



ONYX
RESIDENTIAL



HOUSTONIAN
CAPITAL

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
- ✓ Gated community for security and exclusivity
- ✓ Double-car driveways and private driveways
- ✓ Spacious 2-car garage with additional guest parking
- ✓ All homes feature the same floor plan and high-end finishes
- ✓ Convenient 1st-floor living with an open-concept layout



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



PROJECT PURCHASE PRICE : **\$4,596,000.00**

PURCHASE PRICE PER HOME: **\$383,000.00**

MONTHLY RENT PER HOME: **\$2,460.00**

RENTAL PRICE PER SQFT: **\$1.50**

ANNUAL 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: **\$221,280**

ANNUAL APPRECIATION: **\$229,800**

CAP RATE (% YIELD) **4.85 %**

ONE YEAR EARNINGS: **\$451,080**

EXPECTED RETURN: (IRR): **9.85%**

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



+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.