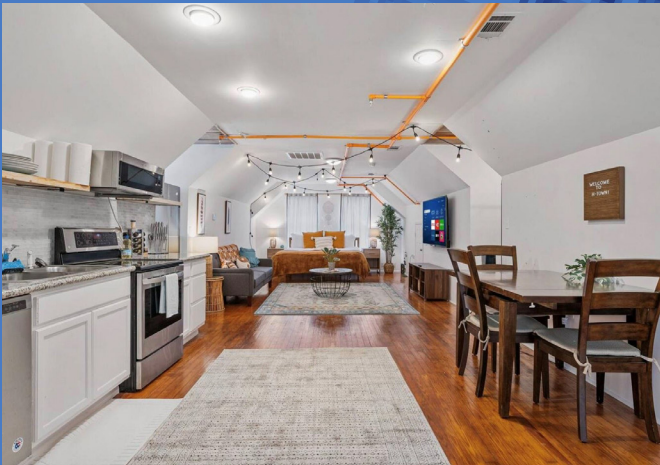


2602 ISABELLA ST.

Houston, TX 77004

Investment Overview:

This unique property presents an excellent opportunity for investors seeking a versatile asset with high income potential. With \$80,000 in annual NOI, the asset is positioned for strong returns. The ability to utilize the property for either residential or commercial purposes provides exceptional flexibility for future value appreciation. Completely renovated in 2019/2020, the property boasts a modern chic design that stands out in the neighborhood. The current owners created a stylish and creative environment with an airy color palette, ensuring long-term tenant desirability.



Property Highlights:

- Income-Generating Investment: \$80,000 Net Operating Income (NOI)
- Zoning: Residential and Commercial Use Permitted
- No HOA Fees: Maximize profitability with no homeowners' association costs
- Fully Occupied: 5-unit multifamily property
- Complete Renovation: Modern chic design unique to the neighborhood (2019/2020)
- Prime Location:
 - 5 minutes from University of Houston
 - 2 minutes from Texas Southern University
 - 4 minutes from Yates High School
 - Inside the loop with easy access to I-69 and Highway 288
- Classic Brick Construction: Durable, low-maintenance exterior
- Fenced Property: Provides security and curb appeal
- Multiple Entrances: Ideal for mixed-use or multi-tenant occupancy

Financial Overview:

- Net Operating Income (NOI): \$80,000
- Occupancy Rate: 100% (Fully Occupied)

Unit Breakdown:

- 4 Units: 2 Bedrooms, 1 Bath each
- 1 Unit: Studio, 1 Bath

Potential Uses:

- Multifamily Rental Units
- Live/Work Space for Professionals
- Boutique Office or Retail Space
- Short-Term Rental Investment
- Medical or Professional Office

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