



**Killeen Occupied 1% Rule Quadplex \$375k**

4806 Rainbow Cir: Killeen is a military town about an hour north of Austin and 90 mins south of Dallas. It’s home to Fort Cavazos (Hood), one of the largest bases in the country. 3 of these 4 units are already leased. Tenants pay \$1000, \$995, \$950. Leases expire in March 2026, May 2025, Oct 2025. Tenants pay all utilities. Taxes 6815.

<https://redf.in/a4gdsL>

Sale Price	\$375,000.00	Projected Income	\$3,895.00
Principal + Interest (25% down at 6.75%)			\$1,824.00
Cash Needed (purchase price + closing costs)			\$97,500.00
Monthly NOI			\$2,606.88
<b>Operating Expenses</b>			

Taxes	\$567.92	Insurance	\$183.33
Maint. Reserve	\$116.85	Landscaping	\$50.00
Management	\$272.65	Vacancy	\$97.38
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,288.13	MONTHLY CASHFLOW	\$782.88
CAP RATE	8.34%	CASH ON CASH	9.64%