short-, mid-, and long-term) provide flexibility as market conditions change.
- Houston's year-round business activity and tourism help support consistent occupancy throughout the year.


welcome