

2215 Walnut Fair

TURNKEY INVESTMENT OPPORTUNITY | PROVEN RENTAL INCOME | SPRING TX 77373

Immediate cash flow potential with a market-validated rental rate of \$1,350–\$1,395/month. Currently rented at \$1350 with lease expiring on 6/30/27. This well-maintained 2-bedroom, 2.5-bath townhome in the established Spring Crossing community is a ready-to-go addition to any rental portfolio. Listed at \$165,000, investors can expect a projected **gross annual rental income of \$16,200–\$16,740** and an estimated **gross rental yield of 9.8–10.1%.**

The Property:

Built in 2006, this 1,240 sq ft two-story townhome features an open-concept island kitchen, in-unit utility room with washer/dryer connections, 1-car attached garage, private deck/patio, and 2 full baths plus a half bath — a layout that commands premium rents and reduces tenant turnover. Laminate and carpet flooring throughout. Slab foundation, composition roof.

The Location:

Situated in Harris County's thriving Spring submarket, this property is minutes from I-45, the Hardy Toll Road, IAH Bush Intercontinental Airport, and major employment hubs along the North Belt. Spring Crossing is an established, low-maintenance townhome community with consistent renter demand from commuters, airport workers, and young professionals — keeping vacancy periods short.

The Numbers (Investor Summary):

- **List Price:** \$165,000
- **Market Rent:** \$1,350–\$1,395/month
- **Gross Annual Income:** ~\$16,200–\$16,740
- **Gross Yield:** ~9.8–10.1%
- **No HOA headaches** — low-maintenance exterior
- **Spring ISD** — Gloria Marshall Elementary, Ricky C. Bailey MS, Spring High School

Why Buy Now:

With Spring area rental vacancy at historic lows and demand from IAH-corridor employees remaining strong year-round, this property offers a rare combination of below-market entry price and above-market yield. Priced to sell — bring your offer.

All rental figures based on active market comps on Walnut Fair Lane and Single Oak Street, Spring TX 77373. Buyer to independently verify all financial projections.

*Document prepared by Seller