Houston Luxury STR Townhome Producing Proven Revenue Turnkey $960k

Asset Quality: A+ | Neighborhood Quality: A+ | Year Built: 2018
911 Thompson St: Fully operational short-term rental generating strong in-place revenue with 75% to 85% occupancy and premium nightly rates ranging from $490 to $1,264, driven by large group bookings in a high demand Houston submarket. Four story luxury townhome with over 3,100 square feet, 4 bedrooms, 3.5 bathrooms, rooftop deck, skyline views, and high-end finishes designed specifically for premium STR performance. Delivered fully furnished with systems already in place and optional management available, allowing immediate income with no setup or lease up required. Located in Rice Military on Washington Ave with direct access to Downtown, Montrose, and River Oaks, surrounded by major demand drivers including corporate travel, events, and tourism. Strong upside through active management, rate optimization, and major upcoming events, making this a high-quality turnkey STR with both immediate cash flow and long-term appreciation.

Listing Link | AirBnb Link

Sale Price:	$ 960,000	***Cap Rate***	9.18%
Cash Needed (25% down + cc)	$ 249,600	***Cash on Cash***	14.55%
P&L	**Monthly**	**Annual**	
Projected Income	$ 14,688	$ 176,250	
Mortgage PMT (6.0% Int)	$ 4,316	$ 51,797	
Taxes	$ 1,600	$ 19,200	
Maint Reserve	$ 150	$ 1,800	
Management	$ 2,203	$ 26,438	
Utilities	$ 800	$ 9,600	
Insurance	$ 488	$ 5,850	
Landscaping	$ 75	$ 900	
Supplies / Toiletries	$ 150	$ 1,800	
Cleaning Fees	$ 850	$ 10,200	
HOT Tax + Platform Fees (7%)	$ 1,028	$ 12,338	
OPEX	$ 7,344	$ 88,125	
Cashflow	$ 3,027	$ 36,328	
NOI (Income - OPEX)	$ 7,344	$ 88,125	