The Urbans on 17th

8-Unit Townhome Investment Portfolio
Mount Pleasant, Texas

Investment Highlights

• Eight attached townhomes sold as one investment portfolio.

• Built in 2024.

• 3 Bedrooms | 2.5 Bathrooms | Approx. 1,500 SF per unit.

• Seven long-term leased units and one operating Airbnb.

• Asking Price: $1,999,000.

• Annual Gross Income: $220,800.

• Annual NOI: $168,432.

• Cap Rate: 8.43%.

• Minutes from CHRISTUS Health – Mount Pleasant Hospital.

Financial Summary

Metric	Amount
Asking Price	$1,999,000
Gross Income	$220,800
Operating Expenses	$52,368
NOI	$168,432
Cap Rate	8.43%

Contact

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