

# Property Details

---

1716 Benttree Dr, Killeen



# Property Summary

## Property Data

Purchase Price	\$ 350,000	1% Rule quadplex in Killeen. Being sold fully furnished, can be operated as a mid-term or long-term rental. Market rate for LTR is \$1k/mo per door. 2 units currently operated as mid-term rentals with market rents at \$1500/mo.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 87,500	
Closing Costs	\$ 7,000	
<b>Cash Outlay</b>	<b>\$ 94,500</b>	

## Financing Data

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

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,000.00	\$ 48,000.00
Vacancy Loss	\$ (200.00)	\$ (2,400.00)
<b>Gross Income</b>	<b>\$ 3,800.00</b>	<b>\$ 45,600.00</b>
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 442.68	\$ 5,312.15
Management	\$ 266.00	\$ 3,192.00
Maintenance	\$ 250.00	\$ 3,000.00
Capex Reserves	\$ 250.00	\$ 3,000.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,583.68</b>	<b>\$ 19,004.15</b>
<b>Net Operating Income</b>	<b>\$ 2,216.32</b>	<b>\$ 26,595.85</b>
Mortgage	\$ 1,746.42	\$ 20,957.03
<b>Cashflow</b>	<b>\$ 469.90</b>	<b>\$ 5,638.82</b>
Loan Principal Paydown		\$ 2,666.50
Appreciation	4%	\$ 14,000.00
<b>Total Return</b>		<b>\$ 22,305.32</b>

## ROI Metrics

Cap Rate	7.45%
IRR	20.30%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 94,500	\$ 112,000	\$ 147,000
Cash on Cash	5.97%	6.28%	6.69%
Cash + Principal	8.79%	8.50%	8.14%

# Sale Comps

## Market Analysis Summary | Multi-Family

Listings as of 3/18/2024 at 10:41 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%
524705	1707 Copperfield	2 1996	2,221	\$325,000	\$300,000	\$135.07	88	88	01/26/2024	\$296,500	\$133.50	98.83%
517005	5709 Rustler #A	2 2019	2,694	\$360,000	\$349,999	\$129.92	137	137	01/22/2024	\$360,000	\$133.63	102.86%
527933	4504 Hunt	4 1977	3,870	\$332,500	\$332,500	\$85.92	31	31	01/31/2024	\$332,500	\$85.92	100.00%
531432	1711 Spring Rose	4 1999	3,904	\$374,900	\$374,900	\$96.03	8	8	03/04/2024	\$380,000	\$97.34	101.36%
526294	1300 Monroe	4 1997	4,164	\$389,900	\$389,900	\$93.64	40	40	02/01/2024	\$389,900	\$93.64	100.00%

### Listings: Closed

Min	2	2,221	\$325,000	\$300,000	\$85.92	8	8	\$296,500	\$85.92	98.83%
Max	4	4,164	\$389,900	\$389,900	\$135.07	137	137	\$389,900	\$133.63	102.86%
Avg	3	3,371	\$356,460	\$349,460	\$108.12	61	61	\$351,780	\$108.81	100.61%
Med	4	3,870	\$389,900	\$349,999	\$96.03	40	40	\$360,000	\$97.34	100.00%

5	<b>Total Listings</b>	<b>Average for all:</b>	3	3,371	\$356,460	\$349,460	\$108.12	61	61	\$351,780	\$108.81	100.61
		<b>Median for all:</b>	4	3,870	\$389,900	\$349,999	\$96.03	40	40	\$360,000	\$97.34	100.00

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$300,000	\$389,900	\$349,460	\$349,999
Sale Price	\$296,500	\$389,900	\$351,780	\$360,000
Sale / List	99%	103%	101	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.

Copyright © 2024 TRIAD. All rights reserved.

# Rent Comps

## Market Analysis Summary | Rental

Listings as of 3/18/2024 at 10:42 am, Page 1 of 2

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: Active

525465	1716 Benttree #B	Evening Hollow 2nd Ext	2	1	0	No	3,180	1995	\$1,000	0.31	133	133				
		<b>Min</b>	2	1	0		3,180		\$1,000	\$0.31	133	133				
		<b>Max</b>	2	1	0		3,180		\$1,000	\$0.31	133	133				
		<b>Avg</b>	2	1	0		3,180		\$1,000	\$0.31	133	133				
		<b>Med</b>	2	1	0		3,180		\$1,000	\$0.31	133	133				

### Listings: Closed

518092	1602 Benttree #D	Evening Hollow 2nd Ext	2	1	0	No	795	1995	\$700	0.88	115	115	12/08/2023	\$700	\$0.88	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%
531944	1200 Monroe #A	Brown Add	2	1	0	No	4,164	1996	\$950	0.23	44	44	03/14/2024	\$950	\$0.23	100.00%
		<b>Min</b>	2	1	0		795		\$700	\$0.23	44	44		\$700	\$0.23	100.00%
		<b>Max</b>	2	1	0		4,164		\$1,000	\$0.88	115	115		\$1,000	\$0.88	100.00%
		<b>Avg</b>	2	1	0		2,713		\$883	\$0.47	77	77		\$883	\$0.47	100.00%
		<b>Med</b>	2	1	0		3,180		\$950	\$0.31	73	73		\$950	\$0.31	100.00%

4	<b>Total Listings</b>	<b>Average for all:</b>	2	1	0		2,713		\$913	\$0.47	91	91		\$883	\$0.47	100.00%
		<b>Median for all:</b>	2	1	0		3,180		\$975	\$0.31	94	94		\$950	\$0.31	100.00%

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.

Copyright © 2024 TRIAD. All rights reserved.