



CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

TEXAS

175-Unit Multifamily Portfolio! 10% CAP RATE! FINANCING AVAILABLE!!!



Lubbock-Odessa-Levelland-Slaton, Texas

Benny Spensieri, Managing Partner

CRES Corp International, LLC

Commercial Real Estate Services

1600 E 8th Avenue, A200, Tampa, FL 33605

844-887-2737 Ext 101 (O) 813-391-1545 (M)

Benny.Spensieri@CRESCorpINTL.com

www.CRESCorpINTL.com



Statement of Confidentiality and Disclaimer

CRES Corp International, LLC (CCI) is assisting 175Doors.com, the Owner of the Properties located in Lubbock & Odessa, TX, with the promotion and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CCI Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any finale, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CCI, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CCI.

Prospective Purchaser _____ Date _____
Print Name _____
Address _____ Phone # _____



INTERNATIONAL

Contents

CONTENTS

Contents

Property Introduction	4
• Photos.....	5
• Property Location Map.....	7
• Financial Projections.....	8
• Demographics.....	9
Commercial Media Services.....	10
CRES Corp International, LLC.....	11



Property Introduction

Lubbock & Odessa, TX - 175-Unit Multifamily Portfolio

Property Introduction

Location: Multiple locations in Lubbock & Odessa, FL (Lubbock & Ector County)

This is an opportunity to purchase 175 rental units. The majority are SFR, with some duplexes, triplexes and quadraplexes. Tenant-base is comprised of long-term, good-standing tenants who pay on time. Many of the rents are averaging 20% below market offering significant upside on top of a great income at purchase.

The individual units are all in great condition and in need of no extensive repairs. The new owner will be able to take over management and continue to increase the rents

This offering includes:

- 175 rental Units Total
- 150 Separate Properties
- 133 Properties located in Lubbock County, 7 located in Odessa, 7 Slaton & 3 Levelland
- 90% Occupancy-Long Term Tenants
- **\$1,795,260 Gross Revenue (2025)**
- **\$687,862 Expenses (Includes Management Expense)**
- **\$1,107,398 NOI (2025)**

Asking Price: \$11M

Financing: Financing has been arranged for this purchase for a qualified borrower. Purchaser must have POF's that indicate liquid capital available for a minimum 20% down payment. Contact David Rivera for further information:

David Rivera

772-607-8304

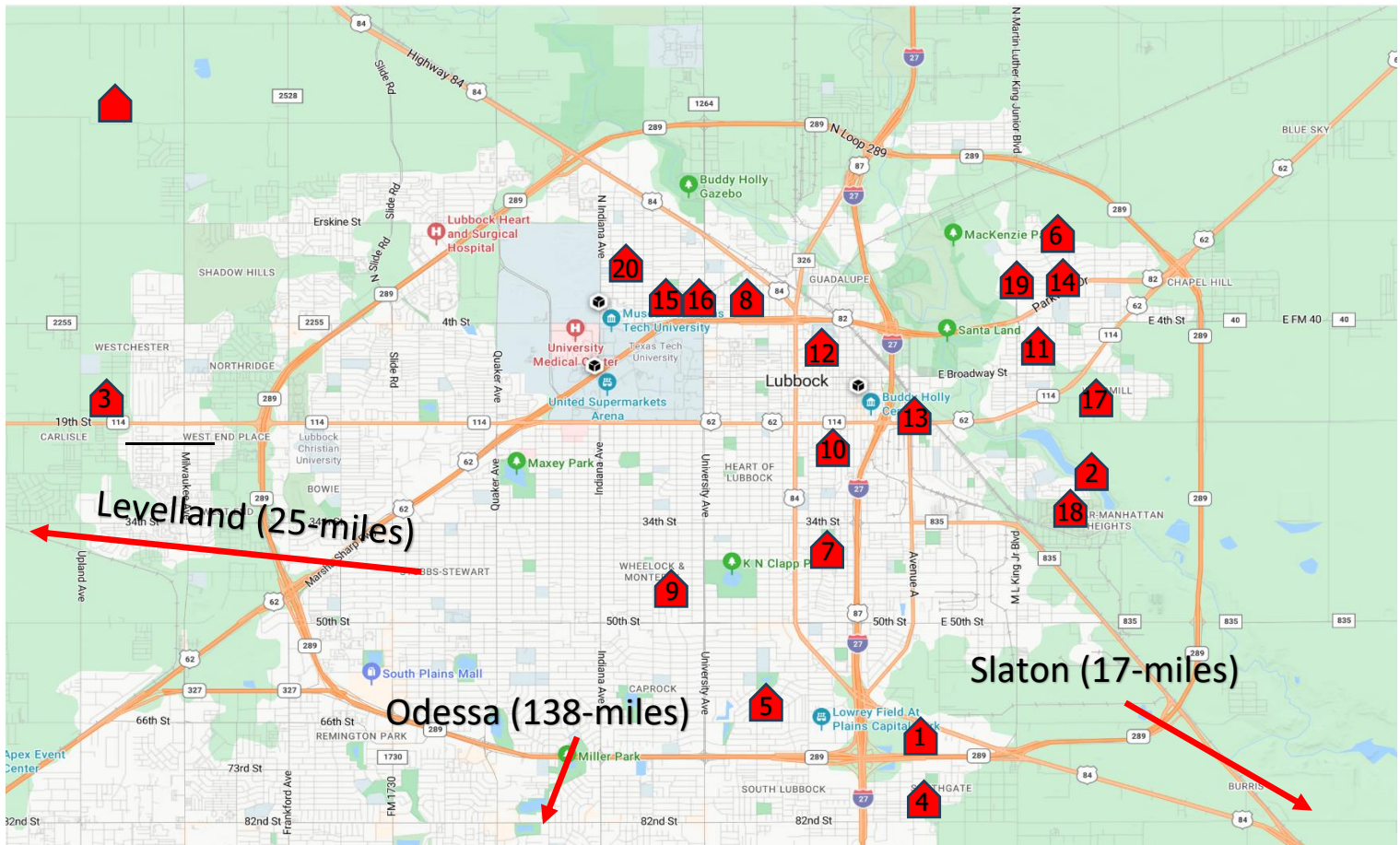
David.Rivera@CRESCorpINTL.com

Management: At the request of the new owner, current property management will continue to manage this portfolio under an agreed upon contract. Management is extremely proficient and will be able to maintain the current business as well as increase annual revenue.

Note: Management fees are already included in the expenses.







1. 910 Slaton Rd, Lubbock
2. 1609 E 29th St, Lubbock
3. 1805 Wasua Ave, Lubbock
4. 112 79th St Lubbock
5. 1901 63rd St, Lubbock
6. 1933 E Colgate St, Lubbock
7. 1312 40th St, Lubbock
8. 2804 Cornell St, Lubbock
9. 4803 Canton Ave, Lubbock
10. 1507 24th St, Lubbock
11. 2008 E 6th St, Lubbock
12. 2105 Ave T, Lubbock
13. 2202 Birch Ave, Lubbock
14. 2605 Parkway Ave, Lubbock
15. 2803 1st Place, Lubbock
16. 2805 1st Place, Lubbock
17. 3417 E 16th St, Lubbock
18. 1718 E 48th St, Lubbock
19. 2601 E Baylor St, Lubbock
20. 15150 Verona Ave, Clearwater

The properties located in Lubbock County are located within 12-miles distance from the farthest property, with the majority located with a 15-mile radius.

20 of the properties located in Lubbock are used as an example

Seven of the properties are located in Odessa, TX which is approximately 138-miles South from Lubbock.

Eight of the properties are located in Slaton, TX which is approximately 17-miles South-East from Lubbock.

Three of the properties are located in Levelland, TX which is approximately 25-miles West from Lubbock.



Financial Projections

These projections are based on a purchase price of \$11M. Year 1 of the below projections are **actual figures, based on 90% occupancy**. The following years include 90% occupancy, a 3% annual increase in Gross Revenue and 3a % increase in annual expenses.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 1,994,733	\$ 2,054,575	\$ 2,116,212	\$ 2,179,699	\$ 2,245,090	\$ 2,312,442	\$ 2,381,816	\$ 2,453,270	\$ 2,526,868	\$ 2,602,674
Less: Vacancy & Credit Losses	(199,473)	(205,457)	(211,621)	(217,970)	(224,509)	(231,244)	(238,182)	(245,327)	(252,687)	(260,267)
Effective Gross Income	\$ 1,795,260	\$ 1,849,117	\$ 1,904,591	\$ 1,961,729	\$ 2,020,581	\$ 2,081,198	\$ 2,143,634	\$ 2,207,943	\$ 2,274,181	\$ 2,342,407
Less: Operating Expenses	(687,862)	(708,498)	(729,753)	(751,645)	(774,195)	(797,421)	(821,343)	(845,983)	(871,363)	(897,504)
Net Operating Income (NOI)	\$ 1,107,398	\$ 1,140,620	\$ 1,174,838	\$ 1,210,083	\$ 1,246,386	\$ 1,283,777	\$ 1,322,291	\$ 1,361,959	\$ 1,402,818	\$ 1,444,903
Less: Annual Debt Service										
CASH FLOW Before Taxes	\$ 1,107,398	\$ 1,140,620	\$ 1,174,838	\$ 1,210,083	\$ 1,246,386	\$ 1,283,777	\$ 1,322,291	\$ 1,361,959	\$ 1,402,818	\$ 1,444,903

Property Resale Analysis										
Projected Sales Price	\$ 11,416,471	\$ 11,758,965	\$ 12,111,734	\$ 12,475,086	\$ 12,849,339	\$ 13,234,819	\$ 13,631,864	\$ 14,040,819	\$ 14,462,044	\$ 14,895,905
Less: Selling Expenses	(342,494)	(352,769)	(363,352)	(374,253)	(385,480)	(397,045)	(408,956)	(421,225)	(433,861)	(446,877)
Adjusted Projected Sales Price	\$ 11,073,977	\$ 11,406,196	\$ 11,748,382	\$ 12,100,834	\$ 12,463,859	\$ 12,837,774	\$ 13,222,908	\$ 13,619,595	\$ 14,028,183	\$ 14,449,028
Less: Mortgage(s) Balance Payoff										
SALE PROCEEDS Before Taxes	\$ 11,073,977	\$ 11,406,196	\$ 11,748,382	\$ 12,100,834	\$ 12,463,859	\$ 12,837,774	\$ 13,222,908	\$ 13,619,595	\$ 14,028,183	\$ 14,449,028

Cash Position										
Cash Generated in Current Year	\$ 1,107,398	\$ 1,140,620	\$ 1,174,838	\$ 1,210,083	\$ 1,246,386	\$ 1,283,777	\$ 1,322,291	\$ 1,361,959	\$ 1,402,818	\$ 1,444,903
Cash Generated in Previous Years	n/a	1,107,398	2,248,017	3,422,856	4,632,939	5,879,325	7,163,102	8,485,393	9,847,352	11,250,171
Cash Generated from Property Sale	11,073,977	11,406,196	11,748,382	12,100,834	12,463,859	12,837,774	13,222,908	13,619,595	14,028,183	14,449,028
Original Initial Investment	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)	(11,000,000)
Total Potential CASH Generated	\$ 1,181,375	\$ 2,654,214	\$ 4,171,238	\$ 5,733,773	\$ 7,343,183	\$ 9,000,877	\$ 10,708,301	\$ 12,466,947	\$ 14,278,354	\$ 16,144,102

Financial Measurements	FMV EOY - Debt EOY									
Capitalization Rate Based on Cost	10.07%	10.37%	10.68%	11.00%	11.33%	11.67%	12.02%	12.38%	12.75%	13.14%
Capitalization Rate Based on Resale Price	9.70%	9.70%	9.70%	9.70%	9.70%	9.70%	9.70%	9.70%	9.70%	9.70%
Break-Even Ratio	34.48%	34.48%	34.48%	34.48%	34.48%	34.48%	34.48%	34.48%	34.48%	34.48%
Operating Expense Ratio	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
Return on Equity (ROE)	10.74%	13.30%	13.30%	13.30%	13.30%	13.30%	13.30%	13.30%	13.30%	13.30%
Cash-on-Cash Return - Before Taxes	10.07%	10.37%	10.68%	11.00%	11.33%	11.67%	12.02%	12.38%	12.75%	13.14%



Area Demographics

10-Mile Radius

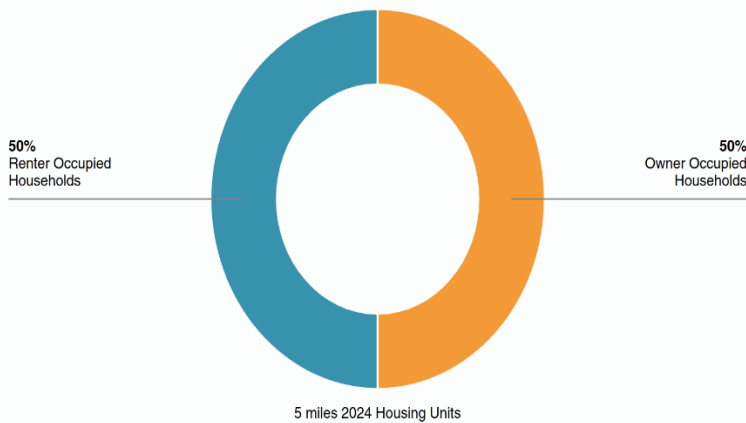
Population

	2 miles	5 miles	10 miles
2020 Population	34,077	155,604	277,209
2024 Population	34,381	158,230	288,529
2029 Population Projection	36,419	167,829	307,273
Annual Growth 2020-2024	0.2%	0.4%	1.0%
Annual Growth 2024-2029	1.2%	1.2%	1.3%
Median Age	32.4	32.8	32.6
Bachelor's Degree or Higher	17%	27%	31%
U.S. Armed Forces	71	201	323

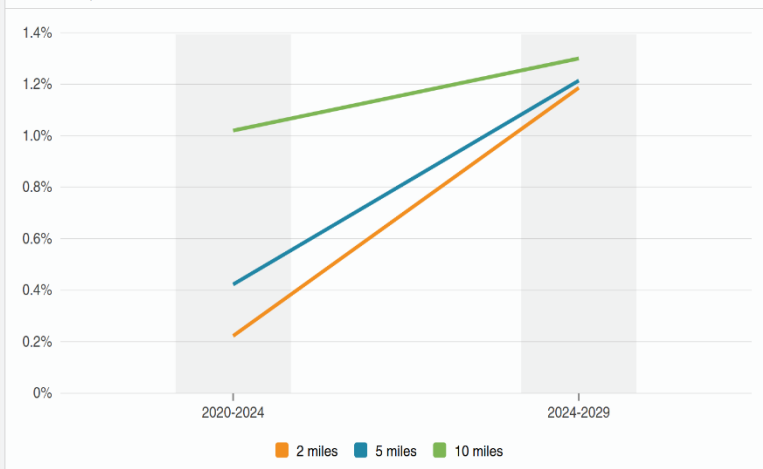
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$61,418	\$75,019	\$82,174
Median Household Income	\$45,152	\$51,055	\$58,224
< \$25,000	3,388	17,455	27,432
\$25,000 - 50,000	3,502	13,736	22,151
\$50,000 - 75,000	1,986	10,104	19,440
\$75,000 - 100,000	1,865	7,454	14,252
\$100,000 - 125,000	1,107	5,236	11,119
\$125,000 - 150,000	399	2,218	4,868
\$150,000 - 200,000	287	2,788	6,037
\$200,000+	319	4,404	9,008

Housing Occupancy



Annual Population Growth



COMMERCIAL REAL ESTATE



MEDIA SERVICES

**TURN YOUR PROPERTY INTO A
COMMERCIAL REAL ESTATE SHOW!**

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576 Benny Spensieri: 813-391-1545



Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our Clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.