



3910 DALLAS ST.

6-Plex in Houston's East End



INVESTMENT

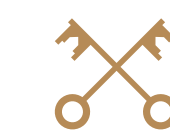
Opportunity

Six beautifully crafted 1-bed, 1-bath units, each one practically reborn with renovations:

New plumbing, electrical, windows, floors—yes, the whole lot has been redone. Every unit has its own parking space (none of that dreadful street parking nonsense), proper city trash service (so no clunky dumpsters stinking up the place), and a shared washer/dryer setup. Oh, and it's fully fenced for that extra bit of security—rather reassuring, don't you think?



PROPERTY FEATURES



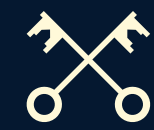
- 6 Units Total
- New Plumbing
- Updated Electrical
- Renovated Flooring
- Parking Spot for Each Unit
- Shared Washer/Dryer



**SPLENDID EAST END
LOCATION:**

A quick stroll to Kroger for the essentials, and you're just a short bike ride from U of H.

Properties like this are a rare find. Move fast, or it'll be snapped up faster than you can say 'investment opportunity'!



Taqueria El Rojo Loco
 Clinton Dr
 Jack in the Box
 Moon Tower Inn
 N Sampson St
 Canal St
 EAST RIVER 9



Champ Burger
 York St



Segundo Coffee Lab

The Barrels

HSM iMetal Works Inc

Sampson St

D&W Lounge

Rusk St

W 3910 Union Steel
DALLAS ST.
 3910 Dallas St

Lamar St

Garage Inc

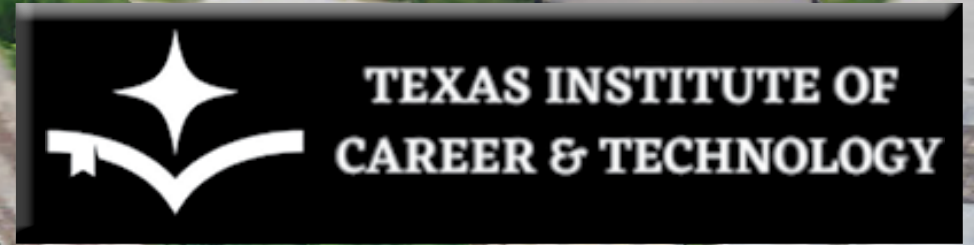
Milby St

Fosters Automotive Services



Super Fun Land

Dallas St



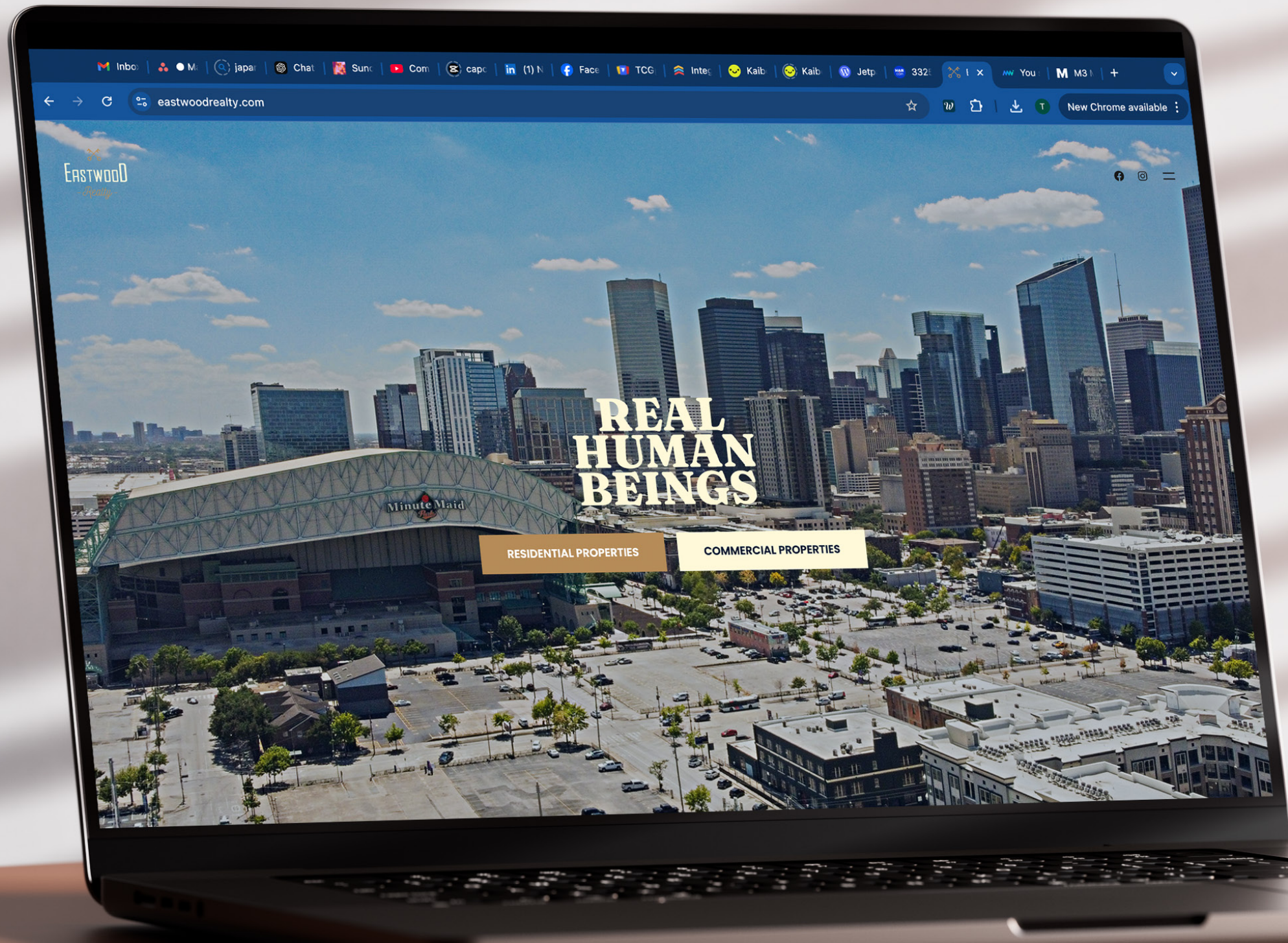
Clay St



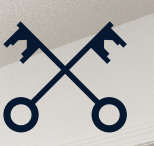
DRIVE TIMES:
 Segundo Coffee Lab: 1 Minute
 University of Houston: 4 Minutes
 Downtown Houston: 7 Minutes

CLICK TO VIEW PROPERTY SITE

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3910 DALLAS Financials



#' as of Sept. 2024

| Unit | Current Rent | Water Sewer Fee | Pro Forma | Water/Sewer PF | \$/Ft Actual | \$/Ft Pro Forma | Size |
|----------------|--------------|-----------------|-------------|----------------|--------------|-----------------|-----------|
| 1 | \$ 1,150.00 | \$ 50.00 | \$ 1,150.00 | \$ 50.00 | \$ 1.90 | \$ 1.90 | Sf. 605 |
| 2 | \$ 1,150.00 | \$ 50.00 | \$ 1,150.00 | \$ 50.00 | \$ 1.90 | \$ 1.90 | Sf. 605 |
| 3 | \$ 950.00 | \$ 45.00 | \$ 1,150.00 | \$ 45.00 | \$ 1.57 | \$ 1.90 | Sf. 605 |
| 4 | \$ 0.00 | \$ - | \$ 1,150.00 | \$ 50.00 | \$ 0.00 | \$ 1.90 | Sf. 605 |
| 5 | \$ 1,150.00 | \$ 45.00 | \$ 1,150.00 | \$ 45.00 | \$ 1.90 | \$ 1.90 | Sf. 605 |
| 6 | \$ 0.00 | \$ - | \$ 1,150.00 | \$ 50.00 | \$ 0.00 | \$ 1.90 | Sf. 605 |
| Laundry | \$ *0.00 | \$ - | \$ 240.00 | \$ - | \$ - | \$ - | Sf. 3,630 |

Monthly \$ 4,400.00 \$ 190.00 \$ 7,140.00 \$ 290.00

Annually \$ 52,800.00 \$ 2,280.00 \$ 85,680.00 \$ 3,480.00

Gross Income - \$ 55,080.00 \$ - \$ 89,160.00

**Laundry Income Note: Standard w/gas dryer to be installed • not coin operated • Once in place each tenant will be issued an access key and charged \$40/month*

| Expenses | Monthly | Annually |
|------------------------------|--------------------|---------------------|
| Property Water/Sewer | \$ 107.00 | \$ 1,284.00 |
| Gas - 2 Water Heaters | \$ 52.00 | \$ 624.00 |
| Gas - All Stoves | \$ 198.00 | \$ 2,376.00 |
| Property Electric | \$ 24.00 | \$ 288.00 |
| Lawn | \$ 50.00 | \$ 600.00 |
| Insurance | \$ 620.00 | \$ 7,440.00 |
| Tax 2023 | \$ 373.75 | \$ 4,485.00 |
| | \$ 1,424.75 | \$ 17,097.00 |
| Vacancy | \$ 214.20 | \$ 2,570.40 |
| Maintenance | \$ 214.20 | \$ 2,570.40 |
| Management | \$ 714.00 | \$ 8,568.00 |
| | \$ 1,142.40 | \$ 13,708.80 |
| TOTAL | \$ 2,567.15 | \$ 30,805.80 |

| | Actual | Pro Forma |
|----------------------|---------------------|---------------------|
| Asking Income | \$ 750,000.00 | \$ 750,000.00 |
| Expenses | \$ 55,080.00 | \$ 89,160.00 |
| | \$ -30,805.802 | \$ -30,805.80 |
| NOI | \$ 24,274.20 | \$ 58,354.20 |



FOR SALE INFO

CONTACT



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