



**DIMORA**  
VILLAGE



## 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 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 CBC Texas Multifamily Group is thrilled to present a rare opportunity to acquire a **57-Duplex Package (114 units)** located in the highly desirable **Dimora Village Subdivision** in **Lubbock, TX**. This portfolio is situated near Texas Tech University, surrounded by thriving new developments, and offers incredible potential for value-add investors.

This is an exceptional investment opportunity that offers flexibility, strong rental demand, and the potential for substantial value appreciation. Don't miss out on this chance to acquire a prime asset in a rapidly growing area of Lubbock!

Whether you are looking to purchase the entire package or select a smaller portion, this offering provides flexibility, value, and the opportunity for significant returns.

- Buy the **entire portfolio** of 57 duplexes (114 units)
- Buy in **smaller packages** or **individual duplexes** to fit your investment strategy
- **Package Pricing Discounts:** Larger packages receive better per-unit pricing!

**\*\*For Pricing or Details of the deal, contact Chase Tucker.\*\***

UNIT TYPE	# OF UNITS	SIZE SF	TOTAL SF	EFFECTIVE RENT	MONTHLY RENT	EFFECTIVE RENT / SF	MARKET RENT	MONTHLY RENT	MARKET RENT / SF
2 BD / 2 BA	7	1,200	8,400	\$1,105	\$7,735	\$1.21	\$1,200	\$8,400	\$1.00
3 BD / 3 BA	83	1,370	113,710	\$1,190	\$98,770	\$1.11	\$1,370	\$113,710	\$1.00
4 BD / 4 BA	24	1,890	45,360	\$1,650	\$39,600	\$0.88	\$1,890	\$45,360	\$1.00
	<b>114</b>	<b>1,469</b>	<b>167,470</b>	<b>\$1,282</b>	<b>\$146,105</b>	<b>\$0.87</b>	<b>\$656</b>	<b>\$167,470</b>	<b>\$1.00</b>

## PROPERTY INFORMATION

PROPERTY ADDRESS	602 N Belmont Ave.
NUMBER OF UNITS	114
NUMBER OF BLDGS / DUPLEXES	57
YOC	2003-2006
OCCUPANCY	90.4%
AVG UNIT SIZE	1,469
AVG CURRENT RENT PER UNIT	\$1,282
CURRENT RENT PER SF	\$0.87











## PROPERTY HIGHLIGHTS

### OUTSTANDING LOCATION

Near Texas Tech University, just minutes from campus.

### NEW CONSTRUCTION IN THE AREA

Including a new United Grocery Store set to come in, medical offices, shopping centers, restaurants, and more.

### HUGE UPSIDE POTENTIAL

With the ability to raise rents by \$300+ per duplex to meet market standards.

### BUILT BETWEEN 2004-2006

With minimal deferred maintenance and new roofs.

### STRONG RENTAL DEMAND

With Student Housing conversion potential, thanks to bed-to-bath parity in units and nearby bus routes.



### PROXIMITY OF ALL UNITS

Within the same subdivision, creating efficiency in the management process

### LOW CRIME NEIGHBORHOOD

With new Class-A multifamily developments coming soon nearby.

### SPACIOUS UNITS

With large living rooms, generously sized bedrooms, personal backyards, and garages (2-car or 3-car for 4BR units.

### COST SEGREGATION

Potential for increased Tax Benefits

### ABILITY TO CAPITALIZE ON PACKAGE SALES

Seller is willing to split the package into any size variety. Investors can purchase 1, 5, 25, or all 57 duplexes.



# PROPERTY OVERVIEW





**PROPERTY INFORMATION**

Subdivision Name:	Dimora Village
Property Address (main):	602 N. Belmont Ave
Number of Units	114
Number of Buildings / Duplexes	57
Year Built	2003-2006
Occupancy	90.4%
Net Rentable Area (NRA):	167,470



**PROPERTY INFORMATION (CONTINUED)**

Average Current Rent Per Unit	\$1,282
Avg Current Rent Per Square Foot	\$0.87
Average Unit Size	1,469
Market Rent Per Unit	\$1.00 psf
Personnel	0 Personnel
Garages	2 & 3 Car Garages

# 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



# PORTFOLIO 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, Texas, home to nearly 320,000 people, is a vibrant and welcoming city known for its rich history and thriving economy. As the proud home of Texas Tech University, with over 40,000 students enrolled in 2022, education plays a vital role in the city's economy and growth.

Key economic drivers include agriculture, healthcare, and education. Lubbock grows nearly half of the nation's cotton and 90% of Texas wine grapes, establishing its reputation as a major agricultural hub. Healthcare is also a cornerstone of Lubbock's economy, with facilities like Covenant Health and University Medical Center serving a regional population. Texas Tech further boosts the local economy, creating innovation and job opportunities through its research and development programs.

Culturally, Lubbock thrives with its world-class art scene, museums, and live music venues. The city boasts the most live music venues per capita in Texas and has produced legendary musicians like Buddy Holly. Its arts scene includes galleries and museums dedicated to heritage, agriculture, and history, such as the National Ranching Heritage Center.

Food and drink enthusiasts will love Lubbock's award-winning wineries, breweries, and diverse culinary options, making it a destination for wine lovers and foodies alike. Lubbock's steady growth and strong community spirit make it a great place for business, real estate, and families. Whether you're drawn to its economic opportunities or cultural richness, Lubbock offers a dynamic and fulfilling lifestyle.



BUDDY HOLLY CENTER



LLANO ESTACADO  
WINERY



TEXAS TECH UNIVERSITY



# AREA AERIAL







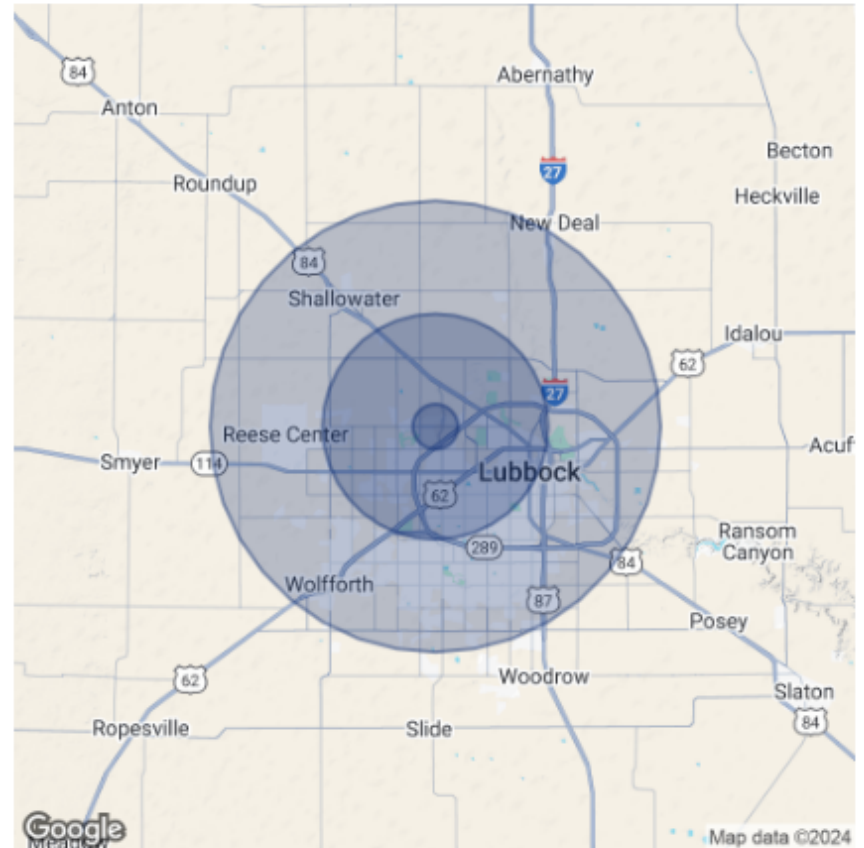
# MARKET OVERVIEW



## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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 8<sup>th</sup> 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*

## 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 11<sup>th</sup> 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 Rumpage waterpark and Joy Land Amusement Park.

DOWNTOWN LUBBOCK





# DISCLOSURE

Prospective buyers are hereby informed that the Owners ("Owner") of the Dimora Village 57-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.