

# STABLE DUPLEX PORTFOLIO



Killeen, Bell County MARKET



# PROPERTY INFORMATION

COMPASS RE

Address	City	State	Zip Code	Lot	Block	Addition
3329 Chisholm Trail	Killeen	TX	76542	3	1	Texas Trails
3327 Chisholm Trail	Killeen	TX	76542	4	1	Texas Trails
3325 Chisholm Trail	Killeen	TX	76542	5	1	Texas Trails
3321 Chisholm Trail	Killeen	TX	76542	7	1	Texas Trails

Address	Monthly Rents		Asking Price
	Unit A	Unit B	
3329 Chisholm Trail	\$ 725	\$ 725	\$ 215,000
3327 Chisholm Trail	\$ 725	\$ 725	\$ 225,000
3325 Chisholm Trail	\$ 725	\$ 825	\$ 225,000
3321 Chisholm Trail	\$ 725	\$ 875	\$ 225,000

Address	Comments
3329 Chisholm Trail	Unit A has recent updates, Unit B has long time tenant
3327 Chisholm Trail	Unit A has long time tenant, Unit B new flooring needed in hallway
3325 Chisholm Trail	Unit A has new AC, Unit B recently remodeled
3321 Chisholm Trail	Unit A is a HUD tenant - in place for 25 years, Unit B recently remodeled

\* All units have month to month lease terms with a 30-day notice, with the exception of Unit A at 3329. The lease for Unit A at 3329 runs through December 2025. The properties are owned by an estate.

Portfolio Price : \$890,000



3321, 3325, 3327, & 3329  
CHISHOLM TRAIL

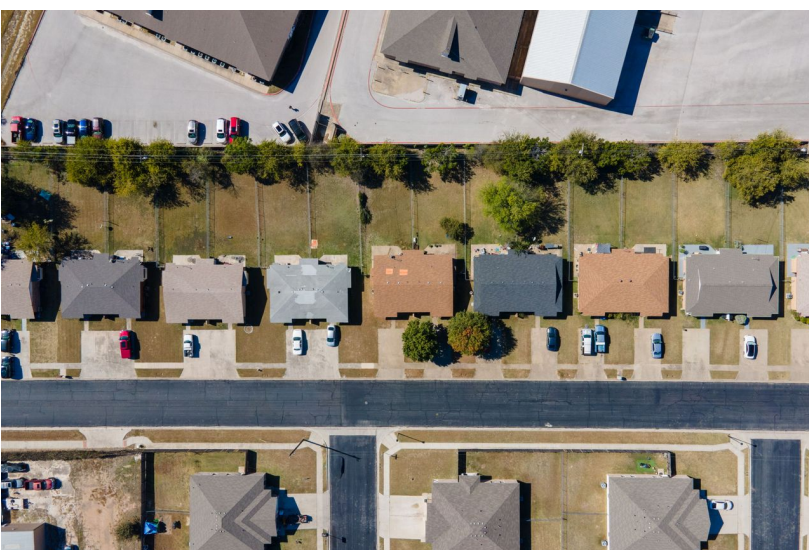
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3321, 3325, 3327, & 3329  
CHISHOLM TRAIL

COMPASS RE





3321, 3325, 3327, & 3329  
CHISHOLM TRAIL

COMPASS RE







## Dillon Dewald

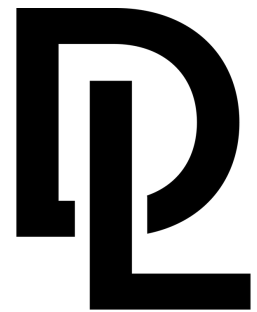
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# DEWALD LIPARI

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