NORI SOLD IT TEAM · Pynk Real Estate · NG RE | NEXTGEN REAL ESTATE

BUY ONE DUPLEX OR BOTH
NORTHEAST HOUSTON

One's a deal.
Two's a portfolio.

LIST PRICE PER DUPLEX
$520,000

Buy both
$1.04M

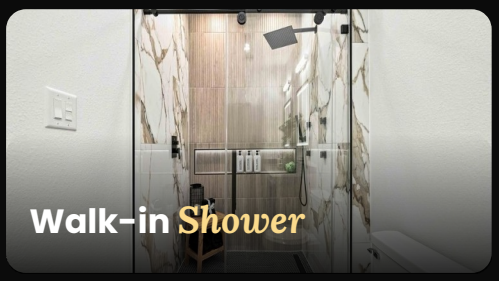
3 BD / 2.5 BA	GARAGE	2026	GATED
PER UNIT	PER UNIT	BUILT / 2 STORIES	DRIVEWAY











- ✓ Waterfall-island kitchens
- ✓ Wine wall. Wine fridge.
- ✓ A garage for each unit
- ✓ Gated drives. EV charging.
- ✓ Separately metered units
- ✓ Buy one or both

HOW IT MAKES SENSE

YOUR LUXURY. THEIR RENT.

Waterfall islands. Glass showers.
Gated drives. Private garages.
Their rent helps build your equity.

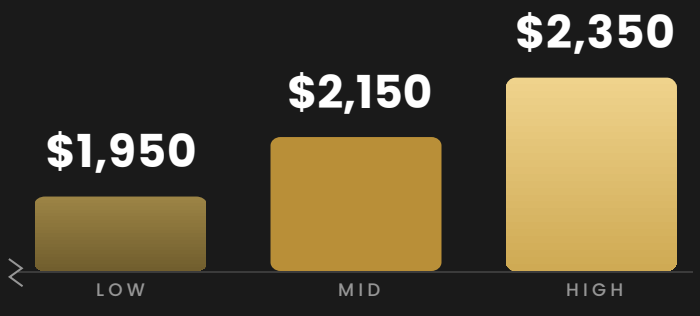
ACROSS BOTH DUPLEXES

4	12	8 FULL 4 HALF
UNITS	BEDROOMS	BATHROOMS

Projected rent
per unit · per month

$4,300 /mo
ONE DUPLEX · BOTH SIDES LEASED

$8,600 /mo
BOTH DUPLEXES · $103.2K / YR



Tiles use MID. Whole-unit gross estimates before expenses.
Based on rental comparables. Not guaranteed.

Information deemed reliable but not guaranteed and subject to change. Equal Housing Opportunity. MLS #45091390 & #34986606. Two listings, $520,000 each. Front photo: virtual twilight. Rents not guaranteed. Tap any gold-underlined item to learn more.

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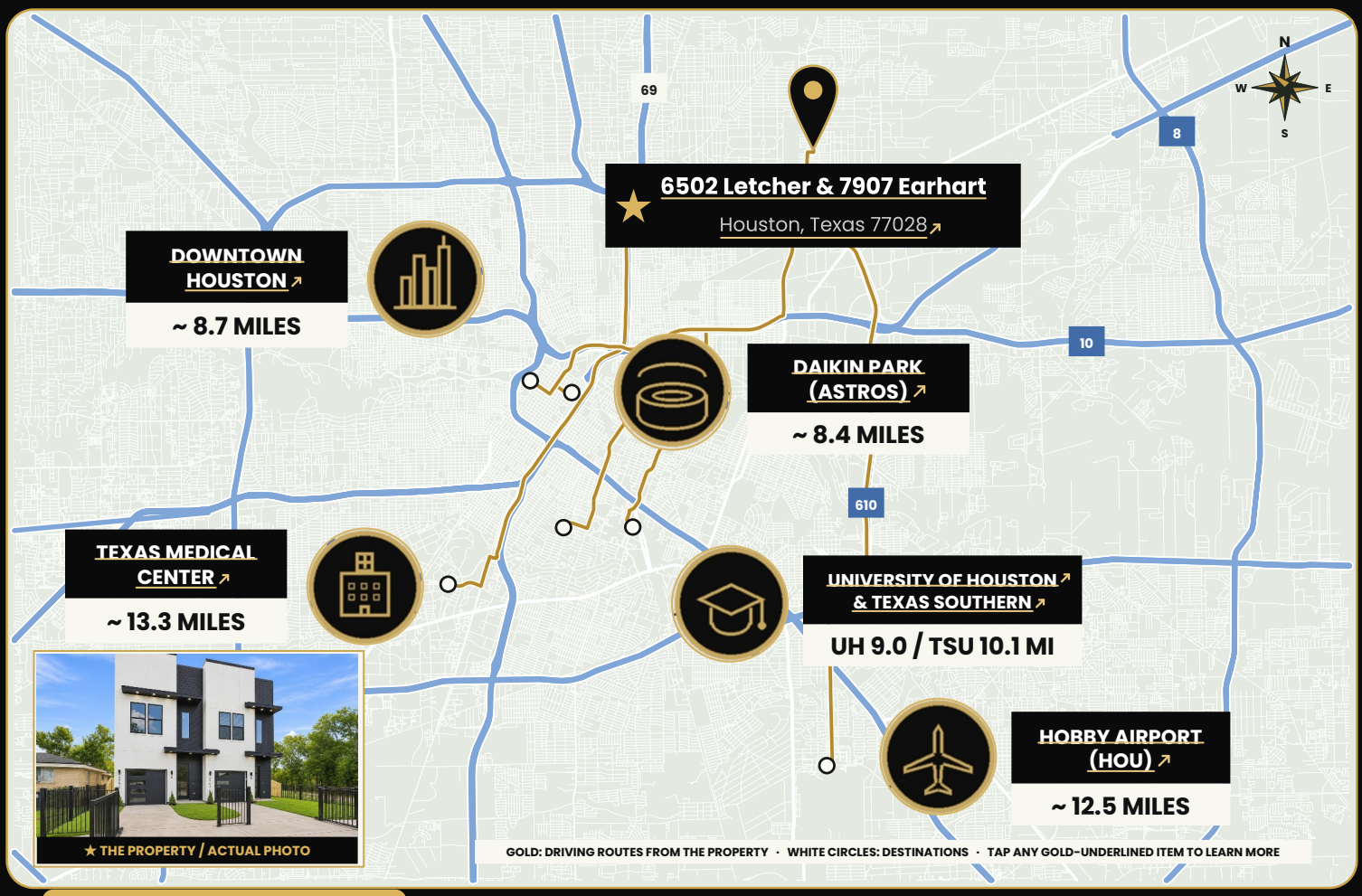
LOCATION OVERVIEW
NORTHEAST HOUSTON

CONNECTED TO MORE OF WHAT MATTERS

Everything you need, close to home.

Approximate miles from 6502 Letcher & 7907 Earhart



WHAT'S HAPPENING NEARBY

Tap any gold-underlined item to learn more.

Where investment flows, rental demand follows.

NEW HOSPITAL CAMPUS

LBJ Hospital

About 3 miles away.
12-story hospital.
Target: early 2029.

$2B

MIXED-USE DISTRICT GROWTH

East River

150-acre district.
Phase one underway.
Buildout ~2041.

$2.5B

PORT TRADE EXPANSION

Ship Channel

Channel widening.
Port part done 2025.
Full target: 2029.

$1B

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Tap any gold-underlined item to learn more.

SCAN ME

Scan for full property details

Ask your agent for details or the available rental comparables to see the numbers yourself.

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Approximate driving miles to representative endpoints. Census TIGERweb roads. OSRM routes / OpenStreetMap data.