



**(5) Killeen Cashflowing Duplex \$290k**

1301 Loyal Ln: Built in 2013 currently one side leased for \$1500 per month. The other side is vacant and ready for a tenant. Lease comps support \$1400 per door for a long term tenant or up to \$1500 for month to month tenants. Taxes 5582.

[Click Here For Link To Listing](#)

Sale Price	\$290,000.00	Projected Income	\$2,900.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$2,026.00
Monthly Cashflow Before Operating Expenses			\$874.00
<b>Operating Expenses</b>			
Maint. Reserve	\$87.00	Landscaping	\$75.00
Management	\$232.00	vacancy	\$145.00
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$539.00	MONTHLY CASHFLOW	\$335.00
CAP RATE	9.77%	CASH ON CASH	5.13%