



EASTWOOD

eastwoodrealty.com



3714 Charleston St.

10,510 Square Foot Lot

9 Bedrooms **6** Bathrooms Airbnb Property

NEW ORLEANS INSPIRED ESTATE

Welcome to this stunning New Orleans-inspired estate in the heart of Houston, TX. This beautifully remodeled three-story home offers expansive space, modern luxury, and Southern charm, making it the perfect retreat for family gatherings, corporate events, or short-term rentals.





A SPACIOUS ESCAPE



10,510 Square Foot Lot

Step inside to discover an open-concept kitchen and living area designed for seamless entertaining. With so much open space this home when used as a short term rental can accommodate up to 22 guests with 9 bedrooms, 6 bathrooms, and elegant living spaces.

Chef Inspired Kitchen

The chef-inspired kitchen is a culinary dream, remodeled less than a year ago, featuring high-end appliances, ample counter space, and a welcoming layout perfect for preparing and enjoying Southern home-cooked meals. Whether you're hosting a private dinner or a lively gathering, this space is sure to impress.





BUILDINGS FEATURES



INVESTMENT *Potential*

Conveniently located near major highways, 3741 Charleston offers easy access to Houston's top attractions, dining, and business hubs. Whether you're looking for a primary residence, a vacation home, or a highly lucrative rental investment, this property offers unmatched flexibility with no zoning restrictions and full public utilities (electric, water, gas, and sewer).

- **Newly Remodeled Bathrooms:** All bathrooms were remodeled within the last year providing pristine toilets, sinks and showers.
- **Central AC/Heating:** Providing you or your tenants year round comfort.
- **Crawl Space and Drop Stairs Attic:** Allowing for extended storage
- **Driveway & Street Parking:** Plenty of parking for you and your family or tenants if you choose to use this property for a short-term rental.
- **Strong Rental History:** This property has a great Airbnb history with a 4.93 rating with over 80 reviews!

SWIMMING

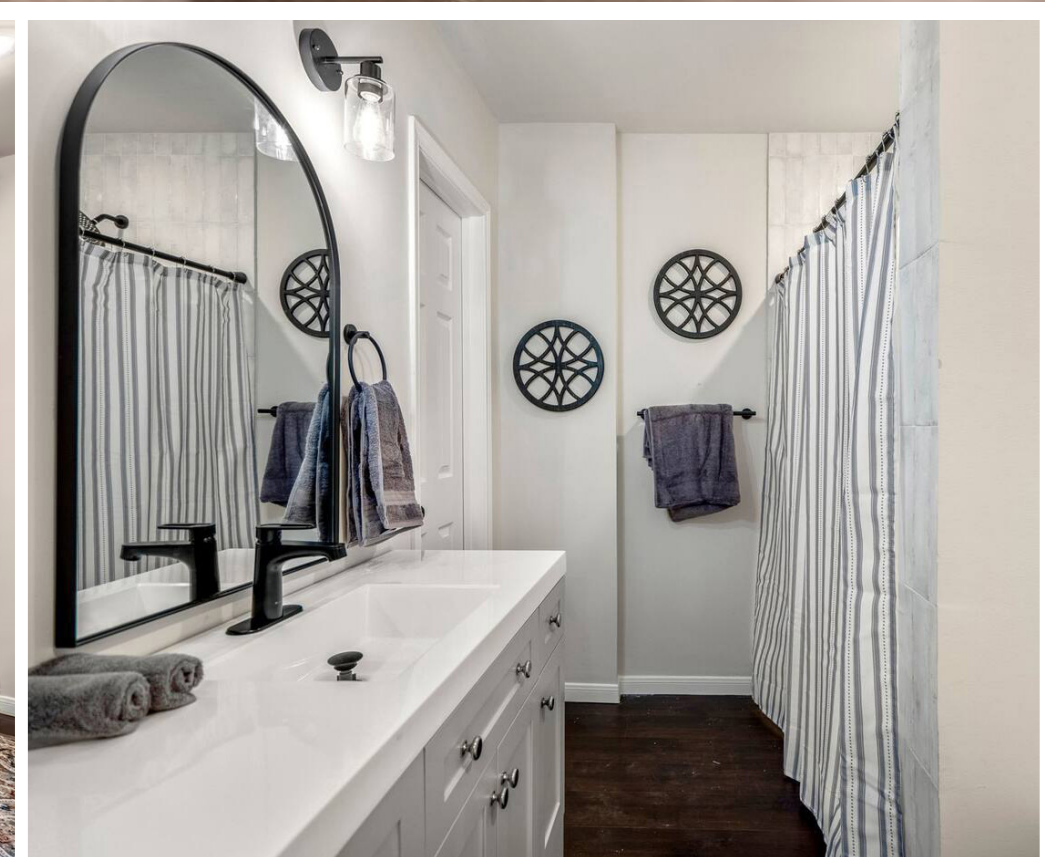
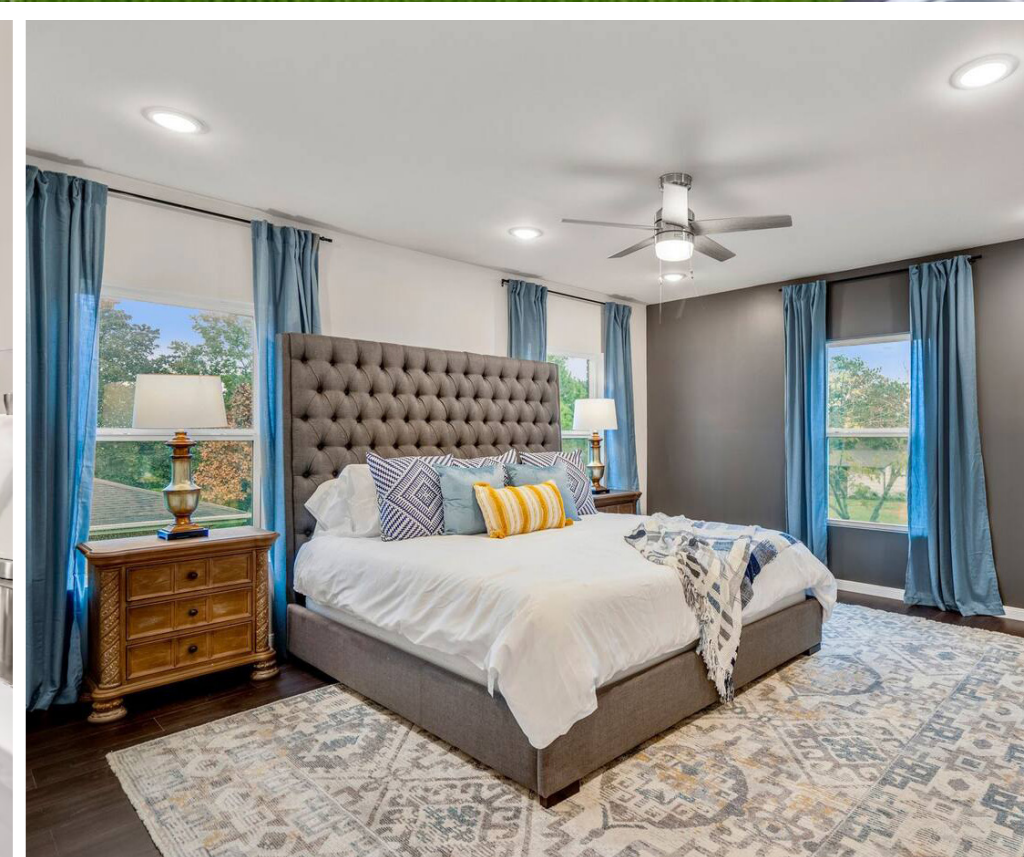
Oasis

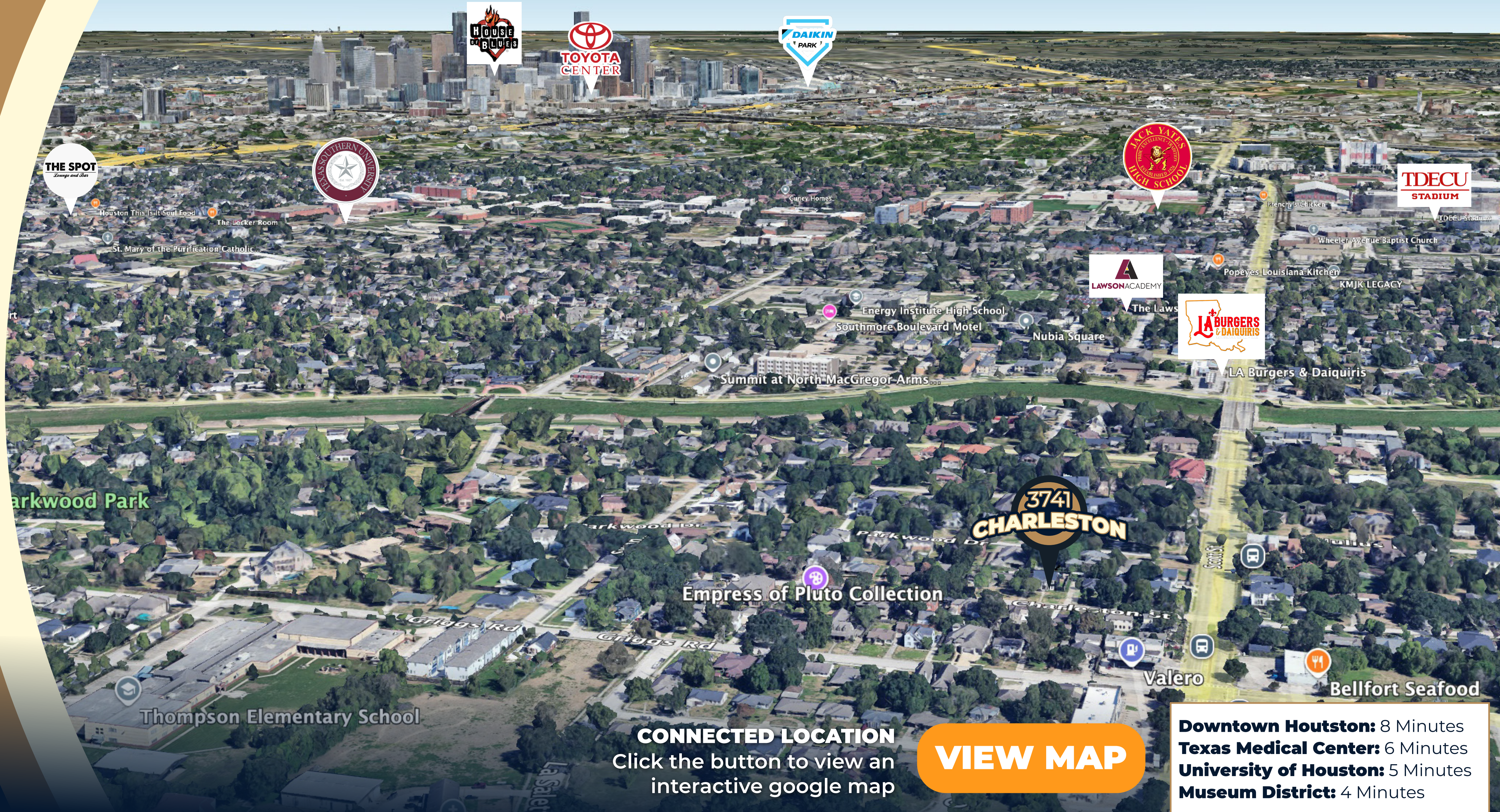


Beyond the beautifully appointed interiors, the backyard offers a private oasis. Take a dip in the refreshing pool, or simply soak up the Texas sun in this tranquil outdoor setting. It's an ideal space for creating unforgettable memories with family and friends.



PROPERTY Gallery





THE SPOT
Lounge and Bar

Houston This Is! Soul Food
The Locker Room
St. Mary of the Purification Catholic



Energy Institute High School
Southmore Boulevard Motel

Nubia Square

Summit at North MacGregor Arms

LA Burgers & Daiquiris

Parkwood Park



Empress of Pluto Collection

Thompson Elementary School

Valero

Bellfort Seafood

CONNECTED LOCATION
Click the button to view an
interactive google map

VIEW MAP

Downtown Houtston: 8 Minutes
Texas Medical Center: 6 Minutes
University of Houston: 5 Minutes
Museum District: 4 Minutes

Financial Summary

3741 Charleston St.

Airbnb Property as of Feb 25' T-12



General

Price	\$1,100,000
Sale Type	Investment
Property Type	Multi-Family Duplex
Property Subtype	Residential
Property Value	Stable
Property Location	Suburban
Lot Size	10,510 sqft

Construction

No. Stories	2
Year Built	1956
Design (Style)	Traditional
Building Size	3,739 sqft
Dimensions	77 x 136.5
Car Storage (w/ driveway)	Up to 2 cars

Utility Expenses

Electric / Water / Dumpster	\$4,136.00
Internet	\$724.00
Linens / Consumables	\$1,468.00
Lawn	\$720.00

Other Expenses

Insurance	\$4,657.00
Taxes	\$10,011.00
Maintenance (Pool & Others)	\$2,597.00
Property Management	\$29,298.00

Useful Links

Property Site
HAR
Airbnb

Rental Details

No. of Rooms	12
No. of Bedrooms	9
No. of Baths	6
Capacity	Up to 22 Guests
Annual Rent Income	\$146,488.00
Monthly Rent Income	\$12,207.33

Key Metrics

Building	3,739 sqft.
Cash Flow/Sqft	\$40/ft
Gross Cashflow (Annual)	\$148,988.00

NOI

Gross Monthly	\$12,415.67
Gross Annual	\$148,988.00
Expenses Monthly	\$4,467.58
Expenses Annually	\$53,611.00

MONTHLY NOI \$7,948.00

ANNUAL NOI \$95,377.00

Contact Us for Any Other Questions

Email	howdy@eastwoodrealty.com
Bobby Tyson	bobby@eastwoodrealty.com
Loren Miner	loren@eastwoodrealty.com
Website	www.eastwoodrealty.com



FOR SALE INFO CONTACT



LOREN MINER

loren@eastwoodrealty.com
626.826.5906

BOBBY TYSON

bobby@eastwoodrealty.com
832.721.5131