

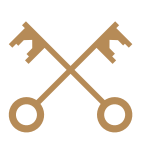


4755
WILMINGTON ST.

Gated 6-Plex



PROPERTY FEATURES



INVESTMENT

Opportunity

Gated 6-plex building that can be YOUR next investment property!

Located just minutes from the Medical Center and Downtown Houston, this property offers both convenience and high demand. This spectacular 6-plex sits on 12,000 square foot lot. All units featuring 2-bedroom, 1-bath that have all been updated!



- 6 Units Total
- Every unit remodeled
- 12,000 sqft. lot
- Prime location
- Minutes from Downtown
- Short drive from airport





Chick-fil-Aake Pet Resort

Monumental Plaza Garibaldi

521

Clear Creek

Hooper Rd

Alameda Rd

Screwed Records

CENTRAL SOUTHWEST

Red's Snow Wagon & More



Houston Sports Park

Eric & Jay's RV Resort

288

288

288



Watkins Groceries Store

Perfektion Hair

Apache Auto Parts

CVS

Sunset Gardens Apartments(ABP)



Worthing High School

Cullen Park Apartment Homes

Fiesta Mart #51

Sunnyside Health and Multi-Service Center

WILMINGTON ST

4755



Wilmington St

SUNNYSIDE

Subway

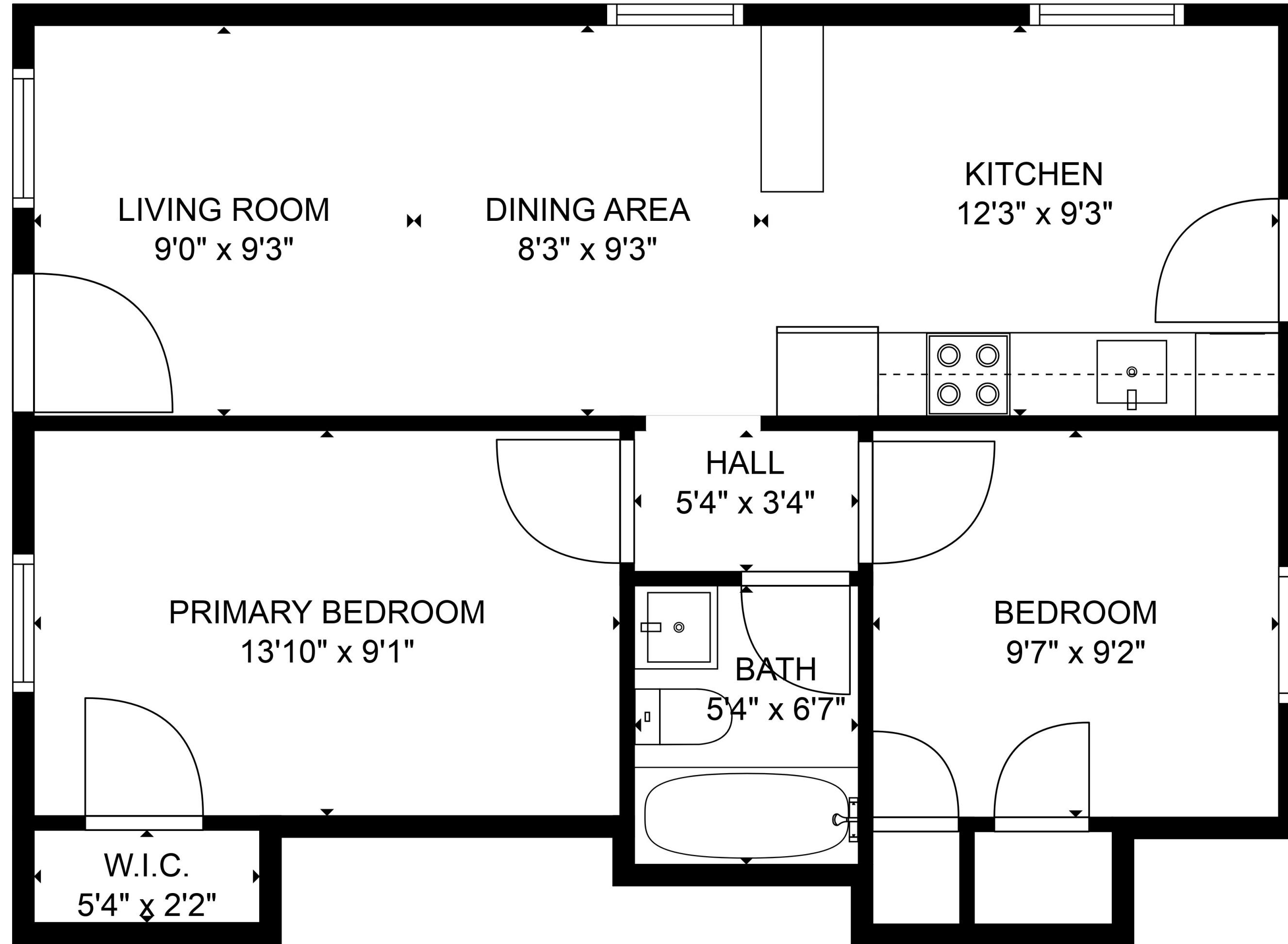


DRIVE TIMES:
 Houston Sports Park: 9 Minutes
 Hobby Airport: 13 Minutes
 Downtown Houston: 15 Minutes

Pluto World Food & Daiquiri To-Go

Jutland Rd

2 BEDROOM 1 BATH PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CLICK TO VIEW PROPERTY SITE

VIEW PROPERTY



4255 WILMINGTON Financials

#' as of Dec. 2024

Unit	Current Rent	Washer/Dryer Fee	Pro Forma	\$/Ft Actual	\$/Ft Pro Actual	Size	Unit Mix	Lease Start	Lease End
1	\$ 0.00	\$ 0.00	\$ 1,150.00	\$ 0.00	\$ 1.77	651	2 bed, 1 bath	-	-
2	\$ 0.00	\$ 0.00	\$ 1,150.00	\$ 0.00	\$ 1.77	651	2 bed, 1 bath	-	-
3	\$ 1,175.00	\$ 0.00	\$ 1,150.00	\$ 1.80	\$ 1.77	651	2 bed, 1 bath	11-1-2024	10-1-25
4	\$ 0.00	\$ 0.00	\$ 1,150.00	\$ 0.00	\$ 1.77	651	2 bed, 1 bath	-	-
5	\$ 1,150.00	\$ 25.00	\$ 1,150.00	\$ 1.77	\$ 1.77	651	2 bed, 1 bath	10-1-2024	10-1-25
6	\$ 0.00	\$ 0.00	\$ 1,150.00	\$ 0.00	\$ 1.77	651	2 bed, 1 bath	-	-

Monthly \$ **2,325.00** \$ **25.00** \$ **6,900.00** \$ **25.00**

Annually \$ **27,900.00** \$ **300.00** \$ **82,800.00** \$ **300.00**

Gross \$ **28,200.00** \$ **83,100.00**

Expenses **Monthly** **Annually**

Property Water/Sewer	\$ 107.00	\$ 1,284.00	
Gas - 2 Water Heaters	\$ 0.00	\$ 0.00	* no gas
Trash	\$ 0.00	\$ 0.00	* individual city of houston
Property Electric	\$ 0.00	\$ 0.00	* no common electric area
Lawn	\$ 100.00	\$ 1,200.00	
Insurance	\$ 291.67	\$ 3,500.00	* builder ris currently
Tax 2023	\$ 494.17	\$ 5,930.00	

\$ 992.83 \$ 11,914.00

Vacancy	\$ 207.00	\$ 2,484.00	3%
Maintenance	\$ 207.00	\$ 2,484.00	3%

\$ 414.00 \$ 4,968.00

\$ 1,406.83 \$ 16,882.00

	Actual	Pro Forma
Asking	\$ 650,000.00	\$ 650,000.00
Income	\$ 28,200.00	\$ 83,100.00
Expenses	\$ -16,882.00	\$ -16,882.00

NOI **\$ 11,318.00 \$ 66,218.00**

FOR SALE INFO

CONTACT



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