



Quadplex Exceeding The 1% Rule \$317k

4503 Westcliff Rd Killeen: 3 of the 4 units are occupied. Current tenants pay \$825, \$850, \$825. All tenants are month to month. Each unit is the same 2 bed 1 bath layout and lease comps support \$850 per door. This will be a solid cashflowing long term rental for a buy/hold investor. Close to a major military base and medical center. Taxes \$5521.

<https://redf.in/jeTFla>

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|--|--------------|------------------|-------------|
| Sale Price | \$317,000.00 | Projected Income | \$3,400.00 |
| Principal + Interest (25% down at 6.5%) | | | \$1,502.00 |
| Cash Needed (down payment + closing costs) | | | \$85,590.00 |
| Monthly NOI | | | \$2,159.00 |
| Operating Expenses | | | |

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|----------------|------------|------------------|----------|
| Taxes | \$460.00 | Insurance | \$187.00 |
| Maint. Reserve | \$102.00 | Landscaping | \$50.00 |
| Management | \$272.00 | Vacancy | \$170.00 |
| Utilities | \$0.00 | HOA | \$0.00 |
| MONTHLY OPEX | \$1,241.00 | MONTHLY CASHFLOW | \$657.00 |
| CAP RATE | 8.17% | CASH ON CASH | 9.21% |