

# 22 UNIT APARTMENT COMPLEX & SFR

605 ATKINSON AVE, KILLEEN, TX 76541



AIRSTREAM REALTY



**ALEX GOUGH**

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# PROPERTY DESCRIPTION

## PROPERTY HIGHLIGHTS

- 22-unit complex, 2 buildings, and an SFR on the same lot.
- New Roof in 2018/2019, many units upgraded and remodeled in 2018
- 92% occupied & below market rent!
- 9 of the units are 2 bed 1 bath
- 13 of the units are 1 bed 1 bath
- Brick SFR is the 23rd unit and is 952 Sqft, 2 bed, 1 bath, 1 car garage (1960 build)
- Big upside by raising the rent to market value.
- Bed/Bath: 13 units are 1/1, 9 units are 2/1
- Complex Year Built: 1976
- Annual Income: \$99,197
- Taxes: \$11,340
- Price Per Door: 45K

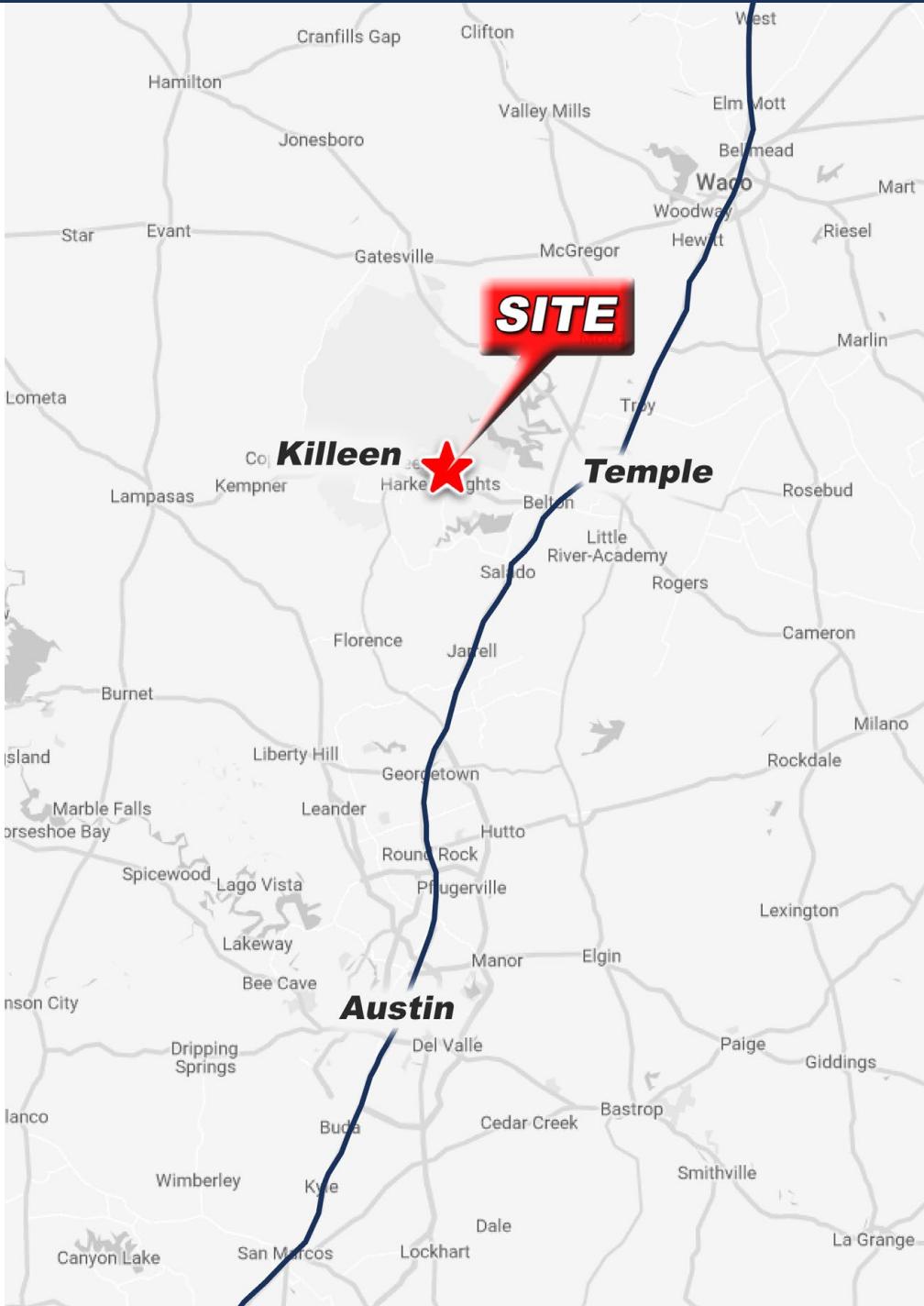
## LOCATION

NEC Atkinson Ave & 12th St  
Killeen, TX 76541

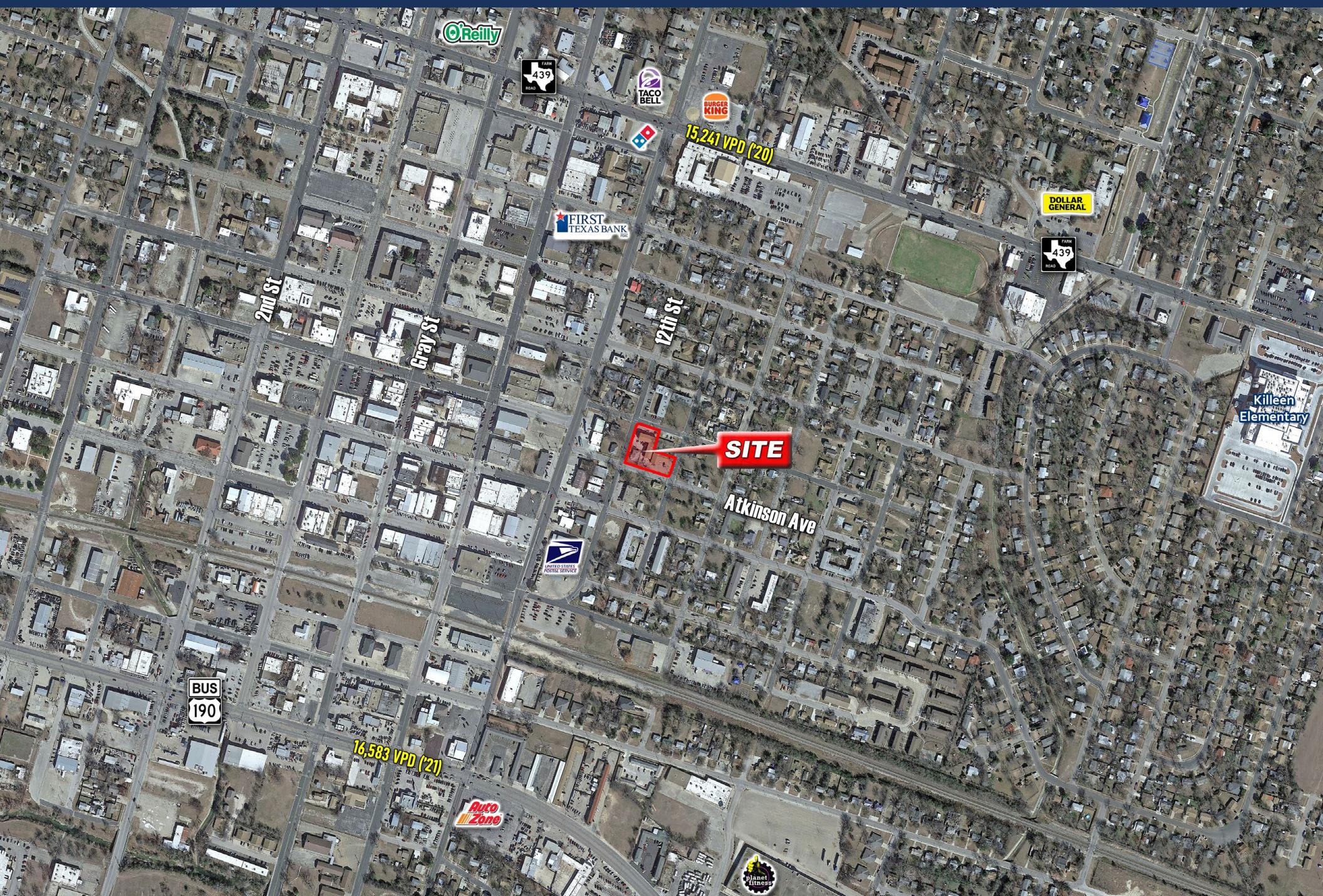
## TRAFFIC COUNTS

FM-439: 15,241 VPD ('19)  
BUS-190: 16,583 VPD ('21)

## NEARBY TENANTS



# CLOSE UP AERIAL



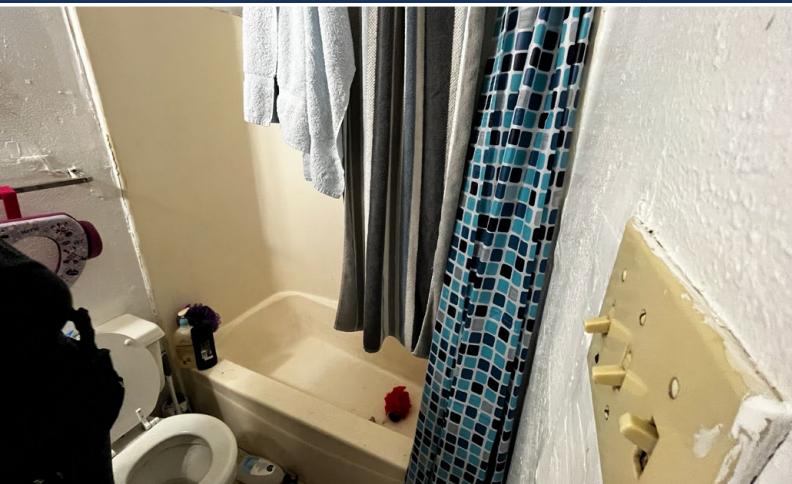
# WIDE AERIAL



AIRSTREAM REALTY



# IMAGES



# RENT ROLL



APARTMENT	LEASE START	LEASE END	BASE RENT	BEDROOMS
607/1	11/1/2021	10/31/2022	575	2
607/2	7/1/2022	6/30/2023	600	2
607/3	3/1/2019	6/30/2023	400	1
607/4	4/10/2023	4/30/2024	500	1
607/5	10/10/2022	10/9/2023	600	2
607/6	11/1/2018	3/31/2023	500	2
607/7				1
607/8	12/20/2022	1/31/2024	550	2
416 12st	1/20/2023	m-m	550	2
605/1	11/1/2022	4/30/2023	600	2
605/2	9/1/2022	9/30/2023	600	2
605/3	3/15/2023	3/31/2023	500	1
605/4	2/1/2023	1/31/2024	500	1
605/5	11/1/2018	2/28/2023	400	1
605/6	11/19/2019	11/30/2021	425	1
605/7	4/1/2021	4/30/2022	475	1
605/8	4/1/2018	7/31/2021	425	1
605/9	4/1/2018	5/31/2023	500	2
605/10	5/12/2022	5/31/2023	525	1
605/11	7/1/2022	6/30/2023	500	1
605/12	4/1/2018	2/28/2023	400	1
605/13	3/6/2023	3/31/2024	500	2
605/14	9/14/2022	9/13/2023	550	2

# 2021 P&L



	1Q	1Q	1Q	2Q	2Q	2Q	3Q	3Q	4Q	4Q	4Q	12 M
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	TOTAL
<b>REVENUE</b>	Actual											
<b>Total Net Bank Deposits</b>	8285	9750	7040		7080		10545	8155	7160	12380	8977	11137
<b>EXPENSES</b>												
<b>Parts Purchase</b>	43.35	1232	611	330	884	984	608	257	384	237	646	
<b>Maintenance/ Make ready/ Jimmy</b>	728		420	1662	0	750	89	1250	539	650	1110	1000
<b>Utility / Electric</b>	34.31	49.27	35.36	33.45	31.25	42.61	31.17	28.99	27.54	29.24	30.49	34.41
<b>Utility / Water/Trash</b>	1132	1087	1113	1112	1281	1329	1350	1480	1515	1466	1651	1551
<b>Residence Manager</b>	500	500	500	500	500	500	500	500	500	800	800	6900
<b>Property Manager</b>	500	500	500	500	500	500	500	500	500	500	500	6000
<b>Property Taxes Paid</b>				820.37								820.37
<b>Property Insurance Paid</b>				586.91								586.91
<b>Legal Expenses/Eviction fees</b>	0	0	171	0	0	0	0	0	0	0	0	171
<b>Misc</b>	0	0	0	481	0	0	0	0	409	0	299.19	356
<b>TOTAL PROPERTY EXPENSES</b>	4345	4776	4758	6026	4604	5513	4485	5423	5282	5090	6444	8534
<b>NET INCOME</b>	3940	4974	2282	8458	2476	11036	6060	2732	1878	7290	2533	2603
Beginning balance Jan 1 2020												
Ending Balance Dec 31 2020												

# 2022 P&L



	1Q	1Q	1Q	2Q	2Q	2Q	3Q	3Q	3Q	4Q	4Q	4Q	12 M
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>REVENUE</b>													
<b>Total Net Bank Deposits</b>	8589	9487	12054	8804	8664	9781	7174	6910	7910	3741	7256	8827	99197
<b>EXPENSES</b>													
<b>Parts Purchase</b>	650	254	184	187	216	593	289	1600	432	59	293	715	5472
<b>Maintenance/ Make ready/ Jimmy</b>	680	156	111	650	1542	210	165	537	0	75	800	663	5589
<b>Utility / Electric</b>	30.49	0	28.55	30.62	29.02	47.42	27.74	27.74	28.76		28.76	29.82	792.8
<b>Utility / Water/Trash</b>	1552	1640	1679	1635	1481	1096	954	943	1047	981	1019	1164	15191
<b>Residence Manager</b>	350	350	350	350	0	0	0	0	0	0	0	0	1400
<b>Property Manager</b>	945	945	945	945	945	945	945	945	945	945	945	945	11340
<b>Property Taxes Paid</b>	669	669	669	669	669	669	669	669	669	669	669	669	8028
<b>Property Insurance Paid</b>	0	0	0	154	155	154	1498	650	0	0	0	0	2611
	0	0	0	0	0	300	2700	900	0	0	0	0	3900
<b>Legal Expenses/Eviction fees</b>													
<b>Misc</b>	4876	4014	3967	4621	5037	4014	7248	6272	3122	3213	3755	4186	54324
<b>TOTAL PROPERTY EXPENSES</b>													
<b>NET INCOME</b>	3713	5473	8087	4183	3627	5767	-74	638	4788	528	3501	4641	44873

# 2023 P&L



	1Q	1Q	1Q	2Q	2Q	2Q	3Q	3Q	4Q	4Q	4Q	12 M	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>REVENUE</b>													
<b>Total Net Bank Deposits</b>	8153	6087	16820										
<b>EXPENSES</b>													
<b>Parts Purchase</b>	658	539	681										
<b>Maintenance/ Make ready/ Jimmy</b>	550	350	700										
<b>Utility / Electric</b>	30.97	31.45	31.12										
<b>Utility / Water/Trash</b>	1164	1155	1375										
<b>Residence Manager</b>	0	0	1000										
<b>Property Manager</b>	945	945	945										
<b>Property Taxes Paid</b>	688	688	688										
<b>Property Insurance Paid</b>	0	0	850										
	500	350	895										
<b>Legal Expenses/Eviction fees</b>													
<b>Misc</b>	4536	4058	7165										
<b>TOTAL PROPERTY EXPENSES</b>													
<b>NET INCOME</b>	3617	2029	9655										

# 5 MILE DEMOGRAPHICS

155,325	0.86%	2.62	83.9	28.5	\$50,000	\$165,288	\$19,173	27.8%	64.8%	7.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



21.6%  
Services

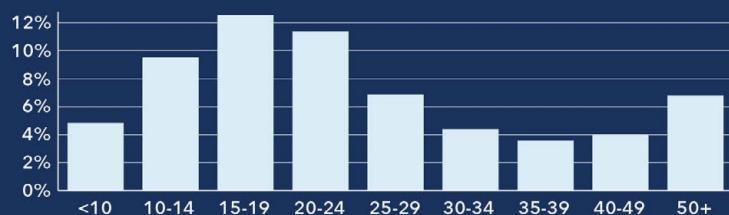


24.1%  
Blue Collar

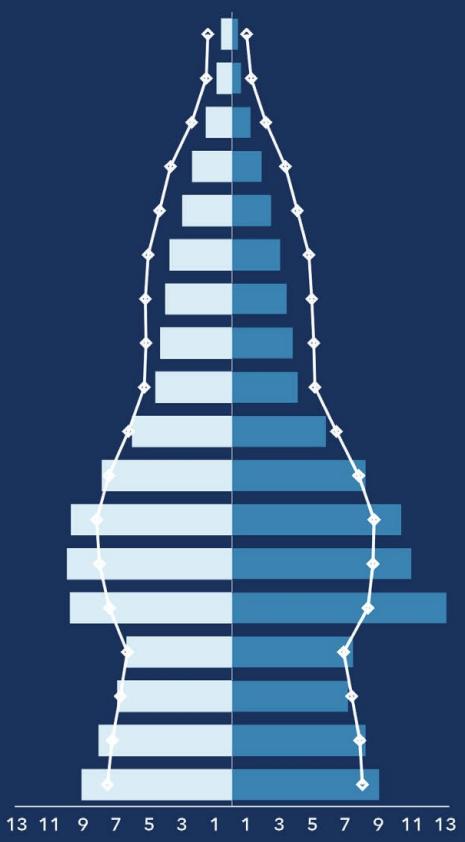


54.2%  
White Collar

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Dots show comparison to 48027 (Bell County)

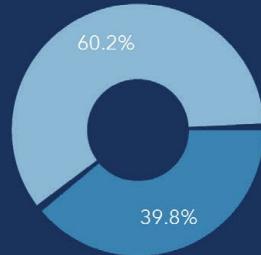
Home Value



Household Income



Home Ownership



Educational Attainment



Housing: Year Built



Commute Time: Minutes





## 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.

### 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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