



Killeen MTR / LTR Combo Fully Leased – \$325k

Neighborhood Rating B | Asset Quality B

3103 Honeysuckle Cir: One side MTR at \$2,000 and the other side LTR at \$1,550. Sold fully furnished. Fair market value \$325k. Seller asking \$365k. Potential to offer \$320k with a reasonable shot at \$325k. Depending on furnishings included this deal could be worth up to \$335k. Immediate cashflow with strong rental mix. Taxes \$4,619.

[Listing Link](#)

Sale Price	\$325,000.00	Projected Income	\$3,550.00
Principal + Interest (25% down at 6%)			\$1,461.00
Cash Need (down payment + closing costs + HomeLaunch Package)			\$102,750.00
Monthly NOI			\$2,561.17

Operating Expenses			
Taxes	\$384.92	Insurance	\$166.67
Maint. Reserve	\$50.00	Landscaping	\$50.00
Management	\$248.50	Vacancy	\$88.75
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$988.83	MONTHLY CASHFLOW	\$1,100.17
CAP RATE	9.46%	CASH ON CASH	12.85%