

2116 Berry St.

BEAUTIFULLY REMODELED AIRBNB DUPLEX

6 BEDROOMS 6 BATHROOMS • CAN ACCOMMODATE UP TO 16 GUESTS

marco.mendoza@realproperties.com

(218) 515-9709

Investment Highlights

- STR-READY DUPLEX
- 6 BED / 6 BATH TOTAL
- ACCOMMODATES 16 GUESTS
- \$134,000 ANNUAL REVENUE
- 14%+ CAP RATE
- MINUTES FROM UH, TSU, DOWNTOWN
- TURN-KEY FURNISHED OPERATION

FINANCIAL SUMMARY

General Information

- List Price: \$750,000
- Two units — each 3 bed / 3 bath
- Property Type: Residential Duplex
- Number of Stories: 2
- Year Built: 1952
- Building Size: 3288 sqft
- Year Remodeled: 2022
- Short-Term Rental Proven Performance (2025)

EXPENSES REFLECT OWNER-MANAGED OPERATIONS AND ACTUAL HISTORICAL OPERATING COSTS.

Rental Data

- 2025 Gross Rental Income: **\$134,000**
- Monthly Rental Income: **\$11,167**
- Net Operating Income (NOI): **\$106,291**
- Cap Rate (at \$725,000): **14%+**
- Expenses Monthly: \$2,309
- Number of Bathrooms: 6 (Total)
- Revenue per sqft: \$40.8
- Expenses Annually: \$27,709

Expenses

- Electric: \$6,200
- Water: \$1,200
- Internet: \$960
- Linens / Consumables: \$450
- Lawn: \$720
- Insurance: \$3,642
- Taxes: \$7,117
- Maintenance: \$3,400
- Airbnb Host Fee (3%): \$4,020




2116 BERRY

INVESTMENT OVERVIEW

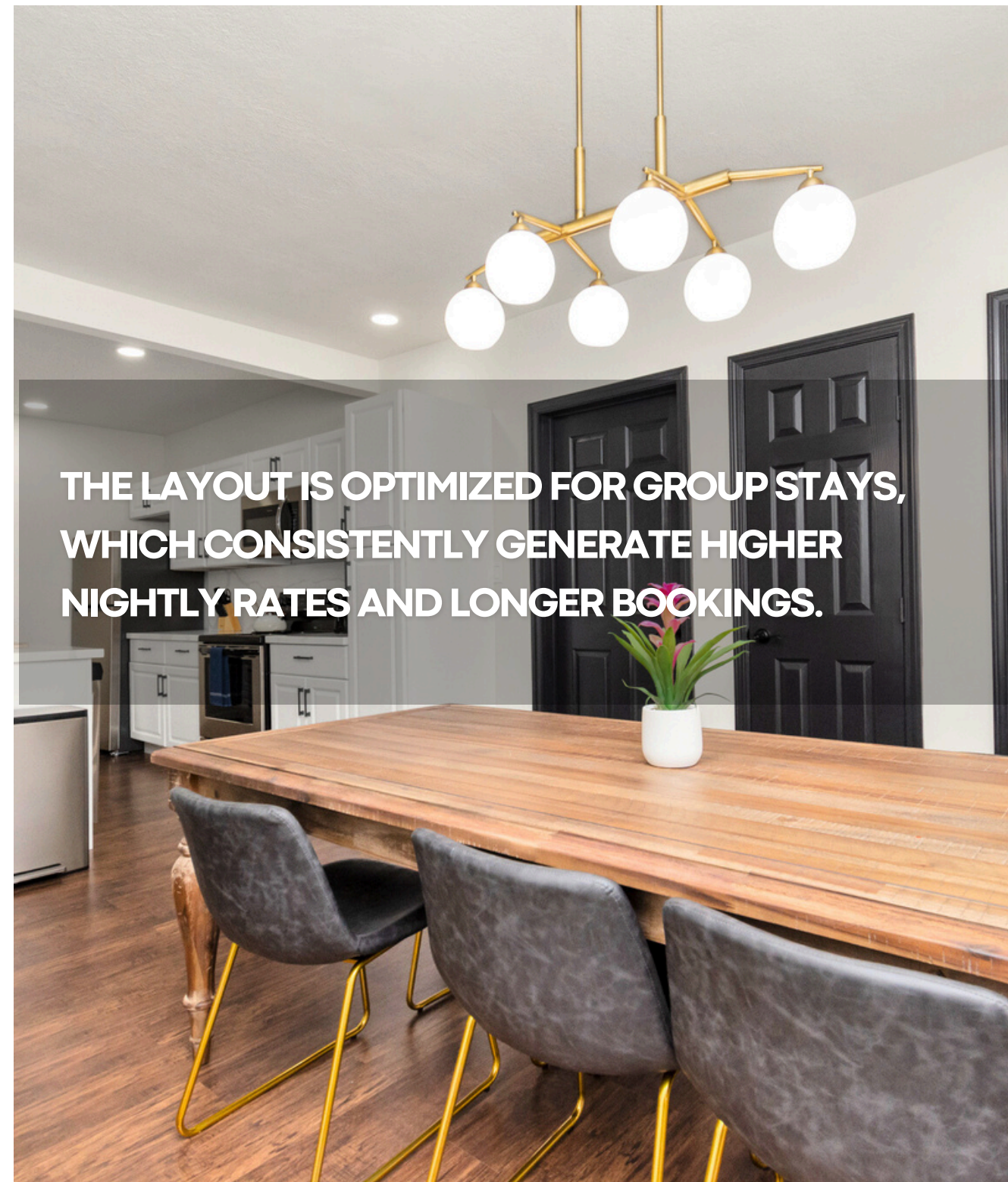
Welcome to 2116 Berry Street, a fully remodeled duplex located in Houston's historic Third Ward just minutes from Downtown Houston and major universities. The property has been successfully operated as a short-term rental and is well positioned to serve visitors to the University of Houston, Texas Southern University, the Texas Medical Center, and downtown event venues.

The spacious layout is designed to accommodate larger groups, making it especially attractive for short-term rental guests traveling for university visits, medical center appointments, sporting events, and downtown conventions. The open-concept living areas and fully equipped kitchen create an ideal environment for group stays while maximizing booking potential.



THE PROPERTY'S SIZE, LOCATION, AND LAYOUT
HAVE SUPPORTED STRONG SHORT-TERM
RENTAL DEMAND AND CONSISTENT REVENUE
PERFORMANCE.

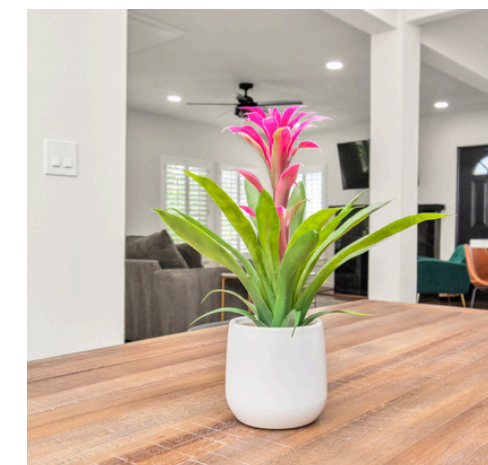
2116 BERRY



DUAL LIVING AREAS FOR GROUP STAYS

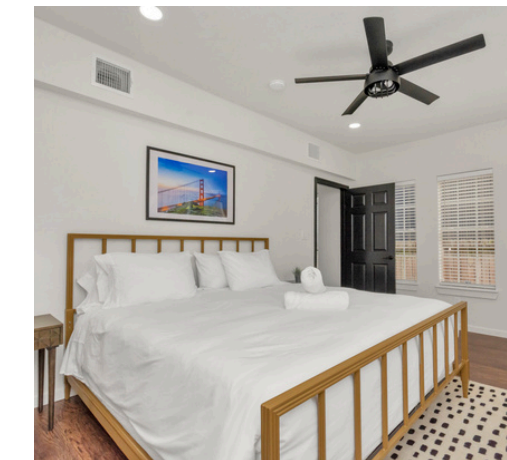
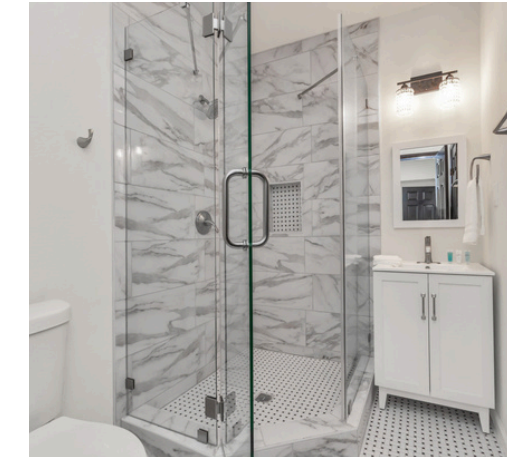
Each unit features a spacious living area designed to comfortably host larger groups. With six bedrooms and six bathrooms across the property, the duplex accommodates up to 16 guests, making it ideal for university visitors, medical center travelers, and groups attending downtown events.

The large dining area and open-concept layout create an inviting space for gatherings, which is a key factor driving strong short-term rental demand and repeat bookings.



2116 BERRY

INTERIOR GALLERY



2116 BERRY

2116 BERRY

PRIME SHORT-TERM RENTAL LOCATION

5 Minutes – Downtown Houston

5 Minutes – University of Houston

3 Minutes – Texas Southern University

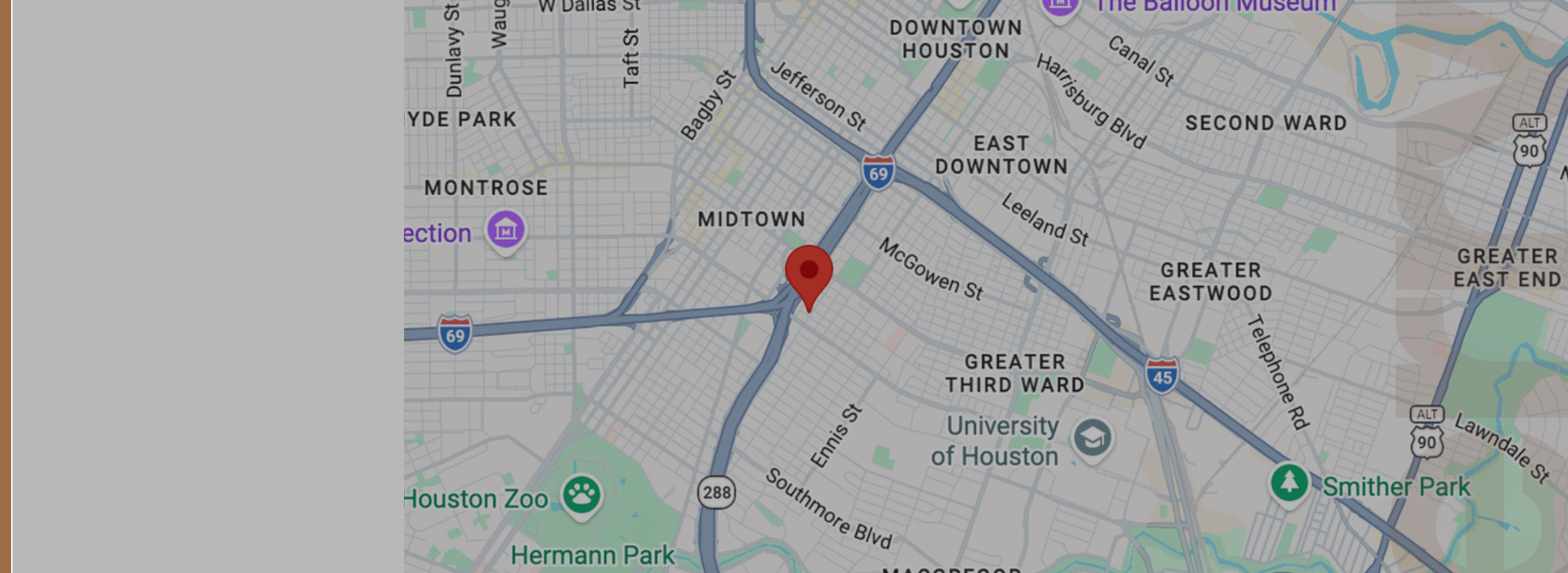
6 Minutes – Toyota Center (Rockets Arena)

7 Minutes – Minute Maid Park (Astros Stadium)

10 Minutes – Texas Medical Center (Largest Medical Center in the world)

10 Minutes – NRG Stadium (Texans Stadium / Rodeo)

THIS CENTRAL LOCATION CONSISTENTLY ATTRACTS UNIVERSITY VISITORS, MEDICAL PROFESSIONALS, AND DOWNTOWN EVENT TRAVELERS.





**FOR SALE INFO
CONTACT**

MARCO MENDOZA

MARCO.MENDOZA@REALPROPERTIES.COM

(218) 515-9709