





OFFER SOLICITATION PROCESS



PROPERTY VISITS

Prospective purchasers will have the opportunity to visit the Property via pre-scheduled property tours. These tours will include access to a representative sampling of units and access to maintenance and other similar facilities. In order to accommodate the Property's ongoing operations, property visits will require advance notice and scheduling.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of Purchasers' offers including, but not limited to (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure, and (5) qualifications to close. The purchase terms shall require all cash to be paid at closing. Offers should be delivered to the attention of Taylor Tucker or Chase Tucker at the mailing address, email and/or fax number listed below.



CONTACT THE TEAM:

CBC TEXAS MULTIFAMILY TEAM

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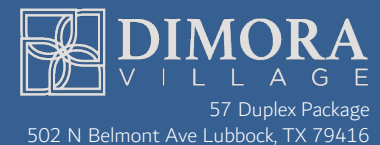




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INFORMATION ON BROKERAGE RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEES PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.



EXECUTIVE SUMMARY

INTRODUCTION

The CBC Texas Multifamily Team has been exclusively retained by Seller in connection with the sale of a 57 Unit Duplex Package, a community located in Lubbock, TX.

Built from 2003-2006, this community is comprised of single-story buildings of brick masonry construction. The community offers such amenities as walk-in closets, washer/dryer hookups, patios, and front/back yards. All units have bed/bath parody. Residents enjoy the property's prime location close to North Loop 289, a short distance from Texas Tech, South Plains College and Lubbock Christian University, Rawls and Shadow Hills Golf Courses and the new retail developments nearby.

There are three (3) unique floorplans which have eight-foot ceilings and functional living space throughout. Interior features include ovens, refrigerators, replaced/refurbished cabinetry and countertops, and good-sized bedrooms.

**Not Applicable to Every Unit*

UNIT TYPE	# OF UNITS	SIZE SF	TOTAL SF	EFFECTIVE RENT	MONTHLY RENT	EFFECTIVE RENT / SF	PROFORMA RENT	MONTHLY RENT	PROFORMA RENT / SF
3 BD/2 BTH	7	1,200	8,400	\$600	\$48,000	\$1.21	\$650	\$52,000	\$1.31
4 BD/4 BD	12	1,890	22,680	\$665	\$2,660	\$1.11	\$685	\$2,740	\$1.14
3 BD/ 3 BD	38	1,370	52,060	\$795	\$1,590	\$0.88	\$825	\$1,650	\$0.91
	57	1,459	166,280	\$608	\$52,250	\$1.19	\$656	\$56,390	\$1.28

PROPERTY INFORMATION

PROPERTY ADDRESS	602 N Belmont Ave.
NUMBER OF UNITS	57
YOC	2003-2006
AVERAGE UNIT SIZE	1,459
CURRENT RENT PER UNIT	\$600
CURRENT RENT PER SF	\$1.00
OCCUPANCY	96%





INVESTMENT HIGHLIGHTS

PROXIMITY TO MULTIPLE UNIVERSITIES AND MAJOR ECONOMIC DRIVERS

The 57 Duplex Package located within the Dimora Village community is located near Texas Tech University, Lubbock Christian University, and Wayland Baptist University (Lubbock Campus). There are near 60,000 college/university students that call Lubbock home. The package is positioned less than a few miles from the city's top economic drivers including Texas Tech University, University Medical Center and Covenant Health System, all three combined supporting close to 14,000 jobs within the community.

ABILITY TO CAPITALIZE ON PACKAGE SALES

Seller is willing to split up package in any size variety. An investor can buy 1 duplex, 5 duplexes, or all 57 duplexes.

RENT UPSIDE THROUGH INTERIOR UPGRADES

There is substantial value in a property renovation program aimed at achieving market rents. Upgrading key areas like kitchens and bathrooms, installing new flooring, and applying fresh paint can attract higher-paying tenants by enhancing the property's appeal. These improvements not only boost the property's visual appeal but also elevate its perceived value, justifying rent increases. Furthermore, upgraded interiors are likely to improve occupancy rates and promote longer tenant retention, leading to a more stable and profitable rental income stream.





PROPERTY OVERVIEW

PROPERTY INFORMATION

Number of Units	114
Year Built	2003-2006
NRA	166,280
Average Unit Size	1,459
Market Rent Per Unit	\$1.00 psf
Occupancy	96%



PERSONNEL OVERVIEW

Manager	0
Assistant Manager	0
Leasing Consultants	0
Maintenance Supervisor	0
Maintenance Technicians	0
Courtesy Officer	0
TOTAL	0

PROPERTY INFORMATION (CONTINUED)

Number of Buildings 57 Duplexes

Directions to the Property

From Airport

Exit Airport. Head SW on N Martin L King Blvd. Continue on E Regis St. Take I-27 S/US-87 S and TX-326 Spur S/N Avenue Q to 1st St. Follow 1st St to Waco Ave.

PROPERTY ADDRESSES

1202 N Chicago	4 BR	LYNNWOOD L 208	5404 Lehigh St.	3 BR	LYNNWOOD L 245	528 N Dover Ave.	3 BR	FOUNTAIN WOOD L 5
1204 N Chicago	4 BR	LYNNWOOD L 209	5406 Lehigh St.	3 BR	LYNNWOOD L 244	530 N Dover Ave.	3 BR	FOUNTAIN WOOD L 4
1206 N Chicago	4 BR	LYNNWOOD L 210	5408 Lehigh St.	3 BR	LYNNWOOD L 243	532 N Dover Ave.	3 BR	FOUNTAIN WOOD L 3
1208 N Chicago	4 BR	LYNNWOOD L 211	5416 Lehigh St.	3 BR	LYNNWOOD L 239	534 N Dover Ave.	3 BR	FOUNTAIN WOOD L 2
1210 N Chicago	4 BR	LYNNWOOD L 212	5418 Lehigh St.	3X2 BR	LYNNWOOD L 238	536 N Dover Ave.	3 BR	FOUNTAIN WOOD L 1
1212 N Chicago	4 BR	LYNNWOOD L 213	5420 Lehigh St.	3X2 BR	LYNNWOOD L 237			
1214 N Chicago	4 BR	LYNNWOOD L 214	5403 Lehigh St.	3 BR	LYNNWOOD L 248	527 N Clinton Ave.	3 BR	FOUNTAIN WOOD L 49
1216 N Chicago	4 BR	LYNNWOOD L 215	5405 Lehigh St.	3 BR	LYNNWOOD L 249	529 N Clinton Ave.	3 BR	FOUNTAIN WOOD L 50
918 N Chicago	4 BR	LYNNWOOD L 207	5407 Lehigh St.	3 BR	LYNNWOOD L 250			
			5409 Lehigh St.	3 BR	LYNNWOOD L 251	517 N Chicago	3 BR	FOUNTAIN WOOD L 50
5408 Marshall St.	3 BR	LYNNWOOD L 269	5411 Lehigh St.	3 BR	LYNNWOOD L 252	521 N Chicago	3 BR	FOUNTAIN WOOD L 50
5410 Marshall St.	3 BR	LYNNWOOD L 268	5413 Lehigh St.	3 BR	LYNNWOOD L 253	503 N Chicago	3 BR	FOUNTAIN WOOD L 50
5412 Marshall St.	3 BR	LYNNWOOD L 267	5415 Lehigh St.	3 BR	LYNNWOOD L 254			
5414 Marshall St.	3 BR	LYNNWOOD L 226	5417 Lehigh St.	3X2 BR	LYNNWOOD L 255	303 N Brentwood	3 BR	FOUNTAIN WOOD L 50
5416 Marshall St.	3 BR	LYNNWOOD L 225	5419 Lehigh St.	3 BR	LYNNWOOD L 256	305 N Brentwood	3 BR	FOUNTAIN WOOD L 50
5418 Marshall St.	3 BR	LYNNWOOD L 224				307 N Brentwood	3 BR	FOUNTAIN WOOD L 50
5420 Marshall St.	3 BR	LYNNWOOD L 223	1201 N Bangor	4 BR	LYNNWOOD L 282	309 N Brentwood	3 BR	FOUNTAIN WOOD L 50
5422 Marshall St.	3 BR	LYNNWOOD L 222				311 N Brentwood	3 BR	FOUNTAIN WOOD L 50
5424 Marshall St.	3 BR	LYNNWOOD L 221	1202 N Belmont Ave.	4 BR	LYNNWOOD L 257			
5426 Marshall St.	3 BR	LYNNWOOD L 220	1204 N Belmont Ave.	4 BR	LYNNWOOD L 258			
5428 Marshall St.	3 BR	LYNNWOOD L 219						
5430 Marshall St.	3X2 BR	LYNNWOOD L 218						
5432 Marshall St.	3X2 BR	LYNNWOOD L 217						
5425 Marshall St.	3X2 BR	LYNNWOOD L 235						

AREA HIGHLIGHTS

Lubbock, the place of residence to just under 320,000 residents, is the friendly hometown of Texas Tech University. The university's student enrollment is the 7th largest in Texas as of 2022 and has 40,666 students enrolled.

The Hub City is known for its iconic musicians, world-renown artists, state-of-the-art theaters, award-winning wineries and breweries and a diverse selection of cuisine. The Lubbock area grows 90 percent of all Texas wine grapes and nearly half of the nation's cotton.

This is a vibrant city full of arts and culture. The city has a variety of museums focusing on agriculture, heritage, history and aviation. Lubbock also holds the title as the city with the most live music venues per capita in the Lone Star State.

Known for its roots in agriculture, education and healthcare, Lubbock has the reputation of being a hub for fast-growing industries. Lubbock sees more than six million travelers annually. Conference attendees and athletes visit for meetings and tournaments, while the city also sees leisure travelers and business travelers. With the city's constant residential and commercial growth, the opportunities for expansion are endless. Lubbock is a wonderful place for businesses real estate to thrive.



BUDDY HOLLY CENTER

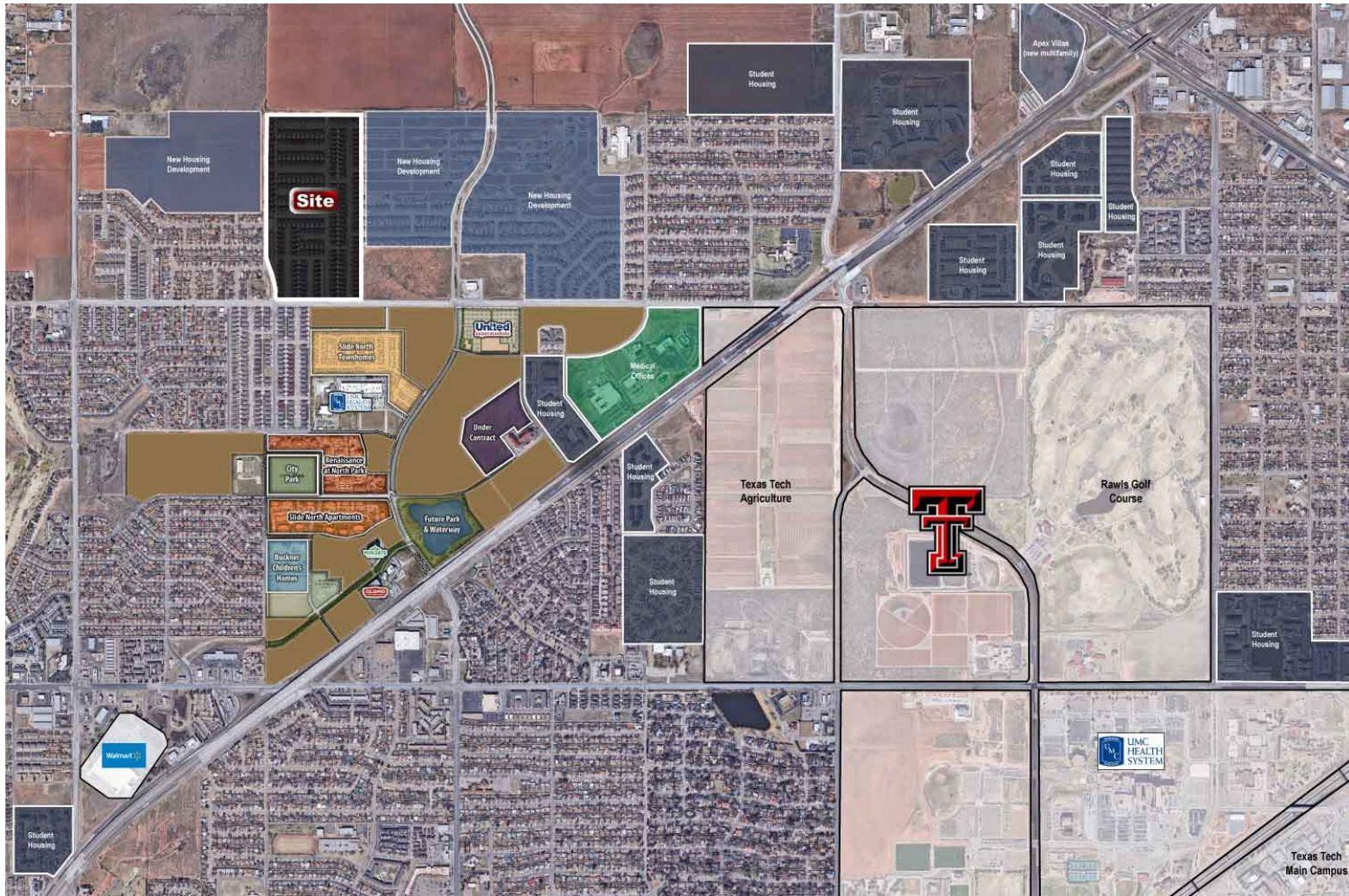


LLANO ESTACADO
WINERY



TEXAS TECH UNIVERSITY

AREA AERIAL



MISC. PROPERTY INFO

CONSTRUCTION DETAIL

Style	Single-Story
Foundation	Concrete Slab
Exterior	Brick Masonry
Roof	New
Floor Covering	Tile/Carpet
Wiring	Copper
Paving	Concrete



MECHANICAL SYSTEMS

HVAC	Paid by Tenant
Hot Water	Paid by Tenant
Water	Paid by Tenant
Electric / Sewer	Paid by Tenant





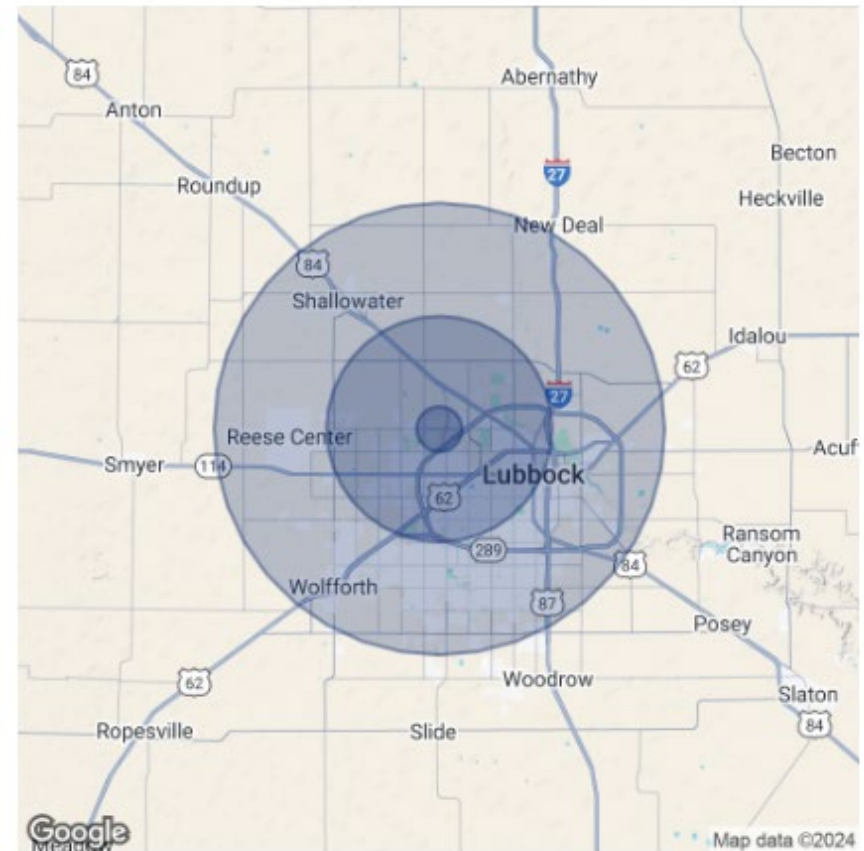
MARKET OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,847	130,205	277,326
Average Age	26.6	29.1	32.9
Average Age (Male)	33.1	29.5	32.4
Average Age (Female)	26.7	30.9	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,563	56,509	116,563
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$52,281	\$53,207	\$66,838
Average House Value	\$105,444	\$111,968	\$140,148

2020 American Community Survey (ACS)



LUBBOCK OVERVIEW

Location and Transportation

Lubbock has long been known as the “Hub City” due to its location on the South Plains of West Texas. The nickname is related to Lubbock’s accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. A well-planned transportation network allows the city an average commute time of 16 minutes.

Easy travel throughout Lubbock is due to the city’s well designed transportation infrastructure. Major locations in the city can be easily accessed with Loop 289 or the Marsha Sharp Freeway, which connects the main thoroughfares in all directions. Citibus is the public transportation provider for the city and a Greyhound Bus Station is located downtown.

Lubbock Preston Smith International Airport is five miles north of Lubbock, in Lubbock County, TX and is the 8th busiest airport in Texas. The airport is a hub for FedEx and UPS feeder planes to cities around the South Plains. The airport offers American, Southwest and United airline carriers and five car rental agencies.

Business and Employment

Lubbock is the economic hub of the South Plains of West Texas and Eastern New Mexico, with a vast 26-county trade area covering 40,000 square miles. It’s the center of a diversified agriculture-industrial complex. Petroleum, engineering products, and cottonseed oil are important economic components for the area. As the largest city in the region, Lubbock is a regular destination for many of the more than 645,000 people who call this trade area home. Every week thousands of people visit Lubbock for shopping, entertainment, medical care, and other services and commodities.

Texas Tech University is the largest employer and has a large impact on the economy. Lubbock’s primary fields of employment include healthcare, educational services, construction, manufacturing, accommodation and food services, government, and professional, scientific and technical services. Management, professional and related occupations make up 29% of the workforce. Sales and office occupations make up 27% of the labor force.

JONES AT&T STADIUM



LUBBOCK OVERVIEW

Military

The US Reese Air Force Base, located in Lubbock, TX, acts as a center of military command for U.S. military personnel. The Military Base houses personnel, conducts training operations for active duty and reservist forces, stores equipment and supports military operations. The Military Base provides housing and amenities for members of the Army, Air Force, Coast Guard, Marines and Navy.

Education

Lubbock is home to two colleges – Texas Tech University, South Plains College, Lubbock Christian University and Wayland Baptist University. Texas Tech offers some 60 doctoral degrees, over 100 master's degrees and more than 60 graduate certificate programs. While South Plains College's program development is ongoing, the college currently offers more than 100 program options that lead to associate degrees and certificates of proficiency in the arts and sciences and the technical arts and health occupations. Lubbock Christian University offers 51 distinct undergraduate degrees, concentrated into 38 majors and 22 broad fields of study. Wayland Baptist University in Lubbock offers 19 undergraduate programs and 17 majors.

There are currently 52 preschools, 77 elementary schools, 32 middle schools, 26 high schools, 5 charter schools and 13 private schools located in Lubbock. Schools in Lubbock County have an average ranking of 7/10, which is in the top 50% of Texas public schools.

Weather and Climate

"The Lubbock climate is slightly continental, with fairly cold but dry and sunny winters, and very hot and sunny summers, but with some thunderstorms. The city is located in Northwest Texas, at nearly 1,000 meters above sea level, and is windy and exposed to clashes between air masses which cause sudden changes in temperature. In winter, from December to February, the days are quite mild, but the temperature drops a lot. In addition, every now and then, there may be cold spells and snowfalls. On average, 8 inches of snowfall per year. On the coldest days of the year, the temperature drops to 7-10 degrees, but sometimes to even lower values. On the other hand, air masses from Mexico can bring the temperature to 77 degrees or above even in the middle of winter. The summer, from June to September, is very hot and sunny, with some thunderstorms. On the hottest days of the year, the temperature reaches 104/108 degrees, or even higher. From April to June (and more rarely in autumn), tornadoes can also develop. The average temperature of the coldest month (January) is 40 degrees, that of the warmest month (July) is 80 degrees. Precipitation amounts to 19.1 inches per year and there are around 3,000 sunshine hours per year. In Lubbock, there is no month in which it cannot be either hot or cold (or both), however, spring and autumn can be chosen as the best times of the year."

- *World Climate Guide*

"Lubbock has a semi-arid climate with hot summers and mild winters. Lubbock is a windy city. Winds can vary from a breeze to high winds, that can produce dust storms, these are most common during the winter and spring months. There is very little rain on the South Plains, which makes for a dry climate with little to no humidity. The rainiest times being in the Spring and Summer. Lubbock averages 19 inches of precipitation per year. While snow is uncommon you might be lucky enough to experience a bit of snow in the winter. The average snowfall on the South Plains is 9 inches annually."

- *Texas Tech International Affairs*

LUBBOCK OVERVIEW

Healthcare and Hospitals

Lubbock features two major hospitals, University Medical Center and Covenant Medical Center. University Medical Center is a non-profit 500 bed hospital with the only Level 1 Trauma Center in the region. The hospital offers family medicine, emergency care, and specialized care and is the provider of Lubbock's 911 Emergency Medical Service. Covenant Health Systems has a total of about 1,300 beds in its five primary acute-care and specialty hospitals and manages about a dozen affiliated community hospitals across West Texas and Eastern New Mexico. The health system also includes some 20 clinics. Among the many specialized clinics and medical facilities in Lubbock are Covenant Children's Hospital, Lubbock Heart and Surgical Hospital and the Lubbock VA Clinic, which provides primary care services to eligible Veterans.

Most of the medical facilities and health groups within Lubbock are located centrally in the medical district with easily accessible satellite offices and clinics spread throughout the city. The physicians per capita in Lubbock is 233 per 100,000 people with the national average being 210 per 100,000 people. The Health Cost Index for Lubbock is 104.7, while the national average is 100. Lubbock's healthcare industry plays a vital role in the lives of many with a variety of healthcare providers, specialists and other clinics to choose from. As the hub of healthcare, outlying towns and communities rely on the resources offered in Lubbock.

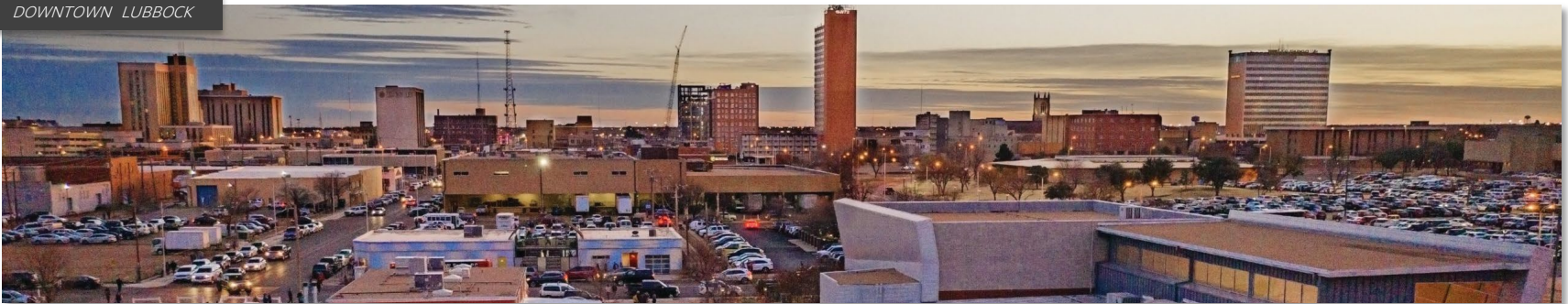
Summary

Lubbock county measures 893 square miles with an estimated population of 316,453 with a growth rate of 0.94% in the past year. The median age for a resident is 31, slightly younger than the state median age of 38 years. Over 55% of the adult population of Lubbock are homeowners and the cost of living is considered much lower than the rest of the state of Texas.

In Lubbock, about two thirds of the dwellings are single detached homes, while large apartment buildings make up most of the remaining housing. With Lubbock being a college town, the city has a mixture of owners and renters, with 48.96% owning and 51.04% renting. The most prevalent building size and type in Lubbock are three- and four-bedroom homes, making Lubbock an accessible place for families to live.

Lubbock is considered to have one-part big city living with small town southern charm and a robust economy. Lubbock is the 11th largest city in the state and falls in the top 100 most populated cities in the United States, while also being named one of the top 5 cities with both best traffic and work-life balance. Many new restaurants and businesses continue to flood the city. Lubbock's cost of living is 14.7% lower than the U.S. average and you can find just about any kind of job in the city. Lubbock has top-ranked education, the largest medical system in the Southwest and an international airport. The city offers a plethora of entertainment including the Lubbock Symphony Orchestra, Ballet Lubbock, fine art museums and exhibits, high quality golf courses, Texas Water Rampage waterpark and Joyland Amusement Park.

DOWNTOWN LUBBOCK



DISCLOSURE

Prospective buyers are hereby informed that the Owners ("Owner") of The 57 Unit Duplex Package ("Property") are currently inviting offers through Coldwell Banker Commercial Capital Advisors ("CBCCA"), which may be accepted or declined at the sole discretion of the Owners.

Any offers solicited for the Property under this arrangement will be subject to the terms outlined in this Offering, which may be amended or supplemented. It is important for prospective buyers to understand that as part of the offer evaluation process, the Owners will consider various factors, including the experience and financial qualifications of the purchasing entity.

The Owners retain the right to decline any offer from potential buyers, and they reserve the option to withdraw the Property from consideration at any point before the final execution of a Purchase Agreement.

This Offering document is provided to potential buyers for the purpose of evaluating whether to invest in the Property. The information contained herein, as well as any related information provided by the Owners, may not be reproduced, redistributed, or used without the prior written consent of the Owners.

No individual is authorized to provide information or make any representation or warranty, either expressed or implied. Any such information or representation, if provided, should not be relied upon.

While the Owners and CBCCA have no reason to believe in the existence of material inaccuracies in the information provided, neither party, nor their subsidiaries, affiliates, companies, officers, directors, employees, agents, or representatives, makes any representations or warranties, expressed or implied, regarding the validity, accuracy, or completeness of the information. Nothing herein should be construed as a representation, warranty, or promise regarding the future performance of the Property or other matters outlined in this document.

Any obligations that the Owners may have with respect to the Property are limited to those explicitly stated in a fully executed Purchase Agreement between the parties. The sole and exclusive rights of potential buyers against the Owners concerning this prospective transaction, the Property, or information provided herein or subsequently, are limited to the remedies expressly outlined in the executed Purchase Agreement, which shall not survive the closing. Furthermore, potential buyers shall have no claims against the Owners, CBCCA, or any of their respective affiliates for damages, liability, or causes of action related to the Purchase Agreement.

Potential buyers should not interpret the contents of this Offering or any prior or subsequent communications from the Owners, their officers, employees, or agents as legal, tax, or other advice. Before making a purchase, potential buyers are advised to consult with their own legal counsel, as well as personal and tax advisors, to understand the implications of investing in the Property and to independently evaluate such an investment.

No commission or finder's fee will be payable to any party by the Owners or any affiliate or agent unless otherwise agreed to in writing by the Owners.

The acquisition of properties, such as those offered herein, involves a high degree of risk and is suitable only for individuals and entities with substantial financial means.