



EASTWOOD

eastwoodrealty.com



6 BED • 6 BATH • SLEEPS 16

Duplex | 2 Units

Each Unit: 3 Bedroom • 3 Bathroom • Sleeps 8



FINANCES + EXPENSES OVERVIEW



PRICE

\$1.1M



CAP RATE

8.28%



NOI

\$91,083



GROSS REVENUE

\$170,084



AIRBNB REV

\$125,934



DIRECT BOOKING REV

\$7,150



OTHER REV

\$37,000



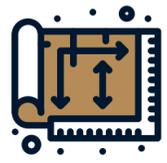
TOTAL EXPENSES

\$79,001



PROPERTY TYPE

Duplex



LIVING SPACE

3,050 SQFT



LOT SIZE

7,150 SQFT



PARKING

2 DETACHED GARAGES

Airbnb Accommodation Revenue	\$108,916	\$104,945	\$125,934
Direct Booking Revenue	\$4,638	\$5,571	\$7,150
Other Revenue (Vrbo, Booking.com)	\$24,922	\$27,060	\$37,000
Gross Revenue	\$138,476	\$137,575	\$170,084
Cleaning Expense	\$16,389	\$16,129	\$17,500
Electricity	\$5,487	\$6,175	\$6,200
Gas	\$1,246	\$1,128	\$1,200
Water	\$3,550	\$3,305	\$1,100
Maintenance	\$1,397	\$1,397	\$1,400
Linen/Consumables	\$1,368	\$1,238	\$1,200
Lawn	\$1,440	\$1,440	\$1,140
Pool Maintenance	\$2,400	\$2,400	\$2,400
Internet	\$784	\$784	\$784
Property Insurance	\$6,469	\$6,469	\$7,000
Property Taxes (2025)	\$13,260	\$9,184	\$13,260
** Property Management Fees 20%	\$19,718	\$19,590	\$25,817
Total Expense	\$73,508	\$69,239	\$79,001
Net Operating Income	\$64,968	\$68,336	\$91,083

SOUTHERN COMFORT MEETS SMART STR DESIGN

This beautifully designed Houston home blends classic Southern charm with the features modern travelers expect. Each bedroom includes its own private bathroom, creating a rare private-suite layout that enhances guest comfort and simplifies group stays.

The open living spaces, stylish interior finishes, and private balcony retreat provide the kind of atmosphere guests remember—and review positively. Whether hosting families, professionals, or extended-stay travelers, the home offers a welcoming environment designed to support strong occupancy and repeat bookings.

[VIEW AIRBNB LISTING](#)





PROPERTY HIGHLIGHTS



Private Bath in Every Bedroom

A boutique hotel-style layout where every guest enjoys their own space—one of the most sought-after features for short-term rentals.

Private Balcony Retreat

Step outside and enjoy fresh air and quiet moments on a charming balcony space perfect for morning coffee or evening relaxation.

Designed for Comfortable Stays

Thoughtful living areas, modern furnishings, and natural light create a welcoming space for both short visits and extended stays.

STR-Ready Configuration

Fully furnished interiors, smart entry, and a layout designed for guest convenience make operations simple for owners and managers.





PROPERTY FEATURES



INVESTMENT Positioning

Boutique STR Opportunity in Houston

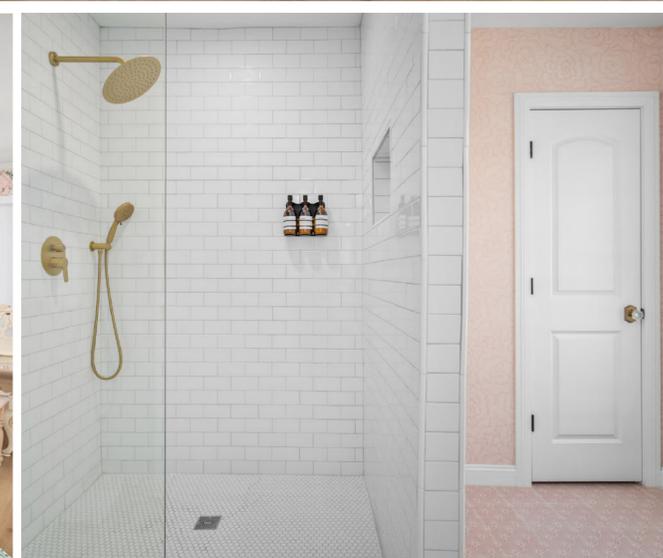
This property delivers the layout and amenities that today's travelers prioritize: privacy, comfort, and proximity to Houston's key destinations.

With private bathrooms in every bedroom and a central location near major employment and entertainment centers, the home is well positioned to capture consistent demand from:

- Business travelers
- Medical center visitors
- Weekend event guests
- Families visiting Houston

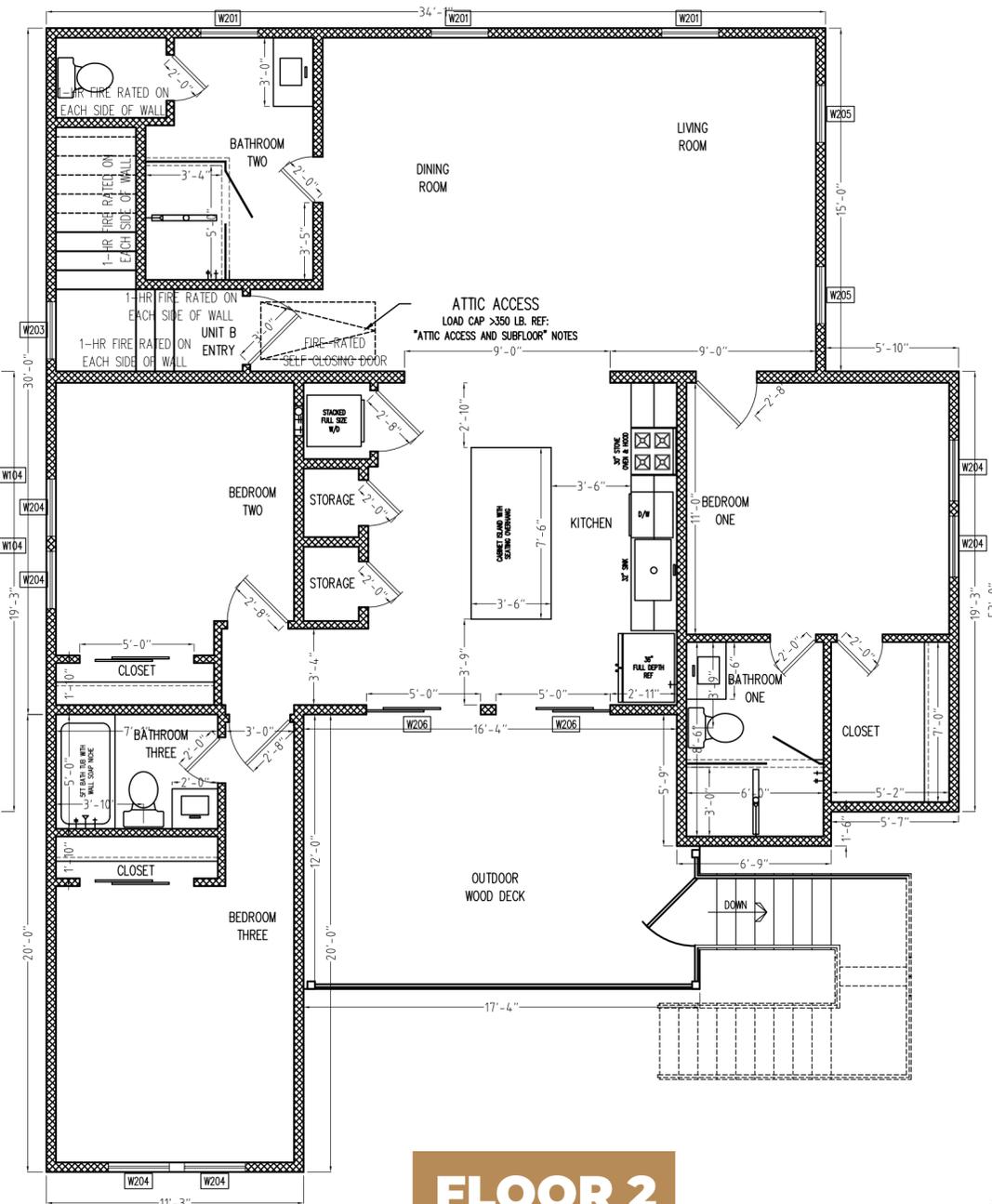
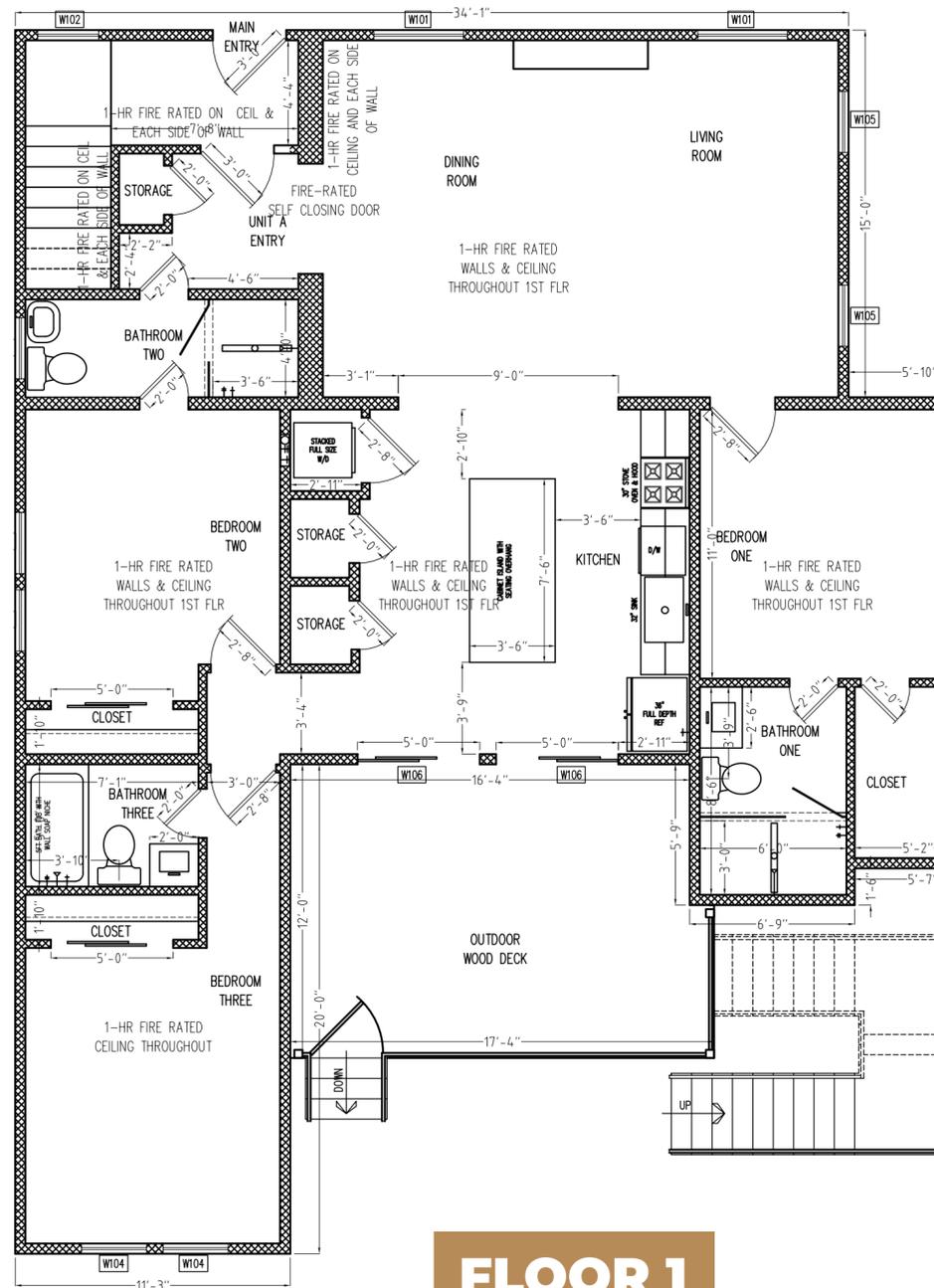
For investors seeking a well-designed, guest-focused short-term rental, this property offers an appealing balance of charm, functionality, and market demand.

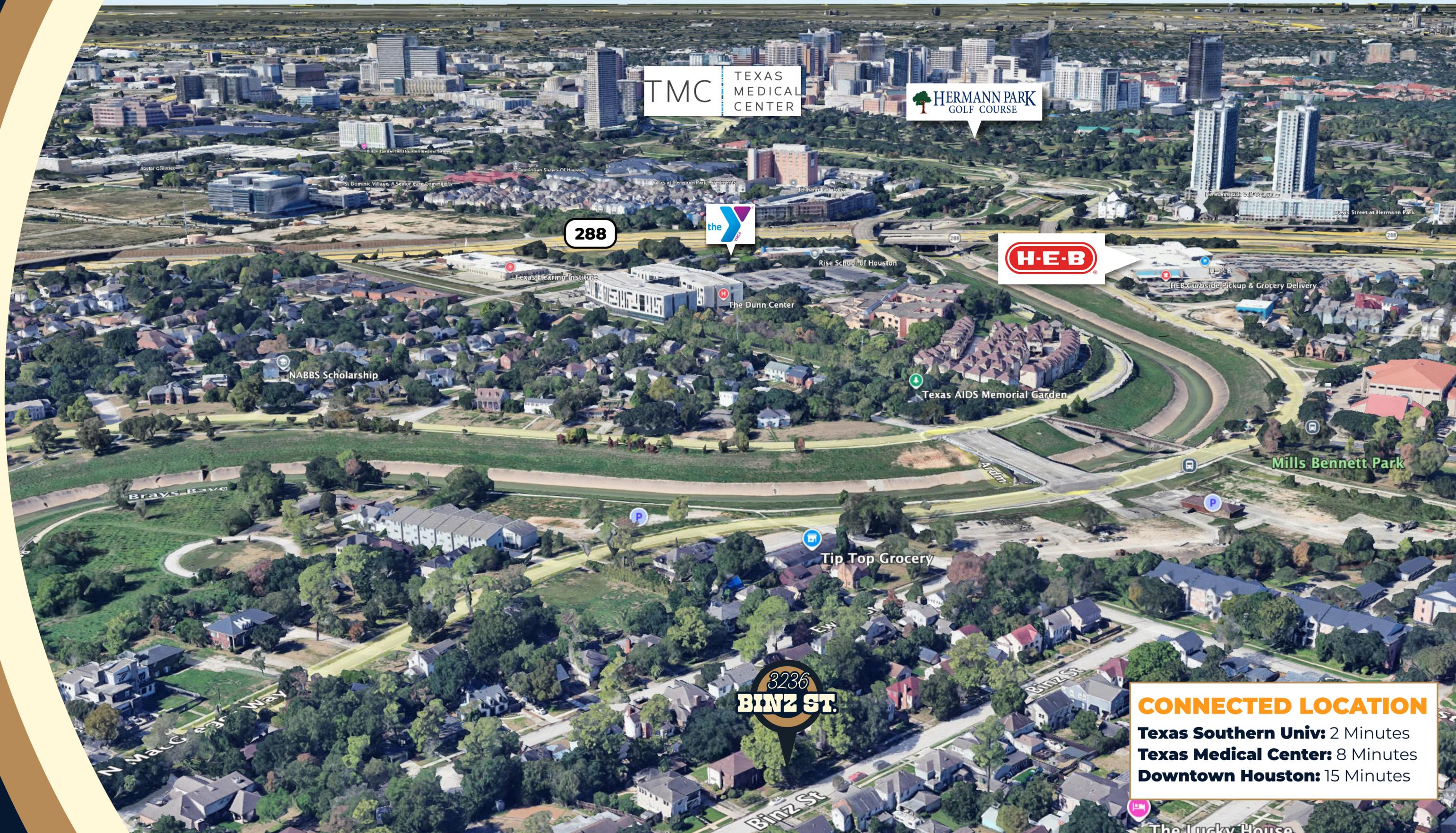
- 6 Bedrooms | 6 Bathrooms
- Private bathroom in each bedroom
- Private balcony
- Modern kitchen & living areas
- Fully furnished interiors
- Smart lock / self check-in
- STR-ready design





FLOOR PLAN





TMC TEXAS MEDICAL CENTER

HERMANN PARK GOLF COURSE

288



NABBS Scholarship

Texas Hearing Institute

The Dunn Center

Rise School of Houston

Texas AIDS Memorial Garden

H-E-B Curbside Pickup & Grocery Delivery

Mills Bennett Park

Brays Bayou

Tip Top Grocery

3236 BINZ ST.

CONNECTED LOCATION
Texas Southern Univ: 2 Minutes
Texas Medical Center: 8 Minutes
Downtown Houston: 15 Minutes

The Lucky House

FOR SALE INFO CONTACT

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