



Killeen Cashflowing Quadplex \$380k

1710 Windward Dr: 3 units occupied. The other unit was recently vacated. Lease comps support \$900 - \$995 per door. All utilities are on separate meters and paid by tenants. New roof as of January 2025. Unit A is vacant (previously rented for \$975), Unit B \$850, Unit C \$850, and Unit D \$885. No HOA. Taxes \$5682.

<https://redf.in/jZoD43>

Sale Price	\$380,000.00	Projected Income	\$3,600.00
Principal + Interest (assumes 25% down at 6.75% w/ 1pt buydown)			\$1,848.00

Cash Needed (purchase price + closing costs)		\$102,600.00	
Monthly NOI		\$2,320.97	
Operating Expenses			
Taxes	\$473.50	Insurance	\$208.33
Maint. Reserve	\$108.00	Landscaping	\$50.00
Management	\$259.20	Vacancy	\$180.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,279.03	MONTHLY CASHFLOW	\$472.97
CAP RATE	7.33%	CASH ON CASH	5.53%