

# West Texas Portfolio

Dalhart & Dumas, Texas

## Investment Highlights

### THE PROPERTIES

Westover Apartments (48 units, built 2008) and Sandy Ridge Ranch (64 units, built 2013) are newer-vintage, garden-style multifamily communities located in the Texas Panhandle. Both assets feature individual HVAC systems, washer/dryer hookups, pitched-roof construction, ample parking, and private entries, with Sandy Ridge Ranch additionally offering a full amenity package including a clubhouse, fitness center, playground, and private patios or balconies. The combined unit mix includes one-, two-, and three-bedroom floorplans, weighted toward larger two- and three-bedroom units, supporting durable workforce demand.

### THE OPPORTUNITY

The properties can be acquired individually or as a two-asset Texas Panhandle portfolio. Both benefit from assumable Fannie Mae financing with below-market fixed interest rates and approximately 22 years remaining, creating an attractive, stabilized investment. Operating at 97–98% occupancy, the assets are positioned to deliver reliable cash flow as a turnkey investment for the duration of the existing financing.

### THE LOCATIONS

Westover Apartments is located within Dumas' primary workforce housing corridor, supported by employment in agriculture, food processing, transportation, and energy services, with direct access to US Highway 287 connecting to Amarillo and surrounding markets. Sandy Ridge Ranch is situated in Dalhart's core workforce corridor, a regional agricultural and logistics hub with access to U.S. Highways 54 and 87, providing connectivity across the northern Texas Panhandle. Both markets benefit from limited new multifamily supply and stable employment drivers.

### THE DEBT

Both properties are being offered with a Fannie Mae loan assumption. Please refer to the loan documents in the deal room for a detailed breakdown.

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## Asset Snapshot

112  
UNITS

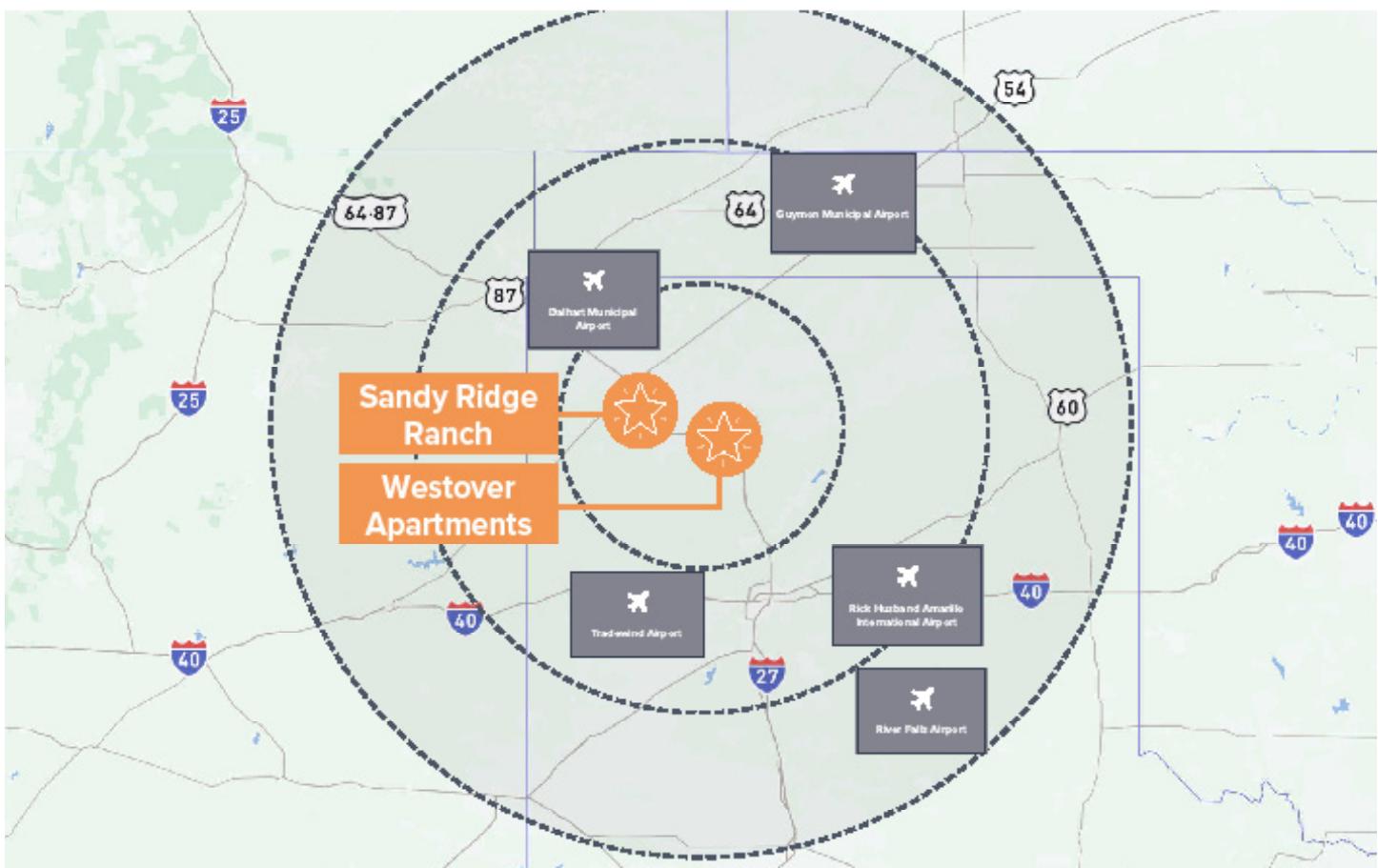
2  
PROPERTIES

2008  
WESTOVER APARTMENTS  
YEAR BUILT

2013  
SANDY RIDGE RANCH  
YEAR BUILT

97-98%  
OCCUPANCY

# Portfolio Map



## DEAL TEAM CONTACTS

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