



# Perryton

## Multifamily Portfolio



86-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY  
2201 SW 15<sup>th</sup> Ave. Perryton, TX 79070





## 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:

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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 Texas Multifamily Team at Coldwell Banker Commercial Capital Advisors has been exclusively retained to market the Perryton Multifamily Portfolio, a four-property multifamily portfolio located in Perryton, Texas.

Built between 1965 and 1995, the portfolio consists of durable brick masonry and Hardie board siding construction and is strategically located throughout southwest Perryton with convenient access to TX-15, downtown Perryton, local employment centers, schools, retail, dining, and major employers in Ochiltree County.

**\*\*The properties are currently self-managed and are not actively marketed for lease, contributing to deferred maintenance and below-market occupancy. Significant upside exists through the implementation of professional third-party property management, targeted capital improvements, and improved leasing and operational practices, allowing a buyer to stabilize occupancy, drive rent growth, and expand NOI.**

## PROPERTY INFORMATION

PROPERTY ADDRESS	SEE UNIT MIX
NUMBER OF UNITS	86
YOC	1965-1985
AVERAGE UNIT SIZE	N/A
AVG STABILIZED RENT PER UNIT	\$663
STABILIZED MONTHLY GPR	\$57,000

UNIT TYPE	Address	# OF UNITS	YOC	EFFECTIVE RENT	MONTHLY GPR
Woodlo dge 1 Bed	821 Northwes tem	4	1973	\$450	\$1,800
Woodlo dge 2 Bed	821 Northwes tem	6	1973	\$650	\$3,600
Glen wood 1 Bed	812 SW 15 <sup>th</sup>	4	1965	\$550	\$2,200
Glen wood 2 Bed	812 SW 15 <sup>th</sup>	8	1965	\$650	\$5,200
Wolf Creek 2 Bed	2201 SW 15 <sup>th</sup>	24	1985	\$600	\$14,400
Brentwood 1 Bed	1501 - 1617 S. Jefferson	10	1965	\$600	\$6,000
Brentwood 2 Bed	1501 - 1617 S. Jefferson	20	1965	\$700	\$14,000
Bre ntwood 3 Bed	1501 - 1617 S. Jeffe rson	10	1965	\$950	\$9,500
<b>TOTAL / AVG</b>		<b>86</b>		<b>\$663</b>	<b>\$57,000</b>





# PROPERTY OVERVIEW

## PROPERTY INFORMATION

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## PERSONNEL OVERVIEW

Manager	1
Leasing Consultants	0
Maintenance Technicians	0
<b>TOTAL</b>	<b>1</b>

## UTILITIES

Woodlodge Apartments	All Utilities Paid by Tenant, Landlord pays water in 4 units
Glenwood Apartments	All Bills Paid by Landlord
Wolf Creek Apartments	Tenant pays electric/gas -- Landlord pays water
Brentwood Apartments	All Utilities Paid by Tenant



## PROPERTY INFORMATION (CONTINUED)

Number of Buildings 19 total buildings, 4 separate properties

Directions to the Property

**From Liberal Mid-America Regional Airport, Kansas**  
**53 Minute Drive**  
 Exit Liberal Mid-America Regional Airport. Head south on Airport Parkway toward US-83 S. Continue on US-83 S toward Perryton. Turn right onto SW 15th Ave. Continue on SW 15th Ave to 2201 SW 15th Ave.

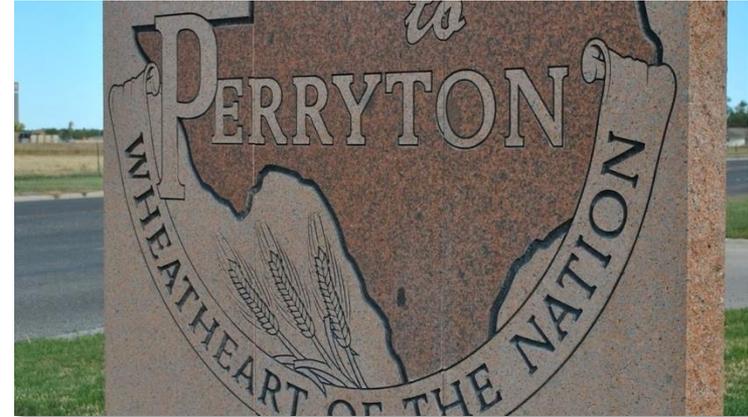
## AREA HIGHLIGHTS

Perryton, Texas is a close-knit Panhandle community that offers small-town charm with strong regional connections. Home to just over 8,000 residents, Perryton is known for its welcoming atmosphere, quality of life and deep roots in agriculture and energy. Located near the Oklahoma border, the city serves as an important hub for surrounding rural communities.

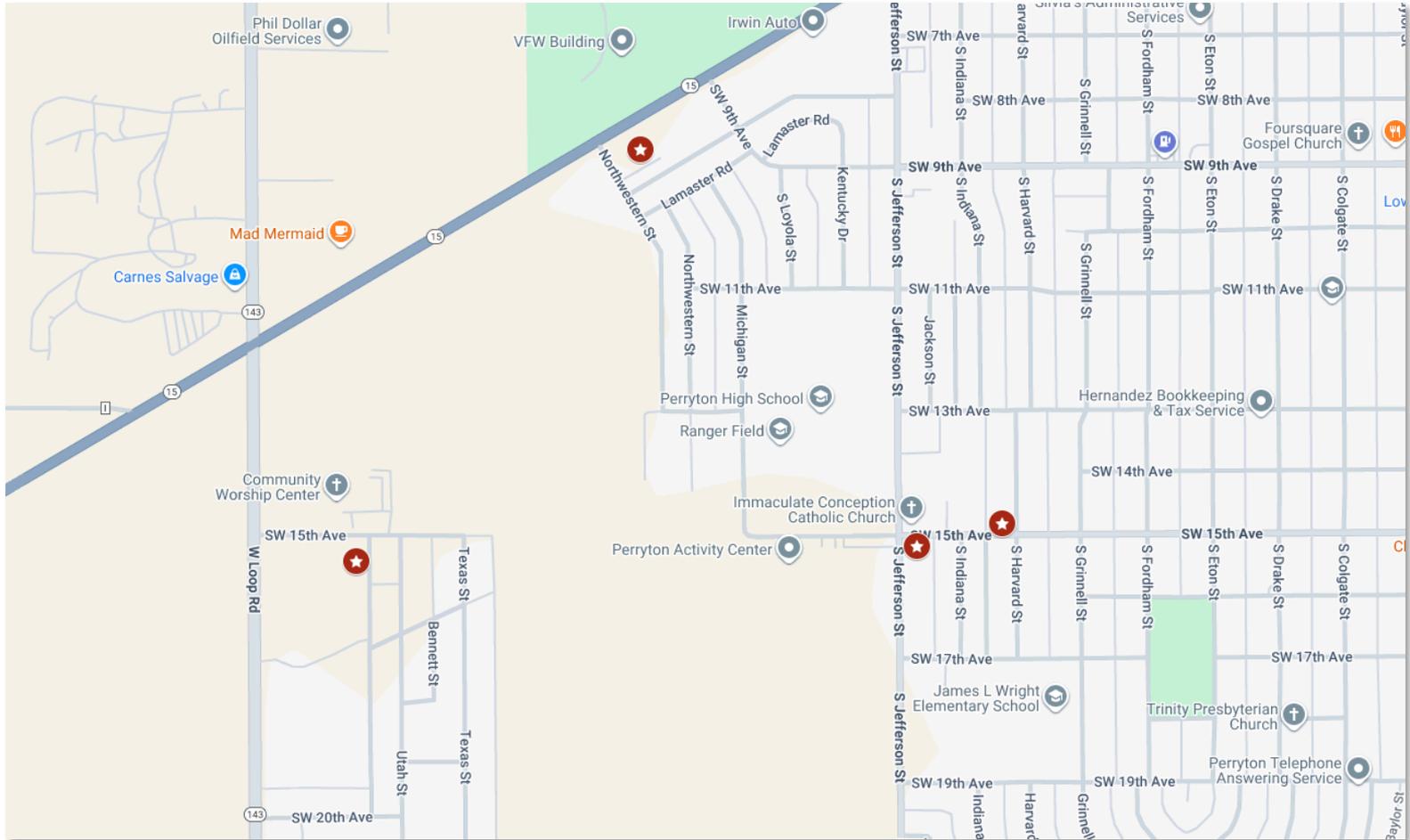
Perryton's economy is driven by agriculture, oil and gas, and manufacturing, with generations of families contributing to the city's steady growth. The area is known for its strong work ethic and entrepreneurial spirit, creating a stable environment for local businesses and new investment. Perryton Independent School District and nearby higher-education institutions help support workforce development and community engagement.

The city offers a variety of amenities including parks, recreational facilities, local dining and community events that bring residents together throughout the year. Perryton's Ochiltree County Expo Center hosts livestock shows, trade events and regional gatherings, attracting visitors from across the Texas Panhandle and neighboring states.

With its strategic location, business-friendly environment and commitment to community growth, Perryton continues to attract residents, visitors and businesses alike. The city's blend of tradition, opportunity and small-town pride makes Perryton a strong place for commercial development and long-term investment.



# AREA AERIAL



## MISC. PROPERTY INFO

### CONSTRUCTION DETAIL

Style	Garden
Foundation	Concrete Slab
Exterior	Hardy Board Siding
Roof	4 Years or Newer
Floor Covering	Vinyl Plank, Tile, Carpet
Wiring	Copper
Paving	Concrete



### MECHANICAL SYSTEMS

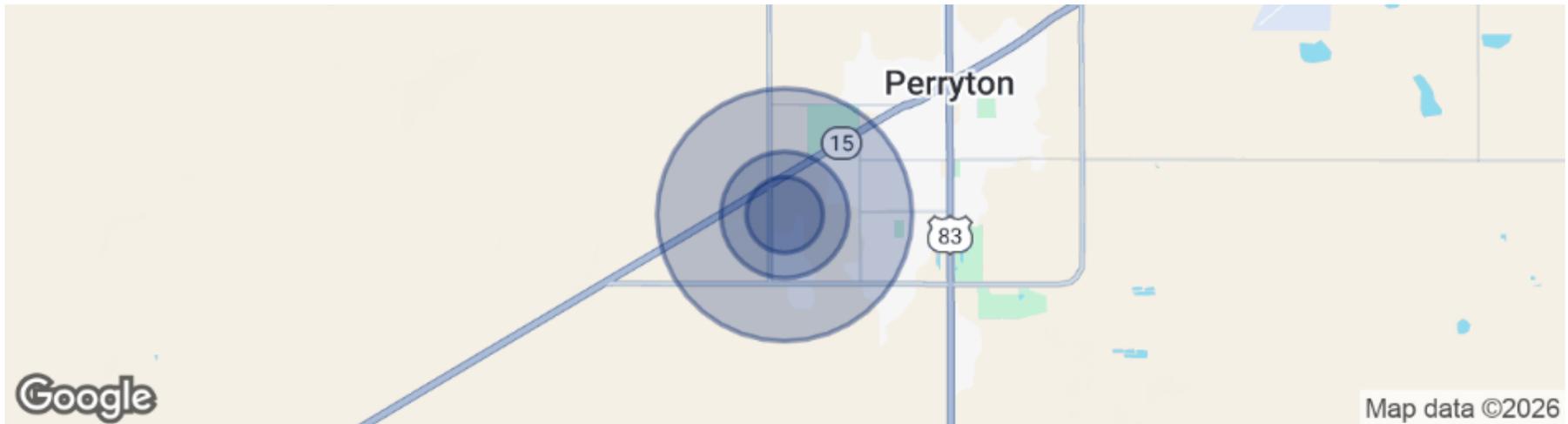
HVAC	Paid by Tenant
Hot Water	Individual per unit
Water	Varies
Electric	Varies
Trash/Sewer	Varies





# MARKET OVERVIEW

# DEMOGRAPHICS



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	477	2,867
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	171	1,051
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$98,396	\$98,418	\$85,139
Average House Value	\$237,996	\$237,957	\$183,257

# PERRYTON OVERVIEW

## Location and Transportation

Perryton, Texas is located in the northeastern Texas Panhandle near the Oklahoma border and serves as a regional hub for Ochiltree County and surrounding rural communities. The city is positioned along U.S. Highway 83 and State Highway 15, providing efficient north–south and east–west connectivity throughout the region. Travel within Perryton is straightforward due to its manageable size and well-maintained roadways, with short average commute times and convenient access by personal vehicle.

## Business and Employment

Perryton functions as the economic and service center for Ochiltree County, with a diverse employment base anchored by agriculture, energy, manufacturing and related services. Farming, ranching and agribusiness form the foundation of the local economy, while oil and gas development supports skilled labor, technical services and manufacturing activity. Additional employment is provided by education, healthcare, retail and local government, contributing to stable demand and long-term economic resilience.

## Education

Perryton is served by Perryton Independent School District, offering comprehensive K–12 education with an emphasis on academic achievement, career readiness and extracurricular involvement. Students have access to career and technical programs and dual-credit coursework, with regional colleges and universities—including Oklahoma Panhandle State University, West Texas A&M University and Clarendon College—located within driving distance.

## Weather and Climate

Perryton features a semi-arid Texas Panhandle climate with hot, low-humidity summers, cool winters and abundant sunshine year-round. Mild spring and fall seasons provide comfortable conditions for outdoor activity and agriculture, while severe weather is infrequent.

## Healthcare and Hospitals

Perryton is served by Ochiltree General Hospital, providing essential healthcare services including emergency care, inpatient and outpatient treatment, diagnostics and rehabilitation. Additional medical support is available through local clinics and providers, with advanced and specialty care accessible in nearby Amarillo, Texas and Liberal, Kansas.

## Summary

Perryton, the county seat of Ochiltree County, is a stable community of just over 8,000 residents offering an affordable cost of living, established neighborhoods and a strong small-town lifestyle. The local economy is supported by agriculture, energy and related industries, with access to regional healthcare, education and employment. Combined with community amenities and a business-friendly environment, Perryton offers a balanced and resilient market for residents and investors.

## DISCLOSURE

Prospective buyers are hereby informed that the Owners ("Owner") of The Perryton Multifamily Portfolio ("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.