

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	7.25%
Finance Amt	\$291,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,990.25

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	\$ 250.00	\$ 3,000.00
Taxes	\$ 571.57	\$ 6,858.79
Management	\$ 304.00	\$ 3,648.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,525.57	\$ 18,306.79
Net Operating Income	\$ 2,274.43	\$ 27,293.21
Mortgage	\$ 1,990.25	\$ 23,882.99
Cashflow	\$ 284.18	\$ 3,410.22
Loan Principal Paydown		\$ 2,823.72
Appreciation	5%	\$ 19,450.00
Total Return		\$ 25,683.94

ROI Metrics

Cap Rate	6.88%
IRR	20.18%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 105,030	\$ 124,480	\$ 163,380
Cash on Cash	3.25%	4.02%	5.01%
Cash + Principal	5.94%	6.14%	6.39%

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 4/25/2024 at 8:34 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%
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	Max	Avg	Med
# Units	4	4	4	4
SqFt	3,904	4,164	4,034	4,034
Orig List Price	\$374,900	\$389,900	\$382,400	\$389,900
List Price	\$374,900	\$389,900	\$382,400	\$382,400
LP/SqFt	\$93.64	\$96.03	\$94.83	\$94.83
DOM	8	40	24	24
CDOM	8	40	24	24
Closed Dt				
Sold Price	\$380,000	\$389,900	\$384,950	\$384,950
SP/SqFt	\$93.64	\$97.34	\$95.49	\$95.49
SP/LP%	100.00%	101.36%	100.68%	100.68%

2	Total Listings	Average for all:	4	4,034	\$382,400	\$382,400	\$94.83	24	24	\$384,950	\$95.49	100.68
		Median for all:	4	4,034	\$389,900	\$382,400	\$94.83	24	24	\$384,950	\$95.49	100.68

Quick Statistics		Min	Max	Avg	Med
	List Price	\$374,900	\$389,900	\$382,400	\$382,400
Sale Price	\$380,000	\$389,900	\$384,950	\$384,950	
Sale / List	100%	101%	101	101%	

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 4/25/2024 at 8:34 am, 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%
540529	4803 Rainbow #1	Evening Hollow 3rd Ext	2	1	0	No	3,360	1984	\$775	0.23	3	3	04/17/2024	\$775	\$0.23	100.00%
535836	1403 Windward #B	Evening Hollow	2	1	0	No	873	1996	\$975	1.12	30	92	04/01/2024	\$975	\$1.12	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%
529778	1403 Windward #A		2	1	0	No	873	1996	\$995	1.14	62	62	03/04/2024	\$995	\$1.14	100.00%
525837	1716 Bentree #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%
518092	1602 Bentree #D	Evening Hollow 2nd Ext	2	1	0	No	795	1995	\$700	0.88	115	115	12/08/2023	\$700	\$0.88	100.00%
516813	2014 Cedarhill #C	Evening Hollow 3rd Ext R	2	1	0	No	795	1996	\$750	0.94	103	103	12/08/2023	\$750	\$0.94	100.00%

	Min	Max	Avg	Med
BR	2	2	2	2
FB	1	1	1	1
HB	0	0	0	0
WtrFmt	No	No	No	No
SqFt	795	4,164	2,006	873
List Price	\$700	\$1,000	\$878	\$950
LP/SqFt	\$0.23	\$1.14	\$0.69	\$0.88
DOM	3	115	61	62
CDOM	3	115	70	73
Sold Price	\$700	\$1,000	\$878	\$950
SP/SqFt	\$0.23	\$1.14	\$0.69	\$0.88
SP/LP%	100.00%	100.00%	100.00%	100.00%

7	Total Listings	Average for all:	2	1	0		2,006		\$878	\$0.69	61	70		\$878	\$0.69	100.00
		Median for all:	2	1	0		873		\$950	\$0.88	62	73		\$950	\$0.88	100.00

Quick Statistics	Min	Max	Avg	Med	
	List Price	\$700	\$1,000	\$878	\$950
	Sale Price	\$700	\$1,000	\$878	\$950
	Sale / List	100%	100%	100	100%

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