



INVESTMENT OVERVIEW

7840 Nashville Unit A/B Street, Houston, TX 77028

New Construction Multifamily Duplex Near Downtown Houston

Wale Lawal

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 LIST PRICE

\$439,900

 PROPERTY DETAILS

Building Size: 2,664 SF

Lot Size: 4,220 SF (0.097 Acres)

Year Built: 2026 (New Construction)

Stories: 2

Market Area: Northeast Houston

Subdivision: Liberty Road Manor Sec 16 U/R

County: Harris County, Texas

MLS Number: 57713001

EXECUTIVE SUMMARY

This duplex offers a strong opportunity for investors seeking both stable long-term cash flow and short-term rental flexibility in the Houston market. With two income-producing units and attractive rental projections, the property provides multiple exit and income strategies.

INCOME POTENTIAL

Long-Term Rental Strategy


- **Monthly Rent (per unit):** \$1,880
 - **Total Monthly Income:** \$3,760
 - **Annual Gross Income:** \$45,120
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OPERATING EXPENSES

- **Property Taxes:** \$7,478
- **Insurance:** \$2,200
- **Maintenance (8%):** \$3,610
- **Vacancy (5%):** \$2,256
- **Property Management (8%):** \$3,610

 **Total Expenses:** \$19,154/year

NET OPERATING INCOME (NOI)

 **NOI:** \$25,966/year

(Annual Gross Income \$45,120 – Total Expenses \$19,154)

PROJECTED RETURNS

- **Cap Rate:** 5.90%
 - **GRM (Gross Rent Multiplier):** 9.75
 - **Price per Unit:** \$219,950
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★ INVESTMENT HIGHLIGHTS

- ✓ Brand-new duplex construction
 - ✓ Two income-producing units under one roof
 - ✓ Strong Houston rental demand
 - ✓ Multiple investment strategies (LTR, MTR, STR)
 - ✓ Lower maintenance compared to older properties
 - ✓ Potential for long-term appreciation
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🚀 INVESTMENT EDGE

This property offers investors flexibility to maximize returns through traditional leasing or short-term rental operations. The duplex configuration allows diversification of income streams while maintaining operational efficiency.

🏠 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

- ✓ Located in the Houston metro area with year-round travel demand
- ✓ Duplex layout allows hosting multiple groups simultaneously
- ✓ Potential to generate significantly higher revenue than traditional leasing
- ✓ Attractive option for medical professionals, contractors, business travelers, and visiting families

- ✓ Flexibility to operate one unit short-term while maintaining long-term occupancy in the other
- ✓ Newer construction typically leads to better guest experiences and lower operating costs

Bottom Line: With a projected **5.90% cap rate**, strong rental fundamentals, and the potential to generate **\$54,000–\$81,000 annually** as a short-term rental, this duplex presents a compelling investment opportunity for both cash-flow and appreciation-focused investors.





 Redesign