



Killeen 1% Rule Quadplex \$350k

1313 Quail Circle: 3 of 4 units are currently occupied. One unit was left open for showings. Rents are \$875, \$825, vacant, \$850. Market rate rents are \$950 per month for comparable units. Each unit has an identical floor plan with 2 beds, 1 bath, and 850 sqft. Located minutes from a major military base for a constant stream of tenants. New roof in 2023. Taxes \$4536.

<https://redf.in/Z5w6Qt>

Sale Price	\$350,000.00	Projected Income	\$3,500.00
Principal + Interest (25% down at 6.75%)			\$1,702.00
Cash Needed (down payment + closing costs)			\$94,500.00
Monthly NOI			\$2,304.00

Operating Expenses			
Taxes	\$378.00	Insurance	\$208.00
Maint. Reserve	\$105.00	Landscaping	\$50.00
Management	\$280.00	Vacancy	\$175.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,196.00	MONTHLY CASHFLOW	\$602.00
CAP RATE	7.90%	CASH ON CASH	7.64%