



Houston OFF MARKET Fully Leased Duplex \$350k

8115 Denton St: Both units leased at \$1,750 per door. Leases run through March 2026, and both tenants want to renew with the new owner. Built in 2023 with minimal no immediate maintenance needs. Several comps support FMV at \$395k for built-in equity.

[Listing Link](#)

<i>Asset Quality Grade: B Neighborhood Rating: C Year Build: 2023</i>			
Sale Price:	\$ 350,000	<i>Cap Rate</i>	8.16%
Cash Needed (25% down + cc)	\$ 92,750	<i>Cash on Cash</i>	9.32%
P&L	Monthly	Annual	
Projected Income	\$ 3,500	\$ 42,000	
Mortgage PMT (6.5% Int)	\$ 1,659	\$ 19,910	
<i>Taxes</i>	\$ 666	\$ 7,993	

<i>Maint Reserve</i>	\$ 150	\$ 1,800	
<i>Management</i>	\$ -	\$ -	
<i>Utilities</i>	\$ -	\$ -	
<i>Insurance</i>	\$ 229	\$ 2,750	
<i>Landscaping</i>	\$ 75	\$ 900	
<i>Vacancy Reserve</i>	\$ -	\$ -	
<i>HOA</i>	\$ -	\$ -	
OPEX	\$ 1,120	\$ 13,443	
Cashflow	\$ 721	\$ 8,647	
NOI (Income - OPEX)	\$ 2,380	\$ 28,557	

Key Risk: Location quality just meets the threshold for C grade.

Key Upside: Units on this street lease for \$1,700–\$1,900, supporting rent upside. Tenants are happy and want to renew. I suggest a 5 year hold, then sell before major capex around 2030. Comparable sales are up to \$400K.