



TEXAS

175-Unit Multifamily Portfolio LLC PURCHASE OPPORTUNITY



Lubbock-Odessa-Levelland-Slaton, Texas

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Prospective Purchaser _____ Date _____
Print Name _____
Address _____ Phone # _____



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Property Introduction

Lubbock, Odessa, Levelland & Slaton TX - 175-Unit Multifamily Portfolio

Property Introduction

Location: Multiple locations in Lubbock, Odessa, Levelland & Slaton (Lubbock, Ector County & Hockley Counties)

This is an opportunity to purchase 175 rental units. The majority are SFR, with some duplexes, triplexes and quadraplexes. Tenant-base is comprised of long-term, good-standing tenants who pay on time. Many of the rents are averaging 20% below market offering significant upside on top of a great income at purchase.

Most of the units are all in good to great condition and in need of no extensive repairs, with only three units not yet rent ready.

This offering includes:

- 175 rental Units Total
- 150 Separate Properties
- 133 Properties located in Lubbock County, 7 located in Odessa, 7 Slaton & 3 Levelland
- 90% Occupancy-Long Term Tenants
- **\$1,795,260 Gross Revenue (2025 Annualized)**
- **\$697,862 Expenses (Includes Management)**
- **\$1,097,398NOI (2025 Annualized)**

This is a turn-key opportunity offering a great stream of passive income.

Asking Price: \$12M

LLC Purchase Plus Seller Financing: Owners will consider selling the LLC, that includes all the properties plus the current debt of approximately \$5.5M. In addition, sellers will offer Seller Financing, or installment option, on the balance to a qualified purchaser. Rate/terms are TBD but may include:

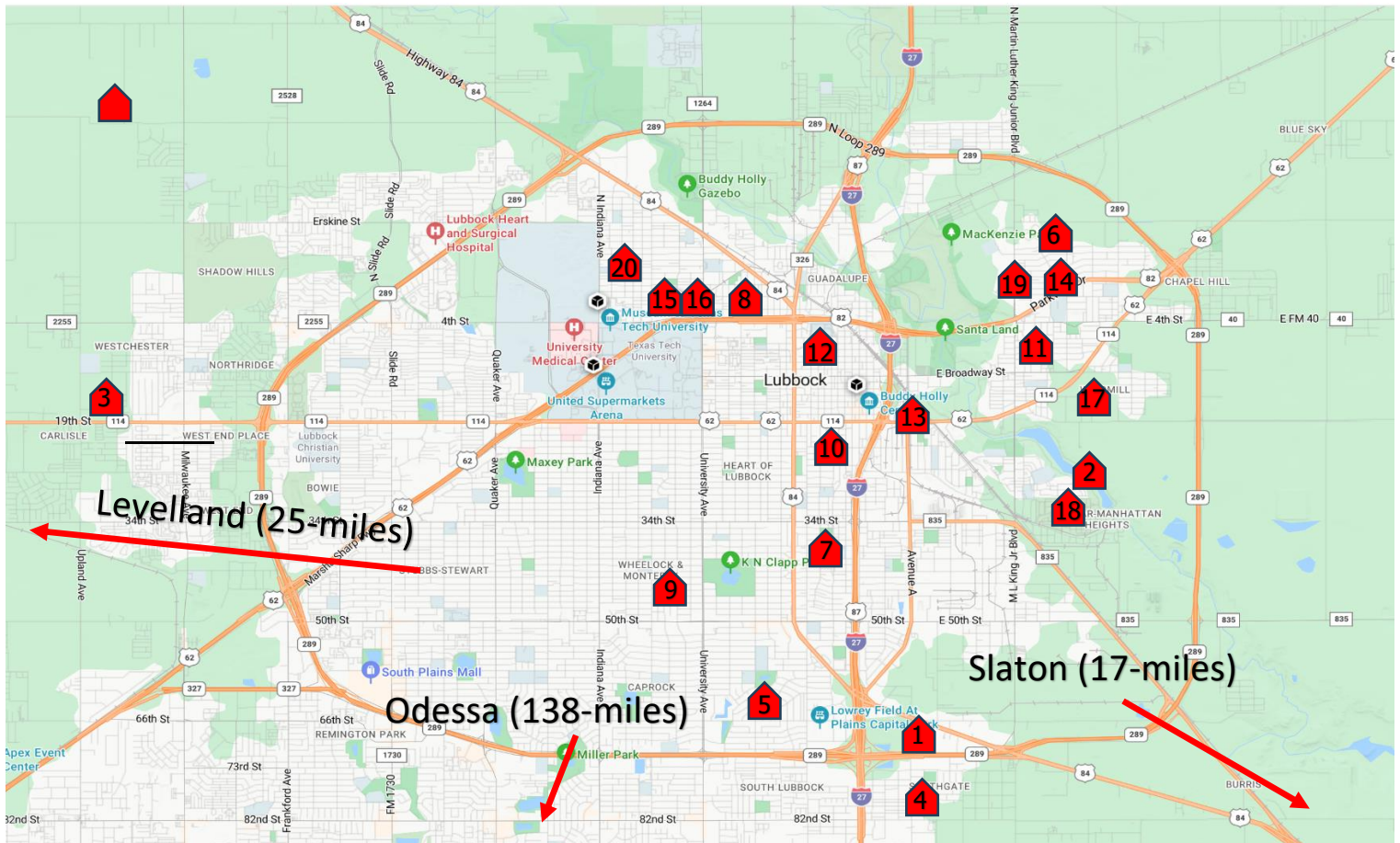
- \$4M- \$5M (Down Payment/Entity Purchase)
- 5% Interest Rate
- Interest Only
- 5-Year balloon

Management: At the request of the new owner, current property management will continue to manage this portfolio under an agreed upon contract. Management is extremely proficient and will be able to maintain the current business as well as increase annual revenue.

Note: Management fees are already included in the expenses.







1. 910 Slaton Rd, Lubbock
2. 1609 E 29th St, Lubbock
3. 1805 Wasua Ave, Lubbock
4. 112 79th St Lubbock
5. 1901 63rd St, Lubbock
6. 1933 E Colgate St, Lubbock
7. 1312 40th St, Lubbock
8. 2804 Cornell St, Lubbock
9. 4803 Canton Ave, Lubbock
10. 1507 24th St, Lubbock
11. 2008 E 6th St, Lubbock
12. 2105 Ave T, Lubbock
13. 2202 Birch Ave, Lubbock
14. 2605 Parkway Ave, Lubbock
15. 2803 1st Place, Lubbock
16. 2805 1st Place, Lubbock
17. 3417 E 16th St, Lubbock
18. 1718 E 48th St, Lubbock
19. 2601 E Baylor St, Lubbock
20. 15150 Verona Ave, Lubbock

The properties located in Lubbock County are located within 12-miles distance from the farthest property, with the majority located with a 15-mile radius.

20 of the properties located in Lubbock are used as an example

Seven of the properties are located in Odessa, TX which is approximately 138-miles South from Lubbock.

Eight of the properties are located in Slaton, TX which is approximately 17-miles South-East from Lubbock.

Three of the properties are located in Levelland, TX which is approximately 25-miles West from Lubbock.



Financial Projections

These projections are based on a purchase price of **\$12M**. Year-1 of the below projections are **Annualized for 2025**, based on Jan 2025 Gross Revenue & Expenses. 92% occupancy is factored in for the future.

Year-1 incorporates a combination of the current total debt of approximately \$5.5M on the portfolio, that includes a total annual debt service payment of \$485,500, plus Seller Financing with a balance of \$2.5M, with an initial Interest Only rate of 5%.

A 3% annual increase in Gross Revenue and 3% increase in annual expenses is included.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	\$ 1,951,369	\$ 2,009,910	\$ 2,070,207	\$ 2,132,314	\$ 2,196,283
Less: Vacancy & Credit Losses	(156,110)	(160,793)	(165,617)	(170,585)	(175,703)
Effective Gross Income	\$ 1,795,259	\$ 1,849,117	\$ 1,904,591	\$ 1,961,729	\$ 2,020,580
Less: Operating Expenses	(697,862)	(718,798)	(740,362)	(762,573)	(785,450)
Net Operating Income (NOI)	\$ 1,097,397	\$ 1,130,319	\$ 1,164,229	\$ 1,199,156	\$ 1,235,131
Less: Annual Debt Service	(545,500)	(545,500)	(545,500)	(545,500)	(545,500)
CASH FLOW Before Taxes	\$ 551,898	\$ 584,819	\$ 618,729	\$ 653,656	\$ 689,631

Property Resale Analysis					
Projected Sales Price	\$ 12,193,305	\$ 12,559,104	\$ 12,935,878	\$ 13,323,954	\$ 13,723,673
Less: Selling Expenses	(365,799)	(376,773)	(388,076)	(399,719)	(411,710)
Adjusted Projected Sales Price	\$ 11,827,506	\$ 12,182,331	\$ 12,547,801	\$ 12,924,235	\$ 13,311,962
Less: Mortgage(s) Balance Payoff	(7,500,000)	(7,500,000)	(7,500,000)	(7,500,000)	(7,500,000)
SALE PROCEEDS Before Taxes	\$ 4,327,506	\$ 4,682,331	\$ 5,047,801	\$ 5,424,235	\$ 5,811,962

Cash Position					
Cash Generated in Current Year	\$ 551,898	\$ 584,819	\$ 618,729	\$ 653,656	\$ 689,631
Cash Generated in Previous Years	n/a	551,898	1,136,717	1,755,446	2,409,102
Cash Generated from Property Sale	4,327,506	4,682,331	5,047,801	5,424,235	5,811,962
Original Initial Investment	(4,500,000)	(4,500,000)	(4,500,000)	(4,500,000)	(4,500,000)
Total Potential CASH Generated	\$ 379,404	\$ 1,319,048	\$ 2,303,247	\$ 3,333,337	\$ 4,410,695

Financial Measurements	FMV EOY - Debt EOY				
Debt Coverage Ratio (DCR)	2.01	2.07	2.13	2.20	2.26
Loan-to-Value Ratio (LVR)	61.5%	59.7%	58.0%	56.3%	54.7%
Capitalization Rate Based on Cost	9.14%	9.42%	9.70%	9.99%	10.29%
Capitalization Rate Based on Resale Price	9.00%	9.00%	9.00%	9.00%	9.00%
Break-Even Ratio	63.72%	62.90%	62.11%	61.35%	60.60%
Operating Expense Ratio	38.87%	38.87%	38.87%	38.87%	38.87%
Return on Equity (ROE)	8.43%	21.71%	21.02%	20.41%	19.86%
Cash-on-Cash Return - Before Taxes	12.26%	13.00%	13.75%	14.53%	15.33%



Area Demographics

10-Mile Radius

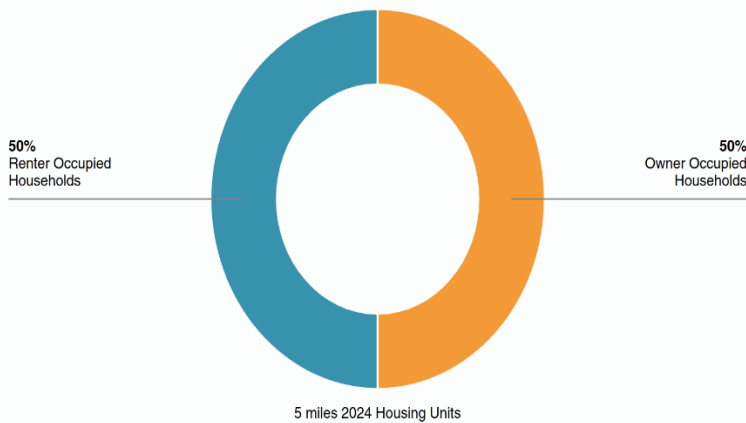
Population

	2 miles	5 miles	10 miles
2020 Population	34,077	155,604	277,209
2024 Population	34,381	158,230	288,529
2029 Population Projection	36,419	167,829	307,273
Annual Growth 2020-2024	0.2%	0.4%	1.0%
Annual Growth 2024-2029	1.2%	1.2%	1.3%
Median Age	32.4	32.8	32.6
Bachelor's Degree or Higher	17%	27%	31%
U.S. Armed Forces	71	201	323

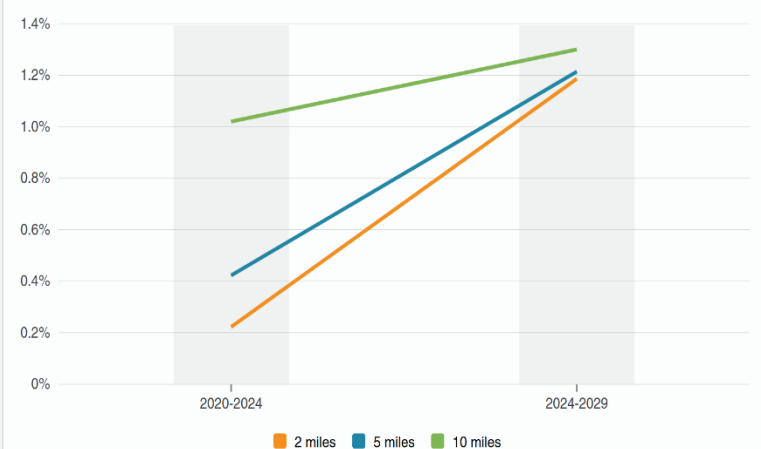
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$61,418	\$75,019	\$82,174
Median Household Income	\$45,152	\$51,055	\$58,224
< \$25,000	3,388	17,455	27,432
\$25,000 - 50,000	3,502	13,736	22,151
\$50,000 - 75,000	1,986	10,104	19,440
\$75,000 - 100,000	1,865	7,454	14,252
\$100,000 - 125,000	1,107	5,236	11,119
\$125,000 - 150,000	399	2,218	4,868
\$150,000 - 200,000	287	2,788	6,037
\$200,000+	319	4,404	9,008

Housing Occupancy



Annual Population Growth



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MEDIA SERVICES

**TURN YOUR PROPERTY INTO A
COMMERCIAL REAL ESTATE SHOW!**

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
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- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

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We understand what it takes to promote commercial property!

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Then give us a call to see what we can do with your property!

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