🏢 INVESTMENT OVERVIEW

9744 Garcroft A-B Street, Houston, Texas, 77029

Brand New Duplex | Turnkey Investment | Separate Utilities | Houston, TX

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💰 LIST PRICE

$349,900

🏗 PROPERTY DETAILS

Property Type: **Duplex**

Status: **New Construction**

Year Built: **2026**

Building Size: **2,368 SF**

Lot Size: **2,500 SF**

Stories: **2**

Units: **2**

County: **Harris**

Market: **Houston**

Submarket: **North Channel**

📌 EXECUTIVE SUMMARY

This duplex offers multiple investment strategies with strong cash flow potential through either long-term rentals or short-term rentals. At the current asking price, the property provides an attractive entry point with two income-producing units and favorable valuation metrics.

💵 INCOME POTENTIAL

🟢 Long-Term Rental Strategy

- Monthly Rent (per unit): $1,725
- Total Monthly Income: $3,450
- Annual Gross Income: $41,400

📊 OPERATING EXPENSES

- Property Taxes: $6,998/year
- Insurance (estimated): $1,750/year
- Maintenance (8%): $3,312/year
- Vacancy (5%): $2,070/year
- Property Management (8%): $3,312/year

👉 Total Expenses: $17,442/year

🟢 NET OPERATING INCOME (NOI)

👉 NOI: $23,958/year

(Annual Gross Income – Total Operating Expenses)

📈 PROJECTED RETURNS

- Cap Rate: ≈ 6.85%

- GRM (Gross Rent Multiplier): ≈ 8.45
- Price per Unit: $174,950

⭐ INVESTMENT HIGHLIGHTS

- ✅ Two income-producing units diversify rental risk.
- ✅ Affordable price point for a Houston duplex.
- ✅ Cap rate approaching **7%** based on the provided assumptions.
- ✅ Multiple exit strategies: long-term rental, short-term rental, or owner-occupancy with rental income.
- ✅ Strong potential to increase returns through optimized management and rental growth.

🚀 INVESTMENT EDGE

- Dual-income property creates more stable cash flow than a single-family home.
- Houston continues to benefit from population and employment growth, supporting rental demand.
- Investors can choose between predictable long-term income or potentially higher Airbnb revenue depending on local regulations and market conditions.

🏡 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)

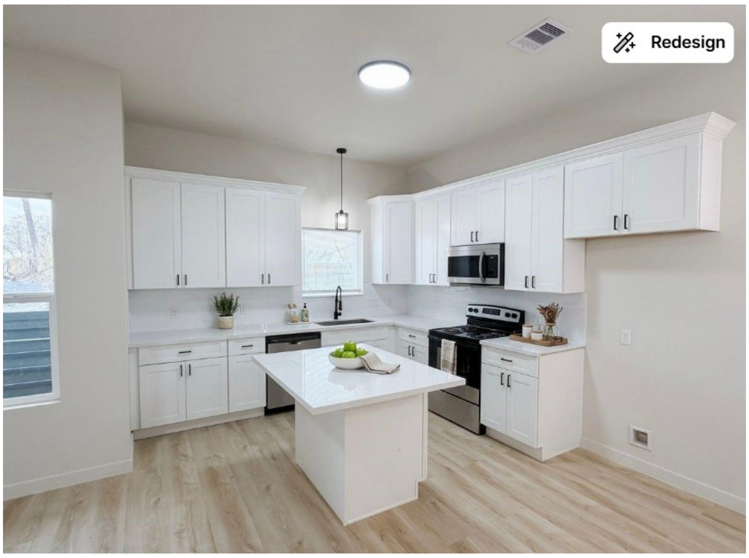
- Monthly Revenue: ~$5,850
- Annual Revenue: ~$70,200

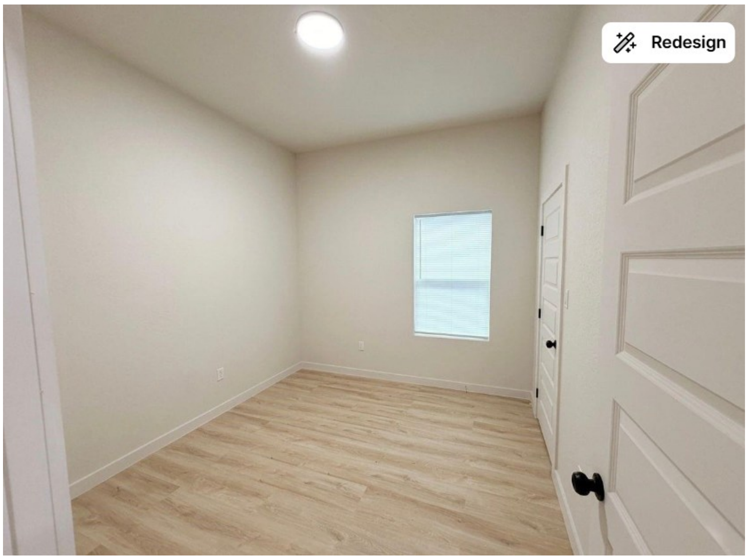
High Performance (75% Occupancy)

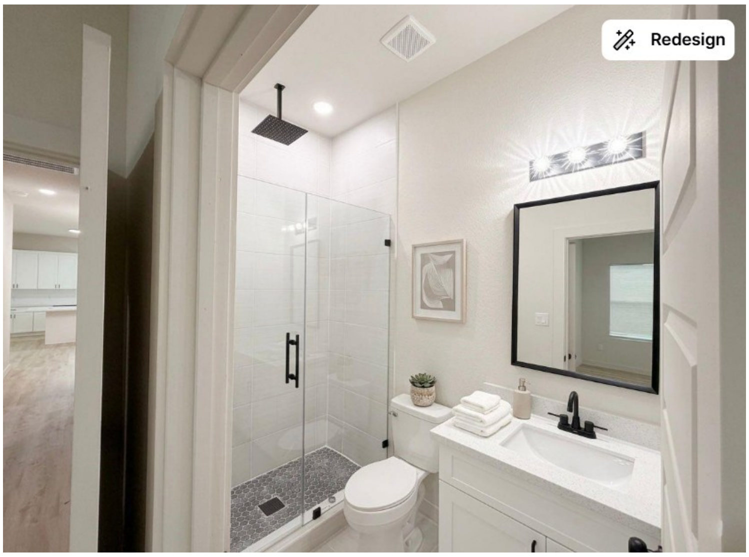
- Monthly Revenue: ~$6,750
- Annual Revenue: ~$81,000

⭐ WHY THIS WORKS FOR AIRBNB

- ✔ Two separate units allow simultaneous bookings.
- ✔ Diversifies income by reducing reliance on a single guest.
- ✔ Potential annual revenue significantly exceeds the projected long-term rental income under strong occupancy.
- ✔ Flexible strategy—operate as short-term rentals, mid-term rentals, or traditional leases depending on market conditions.



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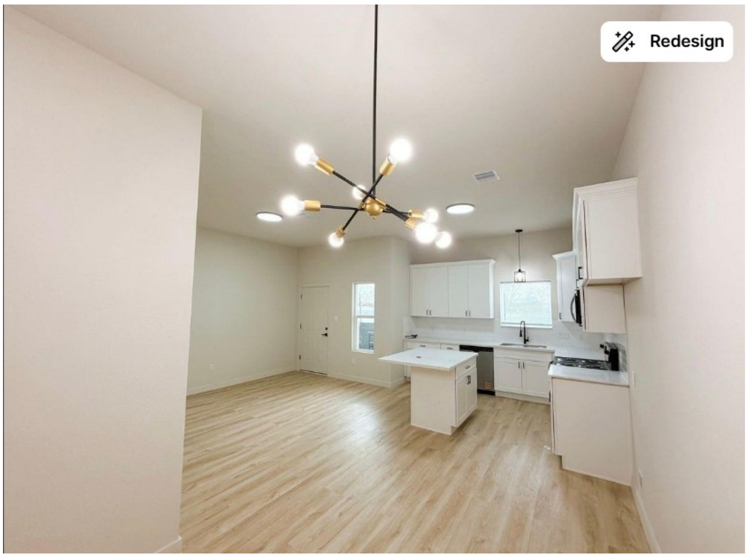
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