

# 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

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

<p><u>36 units</u> 2005 to 2012</p> <p><u>34 units</u> 2013-to 2021</p>
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Age of Construction

<p>\$973/Unit/Mo</p> <p>\$0.90/SF</p>
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Current Rents

<p><u>64 units</u> 2BD / 2BA / 1G</p> <p><u>6 units</u> 3BD / 2BA / 1G</p>
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Layouts

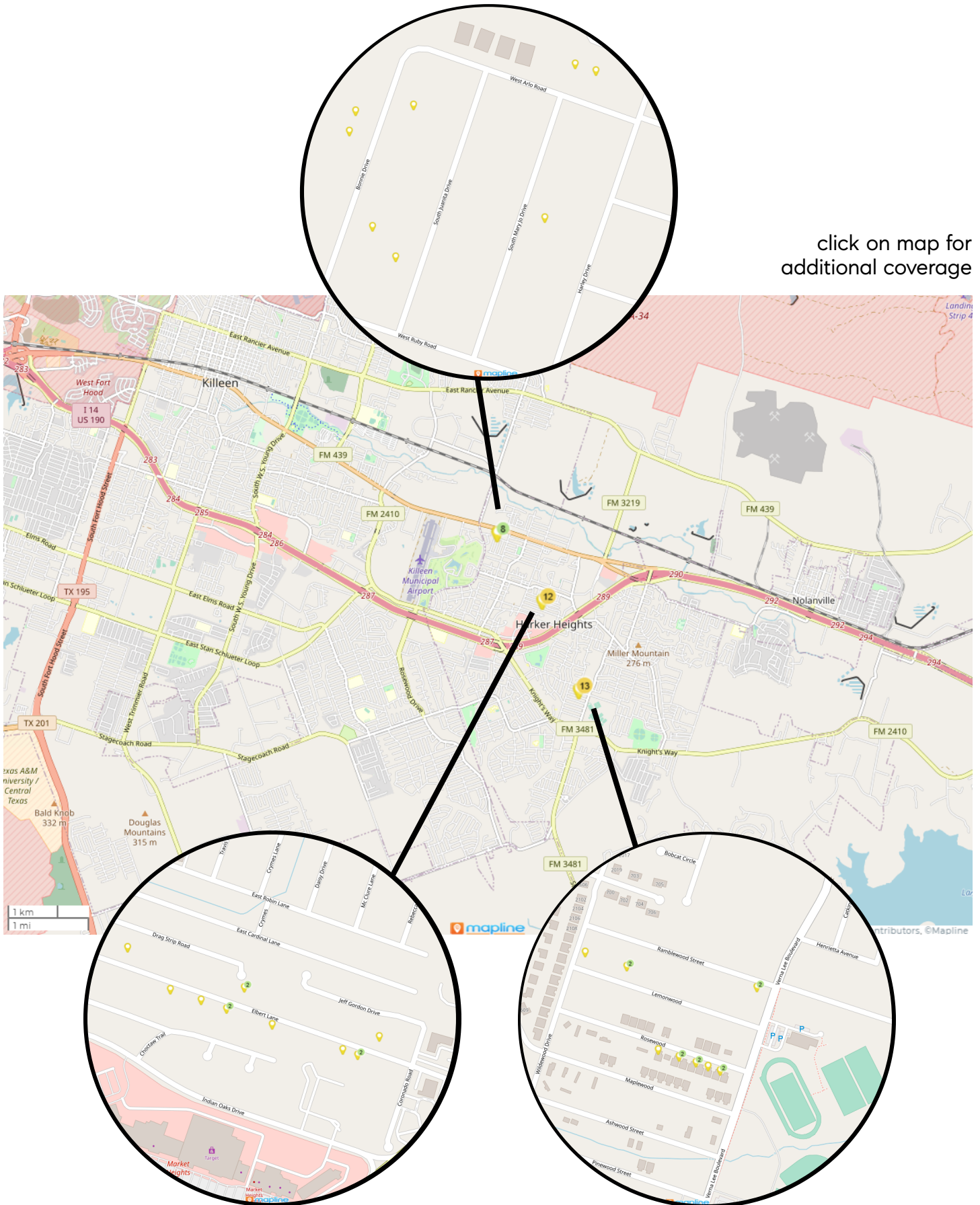
<p>\$1388/Unit/Mo</p> <p>\$1.29/SF</p>
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Market Rents

# OVERVIEW MAP

# COMPASS RE

click on map for additional coverage



# 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	\$ 285,000
934 RW - 934 Rosewood Harker Heights, TX 76548	2	2	2,088	2005		\$ 285,000
938 RAMB - 938 Ramblewood Harker Heights, TX 76548	2	2	2,088	2005		\$ 285,000
938 RW - 938 Rosewood Harker Heights, TX 76548	2	2	2,088	2005		\$ 285,000
940 RAMB - 940 Ramblewood Harker Heights, TX 76548	2	2	2,088	2005		\$ 285,000
911 LW - 911 Lemonwood B Harker Heights, TX 76548	2	2	2,088	2006		\$ 290,000
926 RW - 926 Rosewood Harker Heights, TX 76548	2	2	2,088	2006		\$ 290,000
928 Rosewood Drive - 928 Rosewood Drive Harker Heights, TX 76548	2	2	2,088	2006		\$ 290,000
932 RW - 932 Rosewood Harker Heights, TX 76548	2	2	2,088	2006		\$ 290,000
936 RW - 936 Rosewood Harker Heights, TX 76548	2	2	2,035	2006		\$ 290,000
909 LW - 909 Lemonwood Harker Heights, TX 76548	2	2	2,076	2007		\$ 290,000
922 RW - 922 Rosewood Harker Heights, TX 76548	2	2	2,088	2010		\$ 295,000
2201 Wildewood Drive - 2201 Wildewood Drive Harker Heights, TX 76548	2	3	2,719	2011		\$ 320,000
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	\$ 290,000	
318 Elbert - 318 Elbert Harker Heights, TX 76548	2	2	2,252	2009	\$ 290,000	
421 Elbert - 421 Elbert Harker Heights, TX 76548	2	2	2,190	2013	\$ 295,000	
414 Elbert - 414 Elbert Harker Heights, TX 76548	2	2	2,150	2016	\$ 295,000	
207 Elbert - BW - 207 Elbert Ln Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
302 Elbert-BW - 302 Elbert Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
308 Elbert - BW - 308 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
312 Elbert - 312 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
315 Elbert - BW - 315 Elbert Ln Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
317 Elbert - 317 Elbert Lane Harker Heights, TX 76548	2	2	2,150	2018	\$ 300,000	
416 Elbert - 416 Elbert Ln Harker Heights, TX 76548	2	2	2,190	2018	\$ 300,000	
418 Elbert - BW - 418 Elbert Harker Heights, TX 76548	2	2	2,190	2018	\$ 300,000	
400 Elbert - 400 Elbert Lane Harker Heights, TX 76548	2	2	2,315	2021	\$ 300,000	
501 Bonnie - 501 Bonnie Dr. Harker Heights, TX 76548	2	2	2,126	2008	Kern Acres	\$ 290,000
305 BONNIE - 305 Bonnie Harker Heights, TX 76548	2	2	2,126	2006		\$ 290,000
205 West Arlo - 205 West Arlo Harker Heights, TX 76548	2	2	2,076	2014		\$ 295,000
207 West Arlo - 207 West Arlo Harker Heights, TX 76548	2	2	2,215	2014		\$ 295,000
403 S Mary Jo Drive - 403 S Mary Jo Drive Harker Heights, TX 76548	2	2	1,920	2014		\$ 295,000
402 Bonnie - 402 Bonnie Harker Heights, TX 76548	2	3	2,350	2018		\$ 310,000
308 Bonnie - 308 Bonnie Harker Heights, TX 76548	2	3	2,350	2018		\$ 310,000
504 Juanita - 504 S Juanita Dr Harker Heights, TX 76548	2	2	2,168	2021		\$ 295,000
<b>Total</b>	<b>70</b>		<b>70</b>			<b>\$ 10,320,000</b>
				75,732		
				1081.88571		

<b>Financials</b>				
	<b>Elbert</b>	<b>Woods</b>	<b>Kern Acres</b>	<b>Total</b>
<i>Number of Units</i>	<b>28</b>	<b>26</b>	<b>16</b>	<b>70</b>
<i>Income</i>	<b>\$ 316,488</b>	<b>\$ 302,075</b>	<b>\$ 190,436</b>	<b>\$ 808,998</b>
<i>Operating Expense</i>	<b>\$ 41,374</b>	<b>\$ 51,553</b>	<b>\$ 21,525</b>	<b>\$ 114,452</b>
<i>Taxes*</i>	<b>\$ 68,700</b>	<b>\$ 57,182</b>	<b>\$ 38,861</b>	<b>\$ 164,742</b>
<i>Insurance**</i>	<b>\$ 20,832</b>	<b>\$ 19,344</b>	<b>\$ 11,904</b>	<b>\$ 52,080</b>
<b>Net Operating Income</b>	<b>\$ 185,582</b>	<b>\$ 173,996</b>	<b>\$ 118,146</b>	<b>\$ 477,724</b>
<b>Asking Price</b>				
	<b>9,000,000.00</b>			

\*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\*



## 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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