

Property Details

5204 Daybreak Cir, Killeen



Property Summary

Property Data

Purchase Price	\$ 350,000	Turnkey active Airbnb duplex close to Ft Cavazos. 2 bed, 1.5 bath units being sold fully furnished. Built in 1998. Great option for an out of state investor looking for a turnkey cashflowing short-term rental.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 87,500	
Closing Costs	\$ 7,000	
Cash Outlay	\$ 94,500	

Financing Data

Interest Rate	7.00%
Finance Amt	\$262,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,746.42

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 260.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 5,420.00	\$ 65,040.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 381.17	\$ 4,574.00
Management	\$ 442.00	\$ 5,304.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,798.17	\$ 33,578.00
Net Operating Income	\$ 2,621.83	\$ 31,462.00
Mortgage	\$ 1,746.42	\$ 20,957.03
Cashflow	\$ 875.41	\$ 10,504.97
Loan Principal Paydown		\$ 2,666.50
Appreciation	4%	\$ 14,000.00
Total Return		\$ 27,171.47

ROI Metrics

Cap Rate	8.81%
IRR	21.80%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 94,500	\$ 112,000	\$ 147,000
Cash on Cash	11.12%	10.63%	10.00%
Cash + Principal	13.94%	12.53%	11.45%

Property Notes: 2,232 sq ft two story duplex built in 1998 on a cul-de-sac. Each side has 2 beds, 1.5 baths, fenced in backyard, and a 1 car garage with off-street parking.

Neighborhood Notes: Convenient location next to freeway in southeast Killeen by Harker Heights. Very close to medical center, major shopping centers, and Skylark airport. 10 minutes to Fort Cavazos. No HOA.

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 1/18/2024 at 10:36 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%
496279	4310 Shawn	2	1986	2,030	\$250,000	\$250,000	\$123.15	28	28	03/01/2023	\$250,000	\$123.15	100.00%
486754	3103 Honeysuckle	2	1994	2,354	\$300,000	\$300,000	\$127.44	116	116	02/14/2023	\$287,500	\$122.13	95.83%
503066	803 Harley	2	2006	2,366	\$351,000	\$331,000	\$139.90	116	116	08/04/2023	\$331,000	\$139.90	100.00%
503078	805 Harley	2	2006	2,366	\$351,000	\$321,000	\$135.67	136	136	09/13/2023	\$335,000	\$141.59	104.36%

	Min	Max	Avg	Med
# Units	2	2	2	2
SqFt	2,030	2,366	2,279	2,360
Orig List Price	\$250,000	\$351,000	\$313,000	\$351,000
List Price	\$250,000	\$331,000	\$300,500	\$310,500
LP/SqFt	\$123.15	\$139.90	\$131.54	\$131.56
DOM	28	136	99	116
CDOM	28	136	99	116
Sold Price	\$250,000	\$335,000	\$300,875	\$309,250
SP/SqFt	\$122.13	\$141.59	\$131.69	\$131.53
SP/LP%	95.83%	104.36%	100.05%	100.00%

4	Total Listings	Average for all:	2	2,279	\$313,000	\$300,500	\$131.54	99	99	\$300,875	\$131.69	100.05
		Median for all:	2	2,360	\$351,000	\$310,500	\$131.56	116	116	\$309,250	\$131.53	100.00

Quick Statistics		Min	Max	Avg	Med
	List Price	\$250,000	\$331,000	\$300,500	\$310,500
Sale Price	\$250,000	\$335,000	\$300,875	\$309,250	
Sale / List	96%	104%	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.

STR Listings

Unit 1	\$90-140/night	Listing
Unit 2	\$90-140/night	Listing

AIRDNA

Explore Short-Term Rental Data

United States

Type Market Listing For Sale Performance

Back

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Property Earning Potential

5204 DAYBREAK CIR, KILLEEN, TX 76542

Market: [Killeen](#) Market Score: 88 Type: Rural

3 bed

1 Bath

6 Guests

Update

\$29.2K

Projected Revenue ⓘ

56%

Occupancy ⓘ

\$143

Average Daily Rate ⓘ