

**CRES CORP
INTERNATIONAL™**

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

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Commercial Real Estate Services

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

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

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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 quadplexes. 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:

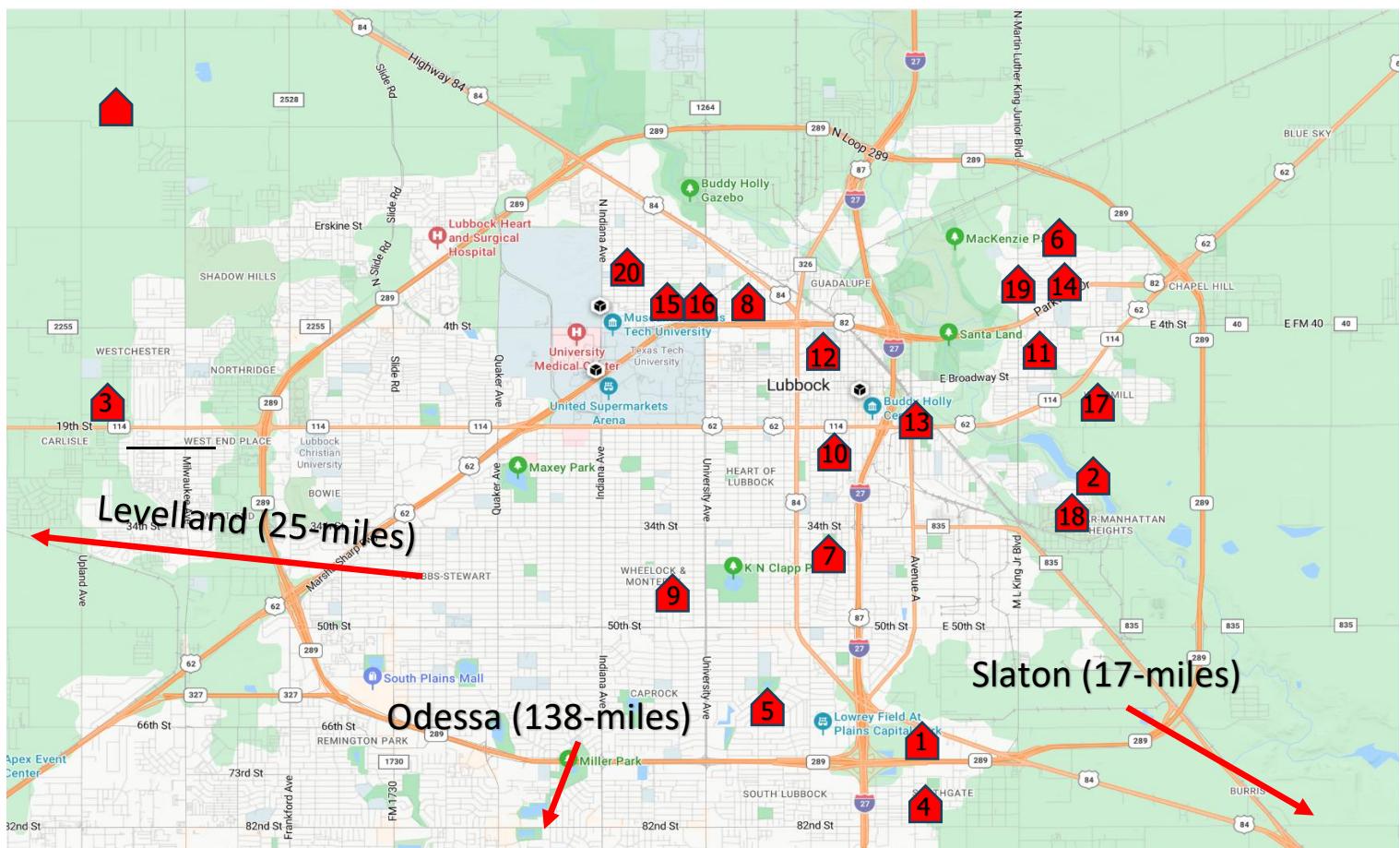
David Rivera
772-607-8304
David.Rivera@CRESCorpINTL.com

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.

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 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 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 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|
| 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 | Hide/Unhide Ratios | | | | | | | | |
|---|--------------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 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

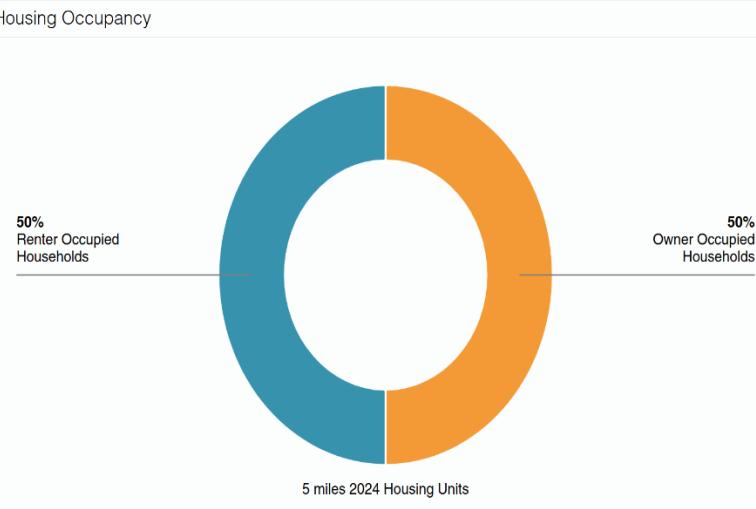
Population

| | 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 |

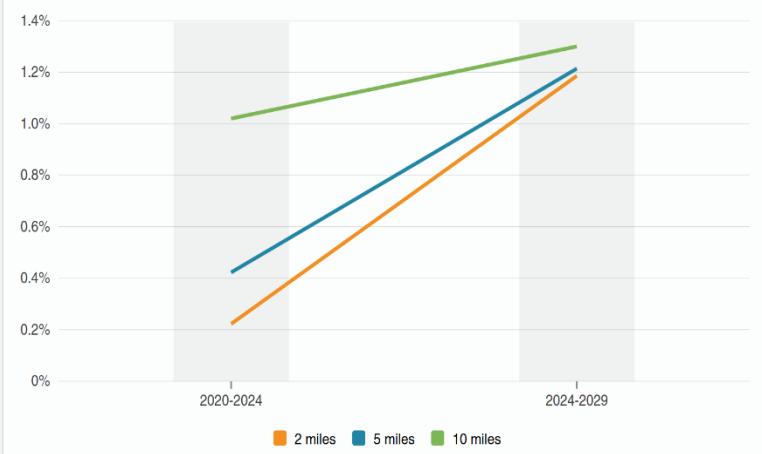
Income

| | 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

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- 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.