

COPPER MOUNTAIN

214 Units | Built in 1985

PRICE: \$18,750,000 (\$87,617/UNIT)

7.18% Cap Rate (Actual, Tax Adjusted) | 9.47% CoC Return (Actual, Tax Adjusted)



Marcus & Millichap
FLUELLEN-HOOVER
MULTIFAMILY GROUP

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Table of Contents

Investment & Location Overview

Value Creation Opportunities	3
Property Description	5
Interior Photos	6
Area Map and Demographics	7
Location Highlights	8

Rent Comparables

Rent Comparables Overview	10
Rent Comparables Map	11
Rent Comparables By Unit Type	12
Exterior Photos	13

Financial Analysis

Unit Mix	14
Current/Pro Forma	15
Underwriting Notes	16
Five-Year Cash Flow Model	17

Value Creation Opportunities

\$1.64 Million at a 7.25% Reversion Cap Rate

Opportunity to Add Value	Units	Cost/Unit	Total Cost	Premium/Unit	Total Monthly	Total Yearly
Realize Significant Property Insurance Savings	214	\$0	\$0	\$46	\$9,906	\$118,875
Total			\$0			\$118,875

\$791,644

In Recent Capital Improvements

Property Improvement	Amount
Exterior Enhancements	\$279,195
Stair Replacements	\$255,239
Rebuilt Patios	\$128,687
Paving Asphalt	\$57,646
Winter Storm Uri (2021)	\$33,856
Entrance/Exit Gate Replacement	\$20,954
Dog Park	\$13,116
Roof Repair	\$2,950
Total Capital Improvements	\$791,644





Insurance Savings Opportunity

\$120K+ NOI Boost by Reducing Insurance Expense

New ownership has a clear path to enhance net operating income by bringing the insurance expense in line with market benchmarks. A preliminary insurance quote by Swain & Baldwin suggests this expense could be reduced by nearly 50%, resulting in a \$120K+ annual NOI increase. This improvement would materially strengthen cash flow and drive meaningful value appreciation at exit.

Maximize Tax Benefits with 100% Bonus Depreciation

Estimated \$4.2 Million Immediate Tax Deduction

Copper Mountain offers a strong opportunity for investors to enhance after-tax returns through cost segregation and 100% bonus depreciation. A cost segregation study can accelerate depreciation by reclassifying certain assets into shorter tax lives, allowing investors to deduct a significant portion of the purchase price in the first year - substantially boosting cash flow and overall returns.

Operational Efficiency Upside

Opportunity to Reduce Payroll and Insurance Expenses

New ownership has a clear path to enhance net operating income by bringing operating expenses in line with market benchmarks. Key categories such as payroll and insurance present meaningful reduction potential. Streamlining these costs can significantly improve cash flow and drive value appreciation at exit.

Exceptional Yields

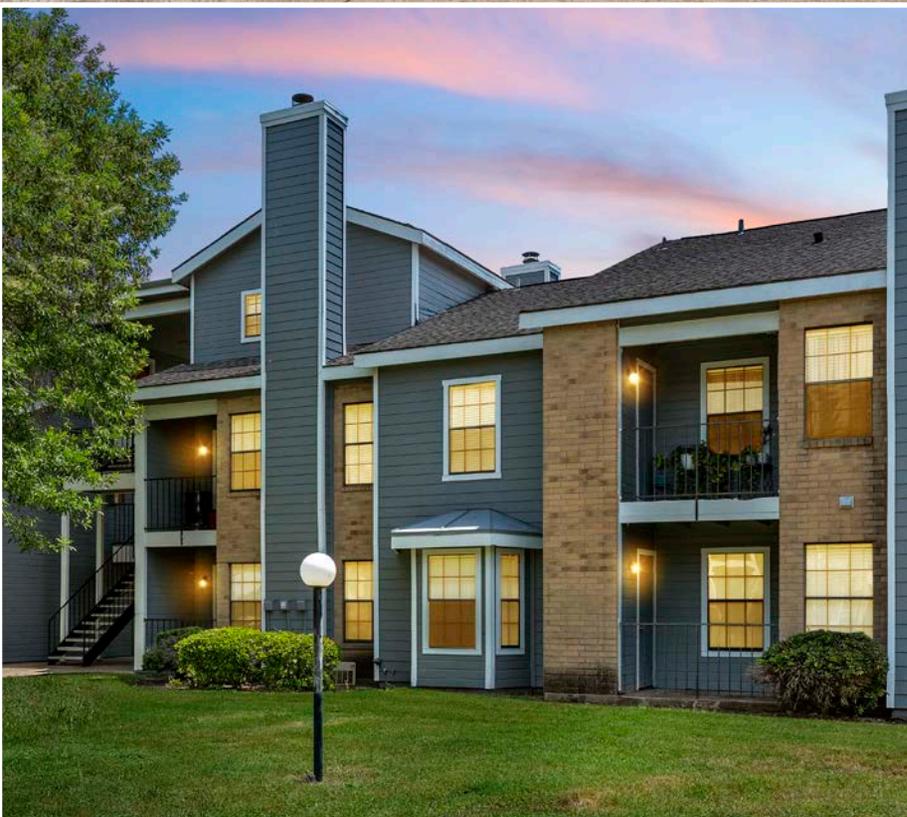
Outstanding Return Potential

Copper Mountain offers standout performance with an estimated 7.2% tax-adjusted cap rate (market-adjusted expenses), ~14% year-one total return, and a 32% five-year leveraged IRR. In today's market, such strong metrics for a high-quality asset in a desirable, growth-oriented location is a rare find. If the insurance expense were reduced as noted above, the effective tax-adjusted cap rate increases to an impressive 7.81%.

Attractive Financing Options Available

Interest-Only Term to Maximize Cash Flow

Investors can capitalize on competitive interest rates and multiple years of interest-only payments, significantly enhancing early cash flow and return metrics.



Copper Mountain

Unit Amenities

- Black Appliances
- Faux Wood Flooring
- Two-Tone Paint
- Built-In Microwave
- Modern Light Fixtures
- Brushed Nickel Fixtures
- Wood Burning Fireplace
- Built-In Shelves
- Washer/Dryer Connections
- Gooseneck Kitchen Faucet
- Tiled Backsplash
- Two-Inch Blinds
- Breezy Ceiling Fan
- Vaulted Ceiling*
- Private Patio or Balcony

*In Select Units

Property Amenities

- Gated Entry
- Off-Leash Pet Park
- Courtyard
- Playground
- Business Center
- On-Site Courtesy Officer
- Barbecue Grills
- Swimming Pool
- 24-Hour Maintenance
- On-Site Leasing Office
- Clothes Care Center
- Complimentary Coffee Bar
- Fitness Center
- Reserved Parking
- Basketball Court
- Volleyball Court

Overview

Address	2501 Bacon Ranch Road Killeen, Texas 76542
Number of Units	214
Year Built	1985
Net Rentable Square Feet	130,485
Number of Buildings	11
Number of Floors	3

Tax Info - 2025

Appraisal District	Bell County
Assessor's Parcel Number	52075, 52076
Current Assessed Value	\$21,572,907
Tax Rate	1.992%
Parcel Size	8.69 Acres
Density	24.62 Units per Acre
Style	Garden
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick Veneer, HardiePlank Siding
Roof	Pitched Dimensional Shingles
Age of Roof	15+ Years

Mechanical

HVAC	Individual Units
Electricity	Individually Metered
Hot Water	Electric Hot Water Heaters
Plumbing	Copper
Wiring	Copper
Fire Protection	Smoke Detectors

Laundry

Clothes Care Centers	2 Facilities
Washer/Dryer Connections	Appliances Owned by Property Full-Size and Stackable

Parking

Parking Surface	Asphalt
Re-striped / Re-surfaced	2023, 2024
Total Spaces	273
Parking Ratio	1.28 Spaces per Unit

Schools

School District	Killeen ISD
Elementary (K-5)	Saegert
Middle (6-8)	Manor
High School (9-12)	C E Ellison

Fees and Deposits

Non-Refundable Pet Fee	\$300
Refundable Pet Deposit	\$300
Monthly Pet Rent	\$30
Monthly Washer/Dryer Rental Fee	\$100
Monthly Reserved Parking Fee	\$30
Monthly 24/7 Fitness Center Access Fee	\$7
Administrative Fee	\$100
Application Fee	\$45
Security Deposit	\$400

Personnel

Management Company	GRT Property Management
Staff Breakdown	1 Full-Time Property Manager 1 Full-Time Assistant Property Manager 1 Part-Time Leasing Agent 1 Full-Time Lead Maintenance 2 Full-Time Maintenance Technicians

Utilities

Electricity	Green Mountain Energy Paid By Resident (RUBS)
Water & Sewer	City of Killeen Paid By Resident (RUBS)
Gas	Atmos Paid By Owner
Trash	City of Killeen Paid By Resident (RUBS)
Cable/Internet	Spectrum Paid By Resident



Killeen, Texas



Median Household Income

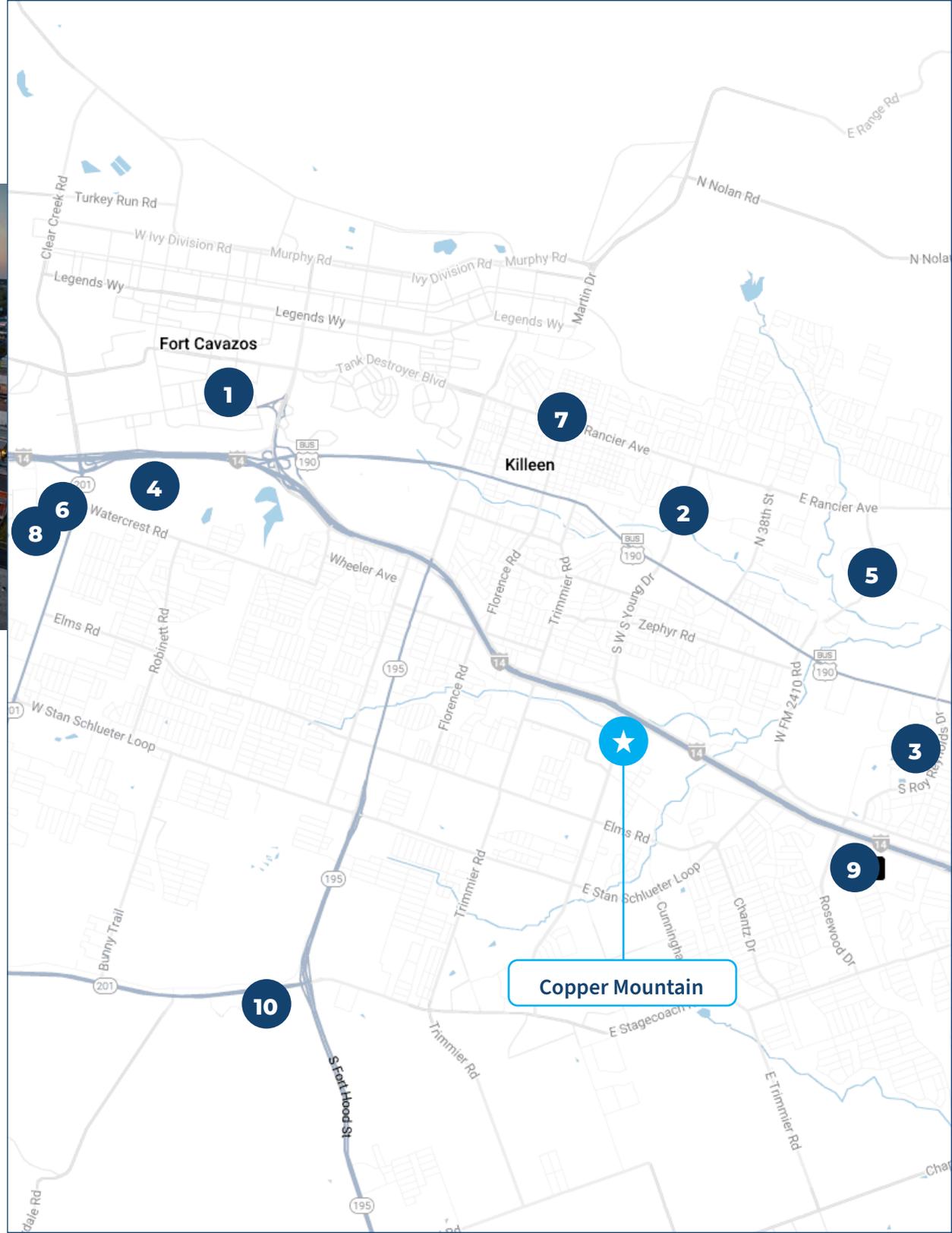
\$52,195
1-Mile Radius

\$56,971
3-Mile Radius

\$62,820
5-Mile Radius

#	Major Employers	# of Employees
1	Fort Cavazos	59,695
2	Killeen Independent School District	6,800
3	Military Defense Contractors & Others	6,209
4	Civilian Personnel Office	5,083
5	Teleperformance	1,800
6	Central Texas College	1,488
7	City of Killeen	1,173
8	AdventHealth	1,000
9	Seton Medical Center (Harker Heights)	480
10	Texas A&M University–Central Texas	305

214 Units | Built in 1985



Killeen Named Fastest Growing, Most Affordable City in America

Five-Year Growth Rate of 9.39%

According to a recent study, Killeen has a typical home value of \$225,885 and a five-year growth rate of 9.39 percent. Additionally, the study showed the cost of living in Killeen is only 83.7 percent of the national average. The city is located in one of the fastest growing economic corridors in the nation, an hour's drive from Austin, and just two-to-three hours from San Antonio, Houston, and Dallas.

Fort Cavazos (Formerly Fort Hood)

More than 59,000 Direct Employees

Built in 1942, Fort Cavazos is one of the largest military facilities in the world. As of 2023, Fort Cavazos is home to 59,695 direct employees, of which 38,642 are active-duty military personnel. It is estimated that the population directly affiliated with Fort Cavazos contributes at least \$39 billion to the Texas economy.

Texas A&M University – Central Texas

Enrollment of More than 3,000 Students

A&M-Central Texas currently serves over 3,000 students, and more than 10,000 students have graduated with a baccalaureate or graduate degree since 2009. The university is part of the Texas A&M University System, which is one of the largest systems of higher education in the nation, with a budget of \$6.3 billion.

Downtown Killeen Revitalization Fuels Economic Growth

Over \$15 Million Invested to Reinvigorate Historic District

The City of Killeen is undergoing a major transformation with the revitalization of its historic downtown district. As part of the Killeen 2040 Comprehensive Plan, more than 62 new businesses have opened, creating over 214 jobs and contributing to a combined investment of \$15.6 million in 2023 and 2024 alone. This renewed energy is strengthening the local economy and enhancing the area's long-term appeal for residents and investors alike.

Five Minutes from Killeen Mall

Shopping, Dining, and Entertainment Hub

Killeen Mall features more than 80 stores and restaurants and is anchored by JCPenney, Dillard's, H&M, and Burlington. The popular shopping destination is poised for new additions of high profile national tenants in 2025 including T.J. Maxx and HomeGoods.

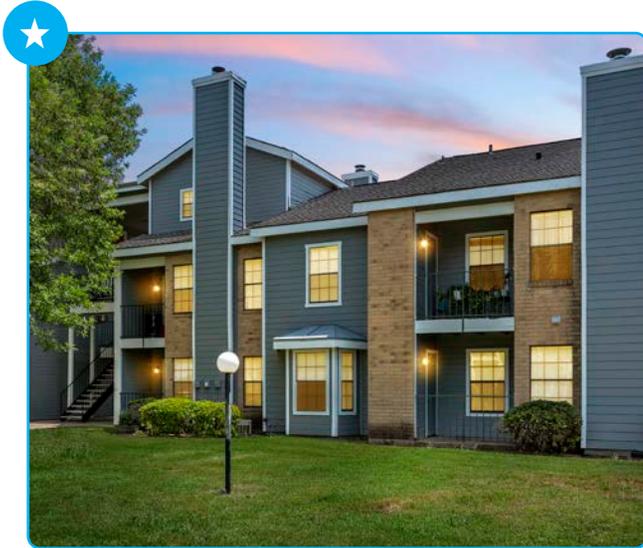
214 Units | Built in 1985





COPPER MOUNTAIN | 214 UNITS | BUILT IN 1985

Rent Comparables & Financial Analysis



Copper Mountain

2501 Bacon Ranch Road, Killeen, Texas 76542

Units	214	Avg. SF	618
Year Built	1985	Avg. Rent	\$1,173
Occupancy	97%	Avg. Rent/SF	\$1.90

Management Company

GRT

Utilities

Residents pay water and electricity

Interior Upgrades

Black appliances, faux wood flooring, resurfaced countertops, two-tone paint, built-in microwave, modern light fixtures, and brushed nickel fixtures



Keystone

2502 Bacon Ranch Road, Killeen, Texas 76542

Units	212	Avg. SF	713
Year Built	1986	Avg. Rent	\$1,238
Occupancy	96%	Avg. Rent/SF	\$1.73

Management Company

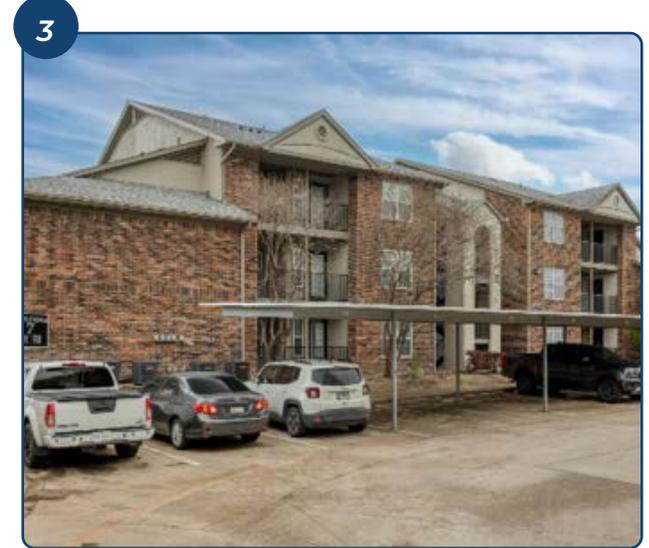
Venterra

Utilities

Residents pay water and electricity

Interior Upgrades

Stainless steel appliances, faux wood flooring, resurfaced countertops, two-tone paint, and built-in microwave



Arbors of Killeen

2801 O West Curry Drive, Killeen, Texas 76542

Units	160	Avg. SF	768
Year Built	1995	Avg. Rent	\$1,283
Occupancy	88%	Avg. Rent/SF	\$1.67

Management Company

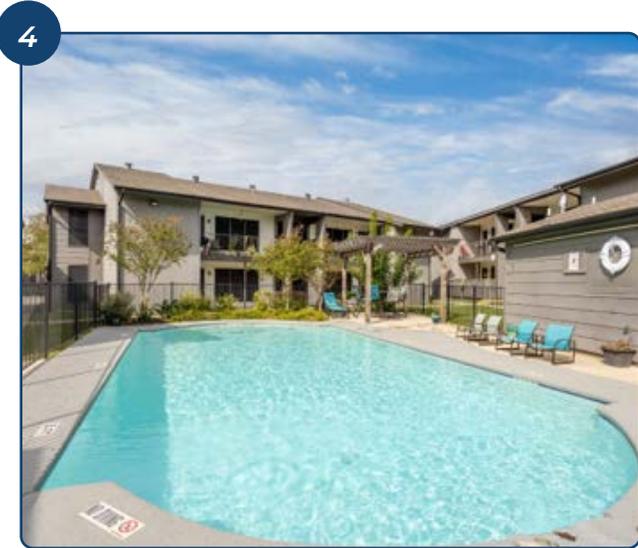
FPI

Utilities

Residents pay water and electricity

Interior Upgrades

Stainless steel appliances, faux wood flooring, quartz countertops, two-tone paint, gooseneck kitchen faucet, built-in microwave, modern light fixtures, tile kitchen backsplash, ceramic tile tub surround, framed bathroom mirrors, two inch blinds, contemporary ceiling fans, and brushed nickel fixtures



Grandon

1611 Grandon Dr, Killeen, Texas 76541

Units	144	Avg. SF	838
Year Built	1975	Avg. Rent	\$1,141
Occupancy	90%	Avg. Rent/SF	\$1.36

Management Company

RYSE

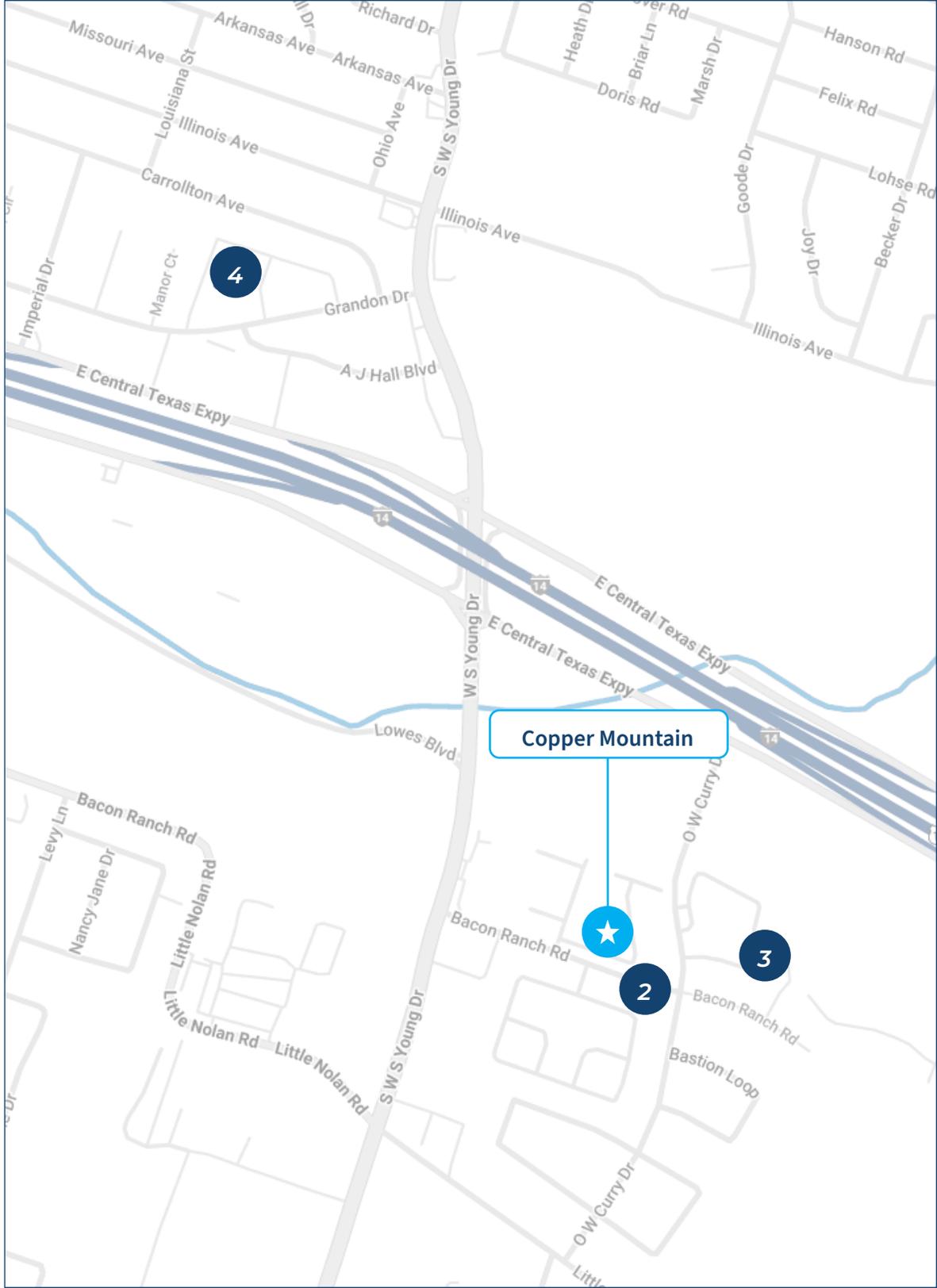
Utilities

Residents pay water and electricity

Interior Upgrades

Black appliances, faux wood flooring, resurfaced countertops, and two-tone paint

214 Units | Built in 1985



Studio | 400-450 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF	Potential Market Rent			
							New Rent	Rent/SF	Premium	% Increase
Copper Mountain	Studio	S1	14	400	\$950	\$2.38	\$950	\$2.38	\$0	0.0%
Copper Mountain	Studio	S2	6	432	\$950	\$2.20	\$950	\$2.20	\$0	0.0%
Copper Mountain	Studio	S3	10	450	\$950	\$2.11	\$950	\$2.11	\$0	0.0%
Total / Average			30	423	\$950	\$2.25				

One-Bedroom | 515-572 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF	Potential Market Rent			
							New Rent	Rent/SF	Premium	% Increase
Copper Mountain	1 Bed / 1 Bath	A1D	28	515	\$1,150	\$2.23	\$1,150	\$2.23	\$0	0.0%
Keystone	1 Bed / 1 Bath		16	479	\$1,040	\$2.17				
Copper Mountain	1 Bed / 1 Bath	A2D	12	572	\$1,200	\$2.10	\$1,200	\$2.10	\$0	0.0%
Copper Mountain	1 Bed / 1 Bath	A1	42	515	\$1,075	\$2.09	\$1,075	\$2.09	\$0	0.0%
Copper Mountain	1 Bed / 1 Bath	A2	12	572	\$1,150	\$2.01	\$1,150	\$2.01	\$0	0.0%
Arbors of Killeen	1 Bed / 1 Bath		64	632	\$1,190	\$1.88				
Keystone	1 Bed / 1 Bath		16	616	\$1,120	\$1.82				
Grandon	1 Bed / 1 Bath		32	644	\$1,000	\$1.55				
Total / Average			222	578	\$1,118	\$1.93				

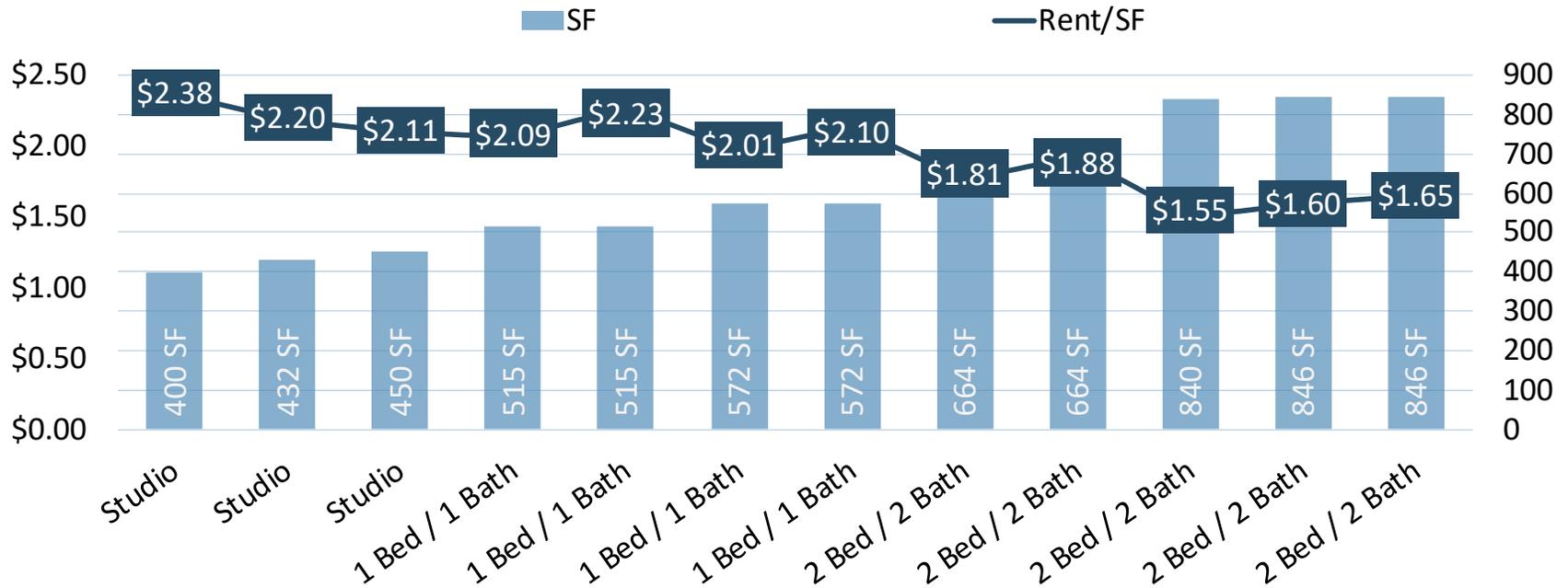
Two-Bedroom | 664-846 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF	Potential Market Rent			
							New Rent	Rent/SF	Premium	% Increase
Copper Mountain	2 Bed / 2 Bath	B1D	18	664	\$1,250	\$1.88	\$1,250	\$1.88	\$0	0.0%
Copper Mountain	2 Bed / 2 Bath	B1	16	664	\$1,200	\$1.81	\$1,200	\$1.81	\$0	0.0%
Keystone	2 Bed / 2 Bath		24	706	\$1,250	\$1.77				
Copper Mountain	2 Bed / 2 Bath	B3D	16	846	\$1,400	\$1.65	\$1,400	\$1.65	\$0	0.0%
Arbors of Killeen	2 Bed / 2 Bath		80	828	\$1,330	\$1.61				
Copper Mountain	2 Bed / 2 Bath	B3	16	846	\$1,350	\$1.60	\$1,350	\$1.60	\$0	0.0%
Keystone	2 Bed / 2 Bath		28	864	\$1,350	\$1.56				
Copper Mountain	2 Bed / 2 Bath	B2D	24	840	\$1,300	\$1.55	\$1,300	\$1.55	\$0	0.0%
Grandon	2 Bed / 1 Bath		32	797	\$1,110	\$1.39				
Grandon	2 Bed / 2 Bath		60	888	\$1,170	\$1.32				
Total / Average			314	815	\$1,264	\$1.55				



Unit Mix

Floorplan	Desc.	Units	SF	% of Units	Rent	Rent/SF	Pro Forma Projections	
							Rent	Rent/SF
Studio	S1	14	400	7%	\$950	\$2.38	\$950	\$2.38
Studio	S2	6	432	3%	\$950	\$2.20	\$950	\$2.20
Studio	S3	10	450	5%	\$950	\$2.11	\$950	\$2.11
1 Bed / 1 Bath	A1	42	515	20%	\$1,075	\$2.09	\$1,075	\$2.09
1 Bed / 1 Bath	A1D	28	515	13%	\$1,150	\$2.23	\$1,150	\$2.23
1 Bed / 1 Bath	A2	12	572	6%	\$1,150	\$2.01	\$1,150	\$2.01
1 Bed / 1 Bath	A2D	12	572	6%	\$1,200	\$2.10	\$1,200	\$2.10
2 Bed / 2 Bath	B1	16	664	7%	\$1,200	\$1.81	\$1,200	\$1.81
2 Bed / 2 Bath	B1D	18	664	8%	\$1,250	\$1.88	\$1,250	\$1.88
2 Bed / 2 Bath	B2D	24	840	11%	\$1,300	\$1.55	\$1,300	\$1.55
2 Bed / 2 Bath	B3	16	846	7%	\$1,350	\$1.60	\$1,350	\$1.60
2 Bed / 2 Bath	B3D	16	846	7%	\$1,400	\$1.65	\$1,400	\$1.65
Total		214	618 SF	100%	\$1,173	\$1.90	\$1,173	\$1.90



Current/Pro Forma

Income	Current/Actual			% Change	Pro Forma		
	T3 Dec 2025	Per Unit	Per SF		Pro Forma	Per Unit	Per SF
Market Rent	\$3,011,400	\$14,072	\$22.77	0.00%	\$3,011,400	\$14,072	\$22.77
Loss to Lease	(\$209,582) 6.96%	(\$979)	(\$1.58)	(42.53%)	(\$120,456) 4.00%	(\$563)	(\$0.91)
Gross Potential Rent	\$2,801,818	\$13,093	\$21.18	3.18%	\$2,890,944	\$13,509	\$21.86
Concessions	(\$84,224) 3.01%	(\$394)	(\$1)	2.97%	(\$86,728) 3.00%	(\$405)	(\$0.66)
Credit Loss	(\$106,722) 3.81%	(\$499)	(\$1)	(18.73%)	(\$86,728) 3.00%	(\$405)	(\$0.66)
Vacancy	(\$206,126) 7.36%	(\$963)	(\$1.56)	(29.87%)	(\$144,547) 5.00%	(\$675)	(\$1.09)
Total Rental Income	\$2,404,746	\$11,237	\$18.18	6.99%	\$2,572,940	\$12,023	\$19.45
Other Income	\$897,308	\$4,193	\$6.78	2.00%	\$915,254	\$4,277	\$6.92
Effective Gross Income	\$3,302,054	\$15,430	\$24.96	5.64%	\$3,488,194	\$16,300	\$26.37
Expenses	T12 Dec 2025	Per Unit	Per SF		Pro Forma	Per Unit	Per SF
Administrative	\$64,603	\$302	\$0.49	2.00%	\$65,895	\$308	\$0.50
Advertising	\$65,649	\$307	\$0.50	2.00%	\$66,962	\$313	\$0.51
Repairs & Maintenance	\$45,641	\$213	\$0.35	2.00%	\$46,554	\$218	\$0.35
Contract Services	\$267,688	\$1,251	\$2.02	2.00%	\$273,041	\$1,276	\$2.06
Payroll	\$339,280	\$1,585	\$2.56	2.00%	\$346,066	\$1,617	\$2.62
Electricity	\$308,382	\$1,441	\$2.33	2.00%	\$314,550	\$1,470	\$2.38
Gas	\$1,305	\$6	\$0.01	2.00%	\$1,332	\$6	\$0.01
Water & Sewer	\$85,474	\$399	\$0.65	2.00%	\$87,183	\$407	\$0.66
Total Variable Expenses	\$1,178,022	\$5,505	\$8.91	2.00%	\$1,201,583	\$5,615	\$9.08
Real Estate Taxes	\$375,415	\$1,754	\$2.84	1.31%	\$380,331	\$1,777	\$2.88
Texas Franchise Tax	\$10,930	\$51	\$0.08	5.64%	\$11,546	\$54	\$0.09
Management Fee (2.54%)	\$83,499	\$390	\$0.63	4.44%	\$87,205 2.50%	\$407	\$0.66
Insurance	\$249,364	\$1,165	\$1.89	(47.67%)	\$130,489	\$610	\$0.99
Replacement Reserves	\$53,500	\$250	\$0.40	0.00%	\$53,500	\$250	\$0.40
Total Fixed Expenses	\$772,707	\$3,611	\$5.84	(14.19%)	\$663,070	\$3,098	\$5.01
Total Expenses	\$1,950,729	\$9,116	\$14.75	(4.41%)	\$1,864,653	\$8,713	\$14.10
NET OPERATING INCOME	\$1,351,325	\$6,315	\$10.22	20.14%	\$1,623,541	\$7,587	\$12.27

Underwriting Notes

Current / Actual

Income

All Income Items Underwritten T3 Dec 2025 Except the Following:

Other Income - T12

Expenses

All Expenses Underwritten T12 Dec 2025 Except the Following:

Administrative - T12 Dec 2025 Excluding: Accounting and Legal, Travel

Real Estate Taxes - Current Tax Assessed Value of \$18,507,667

Texas Franchise Tax - Based on Texas Franchise Tax Rate

Replacement Reserves - \$250 per Unit

Pro Forma / Year One

Income

Market Rent - No Year One Rent Growth

Loss to Lease - 4.0% of Market Rent

Concessions - 3.0% of Gross Potential Income

Credit Loss - 3.0% of Gross Potential Income

Vacancy - 5.0% of Gross Potential Income

Other Income - Increased by 2.0%

Expenses

All Expenses Grown by 2.0% Except the Following:

Real Estate Taxes - Based on Tax Consultant Estimate

Texas Franchise Tax - Based on Texas Franchise Tax Rate

Management Fee - 2.5% of EGI

Insurance - Based on Insurance Indication

Replacement Reserves - \$250 per Unit



Five-Year Cash Flow Model

	Current/Actual					
Income	T3 Dec 2025	Pro Forma	Year 2	Year 3	Year 4	Year 5
Market Rent	\$3,011,400	\$3,011,400	\$3,071,628	\$3,133,061	\$3,227,052	\$3,323,864
Loss to Lease	(\$209,582)	(\$120,456)	(\$61,433)	(\$62,661)	(\$64,541)	(\$66,477)
Gross Potential Rent	\$2,801,818	\$2,890,944	\$3,010,195	\$3,070,399	\$3,162,511	\$3,257,387
Concessions	(\$84,224)	(\$86,728)	(\$60,204)	(\$46,056)	(\$47,438)	(\$48,861)
Credit Loss	(\$106,722)	(\$86,728)	(\$60,204)	(\$30,704)	(\$31,625)	(\$32,574)
Vacancy	(\$206,126)	(\$144,547)	(\$150,510)	(\$153,520)	(\$158,126)	(\$162,869)
Total Rental Income	\$2,404,746	\$2,572,940	\$2,739,278	\$2,840,119	\$2,925,323	\$3,013,083
Other Income	\$897,308	\$915,254	\$933,559	\$952,230	\$971,275	\$990,700
Effective Gross Income	\$3,302,054	\$3,488,194	\$3,672,837	\$3,792,349	\$3,896,598	\$4,003,783
Expenses	T12 Dec 2025	Pro Forma	Year 2	Year 3	Year 4	Year 5
Administrative	\$64,603	\$65,895	\$67,213	\$68,557	\$69,928	\$71,327
Advertising	\$65,649	\$66,962	\$68,301	\$69,667	\$71,060	\$72,481
Repairs & Maintenance	\$45,641	\$46,554	\$47,485	\$48,435	\$49,403	\$50,391
Contract Services	\$267,688	\$273,041	\$278,502	\$284,072	\$289,754	\$295,549
Payroll	\$339,280	\$346,066	\$352,987	\$360,047	\$367,248	\$374,593
Electricity	\$308,382	\$314,550	\$320,841	\$327,258	\$333,803	\$340,479
Gas	\$1,305	\$1,332	\$1,358	\$1,385	\$1,413	\$1,441
Water & Sewer	\$85,474	\$87,183	\$88,927	\$90,705	\$92,520	\$94,370
Total Variable Expenses	\$1,178,022	\$1,201,583	\$1,225,614	\$1,250,127	\$1,275,129	\$1,300,632
Real Estate Taxes	\$375,415	\$380,331	\$387,937	\$395,696	\$403,610	\$411,682
Texas Franchise Tax	\$10,930	\$11,546	\$12,157	\$12,553	\$12,898	\$13,253
Management Fee (2.54%)	\$83,499	\$87,205	\$91,821	\$94,809	\$97,415	\$100,095
Insurance	\$249,364	\$130,489	\$133,098	\$135,760	\$138,476	\$141,245
Replacement Reserves	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500
Total Fixed Expenses	\$772,707	\$663,070	\$678,514	\$692,318	\$705,898	\$719,774
Total Expenses	\$1,950,729	\$1,864,653	\$1,904,128	\$1,942,444	\$1,981,027	\$2,020,406
NET OPERATING INCOME	\$1,351,325	\$1,623,541	\$1,768,709	\$1,849,905	\$1,915,570	\$1,983,377

Offering Procedures

Prospective investors wishing to make an offer are requested to submit:

- Letter of Intent
- Resume and/or Business Letter Indicating Recent or Current Assets Owned and Purchased
- Transaction References
- Banking References
- Source of Equity for Acquisition

Interest Offered

One hundred percent fee simple interest in Copper Mountain, located at: 2501 Bacon Ranch Road, Killeen, Texas 76542

Terms

Copper Mountain is being offered on an all-cash basis, with new financing available.

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 your Marcus&Millichap agent for more details.

Sale 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.

Offer Due Date

The owner of Copper Mountain has requested that all offers be submitted. The call for offers date has yet to be determined.

Communications

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

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus&Millichap.

Interested prospective buyers 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 or nature, expressed or implied, written or oral, other than the special warranty of title contained in the deed. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus&Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBS or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus&Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus&Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the offering memorandum or making an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligation thereunder have been satisfied or waived.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE: Marcus&Millichap Real Estate Investment Services, Inc. (M&M) is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: ZAG0060579, FH20260210.0945

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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Information About Brokerage Services

11-03-2025

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

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 or subagent 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 options or advise 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 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Alec Schenk	TX 741665	Alec.Schenk@MarcusMillichap.com	(972) 755-5182
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

COPPER MOUNTAIN

214 Units | Built in 1985 | Killeen, TX

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