

Property Details

4504 Hunt Cir, Killeen



Property Summary

Property Data

Purchase Price	\$ 332,500	Turnkey 1% Rule quadplex for less than \$85k per door. All 2 bed, 1 bath units. Two units leased for \$895/mo and one for \$850/mo. One vacancy for showings or a house hacker.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 83,125	
Closing Costs	\$ 6,650	
Cash Outlay	\$ 89,775	

Financing Data

Interest Rate	7.50%
Finance Amt	\$249,375
Mortgage (yrs)	30
Mortgage Pmt	\$1,743.67

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,580.00	\$ 42,960.00
Vacancy Loss	\$ (179.00)	\$ (2,148.00)
Gross Income	\$ 3,401.00	\$ 40,812.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 483.81	\$ 5,805.75
Management	\$ 272.08	\$ 3,264.96
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,355.89	\$ 16,270.71
Net Operating Income	\$ 2,045.11	\$ 24,541.29
Mortgage	\$ 1,743.67	\$ 20,923.99
Cashflow	\$ 301.44	\$ 3,617.30
Loan Principal Paydown		\$ 2,298.82
Appreciation	4%	\$ 13,300.00
Total Return		\$ 19,216.12

ROI Metrics

Cap Rate	7.24%
IRR	18.37%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 89,775	\$ 106,400	\$ 139,650
Cash on Cash	4.03%	4.71%	5.59%
Cash + Principal	6.59%	6.73%	6.90%

Property Notes: Townhouse-style quadplex with all 2 bed, 1 bath units. 3,870 total sq ft, built in 1977. Two units are rented for \$895/mo expiring 8/31/24, one is rented for \$850 expiring 1/31/2024, one is vacant for showings or a house hacker.

Neighborhood Notes: Located on a cul-de-sac of similar multifamily properties just outside Fort Cavazos gate. Stable tenant pool in a strong cashflow area.

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 12/5/2023 at 8:26 am, 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%
512455	1710 Old Fm 440	4 1999	3,544	\$350,000	\$350,000	\$98.76	16	16	08/15/2023	\$362,500	\$102.29	103.57%
513036	3408 Cantabrian	4 2001	3,556	\$380,000	\$380,000	\$106.86	12	12	07/24/2023	\$357,000	\$100.39	93.95%
500618	2804 Leroy	4 2003	3,904	\$395,000	\$395,000	\$101.18	101	101	08/25/2023	\$395,000	\$101.18	100.00%

Listings: Closed

Min	4	3,544	\$350,000	\$350,000	\$98.76	12	12	\$357,000	\$100.39	93.95%
Max	4	3,904	\$395,000	\$395,000	\$106.86	101	101	\$395,000	\$102.29	103.57%
Avg	4	3,668	\$375,000	\$375,000	\$102.27	43	43	\$371,500	\$101.29	99.17%
Med	4	3,556	\$395,000	\$380,000	\$101.18	16	16	\$362,500	\$101.18	100.00%

3	Total Listings	Average for all:	4	3,668	\$375,000	\$375,000	\$102.27	43	43	\$371,500	\$101.29	99.17
		Median for all:	4	3,556	\$395,000	\$380,000	\$101.18	16	16	\$362,500	\$101.18	100.00

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$350,000	\$395,000	\$375,000	\$380,000
	Sale Price	\$357,000	\$395,000	\$371,500	\$362,500
	Sale / List	94%	104%	99	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 12/5/2023 at 8:25 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: Closed																
511176	3202 Hereford #B	Loma Vista Estates	3	1	0	No	4,680	2001	\$800	0.17	90	90	09/08/2023	\$850	\$0.18	106.25%
525566	3207 Toledo #B	Loma Vista Estates	2	2	0	No	3,430	2001	\$850	0.25	13	13	11/16/2023	\$850	\$0.25	100.00%
521175	2603 Bermuda #B	Western Hills	2	1	1	No	1,000	1985	\$900	0.90	27	27	10/11/2023	\$900	\$0.90	100.00%
524200	2905 Cantabrian	Loma Vista Estates Ph Two	3	2	0	No	4,464	2001	\$950	0.21	14	14	11/01/2023	\$950	\$0.21	100.00%
520254	2202 Hemlock		3	1	0	No	1,053	1987	\$1,200	1.14	3	3	09/08/2023	\$1,150	\$1.09	95.83%
		Min	2	1	0		1,000		\$800	\$0.17	3	3		\$850	\$0.18	95.83%
		Max	3	2	1		4,680		\$1,200	\$1.14	90	90		\$1,150	\$1.09	106.25%
		Avg	3	1	0		2,925		\$940	\$0.53	29	29		\$940	\$0.53	100.42%
		Med	3	1	0		3,430		\$900	\$0.25	14	14		\$900	\$0.25	100.00%

5	Total Listings	Average for all:	3	1	0		2,925		\$940	\$0.53	29	29		\$940	\$0.53	100.42
		Median for all:	3	1	0		3,430		\$900	\$0.25	14	14		\$900	\$0.25	100.00

		Min	Max	Avg	Med
Quick Statistics	List Price	\$800	\$1,200	\$940	\$900
	Sale Price	\$850	\$1,150	\$940	\$900
	Sale / List	96%	106%	100	100%

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