



OFFERING MEMORANDUM

3333 Toledo Ave
Lubbock TX 79410

The **GO** Getters
multifamily real estate team



Presented By:

INVESTMENT SALES

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Offering procedures

- Letter of intent
- Resume and/or business letter indicating assets owned
- Transaction references
- Banking references
- Source of equity for acquisition

Property tours

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please do not contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact us for more details.

Sales conditions

Interested prospective investors should be aware that the owner of the property is selling the property in as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

Communications

All communications, inquiries and requests, including property tours, should be addressed to the listing agent.





TABLE OF CONTENTS

PROPERTY INFORMATION	4
PROPERTY INFORMATION	5
LOCATION INFORMATION	6
LOCATION OVERVIEW	7
UNIT MIX	9
RENT COMPARISON	11
RENT ANALYSIS SUMMARY	12
HISTORIC & PROFORMA FINANCIALS	13
FINANCIALS OVERVIEW	14

PROPERTY

Address	3333 Toledo Ave Lubbock TX 79410
# of Units	61
Year Built	1964/RENO 2017
Average Unit Size	912
Net Rentable Area	55,660
# of Stories	2
# of Buildings	4

TAX INFORMATION

LUBBOCK CAD

Parcel ID	R46287
Current Assessed Value (2024)	\$3,506,492
Improvement Allocation	90%
Tax Rate	1.82%
Land Area	2.01 Acres

MECHANICAL

HVAC	Individual Central
Electricity	Individually Metered
Type of Wiring	Assumed Copper
Hot Water	Individual Gas

CONSTRUCTION

Style	Garden
Foundation	Concrete Slab
Framing	Wood
Exterior	Stucco/Brick
Roof	Flat
Parking	Ashpalt

LAUNDRY

On-Site Facility	Yes
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UTILITIES/PAID BY

Electricity	Tenant
Water and Sewer	Tenant
Trash	Tenant
Gas	Tenant
Telephone	Tenant
Cable	Tenant
Internet	Tenant

PERSONNEL

Management Company	Rent LBK
Leasing Office	On-Site
Maintenance	Rent LBK

SCHOOLS

Elementary	Overton Elementary School
High School	Coronado High School
Colleges and Universities	Texas Tech University, Lubbock Christian University

Coronado Crossing Apartments is a 61-unit complex in Lubbock, TX. The property features six floor plans, offering one, two, three, and four-bedroom units. The property underwent a full renovation in 2017, significantly reducing near-term capital expenditure requirements. In addition to its upgraded condition, the property presents compelling in-place rental upside supported by comparable properties within the submarket. There is also operational efficiency upside through improving economic occupancy, providing a clear path to enhanced NOI growth.



The Coronado Crossing Apartments are located along 34th st in Lubbock. 34th st is a major east to west road that connects all of the major destinations in Lubbock. Coronado Crossing is located nearly equidistant from Texas Tech University and Lubbock Christian University. The combined enrollment between Texas Tech University and Lubbock Christian University is over 42,000 students strong. This property is in a prime location to serve the ever growing needs of Lubbock's local university community as well as the growing general population. Located just 2.8 miles from each university and less than 1 mile from access to the Marsha Sharp Fwy, Coronado Crossing is in a prime location to serve all of Lubbock.

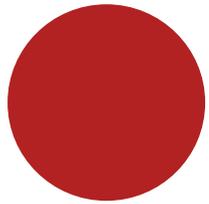


MARKET OVERVIEW

Lubbock serves as the economic and cultural center of West Texas, strategically positioned at the intersection of Interstate 27 and four major U.S. highways. Known as the “Hub City,” Lubbock’s economy benefits from a diverse employment base anchored by Texas Tech University, major healthcare systems, and a robust manufacturing sector. With a regional draw exceeding 650,000 residents across the South Plains, Lubbock functions as the retail, healthcare, educational, and agricultural hub for a vast multi-county region.

it an ideal distribution hub with access to major markets including Dallas-Fort Worth, Austin, San Antonio, Albuquerque, and Oklahoma City. Recent infrastructure investments, including the expansion of the Ports-to-Plains corridor and new manufacturing facilities like Leprino Foods, signal continued economic momentum.

With more than 16,000 college graduates entering the workforce annually from five area institutions of higher education, Lubbock remains a hotbed for talent. The city combines its entrepreneurial spirit with modern momentum, attracting over 7 million visitors annually and seeing tourism growth of 24% over the past decade. Lubbock’s vibrant arts scene, wine country, and West Texas hospitality continue to draw new residents seeking affordable living with metropolitan amenities.



269,293

Population



32.8

Median Age



3.7%

2025
Unemployment
Rate



0.62%

2024-2029
Population: Annual
Growth Rate

The market has demonstrated exceptional growth, with the city’s population reaching 269,293 and the county projected to experience 28% growth by 2060. The city’s strategic location 330 miles northwest of Dallas-Fort Worth positions it equidistant to both coasts, making



\$227,945

Median Home Value



\$59,138

Median Household
Income



2.38

Household Size



47.9%

% Rentals



9.8%

Vacant Housing Units



52,122

Rental Unit Demand

REGIONAL EMPLOYMENT DRIVERS



Texas Tech University

The Carnegie-designated Tier One research institution serves as Lubbock's largest public employer with over 6,635 employees. The university enrolls approximately 40,000 students and produces more than 16,000 graduates annually. Texas Tech's leadership has transformed the regional economy from agriculture-focused to a diverse, knowledge-driven powerhouse spanning technology, healthcare, and innovation.



Texas Tech University Health Sciences Center

The comprehensive academic health institution employs

over 5,017 faculty and staff, operating schools of medicine, nursing, pharmacy, and health professions. TTUHSC conducts transformative medical research and provides essential healthcare education, serving as the primary physician training pipeline for the vast region between I-35 and the Rocky Mountains.



Covenant Health System

The major healthcare network employs approximately 5,000 workers across its hospital system and affiliated facilities. Covenant serves as one of the primary healthcare destinations for West Texas and Eastern New Mexico, providing comprehensive medical services including specialized cardiac care, oncology, and women's health services. UMC Health System University Medical Center employs approximately 4,000 healthcare professionals, serving as the regional Level I trauma center and primary teaching hospital for Texas Tech physicians. UMC's recent expansions and advanced treatment capabilities reinforce Lubbock's position as the major medical hub for nearly 2 million people across the Southwest.

Coronado Crossing Apartments

3333 Toledo Ave Lubbock TX 79410

Property Overview	
Units	61
Occupancy	89%
Year Built	1964/RENO 2017
Utilities	Resident Pays Utilities (RUBS)

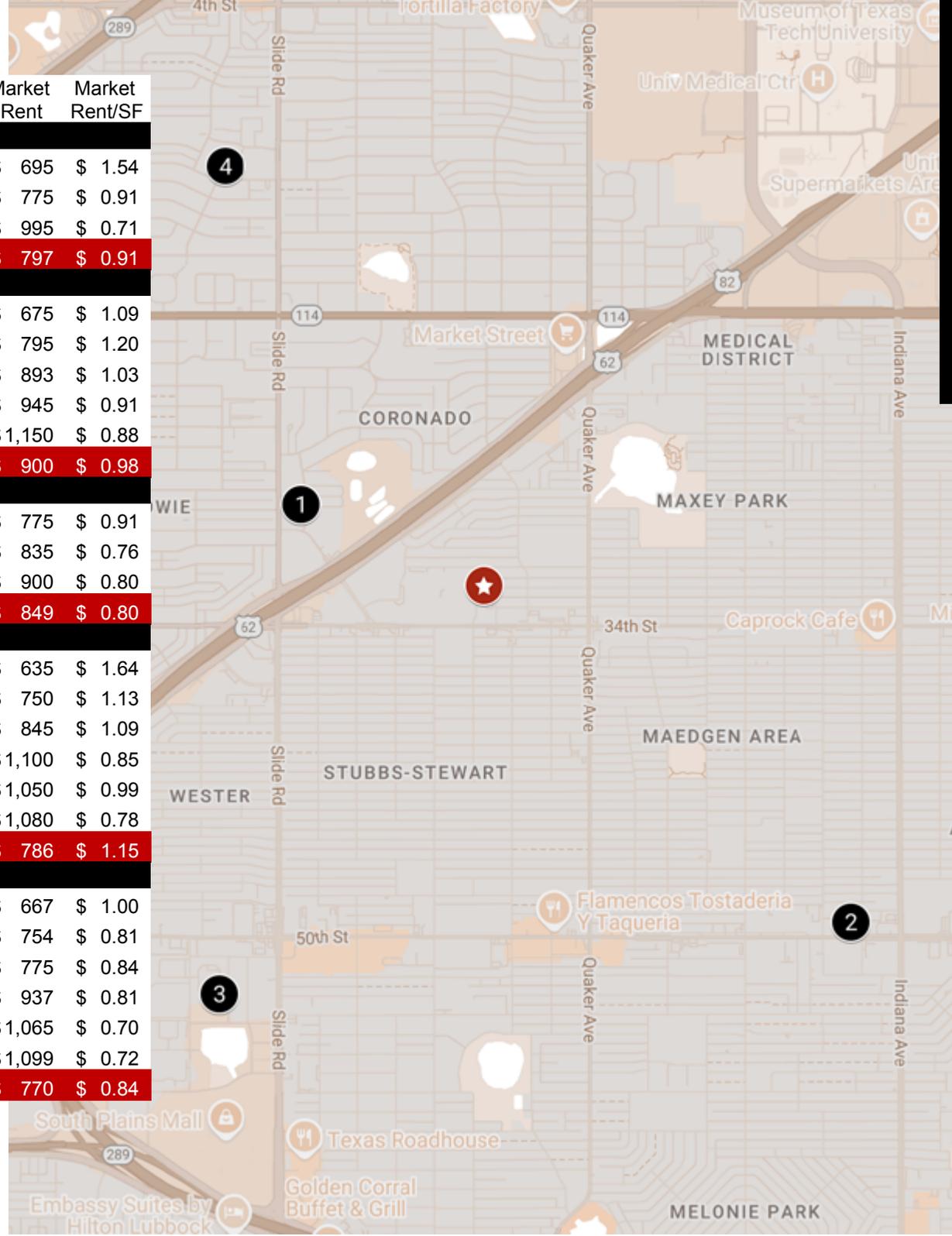
Unit Type	No. of Units	Avg. SF	Average Collected Rent	Rent/SF	Proforma Rent	Rent/SF
1 Bed / 1 Bath	14	670	\$667	\$1.00	\$780	\$1.16
2 Bed / 1 Bath	19	930	\$754	\$0.81	\$785	\$0.84
2 Bed / 1.5 Bath	22	919	\$775	\$0.84	\$890	\$0.97
3 Bed / 1.5 Bath	2	1,150	\$937	\$0.81	\$1,000	\$0.87
3 Bed / 2.5 Bath	1	1,523	\$1,065	\$0.70	\$1,150	\$0.76
4 Bed / 2.5 Bath	3	1,523	\$1,099	\$0.72	\$1,150	\$0.76
Totals / Avg.	61	912	\$770	\$0.84	\$853	\$0.93

GPR	\$563,400	\$624,180
GPR / Month	\$46,950	\$52,015





Property	Year Built	Unit Type	# of Units	SF	Total NRA	Market Rent	Market Rent/SF
1 Tanglewood Apartments	1964						
		1 Bed / 1 Bath	10	450	4,500	\$ 695	\$ 1.54
		2 Bed / 1 Bath	43	850	36,550	\$ 775	\$ 0.91
		2 Bed / 2 Bath TH	10	1,400	14,000	\$ 995	\$ 0.71
		Total/Avg.	63	874	55,050	\$ 797	\$ 0.91
2 Courtyards at Monterey	1962						
		Studio	12	620	7,440	\$ 675	\$ 1.09
		1 Bed / 1 Bath	43	665	28,595	\$ 795	\$ 1.20
		2 Bed / 2 Bath	1	870	870	\$ 893	\$ 1.03
		2 Bed / 1.5 Bath TH	60	1,040	62,400	\$ 945	\$ 0.91
		3 Bed / 2.5 Bath TH	18	1,300	23,400	\$ 1,150	\$ 0.88
		Total/Avg.	134	916	122,705	\$ 900	\$ 0.98
3 Parkridge Place	1982						
		1 Bed / 1 Bath	24	856	20,544	\$ 775	\$ 0.91
		2 Bed / 2 Bath	52	1,094	56,888	\$ 835	\$ 0.76
		2 Bed / 2.5 Bath TH	48	1,122	53,856	\$ 900	\$ 0.80
		Total/Avg.	124	1,059	131,288	\$ 849	\$ 0.80
4 Somerset Square	1966						
		Studio	44	387	17,028	\$ 635	\$ 1.64
		1 Bed / 1 Bath	36	666	23,976	\$ 750	\$ 1.13
		1 Bed / 1.5 Bath TH	26	778	20,228	\$ 845	\$ 1.09
		2 Bed / 1 Bath	2	1,300	2,600	\$ 1,100	\$ 0.85
		2 Bed / 1.5 Bath TH	15	1,065	15,975	\$ 1,050	\$ 0.99
		2 Bed / 1.5 Bath TH	6	1,378	8,268	\$ 1,080	\$ 0.78
		Total/Avg.	129	683	88,075	\$ 786	\$ 1.15
* Coronado Crossing	1964/2017						
		1 Bed / 1 Bath	14	670	9,380	\$ 667	\$ 1.00
		2 Bed / 1 Bath	19	930	17,670	\$ 754	\$ 0.81
		2 Bed / 1.5 Bath	22	919	20,218	\$ 775	\$ 0.84
		3 Bed / 1.5 Bath	2	1,150	2,300	\$ 937	\$ 0.81
		3 Bed / 2.5 Bath	1	1,523	1,523	\$ 1,065	\$ 0.70
		4 Bed / 2.5 Bath	3	1,523	4,569	\$ 1,099	\$ 0.72
		Total/Avg.	61	912	55,660	\$ 770	\$ 0.84



Studio Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Courtyards at Monterey	1962	Studio	12	620	\$ 675	\$ 1.09
Somerset Square	1966	Studio	44	387	\$ 635	\$ 1.64
Totals/Averages			56	437	\$ 644	\$ 1.52

One-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Somerset Square	1966	1 Bed / 1.5 Bath TH	26	778	\$ 845	\$ 1.09
Courtyards at Monterey	1962	1 Bed / 1 Bath	43	665	\$ 795	\$ 1.20
Parkridge Place	1982	1 Bed / 1 Bath	24	856	\$ 775	\$ 0.91
Somerset Square	1966	1 Bed / 1 Bath	36	666	\$ 750	\$ 1.13
Tanglewood Apartments	1964	1 Bed / 1 Bath	10	450	\$ 695	\$ 1.54
Coronado Crossing	1964/2017	1 Bed / 1 Bath	14	670	\$ 667	\$ 1.00
Totals/Averages			153	704	\$ 782	\$ 1.13

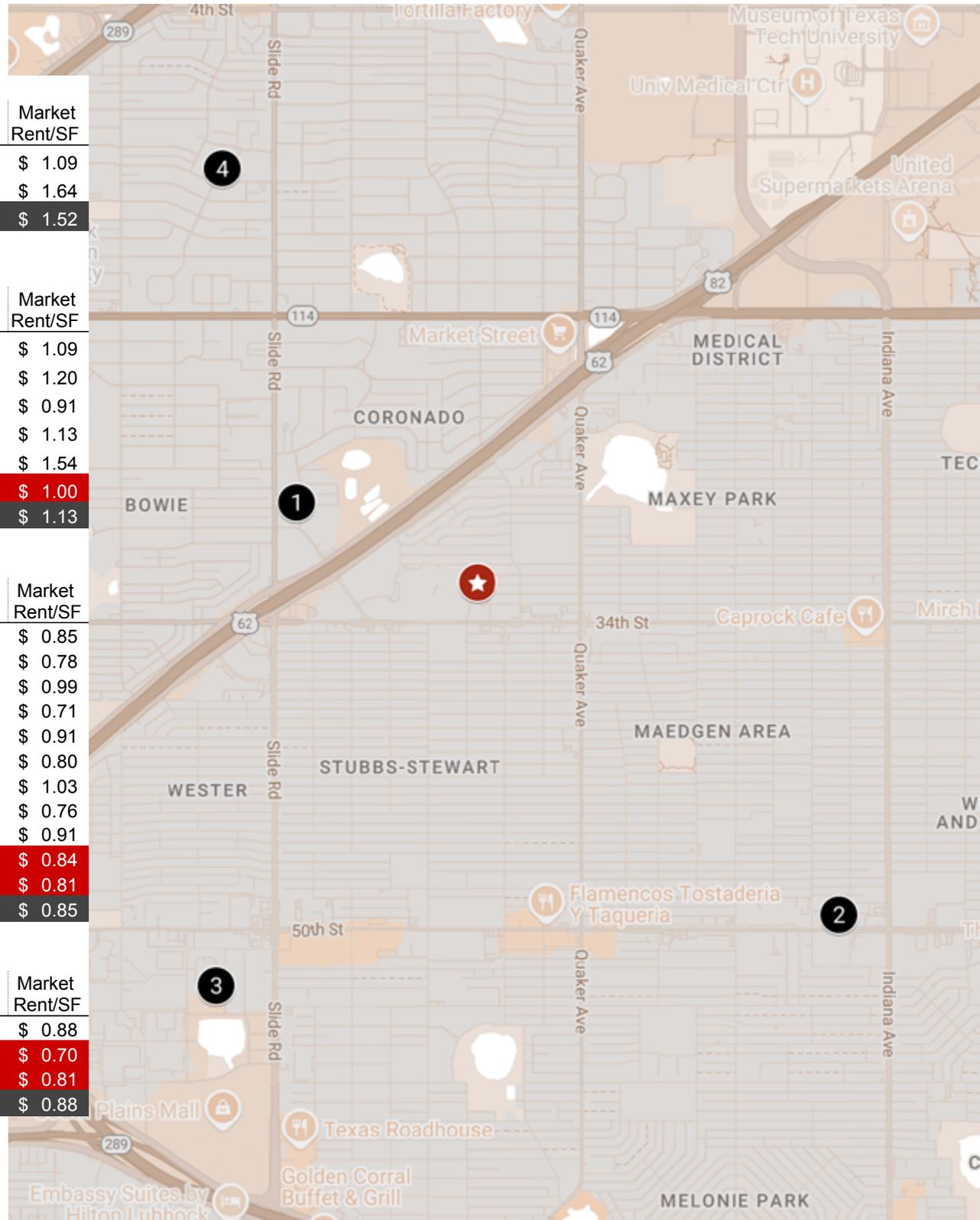
Two-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Somerset Square	1966	2 Bed / 1 Bath	2	1,300	\$1,100	\$ 0.85
Somerset Square	1966	2 Bed / 1.5 Bath TH	6	1,378	\$1,080	\$ 0.78
Somerset Square	1966	2 Bed / 1.5 Bath TH	15	1,065	\$1,050	\$ 0.99
Tanglewood Apartments	1964	2 Bed / 2 Bath TH	10	1,400	\$ 995	\$ 0.71
Courtyards at Monterey	1962	2 Bed / 1.5 Bath TH	60	1,040	\$ 945	\$ 0.91
Parkridge Place	1982	2 Bed / 2.5 Bath TH	48	1,122	\$ 900	\$ 0.80
Courtyards at Monterey	1962	2 Bed / 2 Bath	1	870	\$ 893	\$ 1.03
Parkridge Place	1982	2 Bed / 2 Bath	52	1,094	\$ 835	\$ 0.76
Tanglewood Apartments	1964	2 Bed / 1 Bath	43	850	\$ 775	\$ 0.91
Coronado Crossing	1964/2017	2 Bed / 1.5 Bath	22	919	\$ 775	\$ 0.84
Coronado Crossing	1964/2017	2 Bed / 1 Bath	19	930	\$ 754	\$ 0.81
Totals/Averages			278	1,061	\$ 894	\$ 0.85

Three-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Courtyards at Monterey	1962	3 Bed / 2.5 Bath TH	18	1,300	\$1,150	\$ 0.88
Coronado Crossing	1964/2017	3 Bed / 2.5 Bath	1	1,523	\$1,065	\$ 0.70
Coronado Crossing	1964/2017	3 Bed / 1.5 Bath	2	1,150	\$ 937	\$ 0.81
Totals/Averages			21	1,300	\$1,150	\$ 0.88

*Averages do not include Subject Property



	Dec T12	Dec T6	Dec T3	Stabilized
Rental Income				
Gross Potential Rent	\$ 429,367	\$ 433,712	\$ 450,821	\$ 624,180
Vacancy	\$ -	\$ -	\$ -	\$ (62,418)
Loss to Lease	\$ -	\$ -	\$ -	\$ (12,484)
Concessions	\$ -	\$ -	\$ -	\$ (6,242)
Bad Debt / Delinquency	\$ -	\$ -	\$ -	\$ (6,242)
Net Rental Income	\$ 429,367	\$ 433,712	\$ 450,821	\$ 536,795
Utility Reimbursement	\$ 62,679	\$ 63,782	\$ 61,852	\$ 59,568
Misc. Other Income	\$ 33,788	\$ 33,464	\$ 32,538	\$ 33,788
Total Other Income	\$ 96,467	\$ 97,246	\$ 94,390	\$ 93,356
Gross Operating Income	\$ 525,834	\$ 530,957	\$ 545,211	\$ 630,151
Operating Expenses				
Admin	\$ 3,424	\$ 3,236	\$ -	\$ 15,250
Advertising	\$ 2,884	\$ 4,019	\$ 5,938	\$ 9,150
Contract Services	\$ 5,434	\$ 5,431	\$ 5,114	\$ 18,300
Repairs & Maintenance	\$ 32,446	\$ 30,832	\$ 31,099	\$ 39,650
Management Fee	\$ 20,532	\$ 19,309	\$ 20,553	\$ 37,809
Property Taxes	\$ 63,674	\$ 63,674	\$ 63,674	\$ 65,520
Insurance	\$ 50,477	\$ 50,477	\$ 50,477	\$ 54,900
Gas	\$ 8,433	\$ 6,189	\$ 7,367	\$ 8,686
Electric - Common/Vacant	\$ 22,739	\$ 27,782	\$ 24,750	\$ 23,421
Water & Sewer	\$ 36,867	\$ 36,454	\$ 35,367	\$ 37,973
Replacement Reserves	\$ -	\$ -	\$ -	\$ 18,300
Total Operating Expenses	\$ 252,380	\$ 252,832	\$ 250,085	\$ 334,591
Net Operating Income (NOI)	\$ 273,454	\$ 278,125	\$ 295,127	\$ 295,559

Projected
10.0%
2.0%
1.0%
1.0%
85.0%
T12

Month: December **Proforma**

Economic Occupancy 86%

GPR
Other Income 15%

Gross Income 101%

sales price * tax rate

Expenses 54%

NOI 47%

Income	Dec T3 Rent / T12 Other	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Gross Potential Rent	\$450,821	100.0%	\$7,391	\$624,180	100.0%	\$10,232
Vacancy	\$0	0.0%	\$0	-\$62,418	-10.0%	-\$1,023
Loss to Lease	\$0	0.0%	\$0	-\$12,484	-2.0%	-\$205
Concessions	\$0	0.0%	\$0	-\$6,242	-1.0%	-\$102
Bad Debt / Delinquency	\$0	0.0%	\$0	-\$6,242	-1.0%	-\$102
Net Rental Income	\$450,821	100.0%	\$7,391	\$536,795	86.0%	\$8,800
Utility Reimbursement	\$62,679	13.9%	\$1,028	\$59,568	9.5%	\$977
Misc. Other Income	\$33,788	7.5%	\$554	\$33,788	5.4%	\$554
Total Other Income	\$96,467	21.4%	\$1,581	\$93,356	15.0%	\$1,530
Total Operating Income	\$547,288	121.4%	\$8,972	\$630,151	101.0%	\$10,330
Expenses	T12	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Admin	\$3,424	0.8%	\$56	\$15,250	2.4%	\$250
Advertising	\$2,884	0.6%	\$47	\$9,150	1.5%	\$150
Repairs & Maintenance	\$32,446	7.2%	\$532	\$39,650	6.4%	\$650
Management Fee	\$20,532	4.6%	\$337	\$37,809	6.1%	\$620
Property Taxes	\$63,674	14.1%	\$1,044	\$65,520	10.5%	\$1,074
Insurance	\$50,477	11.2%	\$827	\$54,900	8.8%	\$900
Gas	\$8,433	1.9%	\$138	\$8,686	1.4%	\$142
Electric - Common/Vacant	\$22,739	5.0%	\$373	\$23,421	3.8%	\$384
Water & Sewer	\$36,867	8.2%	\$604	\$37,973	6.1%	\$623
Replacement Reserves	\$0	0.0%	\$0	\$18,300	2.9%	\$300
Total Expenses	\$252,380	56.0%	\$4,137	\$334,591	53.6%	\$5,485
Net Operating Income	\$294,908	65.4%	\$4,835	\$295,559	47.4%	\$4,845

Income	Dec T3 Rent / T12					
	Other	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$ 450,821	\$ 624,180	\$ 642,905	\$ 662,193	\$ 682,058	\$ 702,520
Vacancy	\$ -	\$ (62,418)	\$ (64,291)	\$ (52,975)	\$ (54,565)	\$ (56,202)
Loss to Lease	\$ -	\$ (12,484)	\$ (12,858)	\$ (13,244)	\$ (13,641)	\$ (14,050)
Concessions	\$ -	\$ (6,242)	\$ (6,429)	\$ (6,622)	\$ (6,821)	\$ (7,025)
Bad Debt / Delinquency	\$ -	\$ (6,242)	\$ (6,429)	\$ (6,622)	\$ (6,821)	\$ (7,025)
Net Rental Income	\$ 450,821	\$ 536,795	\$ 552,899	\$ 582,729	\$ 600,211	\$ 618,218
Utility Reimbursement	\$ 62,679	\$ 64,355	\$ 66,286	\$ 68,275	\$ 70,323	\$ 72,433
Misc. Other Income	\$ 33,788	\$ 33,788	\$ 34,801	\$ 35,845	\$ 36,921	\$ 38,028
Total Other Income	\$ 96,467	\$ 98,143	\$ 101,087	\$ 104,120	\$ 107,243	\$ 110,461
Total Operating Income	\$ 547,288	\$ 634,938	\$ 653,986	\$ 686,849	\$ 707,455	\$ 728,678
Expenses	T12					
Admin	\$ 3,424	\$ 15,250	\$ 15,708	\$ 16,179	\$ 16,664	\$ 17,164
Advertising	\$ 2,884	\$ 9,150	\$ 9,425	\$ 9,707	\$ 9,998	\$ 10,298
Repairs & Maintenance	\$ 32,446	\$ 39,650	\$ 40,840	\$ 42,065	\$ 43,327	\$ 44,626
Management Fee	\$ 20,532	\$ 38,096	\$ 39,239	\$ 41,211	\$ 42,447	\$ 43,721
Property Taxes	\$ 63,674	\$ 65,520	\$ 67,486	\$ 69,510	\$ 71,595	\$ 73,743
Insurance	\$ 50,477	\$ 54,900	\$ 56,547	\$ 58,243	\$ 59,991	\$ 61,790
Gas	\$ 8,433	\$ 8,686	\$ 8,947	\$ 9,215	\$ 9,492	\$ 9,776
Electric - Common/Vacant	\$ 22,739	\$ 23,421	\$ 24,124	\$ 24,847	\$ 25,593	\$ 26,361
Water & Sewer	\$ 36,867	\$ 37,973	\$ 39,112	\$ 40,286	\$ 41,494	\$ 42,739
Replacement Reserves	\$ -	\$ 18,300	\$ 18,849	\$ 19,414	\$ 19,997	\$ 20,597
Total Expenses	\$ 252,380	\$ 334,878	\$ 344,925	\$ 356,067	\$ 366,749	\$ 377,752
Net Operating Income	\$ 294,908	\$ 300,059	\$ 309,061	\$ 330,782	\$ 340,706	\$ 350,927

	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$ 294,908	\$ 300,059	\$ 309,061	\$ 330,782	\$ 340,706	\$ 350,927

Cash Flows

Annual Debt Service	\$ 222,235	\$ 222,235	\$ 222,235	\$ 222,235	\$ 222,235	\$ 222,235
Cash Flow	\$ 77,824	\$ 86,826	\$ 108,547	\$ 118,470	\$ 128,692	\$ 128,692

Debt Paydown

Loan Paydown	\$ 32,749	\$ 34,943	\$ 37,283	\$ 39,780	\$ 42,444	\$ 42,444
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Sales Analysis

Projected Sales Price	\$ 3,863,263	\$ 4,134,776	\$ 4,258,819	\$ 4,386,584	\$ 4,518,182	\$ 4,518,182
Cost of Sale	\$ 231,796	\$ 248,087	\$ 255,529	\$ 263,195	\$ 271,091	\$ 271,091
Loan Balance	\$ 2,897,251	\$ 2,862,308	\$ 2,825,025	\$ 2,785,245	\$ 2,742,802	\$ 2,742,802
Refunded Reserves and Prepaids	\$ 204,420	\$ 204,420	\$ 204,420	\$ 204,420	\$ 204,420	\$ 204,420
Sales Proceeds	\$ 938,637	\$ 1,228,802	\$ 1,382,685	\$ 1,542,563	\$ 1,708,709	\$ 1,708,709

Return Metrics

DSCR	1.33	1.35	1.39	1.49	1.53	1.58
Cap Rate / Yield on Cost	8.2%	8.3%	8.6%	9.2%	9.5%	9.7%
Equity Multiple		1.1	1.5	1.8	2.1	2.4
Cash on Cash Return		8.4%	9.4%	11.8%	12.9%	14.0%
Average Cash on Cash Return		8.4%	8.9%	9.9%	10.6%	11.3%
Unlevered IRR		8.2%	11.3%	11.2%	11.1%	11.1%
Levered IRR		10.3%	23.8%	23.0%	22.4%	21.8%

Assumptions:

Rental and Other Income Growth	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Utility Reimbursement %	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Vacancy	10.0%	10.0%	8.0%	8.0%	8.0%	8.0%
Loss to Lease	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Concessions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Bad Debt	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Expense Growth	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Property Tax Assessment %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Exit Cap Rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Cost of Sale	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

*Projected Sales Price based on following year's NOI

Contract Purchase Price	\$	3,600,000
Initial Improvements	\$	-
Reserves and Prepaid Expenses	\$	204,420
Closing Costs	\$	47,300

Price/Unit	\$59,016
Price/SF	\$65
GRM	6.4
Current Cap Rate	8.2%
Proforma Cap Rate	8.2%
5 Yr IRR	21.8%
5 Yr Avg Cash on Cash	11.3%

Improvements, Reserves, and Prepays

Operating Reserves	\$	84,000
Tax and Insurance Prepays	\$	120,420

Closing Costs

Loan Origination Fee	\$	29,300
Title	\$	9,000
Legal	\$	9,000

Total Cost	\$	3,851,720
Initial Investment	\$	921,720
Down Payment as % of Cost		24%

Investment Hold Period 5 years

Proposed Financing

Bank

Loan to Value:	76%
Loan Amount:	\$2,930,000
Interest Rate:	6.50%
Amortization:	360
Term:	5
Years of Interest Only:	-
Loan Starting Year:	1
Amortized Monthly Payment:	\$18,520
Annual Debt Service:	\$222,235



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date	
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