

8-Unit Multifamily Portfolio | Houston, TX

4 Duplexes | Strong Cash Flow | 9.1% Cap Rate

Executive Summary

Offered for sale is a well-maintained **8-unit multifamily portfolio (4 duplexes)** in Houston, Texas. This is a clean, stabilized, cash-flowing asset with strong in-place income, low operating expenses, and long-term upside in one of the nation's strongest rental markets. Ideal for **1031 exchange buyers, private investors, and small funds** seeking immediate yield with minimal operational friction.

Investment Highlights

- **~9.1% Cap Rate** on current operations
 - **Stabilized & Fully Leased** with consistent rent collections
 - **Low Expense Profile** with efficient operations
 - **Duplex Configuration** – tenant-preferred, reduced turnover
 - **Individually Metered Units** – limited owner utility exposure
 - **Strong Workforce Housing Demand**
 - **Clean Ownership** – no known deferred maintenance
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Financial Overview (In-Place)

- **Annual Rental Income:** ~\$165,960
 - **Annual Operating Expenses:** ~\$27,475
 - **Net Operating Income (NOI):** ~\$138,485
 - **Asking Price:** \$1,520,000
 - **Cap Rate:** ~9.1%
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Asset Profile

- **Property Type:** Multifamily – Duplex Portfolio
- **Total Units:** 8 (4 duplex buildings)
- **Configuration:** 3 Bed / 2.5 Bath units
- **Condition:** Well-maintained, operationally sound
- **Parking:** On-site

Contact

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