



11000 Kinghurst #168

Houston Texas 77099

A Townhouse Condominium Rental Property

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Property Description



- Positioned as a **fully stabilized, income-producing investment**, this well-maintained 2-bedroom, 2.5-bath townhome offers investors a rare opportunity to acquire a performing asset with **predictable cash flow and long-term income security from Day One**. Located in a stable working-to-middle-income submarket, the property represents a strong **Class C+ workforce housing investment** — one of the most sought-after asset types among yield-focused real estate investors today.
- The property is currently occupied by a reliable, long-term tenant under a **5-year lease agreement (currently in Year 2)**, providing built-in income stability and eliminating vacancy risk. The lease includes **two structured \$100 rent increases scheduled for Year 3 and Year 5**, creating organic income growth and improving long-term yield without requiring any additional capital investment.
- The asset has been previously renovated and remains in solid condition with **no immediate repairs or capital improvements required**, allowing the incoming investor to operate the property as a true turnkey rental. A professionally managed HOA maintains exterior components and covers water, sewer, trash, and grounds, significantly reducing ownership burden and protecting the long-term condition of the property.
- From an investment standpoint, the property produces **\$1,300/month in rental income (\$15,600 annually)** and operates with predictable expenses, generating a strong and stable Net Operating Income. Based on current performance, the asset falls within the **8%–9% cap rate range**, aligning with market expectations for stabilized Class C+ rental housing and offering an attractive balance of yield and risk.

Project Overview



Property Address	11000 Kinghurst #168 Houston TX 77099
Bedrooms	2 Bedrooms
Bathrooms	2.5 Bathrooms
Stories	2 Stories
Square Feet	1,224 SqFt.
Property Type	Townhouse Condominium
Year Built	1983
Vacant	Tenant Occupied
Asset Class	Class C+
Current Condition	Cash Flowing & Stabilized

CAD PROPERTY DETAILS



Property Type	Residential Condo
Account Number	1146080200005
Ownership Date	05.24.2024
Legal Description	UNIT 168 BLDG L .42264 INT COMMON LAND & ELE KINGHURST T/H CONDO PH 1 U/R
Tax Rate	2.35412

Financial Expenses



Property Address	11000 Kinghurst #168 Houston TX 77099
Monthly Rental Income	\$1,300.00
Annual Gross Rent	\$15,600.00
Monthly HOA Dues	\$360.00
Annual HOA Dues	\$4,320.00
Monthly Maintenance Reserve	\$200.00
Annual Maintenance Reserve	\$2,400.00
NOI	Gross Income – Operating Expenses = ?
NOI	\$15,600.00 - \$4,320.00 = 11,280
Annual N.O.I	\$11,280.00

Investors Valuation



Cap Rate	Formula	Valuation
At 6% Cap Rate	$\$11,280 \div .06$	\$188,000.00
At 7% Cap Rate	$\$11,280 \div .07$	\$161,000.00
At 8% Cap Rate	$\$11,280 \div .08$	\$141,000.00
At 8.5% Cap Rate	$\$11,280 \div .085$	\$132,000.00
At 9% Cap Rate	$\$11,280 \div .09$	\$125,000.00

Investment Highlights



A.	Fully Stabilized asset with 5-year lease in place (Year 2)
B.	Immediate Cash Flow Upon Closing
C.	Built-In Rental Increases for structured income growth
D.	Strong projected Investor Cap Rate
E.	HOA covers major exterior and utility components
F.	No Rehab or Capital improvements required
G.	Reliable long-term tenant in place
H.	Predictable, low-risk income producing property
I.	Turnkey- collect Rent from Day 1



P R O P E R T Y P H O T O S

Property Photos





Property Photos

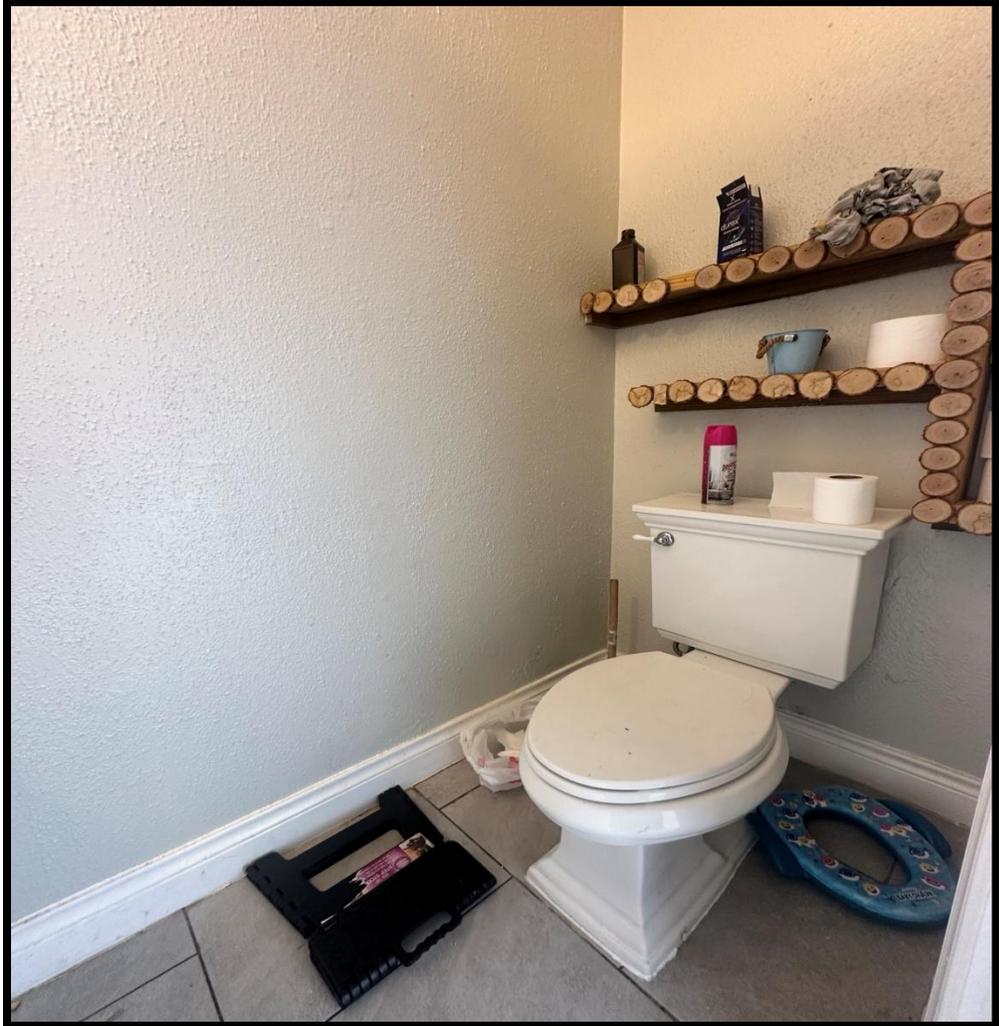




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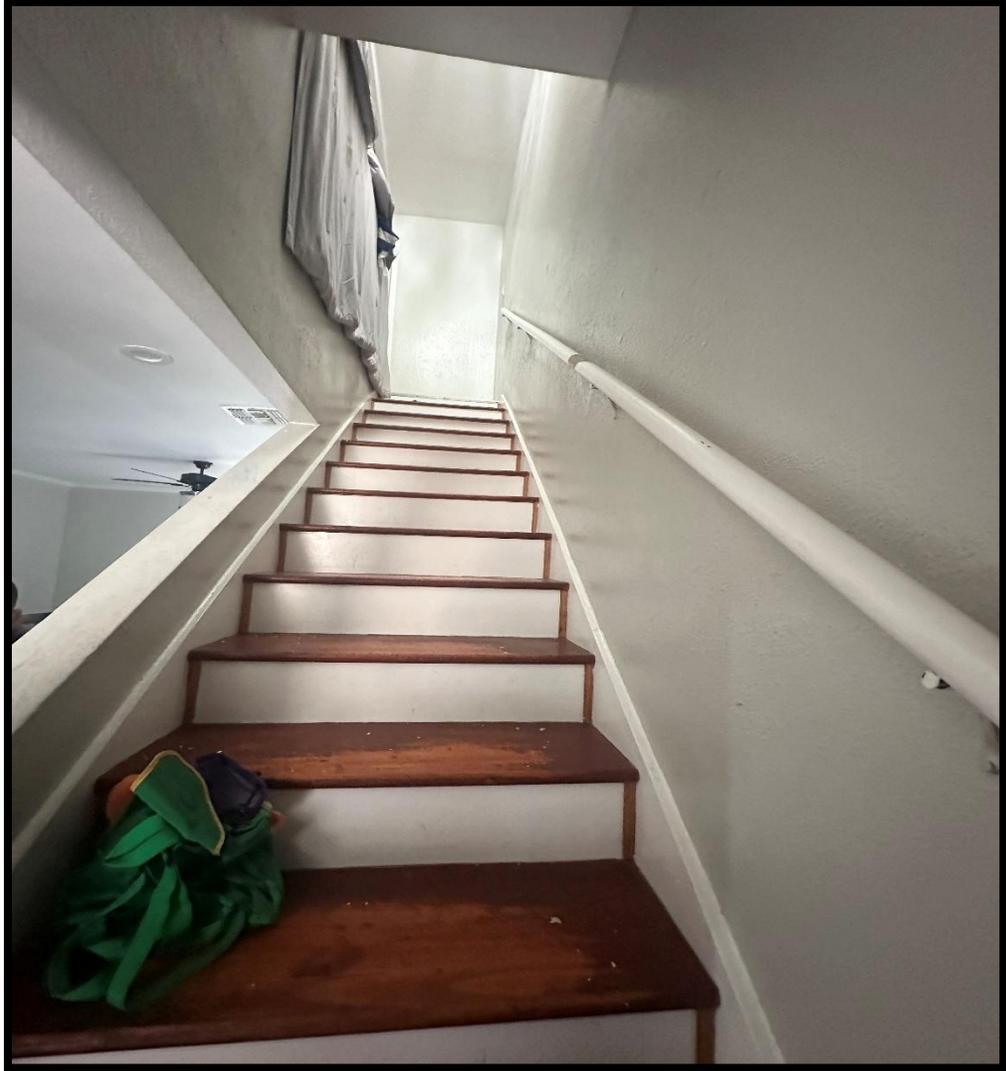


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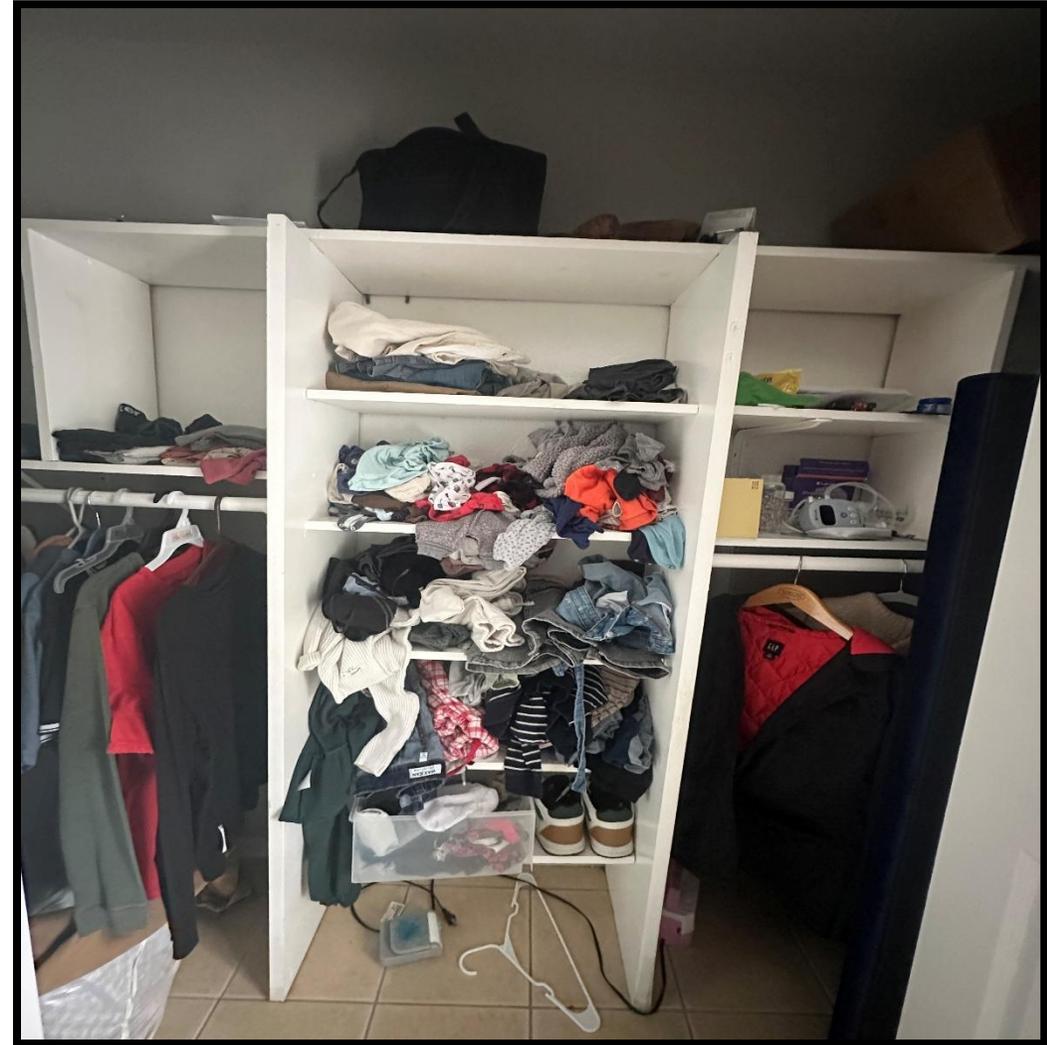




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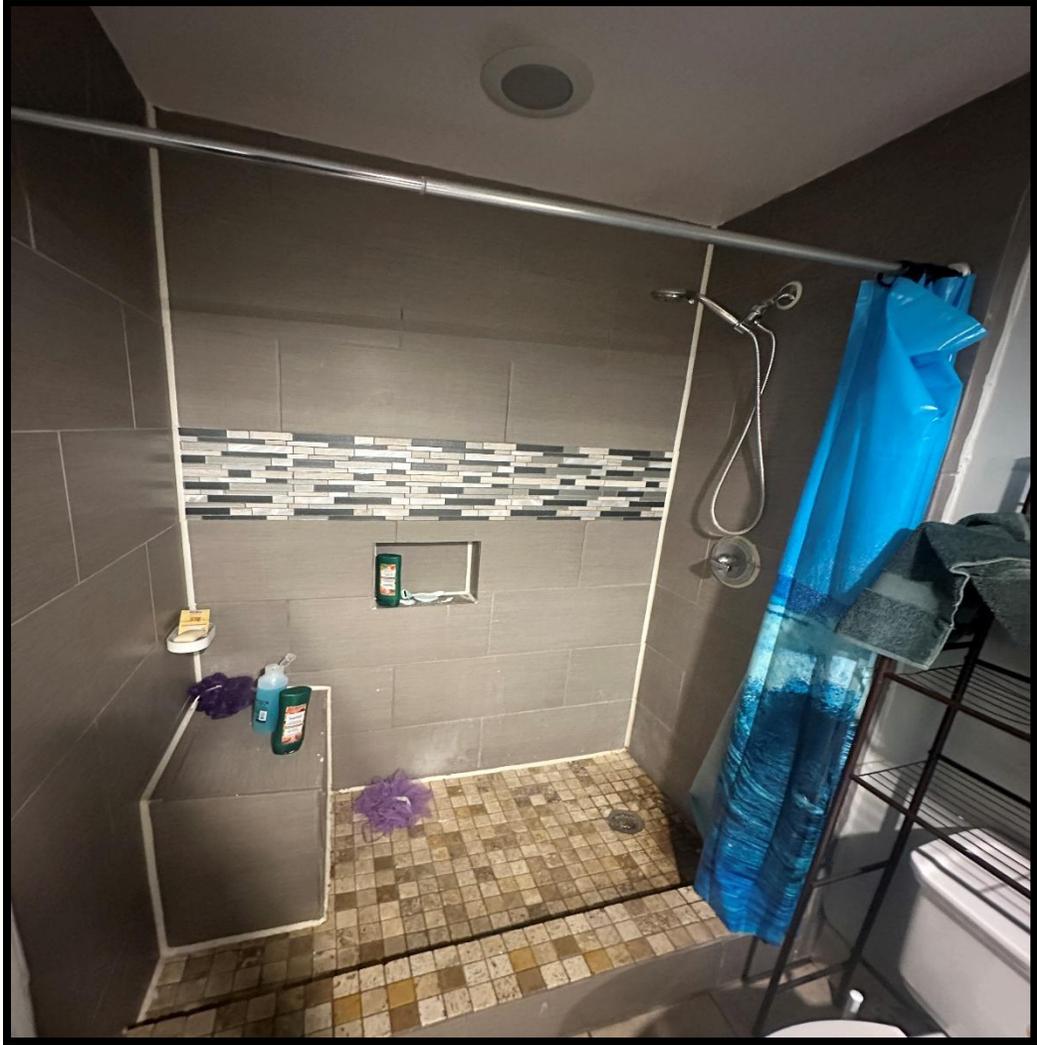


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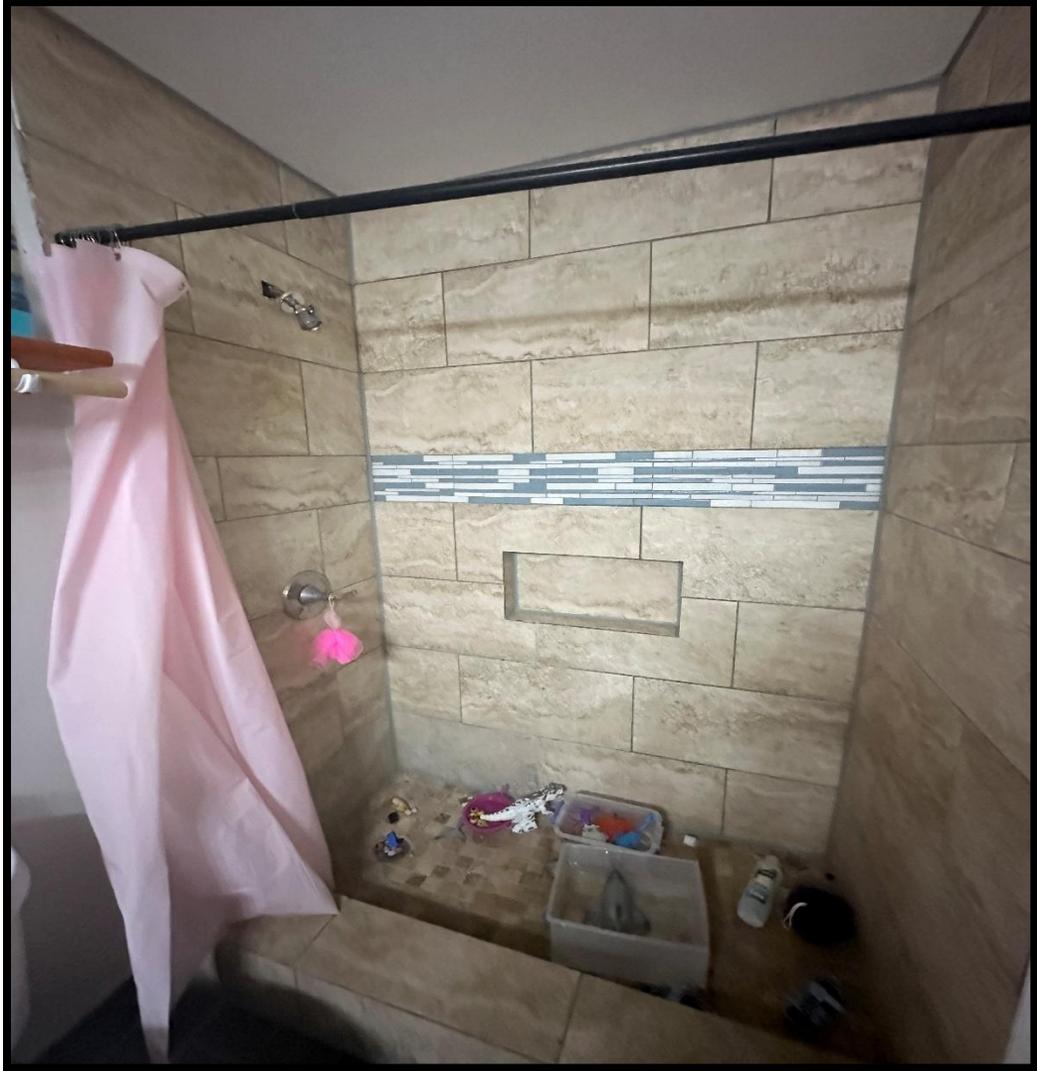


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For Sale

11000 Kinghurst #168

Price : \$125,000.00

Stabilized Rental Property