



Property Details

612 Harley Dr, Harker Heights

Property Summary

Property Data

Purchase Price	\$ 160,000	Cashflowing updated duplex with one 1bd/1ba and one 2bd/1ba.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 40,000	
Closing Costs	\$ 3,200	
Cash Outlay	\$ 43,200	

Financing Data

Interest Rate	6.50%
Finance Amt	\$120,000
Mortgage (yrs)	30
Mortgage Pmt	\$758.48

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 1,400.00	\$ 16,800.00
Vacancy Loss (5%)	\$ (70.00)	\$ (840.00)
Gross Income	\$ 1,330.00	\$ 15,960.00
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 61.65	\$ 739.81
Management	\$ 112.00	\$ 1,344.00
Maintenance	\$ 70.00	\$ 840.00
Capex Reserves	\$ 70.00	\$ 840.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 413.65	\$ 4,963.81
Net Operating Income	\$ 916.35	\$ 10,996.19
Mortgage	\$ 758.48	\$ 9,101.78
Cashflow	\$ 157.87	\$ 1,894.41
Loan Principal Paydown		\$ 1,341.27
Appreciation	5%	\$ 8,000.00
Total Return		\$ 11,235.68

ROI Metrics

Cap Rate	6.74%
IRR	20.61%

* IRR based on 10yr holding period with 25% down

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 43,200	\$ 51,200	\$ 67,200
Cash on Cash	4.39%	4.89%	5.53%
Cash + Principal	7.49%	7.33%	7.12%

Property Notes: Updated single story 1,120 ft duplex built in 1981. One unit is 2bd, 1ba, other is 1bd, 1ba.

Neighborhood Notes: Located in Harker Heights walking distance to schools and parks. No HOA. Minutes from small airport, hospital, shopping, and freeway.

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 2/14/2023 at 12:08 pm, Page 1 of 1

MLS # Address # Units Yr Blt SqFt Orig List Price List Price LP/SqFt DOM CDOM Closed Dt Sold Price SP/SqFt SP/LP%

Listings: Sold

487406	5210 Morning Glen	1	1998	2,326	\$374,999	\$374,999	\$161.22	41	41	11/10/2022	\$374,999	\$161.22	100.00%
486193	4104 Shawn #A-B	2	1986	1,752	\$199,900	\$199,900	\$114.10	19	19	11/02/2022	\$195,000	\$111.30	97.55%

Min	1	1,752	\$199,900	\$199,900	\$114.10	19	19		\$195,000	\$111.30	97.55%
Max	2	2,326	\$374,999	\$374,999	\$161.22	41	41		\$374,999	\$161.22	100.00%
Avg	2	2,039	\$287,450	\$287,450	\$137.66	30	30		\$285,000	\$136.26	98.77%
Med	2	2,039	\$374,999	\$287,450	\$137.66	30	30		\$285,000	\$136.26	98.77%

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Total Listings	Average for all:	2	2,039	\$287,450	\$287,450	\$137.66	30	30	\$285,000	\$136.26	98.77
	Median for all:	2	2,039	\$374,999	\$287,450	\$137.66	30	30	\$285,000	\$136.26	98.77

Quick Statistics		Min	Max	Avg	Med
	List Price	\$199,900	\$374,999	\$287,450	\$287,450
	Sale Price	\$195,000	\$374,999	\$285,000	\$285,000
	Sale / List	98%	100%	99	99%

Presented by: Victor Steffen

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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Lease Comps

Market Analysis Summary | Rental

Listings as of 2/14/2023 at 12:07 pm, Page 1 of 1

MLS #	Address	Subdivision	BR	FB	HB	WtrFrnt	SqFt	Yr Built	List Price	LP/SqFt	DOM	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
Listings: Rented/Leased																
479204	507 E Beeline #3	Bee Hive Sub	2	1	0	No	852	1978	\$725	0.85	77	77	09/29/2022	\$725	\$0.85	100.00%
489930	506 Harley #A	Kern Acres 1st Ext & Rev	2	1	0	No	1,700	1985	\$800	0.47	33	33	11/30/2022	\$800	\$0.47	100.00%
466798	1203 Monroe #A	Brown Add	2	1	1	No	4,445	1996	\$900	0.20	18	18	04/13/2022	\$900	\$0.20	100.00%
		Min	2	1	0		852		\$725	\$0.20	18	18		\$725	\$0.20	100.00%
		Max	2	1	1		4,445		\$900	\$0.85	77	77		\$900	\$0.85	100.00%
		Avg	2	1	0		2,332		\$808	\$0.51	43	43		\$808	\$0.51	100.00%
		Med	2	1	0		1,700		\$800	\$0.47	33	33		\$800	\$0.47	100.00%

3	Total Listings	Average for all:	2	1	0		2,332		\$808	\$0.51	43	43		\$0	\$0.51	100.00
		Median for all:	2	1	0		1,700		\$800	\$0.47	33	33			\$0.47	100.00

		Min	Max	Avg	Med
Quick Statistics	List Price	\$725	\$900	\$808	\$800
	Sale Price	\$0	\$0	\$0	\$0
	Sale / List	0%	0%	0	0%

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