

# 4630 Edfield A/B Houston, TX

## Investment Rental Analysis

### RECENT CLOSED RENTAL COMPS

NAME	BED/BATH	SQFT EACH	LEASED PRICE
9101 Noel St A	3/3.5	1,903	\$2,300
5110 Westover A	3/3.5	1,750	\$2,495
5000 Higgins B	3/3.5	1,800	\$2,500

### PROPERTY HIGHLIGHTS

- ✓ 4 Bedrooms | 2.5 Bathrooms
- ✓ Private **Garages**
- ✓ **Gated** / Private Driveway
- ✓ **New** Construction Product
- ✓ **Yard Space** + **Strong Rental Demand**

### PROJECTED INCOME POTENTIAL

MONTHLY RENT PER SIDE	GROSS MONTHLY INCOME
\$2,400/mo	\$4,800/mo
\$2,500/mo	\$5,000/mo
\$2,600/mo	\$5,200/mo