

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3413 VICTORIA CIRCLE

KILLEEN, TX 76543



\$415,000



4,848 sqft



beds



baths

## DESCRIPTION

PLEASE DO NOT DISTURB TENANTS. Rare opportunity to acquire a cash-flowing fourplex in Killeen with a rent-to-price ratio that is increasingly difficult to find at this price point. Offered at \$415,000, the property is currently producing \$3,145/month with one unit vacant and rent-ready. Once leased, projected gross rents are approximately \$4,095/month (\$49,000+ annually), creating an attractive ~11.7% rent-to-price ratio and a GRM near 8.5. This townhome-style fourplex sits on a quiet cul-de-sac and features two 3-bedroom, 1.5-bath units (A & D) and two 2-bedroom, 1.5-bath units (B & C). All units have been updated and are easy to rent. Unit A – \$1,095 leased through Jan 2027 Unit B – Vacant, rent-ready Unit C – \$925 leased through Aug 2026 Unit D – \$1,125 month-to-month The larger units (A & D) include wood-burning fireplaces in the downstairs living areas. Each unit includes a refrigerator, dishwasher, electric range, and washer/dryer hookups — amenities that help maintain strong tenant demand. With long-term leases in place, one unit available for immediate upside, and numbers that make sense from day one, this property is ideal for both new and seasoned multifamily investors.

**PROPERTY TYPE:** Multifamily - Quadruplex

**MLS STATUS:** Active

**MLS:** 4928706

**YEAR BUILT:** 1985

**COUNTY:** Bell

**TRACT OR SUBDIVIION:** Plantation Oaks Sub

**LIST DATE:** 02/03/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** KL

**SQUARE FEET:** 4,848

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.21

**LOT SIZE (SQFT):** 9,003

## INTERIOR FEATURES

### FIREPLACE:

- SeeRemarks

### FLOOR COVERINGS:

- Carpet
- Vinyl

### APPLIANCES:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- SeeRemarks

### LOT DESCRIPTION:

- SeeRemarks

### ROOF TYPE:

- Asphalt

### YARD/GROUNDS:

- SeeRemarks

### SIDING:

- Frame
- WoodSiding

### FOUNDATION:

- Slab

### FENCING:

- SeeRemarks

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- SeeRemarks

### COMMUNITY:

- SeeRemarks
- 

**LISTED BY:** Brendan Kelleher

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**BROKERED BY:** eXp Realty, LLC