

Property Details

1306 Monroe Loop, Killeen



Property Summary

Property Data

Purchase Price	\$ 389,000	1% Rule cashflow quadplex with 3 occupied units. Updated with new floors, paint and 30-year roof. All 2 bed, 1.5 bath units leased for \$825-895/mo expiring April-June 2024. Market rents \$1000/mo. One vacant unit so this one can be bought by a househacker using FHA or VA.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 97,250	
Closing Costs	\$ 7,780	
Cash Outlay	\$ 105,030	

Financing Data

Interest Rate	7.00%
Finance Amt	\$291,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,941.02

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,000.00	\$ 48,000.00
Vacancy Loss	\$ (200.00)	\$ (2,400.00)
Gross Income	\$ 3,800.00	\$ 45,600.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 571.57	\$ 6,858.79
Management	\$ 304.00	\$ 3,648.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ -	\$ -
Lawn care	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,450.57	\$ 17,406.79
Net Operating Income	\$ 2,349.43	\$ 28,193.21
Mortgage	\$ 1,941.02	\$ 23,292.24
Cashflow	\$ 408.41	\$ 4,900.97
Loan Principal Paydown		\$ 2,963.63
Appreciation	4%	\$ 15,560.00
Total Return		\$ 23,424.59

ROI Metrics

Cap Rate	7.11%
IRR	18.97%


Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 105,030	\$ 124,480	\$ 163,380
Cash on Cash	4.67%	5.18%	5.85%
Cash + Principal	7.49%	7.41%	7.30%

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 2/15/2024 at 1:30 pm, Page 1 of 1

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

Listings: Closed

MLS #	Address	# Units Yr Blt	SqFt	Orig List Price	List Price	LP/SqFt	DOM	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
526294	1300 Monroe	4 1997	4,164	\$389,900	\$389,900	\$93.64	40	40	02/01/2024	\$389,900	\$93.64	100.00%
	Min	4	4,164	\$389,900	\$389,900	\$93.64	40	40		\$389,900	\$93.64	100.00%
	Max	4	4,164	\$389,900	\$389,900	\$93.64	40	40		\$389,900	\$93.64	100.00%
	Avg	4	4,164	\$389,900	\$389,900	\$93.64	40	40		\$389,900	\$93.64	100.00%
	Med	4	4,164	\$389,900	\$389,900	\$93.64	40	40		\$389,900	\$93.64	100.00%

1	Total Listings	Average for all:	4	4,164	\$389,900	\$389,900	\$93.64	40	40	\$389,900	\$93.64	100.00
		Median for all:	4	4,164	\$389,900	\$389,900	\$93.64	40	40	\$389,900	\$93.64	100.00

		Min	Max	Avg	Med
Quick Statistics	List Price	\$389,900	\$389,900	\$389,900	\$389,900
	Sale Price	\$389,900	\$389,900	\$389,900	\$389,900
	Sale / List	100%	100%	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 2/15/2024 at 1:30 pm, Page 1 of 1

MLS #	Address	Subdivision	BR	FB	HB	WtrFmt	SqFt	Yr Built	List Price	LP/SqFt	DOM	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
515782	5908 Greengate #D	Sunshadow Cove Ph Two	2	1	1	No	913	2000	\$900	0.99	27	27	08/21/2023	\$875	\$0.96	97.22%
515793	1405 Windward #B	Evening Hollow 2nd Ext	2	2	0	No	1,145	1996	\$1,195	1.04	28	28	08/22/2023	\$1,195	\$1.04	100.00%
518266	1807 Windward #B	Evening Hollow 2nd Ext	2	1	0	No	1,764	1995	\$950	0.54	8	8	08/26/2023	\$950	\$0.54	100.00%
525837	1716 Benttree #C	Evening Hollow 2nd Ext	2	1	0	No	3,180	1995	\$1,000	0.31	73	73	01/18/2024	\$1,000	\$0.31	100.00%
515206	1109 Eastside #C	Longbranch Sec I	2	1	0	No	4,216	1979	\$950	0.23	44	44	09/01/2023	\$950	\$0.23	100.00%
515189	1109 Eastside #B	Longbranch Sec I	2	1	0	No	4,216	1979	\$950	0.23	44	44	09/01/2023	\$950	\$0.23	100.00%
514844	5704 Allstar #C	C P Add	2	1	1	No	5,128	2005	\$1,000	0.20	44	44	08/28/2023	\$1,000	\$0.20	100.00%

Min	2	1	0	913	\$900	\$0.20	8	8	\$875	\$0.20	97.22%
Max	2	2	1	5,128	\$1,195	\$1.04	73	73	\$1,195	\$1.04	100.00%
Avg	2	1	0	2,937	\$992	\$0.50	38	38	\$989	\$0.50	99.60%
Med	2	1	0	3,180	\$950	\$0.31	44	44	\$950	\$0.31	100.00%

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Total Listings	Average for all:	2	1	0	2,937	\$992	\$0.50	38	38	\$989	\$0.50	99.60
	Median for all:	2	1	0	3,180	\$950	\$0.31	44	44	\$950	\$0.31	100.00

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$900	\$1,195	\$992	\$950
	Sale Price	\$875	\$1,195	\$989	\$950
	Sale / List	97%	100%	100	100%

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