



Killeen Starter Duplex \$180k

1007 York Ave: Single story all brick duplex with one unit leased at \$850 and the other vacant and ready for placement. Both units are identical two bed one bath layouts at approximately 800 sqft. Simple, low maintenance asset in a tenant dense area.

[Listing Link](#)

<i>Asset Quality: C Neighborhood Rating: C Year Build: 1995</i>			
Sale Price:	\$ 170,000	<i>Cap Rate</i>	7.54%
Cash Needed (25% down + cc)	\$ 45,050	<i>Cash on Cash</i>	5.86%
P&L	Monthly	Annual	
Projected Income	\$ 1,800	\$ 21,600	
Mortgage PMT (7% Int)	\$ 848	\$ 10,179	
<i>Taxes</i>	\$ 223	\$ 2,679	

<i>Maint Reserve</i>	\$ 75	\$ 900	
<i>Management</i>	\$ 126	\$ 1,512	
<i>Utilities</i>	\$ -	\$ -	
<i>Insurance</i>	\$ 188	\$ 2,250	
<i>Landscaping</i>	\$ 75	\$ 900	
<i>Vacancy Reserve</i>	\$ 45	\$ 540	
<i>HOA</i>	\$ -	\$ -	
OPEX	\$ 732	\$ 8,781	
Cashflow	\$ 220	\$ 2,640	
NOI (Income - OPEX)	\$ 1,068	\$ 12,819	
<i>Key Risk: Lower location quality requires disciplined tenant screening.</i>			
<i>Key Upside: Very limited duplex inventory under \$200k. Strong likelihood to exceed the 1% rule at stabilization.</i>			
Sale Comp: 201 W Young \$140k			
Sale Comp: 1105 Williamson \$210k			
Lease Comp:806 W Dean \$900			
Lease Comp: 1815 Fairview \$900			