



Fully Occupied Quadplex \$315k

303 North Dr Copperas Cove: All four units are occupied. Tenants pay \$2670 per month and leases expire various times between Sept 2024 and April 2025. Each unit has the same 2 bed 1 bath 800 sqft layout and rents can be increased to \$750 per door upon lease renewals. Tenants pay their own utilities. Property management already in place. Taxes \$5352.

<https://redf.in/sX45oB>

Sale Price	\$390,000.00	Projected Income	\$3,000.00
Principal + Interest (25% down at 5.9%)			\$1,401.00
Cash Needed (down payment + closing costs)			\$105,300.00
Monthly NOI			\$1,812.00
Operating Expenses			
Taxes	\$446.00	Insurance	\$187.00

Maint. Reserve	\$90.00	Landscaping	\$75.00
Management	\$240.00	Vacancy	\$150.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,188.00	MONTHLY CASHFLOW	\$411.00
CAP RATE	5.58%	CASH ON CASH	4.68%