

Property Details

909 W Dean Ave, Killeen



Property Summary

Property Data

Purchase Price	\$ 200,000	Occupied 1% Rule duplex just outside Ft Cavazos. C grade area with strong cashflow potential.
Make Ready	\$ -	
Down Payment	25.00%	
Down Payment Amt	\$ 50,000	
Closing Costs	\$ 4,000	
Cash Outlay	\$ 54,000	

Financing Data

Interest Rate	8.00%
Finance Amt	\$150,000
Mortgage (yrs)	30
Mortgage Pmt	\$1,100.65

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 2,200.00	\$ 26,400.00
Vacancy Loss	\$ (110.00)	\$ (1,320.00)
Gross Income	\$ 2,090.00	\$ 25,080.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 198.32	\$ 2,379.86
Management	\$ 176.00	\$ 2,112.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 749.32	\$ 8,991.86
Net Operating Income	\$ 1,340.68	\$ 16,088.14
Mortgage	\$ 1,100.65	\$ 13,207.76
Cashflow	\$ 240.03	\$ 2,880.38
Loan Principal Paydown		\$ 1,253.05
Appreciation	4%	\$ 8,000.00
Total Return		\$ 12,133.42

ROI Metrics

Cap Rate	7.89%
IRR	19.74%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 54,000	\$ 64,000	\$ 84,000
Cash on Cash	5.33%	5.88%	6.57%
Cash + Principal	7.65%	7.70%	7.77%

Property Notes: 1,744 sq ft duplex built in 1959 with 2 bed, 1 bath units currently leased for \$700 & \$750, expiring in December and January. Market rents \$1050-1100/mo.

Neighborhood Notes: Older neighborhood, C grade area. No HOA. Convenient location just outside Fort Cavazos.

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 8/18/2023 at 9:26 am, Page 1 of 1

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

498988	1806-1808 Fairview #2	2 1958	1,532	\$185,000	\$185,000	\$120.76	133	133	07/14/2023	\$175,000	\$114.23	94.59%
497384	400 W Church	3 1968	2,080	\$190,000	\$190,000	\$91.35	15	15	02/24/2023	\$200,000	\$96.15	105.26%

Min	2	1,532	\$185,000	\$185,000	\$91.35	15	15			\$175,000	\$96.15	94.59%
Max	3	2,080	\$190,000	\$190,000	\$120.76	133	133			\$200,000	\$114.23	105.26%
Avg	3	1,806	\$187,500	\$187,500	\$106.05	74	74			\$187,500	\$105.19	99.93%
Med	3	1,806	\$190,000	\$187,500	\$106.05	74	74			\$187,500	\$105.19	99.93%

2	Total Listings	Average for all:	3	1,806	\$187,500	\$187,500	\$106.05	74	74	\$187,500	\$105.19	99.93
		Median for all:	3	1,806	\$190,000	\$187,500	\$106.05	74	74	\$187,500	\$105.19	99.93

		Min	Max	Avg	Med
Quick Statistics	List Price	\$185,000	\$190,000	\$187,500	\$187,500
	Sale Price	\$175,000	\$200,000	\$187,500	\$187,500
	Sale / List	95%	105%	100	100%

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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Rent Comps

Market Analysis Summary | Rental

Listings as of 8/18/2023 at 9:19 am, 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																
503966	1604 Mulford		2	1	0	No	784	1960	\$1,250	1.59	124	124	08/16/2023	\$1,200	\$1.53	96.00%
503931	807 Valley	Fairway Park 2nd Unit	2	1	0	No	768	1959	\$800	1.04	5	5	04/19/2023	\$800	\$1.04	100.00%
498122	512 Wyoming St		2	1	0	No	800	1972	\$775	0.97	32	32	03/18/2023	\$775	\$0.97	100.00%
491549	1609 N 10th #B	Wisner Add	2	2	0	No	748	2014	\$1,100	1.47	104	104	02/28/2023	\$1,100	\$1.47	100.00%
		Min	2	1	0		748		\$775	\$0.97	5	5		\$775	\$0.97	96.00%
		Max	2	2	0		800		\$1,250	\$1.59	124	124		\$1,200	\$1.53	100.00%
		Avg	2	1	0		775		\$981	\$1.27	66	66		\$969	\$1.25	99.00%
		Med	2	1	0		776		\$950	\$1.26	68	68		\$950	\$1.26	100.00%

4	Total Listings	Average for all:	2	1	0		775		\$981	\$1.27	66	66		\$0	\$1.25	99.00
		Median for all:	2	1	0		776		\$950	\$1.26	68	68			\$1.26	100.00

		Min	Max	Avg	Med
Quick Statistics	List Price	\$775	\$1,250	\$981	\$950
	Sale Price	\$0	\$0	\$0	\$0
	Sale / List	0%	0%	0	0%

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