RESIDENTIAL HOUSTONIAN

PAUL QUINN ESTATES Single Family Investment Opportunity





PAUL QUINN ESTATES

A Premier Gated Community by Onyx Residential

Welcome to Paul Quinn Estates, a charming gated community designed for privacy and modern living. Nestled in the sought-after Oak Forest & Tidwell area, this exclusive development offers beautifully crafted homes just minutes from Houston's top restaurants, parks, and major highways.

12 free-standing homes for added privacy
Private and tranquil community in the Oak
Forest & Tidwell area

 \checkmark Gated community for security and exclusivity

 \checkmark Double-car driveways and private driveways

✓ Spacious 2-car garage with additional guest parking

 \checkmark All homes feature the same floor plan and highend finishes

✓ Convenient 1st-floor living with an openconcept layout

nd exclusivity te driveways

PAUL QUINN ESTATES

Unmatched Location & Accessibility:

 Located in the Oak Forest & Tidwell area
Minutes from Downtown Houston, The Heights, The Galleria, and the Medical Center

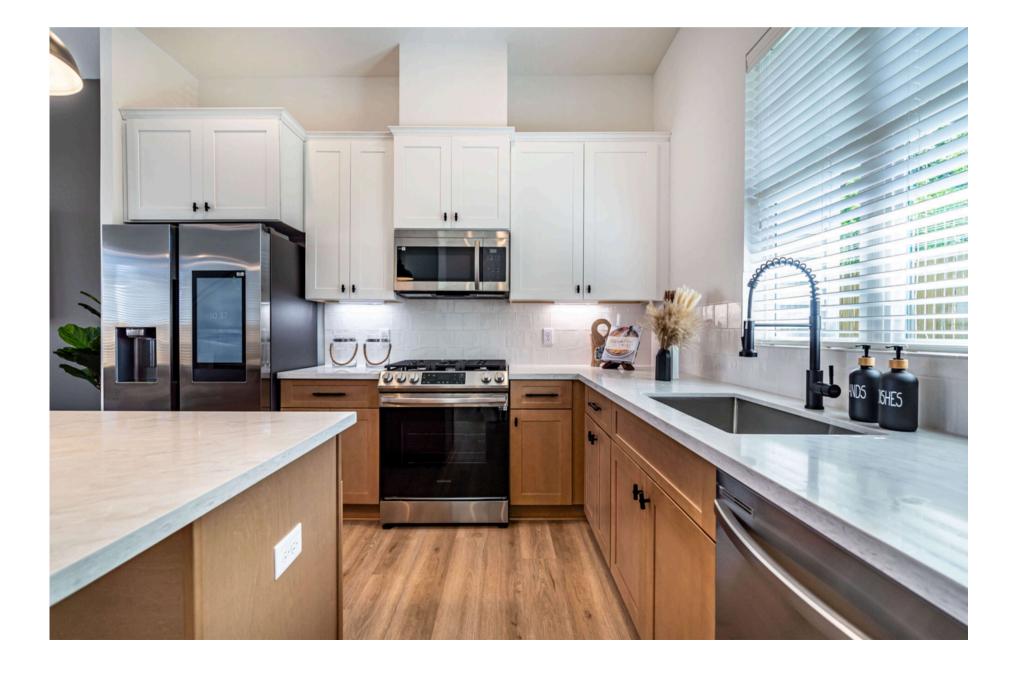
Close to parks and trails for outdoor recreation

Easy access to I-10, I-45, 290, 610 & Bush Intercontinental Airport Experience luxury, convenience, and accessibility—Welcome to Curtin Heights



PAUL QUINN ESTATES

- 12 SF HOMES
- COMPLETED IN 2024
- 3 BEDS
- 2.5 BATHS
- TOTAL LIVING AREA: 1,633 SQFT
- LOT SIZE: 2,393 SQFT



PROJE

PURCH

MONT

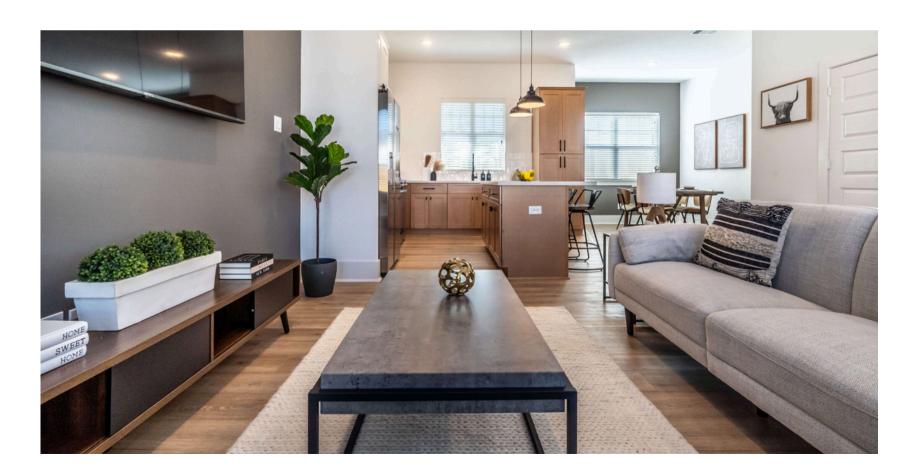
RENTA

ANNU

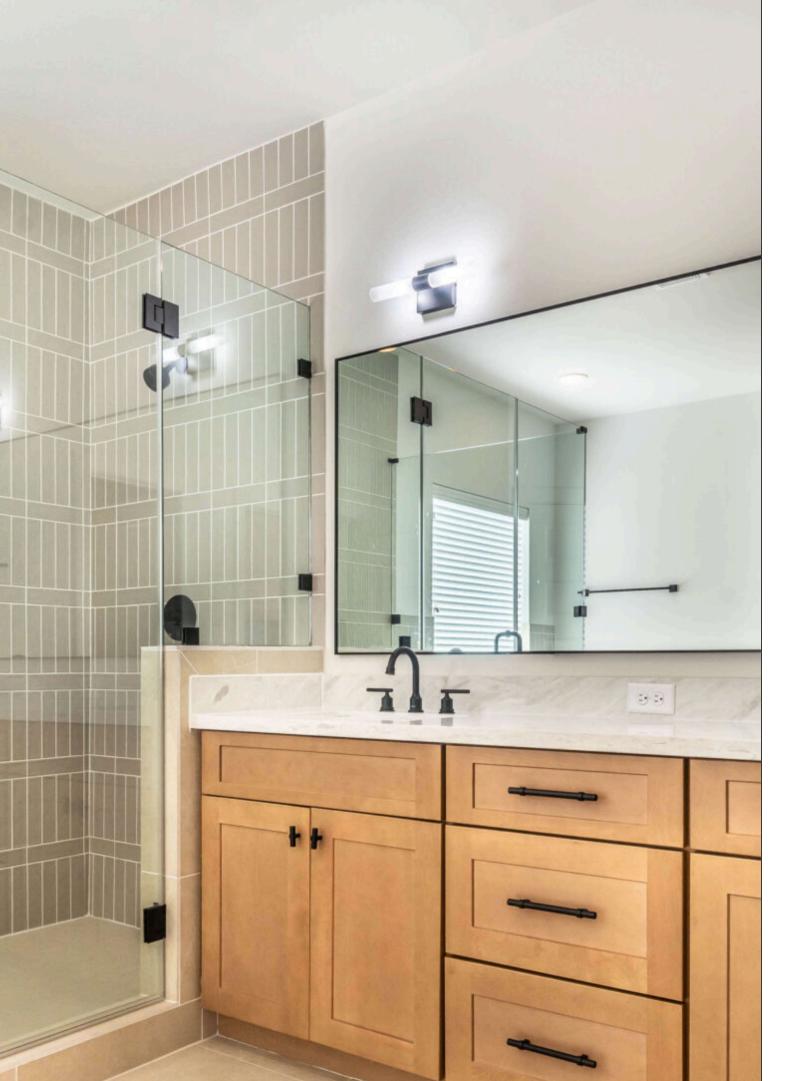


T PURCHASE PRICE : \$4	,596,000.00
ASE PRICE PER HOME:	383,000.00
LY RENT PER HOME:	\$2,460.00
PRICE PER SQFT:	\$1.50
L APPRECIATION:	5.00 %

RENTAL GROSS INCOME:	\$354,240
PROPERTY TAX:	\$84,960
HOA FEES:	\$21,000
INSURANCE:	\$16,200
MAINTENANCE:	\$10,800
NET OPERATING INCOME:	\$221,280









NET RENTAL INCOME:

ANNUAL APPRECIATION:

CAP RATE (% YIELD)

ONE YEAR EARNINGS:

EXPECTED RETURN: (IRR): 9.85%

\$221,280

\$229,800

4.85 %

\$451,080

RENTAL COMPARISON



5706 G BALBO

- 3 Bed
- 2.5 Bath
- 1,803 SF
- Private driveway and backyard

\$2,600 - \$1.44/SF



2331 PAUL QUINN ST

- 3 Bed
- 2.5 Bath
- 1,960 SF
- Common driveway and backyard
- \$2,800 \$1.43/SF



5630 BERTELLIS

- 3 Bed
- 2.5 Bath
- 1,694 SF
- Private driveway and backyard

\$2,550 - \$1.51/SF



CEBRA COURT

- 3 Bed
- 2.5 Bath
- 1,762 SF

• Private driveway and backyard

\$2,600- \$2,750 - \$1.475 - \$1.56/SQFT

RESIDENTIAL | HOUSTONIAN CAPITAL

+1 (713) 930-1047 contact@houstoniancapital.com onyxtx.com

6807 Wynnwood Ln Houston, TX 77008 USA

This presentation is for informational purposes only. This Offering Memorandum was prepared by Onyx Land Partners, an independently owned Company. It contains selected information pertaining to the Investment Property and does not support to be all- inclusive nor contain all of the information that a prospective purchaser may desire. The Owners and the team expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer unless a written agreement for the investment has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Neither the Team, nor any agent, is authorized to make any representations or agreements on behalf of the Owners.

This Offering Memorandum is the property of the Team and may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to the Team and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of the Team and Owner or its advisors.

Onyx Residential is a team of real estate agents, a licensed real estate broker and abides by equal housing opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.