



2314
Andover Dr
Killeen, TX 76542

6-Unit Multifamily | Contact Agent for Price

Unlock long-term cash flow with this fully leased value-add 6-plex located in the heart of Killeen. 2314 Andover Dr features a favorable unit mix of (4) two-bedroom, one-bath and (2) one-bedroom, one-bath units across a single structure on a spacious residential lot. With stable tenants in place and upside through light renovations or offers strategic lease increases, this asset immediate returns with room to grow.

Located just minutes from Fort Cavazos and major commercial corridors, the property sits in a high-demand rental market with historically strong occupancy and steady turnover—ideal for investors seeking consistency with low operating complexity.



Alice Duffy

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Sandra Silva

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Unit Summary

Unit	Bed/Bath	Rent	Lease Status
1	2/1	\$750	Leased
2	2/1	\$750	Leased
3	2/1	\$725	Leased
4	2/1	\$775	Vacant
5	1/1	\$650	Leased
6	1/1	\$750	Leased

WHY INVEST HERE?

- Stabilized Income: 12-month trailing rents just over \$50K with historically full occupancy.
- Below Market Rents: Potential to increase rents to align with local comps.
- High-Demand Market: Strong rental base from military, medical, and working-class tenants.
- Turnkey with Upside: Light cosmetic updates could quickly raise value and cash flow.



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Rent Roll

Unit	Rent Amount	Lease Start	Lease End	Month to Month
1	\$750.00	Jan 1, 2025	Jul 30, 2025	Yes
2	\$750.00	May 1, 2023	May 31, 2024	Yes
3	\$725.00	Apr 1, 2014	Aug 31, 2025	
4	\$0.00	---	Jun 15, 2025	Vacant
5	\$650.00	Feb 1, 2025	Jul 31, 2025	Yes
6	\$750.00	May 1, 2024	Apr 30, 2025	Yes



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YTD Profit & Loss

Rental Income	Total Monthly	Total YTD
• Unit #1	\$750.00	\$5,250.00
• Unit #2	\$750.00	\$5,250.00
• Unit #3	\$725.00	\$5,075.00
• Unit #4	\$0.00	\$3,862.50
• Unit #5	\$650.00	
• Unit #6	\$750.00	\$5,250.00
Total Rental Income	\$3,625.00	\$24,687.50
Pet Fees	\$0.00 \$0.00	\$0.00
Transaction Fees	\$3,625.00	\$0.00
Total Income	\$3,625.00	\$24,687.50
Gross Profit		\$24,687.50
Expenses		\$12,887.78
Repairs/Maintenance		\$1,010.00
Supplies		\$1,230.36
Miscellaneous		\$674.32
Utilities		\$3,981.40
Total Expenses		\$19,783.86
NOI		\$4,903.64



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each* party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date