

SHUMIK
Privé.
BASED IN HOUSTON



TWO HOMES. ONE SMART INVESTMENT.

NEW CONSTRUCTION DUPLEX

3708 Glenrose Street · Houston, Texas

ATLAS REAL ESTATE

SUMMARY

Investment Highlights

Purpose-built flexibility for an owner-occupant, multigenerational household, or rental-property investor.

2

RESIDENCES

2

BEDROOMS
PER RESIDENCE

2.5

BATHROOMS
PER RESIDENCE

2

STORIES
PER RESIDENCE



HOUSE-HACKING POTENTIAL

Occupy one residence while leasing the other.



TWO RENT-READY RESIDENCES

Two independent homes held under one property.



2026 NEW CONSTRUCTION

New finishes, fixtures and major building systems.



PRIVATE DRIVEWAYS

Dedicated off-street parking for each residence.



PRIVATE FENCED BACKYARDS

Separate outdoor space for both residences.



CENTRAL HOUSTON ACCESS

Convenient access to major employment and activity centers.



THE PROPERTY

Property Overview

ASKING PRICE

\$450,000 \$250 / SF

1,800	APPROX. 900	2,750	2026	2
TOTAL SQ FT	SQ FT PER RESIDENCE	LOT SQ FT	YEAR BUILT	STORIES PER RESIDENCE

TWO IDENTICAL RESIDENCES

2 BEDROOMS .
2.5 BATHROOMS

Each residence includes a private driveway and fenced backyard.

PROJECTED RENTAL INCOME

\$1,750 – \$1,950
PER RESIDENCE / MONTH

\$3,500 – \$3,900
COMBINED / MONTH

Projected rents are based on comparable rental data presented in this brochure. Actual rents may vary.



RECORD DETAILS

Subdivision	Prelude at Houston	Legal	Lot 2, Block 1
County	Harris County	Roof	Composition
Parking	2 Private Driveways	Market Area	Medical Center South

THE INTERIORS

Designed for Modern Living

No carpet. No compromises.



QUARTZ
COUNTERTOPS



TWO-TONE
CABINERY



STAINLESS-STEEL
APPLIANCES



LVP
FLOORING



OPEN-CONCEPT
LIVING



DESIGNER
LIGHTING



CEILING
FANS



DEDICATED
LAUNDRY

DURABLE MATERIALS. ELEVATED DESIGN.

Modern finishes selected for style, functionality and everyday upkeep.

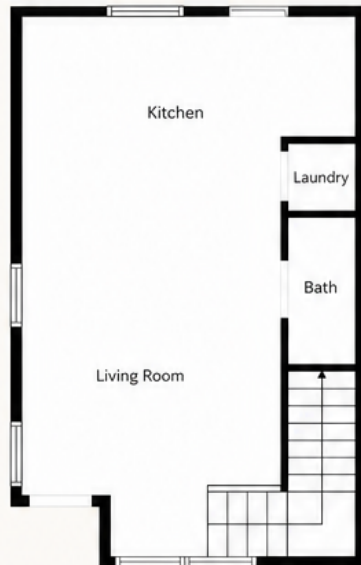
Floor Plans

Two private residences, each thoughtfully arranged across two levels.

EACH RESIDENCE: 2 BEDROOMS • 2.5 BATHROOMS • 2 STORIES

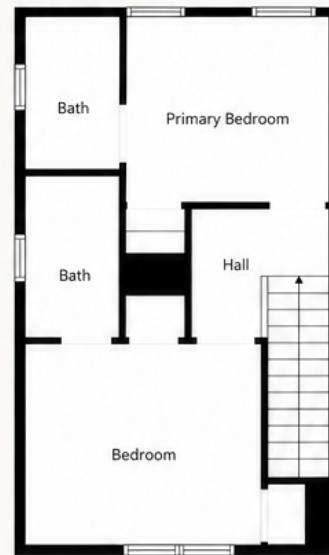
RESIDENCE A

FIRST FLOOR



RESIDENCE A

SECOND FLOOR



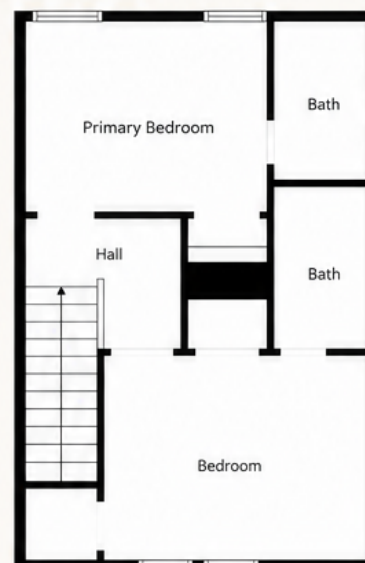
RESIDENCE B

FIRST FLOOR



RESIDENCE B

SECOND FLOOR



LAYOUT AT A GLANCE

OPEN-CONCEPT FIRST FLOOR

Kitchen, dining and living spaces designed for easy flow.

GUEST POWDER ROOM

Conveniently positioned on the main level.

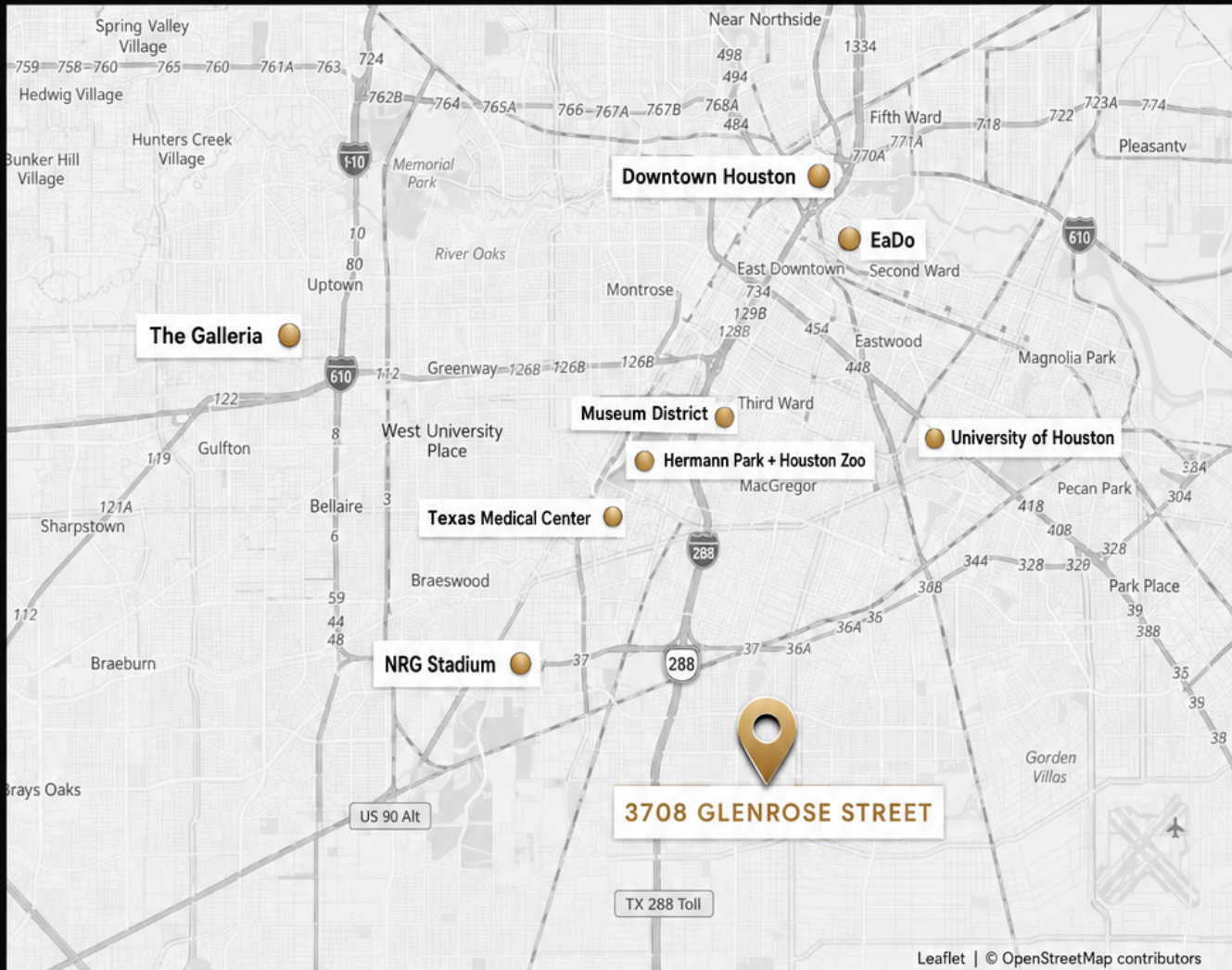
TWO UPSTAIRS BEDROOM SUITES

Two bedrooms and two full bathrooms on the second floor.

LOCATION

Positioned for Access

Central access to Houston's major employment, education and lifestyle destinations.



APPROXIMATE DRIVE TIMES

8 MIN

Texas Medical Center

12 MIN

Downtown Houston

12 MIN

Museum District

15 MIN

The Galleria

10 MIN

University of Houston

9 MIN

NRG Stadium

10 MIN

Hermann Park +
Houston Zoo

11 MIN

EaDo

Approximate drive times from 3708 Glenrose Street. Travel times vary based on traffic and route conditions.

DEMAND

Built for Broad Renter Appeal

Proximity to major employment and educational centers expands the property's potential renter audience.

8 MIN

TEXAS MEDICAL CENTER

10 MIN

UNIVERSITY OF HOUSTON

12 MIN

DOWNTOWN HOUSTON



HEALTHCARE & RESEARCH

Convenient access to the Texas Medical Center and surrounding healthcare institutions.



HIGHER EDUCATION

Positioned near the University of Houston and other central Houston campuses.



EMPLOYMENT & ENTERTAINMENT

Accessible to Downtown, EaDo, NRG Stadium and the Museum District.

WHY THE PROPERTY COMPETES



2 BEDROOMS + 2.5 BATHROOMS PER RESIDENCE



PRIVATE ENTRANCES + DRIVEWAYS



FENCED OUTDOOR SPACE



2026 NEW CONSTRUCTION



NO CARPET



MODERN KITCHENS + INTERIOR FINISHES

LOCATION CREATES ACCESS. DESIGN SUPPORTS APPEAL.

Proximity and property features do not guarantee tenant demand, occupancy or rental performance.

MARKET DATA

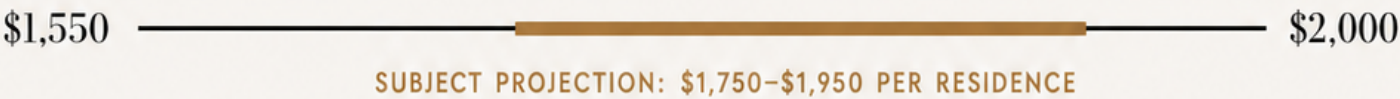
Rental Analysis

Selected Two-Bedroom Comparables

Closed rentals built in 2024 or later, located within approximately 0.5 mile of the subject.
Selected listings shown below.

ADDRESS	BED / BATH	SQ FT	LEASE RENT	RENT / SF
7918 Bowen St #B	2 / 2	1,016	\$1,550	\$1.53
7710 Independence St #A	2 / 2.5	942	\$1,850	\$1.96
7927 Colonial Ln	2 / 2.5	1,434	\$2,000	\$1.39
7925 Colonial Ln	2 / 2.5	1,434	\$2,000	\$1.39

SELECTED TWO-BEDROOM LEASE RANGE



INVESTMENT SUMMARY

\$3,500–\$3,900

PROJECTED COMBINED MONTHLY RENT

\$42,000–\$46,800

PROJECTED ANNUAL GROSS RENT

BROADER 16-PROPERTY SEARCH SET

\$2,150	\$2,200	\$1.38	75	101.15%
AVERAGE LEASE	MEDIAN LEASE	MEDIAN LIST PRICE / SF	AVERAGE CUMULATIVE DAYS ON MARKET	AVERAGE LEASE-TO-LIST RATIO

The broader search set includes properties with varying bedroom counts and sizes. It is provided for general submarket context and is not directly equivalent to the subject units.

Preferred Lender Program

Owner-occupied financing incentives may be available to qualified borrowers.

30-YEAR 2-1 TEMPORARY BUYDOWN

YEAR 1	YEAR 2	YEARS 3-30	APR
4.99%	5.99%	6.99%	6.985%

Qualification, occupancy and lender program restrictions apply.



\$4,500 LENDER CREDIT

Toward closing costs for qualifying borrowers using the preferred lender.



0% DOWN PAYMENT POTENTIAL

Qualified buyers may be eligible for 0% down payment through available down-payment-assistance programs. Restrictions apply.



REFUNDABLE BUYDOWN SUBSIDY

Buydown subsidy refundable after six months, subject to lender program terms.



UNLIMITED 'NO-CLOSING-COST' REFINANCE

Available to eligible purchase clients under lender program terms.

THE OWNER-OCCUPANT STRATEGY



PURCHASE
THE DUPLEX



OCCUPY ONE
RESIDENCE



LEASE
THE SECOND



POTENTIALLY
OFFSET COSTS



BUILD EQUITY
OVER TIME



URUSA UMATIYA

Loan Officer · Champions Mortgage · NMLS #2778015

832-281-4447

urusa@championsmortgageteam.com

Champions Mortgage · Company NMLS #1706471

Illustrative example based on a \$450,000 sales price, 20% down, 780 FICO and a 30-year fixed-rate mortgage with a 2-1 temporary buydown. Interest rates: 4.99% in year 1, 5.99% in year 2 and 6.99% in years 3-30; APR 6.985%. Terms current as of 07/25/2026 and subject to change. DPA program terms and rates may differ. Borrower must qualify.

THE OPPORTUNITY

OWN THE OPPORTUNITY

For offer guidance, rental strategy or financing coordination, contact Kay Soumir.

ABOUT KAY SOUMIR

Kay Soumir is a Houston REALTOR® with Atlas Real Estate specializing in new construction, investment properties and luxury residential sales. Licensed since 2019, she has represented more than \$30 million in residential transactions and brings a strategic, detail-driven approach to every opportunity. Kay is fluent in English, Arabic and French.



KAY SOUMIR

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LET'S TALK NEXT STEPS

Whether you plan to occupy one residence, lease both or add a new-construction duplex to your portfolio, I'm here to help you evaluate the opportunity.

1235 N Loop W, Suite 502, Houston, TX 77008 · MLS #7753731

EQUAL HOUSING OPPORTUNITY

Information is believed to be accurate but is not guaranteed. Buyers should independently verify property details, measurements, rental projections and financing terms.