

FEATURED ON TV!

8814 Manus Street 1-11

Houston, TX 77093

\$1,185,000

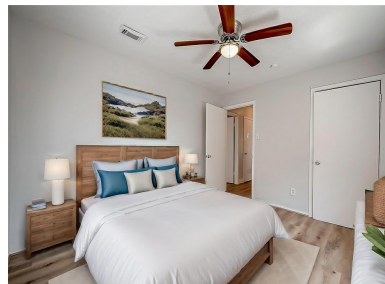


SCAN FOR DIGITAL PROPERTY CARD

Multilingual Audio Tour Available!

View this property on TV. See details on the digital property card.

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7589 Sqft | Built 1956

Priced at 1% rental rule on existing rents (not projected!)
Great income-producing 11-unit multifamily Deal. New Roof, New HVAC, updated interior. Upside includes: Pet fees, rent increase, laundromat onsite, and implementing RUBS on water since there is no separate water meter. Unit #5 is vacant and available for showings with Proof of Funds. Unit 5 is representative of the overall condition of other units. All tenants are on annual leases, with the average tenant in place for several years and intending to remain with new ownership. Financial details are available in the MLS attachment. Monthly operating expenses for all eleven units include Approx. monthly expenses: \$780 water, \$490 trash, \$200 landscaping, \$100 pest control, \$1,148 insurance. No HOA, no short-term r ...



ADEWALE LAWAL

Real Estate Broker

LIC #0736740

NETWORTH BUILDERS REALTY LLC

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Stephen "Q" Quinonez

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Stephen Quinonez | NMLS #197296 | Q Mortgage Group power by Barrett Financial Group, L.L.C. | NMLS #181106 | 2701 E Insight Way, Suite 150 Chandler, AZ 85286 | AZ 0904774 | CA 60DBO-46052 & 41DBO-148702 Licensed by Dept. of Financial Protection & Innovation under the California Residential Mortgage Lending Act. Loans made or arranged pursuant to a California Financing Law License | FL MLD1880 | ID 2080181106 | IL MB.6761630 barrettfinancial.com/illinois-reinvestment | IN 181106 | OR | TX view complaint policy at www.barrettfinancial.com/texas-complaint | UT 11368611 | WA MB-181106 | Equal Housing Opportunity | This is not a commitment to lend. All loans are subject to credit approval. | nmlsconsumeraccess.org/EntityDetails.aspx/COMPANY/181106. LIC #0736740. All information provided is deemed reliable, but is not guaranteed. Copyright 2025 MoveTube®.



ESSENTIAL PLACES NEARBY

MOST WITHIN



N & H Food Store
Super Market - Distance: 0.14 miles



O'Reilly Auto Parts
Auto Parts Store - Distance: 0.29 miles



CVS Pharmacy
Pharmacy - Distance: 0.65 miles



Dunkin'
Coffee Shop - Distance: 4.46 miles



Memorial Hermann-GoHealth Urgent ...
Medical Clinic - Distance: 3.99 miles



Chevron
Gas Station - Distance: 0.15 miles



Ross Dress for Less
Department Store - Distance: 2.05 miles



Wells Fargo Bank
Bank - Distance: 0.58 miles



Blink Fitness - Northline
Fitness Center - Distance: 2.85 miles



Houston Veterinary Hospital
Veterinarian - Distance: 3.19 miles



RESTAURANTS NEARBY



Best Made Hamburgers
Burgers - Distance: 0.03 miles



Alamo Tamale & Taco
Mexican - Distance: 1.69 miles



Bellissimo
Italian - Distance: 3.45 miles



Sushi By The Heights
Sushi Bars - Distance: 4.56 miles



Ginger & Fork
Chinese - Distance: 6.21 miles



El Marisquero
Seafood - Distance: 1.59 miles



Trash Panda Drinking Club
Pizza - Distance: 3.27 miles



Angela's Oven
Breakfast & Brunch - Distance: 4.19 miles



B&B Butchers & Restaurant
Steakhouses - Distance: 5.51 miles



OUTDOOR ACTIVITIES NEARBY



RECREATIONAL WATER
Dodson Lake Park
Distance: 0.44 miles



TENNIS
iPadel Houston
Distance: 3.14 miles



BIKE / PEDESTRIAN TRAIL
Heights Hike and Bike Trail East ...
Distance: 5.35 miles



PARK
Shady Lane Park
Distance: 1.39 miles



GOLF
Melrose Golf Club
Distance: 3.52 miles



DOG PARK
Puppies For Breakfast
Distance: 5.54 miles



SCHOOLS NEARBY

PK - 05
RODERICK PAIGE ELEMENTARY SCHOOL
Student To Teacher Ratio: 11.00



0.88 Miles

06 - 08
HENRY MIDDLE SCHOOL
Student To Teacher Ratio: 8.90



2.57 Miles

09 - 12
KASHMERE HIGH SCHOOL
Student To Teacher Ratio: 9.70



1.73 Miles

There are 0 private & within 8 miles of this property. The displayed schools are the assigned public schools.



Scan to Connect

Receive a lender credit when you finance your home with our preferred lender, Stephen “Q”!

***Credit amount is equal to 0.5% of the total loan amount. Offer valid on primary occupancy residential purchase mortgages only. All other loan types—including refinances, home equity products, and commercial mortgages—are not eligible. A completed mortgage application must be received by Stephen Quiñónez (NMLS #197296) between 12:01 a.m. on 9/30/2025 and 11:59 p.m. on 12/31/2025, and the loan must close within 90 days. The credit will be applied at closing. Borrower remains responsible for all other closing costs. This is not a commitment to lend, nor an indication of loan qualification or approval. All loans are subject to credit and property approval. Barrett Financial Group reserves the right to modify or cancel this offer at any time.**



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Contact me to get started on your homebuying journey!



STEPHEN “Q” QUINONEZ

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QMortgageGroup.com

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OPEN HOUSE

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Open the link and complete registration.

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SCAN TO REGISTER



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