



INVESTMENT OVERVIEW

6314 Crest St, Houston, TX 77033

New Construction Duplex | 2026 Build | Turnkey Investment

Wale Lawal

Real Estate Broker & Advisor

The Networth Builders Team

Brokered By: LPT Realty

Cell: 832-776-9582

Email: Wale@NetworthBuilders.com

 LIST PRICE

\$502,000

 PROPERTY DETAILS

Property Type: Duplex (Multifamily)

Year Built: 2026 (New Construction)

Building Size: 2,852 SF

Lot Size: 6,710 SF

Units: 2

Unit Layout: Each unit = 3 Bed / 2 Bath

Style: Modern new construction duplex

EXECUTIVE SUMMARY

This Houston duplex presents a solid entry-level multifamily investment with stable long-term rental income and strong upside through short-term rental optimization. With a reasonable price point and scalable income potential, it fits both cash flow and appreciation-focused investors.

INCOME POTENTIAL

Long-Term Rental Strategy

- Monthly Rent (per unit): **\$2,100**
 - Total Monthly Income: **\$4,200**
 - Annual Gross Income: **\$50,400**
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OPERATING EXPENSES

- Property Taxes: **\$8,533/year**
- Insurance: **\$1,500/year (est.)**
- Maintenance (8%): **\$4,032**
- Vacancy (5%): **\$2,520**
- Property Management (8%): **\$4,032**

 **Total Expenses: \$20,617/year**

NET OPERATING INCOME (NOI)

 **NOI: \$29,783/year**

PROJECTED RETURNS

- Cap Rate: **5.93%**
 - GRM: **9.96**
 - Price per Unit: **\$251,000**
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INVESTMENT HIGHLIGHTS


- Strong rental demand in Houston market
- Duplex structure = multiple income streams

- Value-add potential via rent increases or STR conversion
 - Balanced risk with steady long-term tenants
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INVESTMENT EDGE

- Ability to **increase returns significantly with Airbnb strategy**
 - Tax-adjusted expense structure improves NOI
 - Ideal for **house hacking or BRRRR strategy**
 - Scalable model for small multifamily portfolio growth
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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
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WHY THIS WORKS FOR AIRBNB

- Houston's strong travel demand (medical, business, events)
- Duplex layout allows **double booking potential**
- Affordable nightly rate increases occupancy likelihood
- Flexibility to switch between STR & LTR depending on market conditions



