

CENTRAL TEXAS DUPLEX PORTFOLIO

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Harker Heights, Bell County MARKET

- Elbert Lane is the epicenter for investor-grade duplexes: both large portfolios and active individual listings, offering strong cap rates (5–7 %) and modern construction (2009+).
- The broader Woods area (e.g., Wildewood, Rosewood) supplies most of these portfolios, with similar unit sizes, years, and likely similar rental/investment appeal.
- Kern Acres hasn't seen the same scale of duplex development but is zoned for such use and hosts several multi-family listings in the \$250K–400K range.
- Investment Profile: Elbert Lane and adjacent Woods streets are ripe for both bulk acquisitions and smaller-scale flips or rentals. Kern Acres offers infill opportunities, with potential for conversion or targeted new builds.



35 Properties / 70 Units

- 75,700 Rentable SF
- 1,083 Avg. Unit Size SF
- 99% Occupancy

36 units
2005 to 2012
34 units
2013-to 2021

Age of Construction

\$973/Unit/Mo
\$0.90/SF

Current Rents

64 units
2BD / 2BA / 1G
6 units
3BD / 2BA / 1G

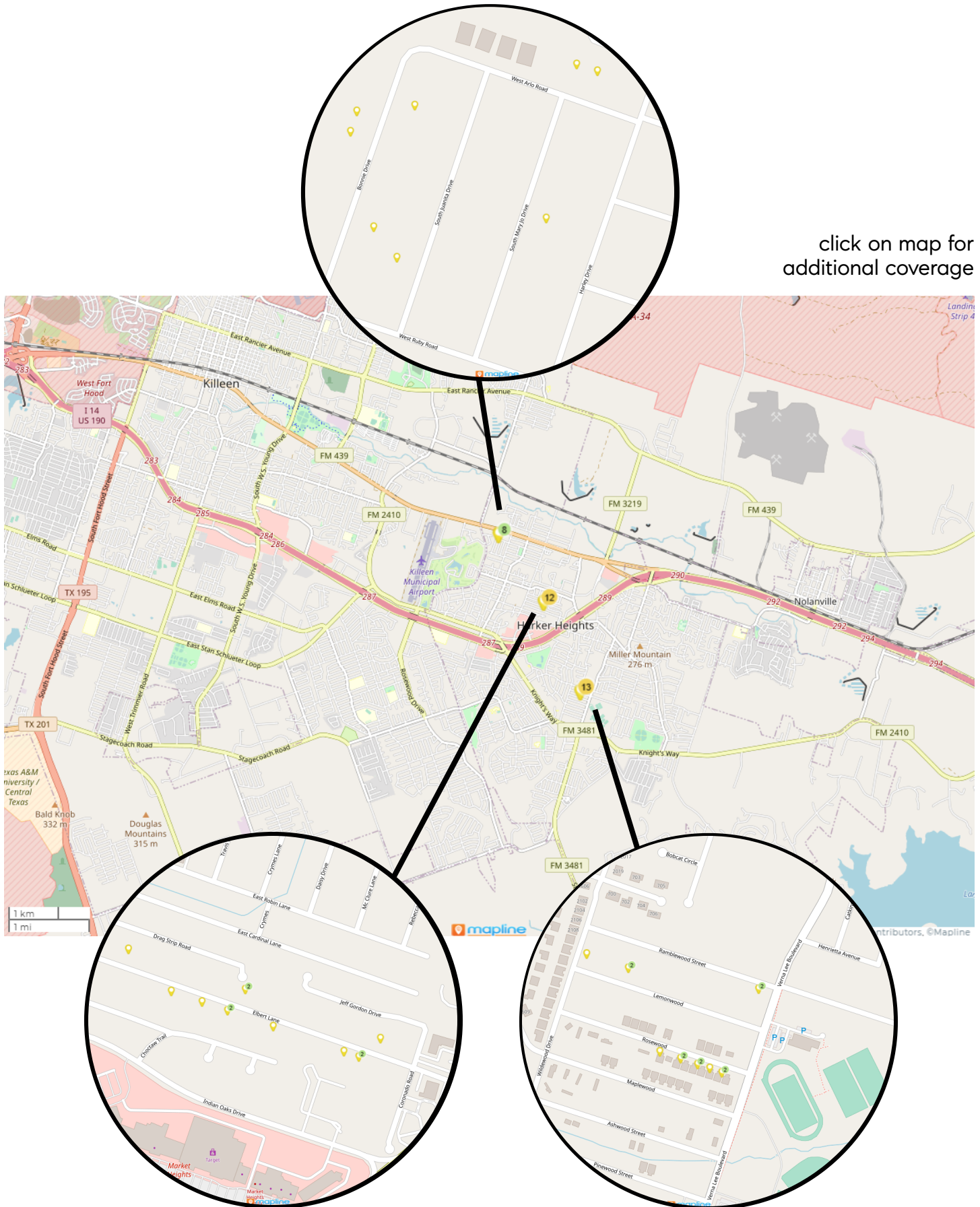
Layouts

\$1388/Unit/Mo
\$1.29/SF

Market Rents

OVERVIEW MAP

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LIST OF PROPERTIES

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Property	Units	# BR	Sqft	Year Built	
930 RW - 930 Rosewood Harker Heights, TX 76548	2	2	2,088	2005	Woods
934 RW - 934 Rosewood Harker Heights, TX 76548	2	2	2,088	2005	
938 RAMB - 938 Ramblewood Harker Heights, TX 76548	2	2	2,088	2005	
938 RW - 938 Rosewood Harker Heights, TX 76548	2	2	2,088	2005	
940 RAMB - 940 Ramblewood Harker Heights, TX 76548	2	2	2,088	2005	
911 LW - 911 Lemonwood B Harker Heights, TX 76548	2	2	2,088	2006	
926 RW - 926 Rosewood Harker Heights, TX 76548	2	2	2,088	2006	
928 Rosewood Drive - 928 Rosewood Drive Harker Heights, TX 76548	2	2	2,088	2006	
932 RW - 932 Rosewood Harker Heights, TX 76548	2	2	2,088	2006	
936 RW - 936 Rosewood Harker Heights, TX 76548	2	2	2,035	2006	
909 LW - 909 Lemonwood Harker Heights, TX 76548	2	2	2,076	2007	
922 RW - 922 Rosewood Harker Heights, TX 76548	2	2	2,088	2010	
2201 Wildewood Drive - 2201 Wildewood Drive Harker Heights, TX 76548	2	3	2,719	2011	
314 Elbert - 314 Elbert Harker Heights, TX 76548	2	2	2,252	2009	Elbert
316 Elbert - 316 Elbert Harker Heights, TX 76548	2	2	2,252	2009	
318 Elbert - 318 Elbert Harker Heights, TX 76548	2	2	2,252	2009	
421 Elbert - 421 Elbert Harker Heights, TX 76548	2	2	2,190	2013	
414 Elbert - 414 Elbert Harker Heights, TX 76548	2	2	2,150	2016	
207 Elbert - BW - 207 Elbert Ln Harker Heights, TX 76548	2	2	2,150	2018	
302 Elbert-BW - 302 Elbert Harker Heights, TX 76548	2	2	2,150	2018	
308 Elbert - BW - 308 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	
312 Elbert - 312 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	
315 Elbert - BW - 315 Elbert Ln Harker Heights, TX 76548	2	2	2,150	2018	
317 Elbert - 317 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	
416 Elbert - 416 Elbert Ln Harker Heights, TX 76548	2	2	2,190	2018	
418 Elbert - BW - 418 Elbert Harker Heights, TX 76548	2	2	2,190	2018	
400 Elbert - 400 Elbert Lane Harker Heights, TX 76548	2	2	2,315	2021	
501 Bonnie - 501 Bonnie Dr. Harker Heights, TX 76548	2	2	2,126	2008	Kern Acres
305 BONNIE - 305 Bonnie Harker Heights, TX 76548	2	2	2,126	2006	
205 West Arlo - 205 West Arlo Harker Heights, TX 76548	2	2	2,076	2014	
207 West Arlo - 207 West Arlo Harker Heights, TX 76548	2	2	2,215	2014	
403 S Mary Jo Drive - 403 S Mary Jo Drive Harker Heights, TX 76548	2	2	1,920	2014	
402 Bonnie - 402 Bonnie Harker Heights, TX 76548	2	3	2,350	2018	
308 Bonnie - 308 Bonnie Harker Heights, TX 76548	2	3	2,350	2018	
504 Juanita - 504 S Juanita Dr Harker Heights, TX 76548	2	2	2,168	2021	
Total	70		70		

Financials

	Elbert	Woods	Kern Acres	Total
<i>Number of Units</i>	28	26	16	70
Income	\$ 316,488	\$ 302,075	\$ 190,436	\$ 808,998
Operating Expense	\$ 41,374	\$ 51,553	\$ 21,525	\$ 114,452
Taxes*	\$ 68,700	\$ 57,182	\$ 38,861	\$ 164,742
Insurance**	\$ 20,832	\$ 19,344	\$ 11,904	\$ 52,080
Net Operating Income	\$ 185,582	\$ 173,996	\$ 118,146	\$ 477,724

*Based on the most recent tax assessments.

**This is an estimate based on most recent years rates and premiums \$52k annually. To be confirmed, renews Sept 2025.

Operating Statements and Rent Rolls available upon request

PROPERTY PHOTOS

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205 West Arlo

Kern Acres

2 BD 2 BA 2,076 SF Year Built 2014



302 Elbert

Elbert Neighborhood

2 BD 2 BA 2,150 SF Year Built 2018



305 Bonnie

Kern Acres

2 BD 2 BA 2,126 SF Year Built 2006



2201 Wildewood Drive

Woods Neighborhood

3 BD 2 BA 2,719 SF Year Built 2011



318 Elbert

Elbert Neighborhood

2 BD 2 BA 2,252 SF Year Built 2009



930 Rosewood

Woods Neighborhood

2 BD 2 BA 2,088 SF Year Built 2005

2 BR CONCRETE FLOORS PROPERTY PHOTOS

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2 BR VINYL PLANK FLOORS PROPERTY PHOTOS

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3 BR DUPLEX: 308 & 402 BONNIE PROPERTY PHOTOS

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3 BR DUPLEX: 2201 WILDEWOOD PROPERTY PHOTOS

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ADDITIONAL EXTERIOR PROPERTY PHOTOS

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