

1305 N 4th St Kileen, Tx
For Sale

1305 N 4th St Kileen, Tx 76541



PROPERTY HIGHLIGHTS

- Great cashflowing opportunity
- Below market rents in place with the ability to grow.
- Stable tenants with previous long term leases.
- Utilities on-site
- Just moments away from the local elementary school.
- Additional Duplex on the property that present the opportunity for additional lease income.
- Room to expand for an additional 4 units.
- Adjacent Lot For Sale as well.



**KILEEN PRIME
COMMERCIAL REAL ESTATE**

For Inquires Please Contact
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1305 N 4th St Kileen, Tx

Executive Summary



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We are pleased to present this great investment opportunity for sale in the growing Kileen market. The property is located on the corner of 4th St and E. Dean Ave in Kileen Texas. This gem has 10 units that have been recently renovated with new flooring and paint. There is also an additional duplex on the property that is currently being finished with new plumbing, electrical work, flooring and sheetrock. This property is currently being sold at a 9.7% cap. That is a great starting cap rate for new and seasoned investors.

- Sales Price: \$999,000.00
- Lot Size: 18,730.80
- Utilities: Electricity, Sewer and Water
- Building Sqft: 4800 (Duplex 1100 Sqft)
- Year Built: 1977 (Renovated 2023)
- Driveway access in place
- Off-Site Detention In Place

1305 N 4th St Killeen, Tx Layout Rent Rolls



Effective Date of Rent Roll:		10/01/2015		Address	Tenant	Variant	Date Purchased	Purchase Price	Mkt Value	Mortgage Balance	Mortgage Term	Size (SF)	Lease Start Date	Lease End Date	Utilities IP				All Other Expenses		
Address	Tenant	Variant	Date Purchased	Purchase Price	Mkt Value	Mortgage Balance	Mortgage Term	Size (SF)	Lease Start Date	Lease End Date	Rent	Owner Paid	Repairs	Taxes	Insurance					All Other Expenses	
1305 N 4th St apt 101			6/21/12	\$715,000	\$469,800	\$1,619	480	N/A	N/A	\$0	N/A	\$150	\$30,179	\$7,360	\$5,058						
1305 N 4th St apt 102			6/21/12	N/A	N/A	N/A	480	6/1/2015	5/31/2016	\$700	N/A	\$200	N/A	N/A	N/A						
1305 N 4th St apt 103			6/21/12	N/A	N/A	N/A	480	N/A	N/A	\$0	N/A	\$200	N/A	N/A	N/A						
1305 N 4th St apt 104			6/21/12	N/A	N/A	N/A	480	10/1/2015	9/30/2016	\$750	N/A	\$200	N/A	N/A	N/A						
1305 N 4th St apt 105 Superintendent			6/21/12	N/A	N/A	N/A	480	N/A	N/A	\$0	N/A	\$0	N/A	N/A	N/A						
1305 N 4th St apt 201			6/21/12	N/A	N/A	N/A	480	5/1/2015	4/30/2016	\$700	N/A	\$0	N/A	N/A	N/A						
1305 N 4th St apt 202			6/21/12	N/A	N/A	N/A	480	5/1/2015	4/30/2016	\$800	N/A	\$0	N/A	N/A	N/A						
1305 N 4th St apt 203			6/21/12	N/A	N/A	N/A	480	5/1/2015	4/30/2016	\$700	N/A	\$0	N/A	N/A	N/A						
1305 N 4th St apt 204			6/21/12	N/A	N/A	N/A	480	5/1/2015	4/30/2016	\$450	N/A	\$0	N/A	N/A	N/A						
1305 N 4th St apt 205			6/21/12	N/A	N/A	N/A	480	8/1/2015	7/31/2016	\$750	N/A	\$0	N/A	N/A	N/A						
Duplex			6/21/12	\$715,000	N/A	N/A	1,100					N/A	N/A	N/A	N/A						
Projected Vacancy Income												1/1/2016	1/3/2017	\$8,000	N/A	N/A	N/A				
Total																\$8,650	\$0	\$1,150	\$30,179	\$7,360	\$5,058

Professional and Investor-Focused Highlights

- The property features a well-established tenant base with consistent rent collections, delivering reliable and predictable cash flow. Stable occupancy supported by seasoned tenants and a proven rent roll with minimal historical volatility. An attractive income profile anchored by long-term tenants and dependable rent payments. Strong in-place rent roll provides immediate income with reduced leasing risk.

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Calendar Year: **2025**

Annual Profit & Loss Statement

Property Address: **1305 N 4th St Killeen, TX**

Annual Profit & Loss Statement		2025	
Rental Income		\$ 130,800	
		\$	
Total Income		\$ 130,800	
Expenses			
Repairs & Maintenance		\$ 1,440	
Property Management (Superintendant)		\$ 8,400	
Water & Trash		\$ 5,058	
Utilities N/A Tenants xpense		\$	
Insurance		\$ 7,360	
Property Taxes		\$ 10,178	
Advertising		\$ 245	
		\$	
Total Expenses		\$ 33,681	
Net Operating Income		\$ 98,119	\$

Notes: Owner Operated

Offered at a compelling 9.7% cap rate, this apartment community delivers strong in-place cash flow and immediate yield well above market averages. This is a rare opportunity to acquire a stabilized apartment asset at a 9.7% cap rate, offering immediate income and long-term upside and with a near-10% cap rate, the property stands out as a cash-flow-oriented investment ideal for income-focused buyers. With a cap rate this high going-in positions investors to weather market fluctuations while capturing consistent returns.™

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Information About Broker Services



11/2/2015



Information About Brokerage Services

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

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.

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.

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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