



INVESTMENT OVERVIEW

428 Rhode Island St, Houston, Texas, 77029

New Construction Duplex Investment Opportunity in Houston

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 LIST PRICE

\$365,000

PROPERTY DETAILS

- Property Type: Duplex / Multifamily (New Construction)
- Year Built: 2026
- Building Size: 2,374 SF
- Lot Size: 2,500 SF
- Stories: 2
- Bedrooms: 3
- Bathrooms: 2

- Parking: Attached Garage
 - Subdivision: Fidelity
 - Architecture: Contemporary / Modern
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EXECUTIVE SUMMARY

Brand-new construction duplex built by Franklin Custom Builders, offering modern design, strong rental potential, and long-term appreciation in Houston's growing east submarket. The property features an open-concept layout, high-end finishes, and flexible living space ideal for both long-term and short-term rental strategies.

Strategically located with easy access to major highways, employment hubs, and retail corridors, this asset is well-positioned for both cash flow and appreciation.

INCOME POTENTIAL

Long-Term Rental Strategy

- Monthly Rent (per unit): **\$1,775**
 - Total Monthly Income: **\$3,550**
 - Annual Gross Income: **\$42,600**
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OPERATING EXPENSES

- Property Taxes: **\$7,300/year**
- Insurance: **\$1,500/year (estimated)**
- Maintenance (8%): **\$3,408**
- Vacancy (5%): **\$2,130**
- Property Management (8%): **\$3,408**

 **Total Expenses: \$17,746/year**

NET OPERATING INCOME (NOI)

 **NOI: \$24,854/year**

PROJECTED RETURNS

- Cap Rate: **6.81%**
 - GRM: **8.57**
 - Price per Unit: **\$182,500**
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★ INVESTMENT HIGHLIGHTS

- Strong **cash-flowing duplex** under \$400K
 - Solid **~6.8% cap rate** in Houston market
 - সুযোগ for **rent growth + appreciation**
 - Flexible strategy: **long-term, short-term, or hybrid**
 - Affordable entry with **good price per unit**
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🚀 INVESTMENT EDGE

- Located in a **high rental demand area**
 - সুযোগ to **increase rents or optimize operations**
 - STR upside significantly boosts returns vs LTR
 - Ideal for **BRRRR or house hacking strategy**
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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

- Affordable price = **higher yield potential**
- 2 units = **multiple income streams**
- Houston demand supports **steady occupancy**
- লক্ষ্য **workforce + travel + contractors market**
- Ability to **mix STR + MTR for stability**



