



Houston New Construction Duplex in Growth Corridor \$465k

3107 Grassmere St: Modern new construction duplex with two 3-bedroom 2-bath units, both currently leased at \$2038 per month on one-year leases likely to renew. No HOA and tenants pay their own utilities. Features include quartz countertops, water-resistant flooring, and modern lighting throughout. Located in Sunnyside, one of Houston’s fastest-growing neighborhoods. Easy hold with solid upside. Taxes \$8400.

<https://redf.in/6wuTg2>

Sale Price	\$465,000.00	Projected Income	\$4,076.00
Principal + Interest (25% down at 6.75%)			\$2,261.00
Cash Needed (purchase price + closing costs)			\$120,900.00
Monthly NOI			\$2,697.57

Operating Expenses			
Taxes	\$700.00	Insurance	\$220.83
Maint. Reserve	\$122.28	Landscaping	\$50.00
Management	\$285.32	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,378.43	MONTHLY CASHFLOW	\$436.57
CAP RATE	6.96%	CASH ON CASH	4.33%