The GO Getters
multifamily real estate team

OFFERING MEMORANDUM

KW COMMERCIAL

Presented By:

INVESTMENT SALES

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MARKETING

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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.

KW COMMERCIAL | The GO Getters multifamily real estate team

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PROPERTY

Address	300 Madison Ave
Market	Childress
# of Units	80
Year Built	2000
Average Unit Size	696
Net Rentable Area	22,272
# of Stories	2
# of Buildings	5 Apartment, 1 Office

TAX INFORMATION — Childress CAD

Parcel ID	R19898
Current Assessed Value (2024)	$2,182,179
Improvement Allocation	84%
Tax Rate	2.25%
Land Area	7.7 Acres

MECHANICAL

HVAC	Individual HVAC
Electricity	Individually Metered
Type of Wiring	Copper
Hot Water	Individual Electric

CONSTRUCTION

Style	Garden
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick and Hardi
Roof	Pitched Composition
Parking	Ashpalt

LAUNDRY

Washer/Dryer Connections	In Each Unit
Contracted Company	None
Contract Term Remaining	None

UTILITIES/PAID BY

Electricity	Separately Metered, paid by tenant
Water and Sewer	Owner
Trash	Owner
Gas	None
Telephone	Owner
Cable	Owner
Internet	Owner

FEES & DEPOSITS

Application Fee	$25
Administrative Fee	$100
Security Deposit	$300
Non-Refundable Pet Fee	$500
Refundable Pet Deposit	$250
Monthly Pet Rent	$100
Month-to-Month Lease Fee	$50

COMMUNITY AMENITIES

- Pool
- Fitness Room

APARTMENT FEATURES

- Vinyl Plank Flooring
- In unit washer/dryer connections

PERSONNEL

Management Company	Owner Managed
Leasing Office	On-Site
Maintenance	On-Site

SCHOOLS

Elementary	Childress Elementary School
Junior High	Childress Junior High School
High School	Childress High School
Colleges and Universities	Clarendon College - Childress Center

Madison Chase is a very well-kept 80 unit property built in 2000. It's the newest, and only market-rate apartment complex in Childress. Rents are currently lower than most of the other properties in town, which are tax credit and subsidized. There is significant opportunity to increase rents since it's the nicest place in town and maintains high occupancy!

Highlights

Opportunity to increase rents above competition, which are subsidized and tax credit properties.

Only $43,750/unit for 2000 construction!!!

Value add opportunities:

- Start billing back for water/sewer/trash
- Water conservation project to lower water bill
- Market demographics support higher rents

Performance Metrics

Projected 5 Year Average Cash on Cash Return	10.6%
Projected 5 Year Levered IRR	21.6%
Projected Value Add IRR	33.2%
Projected Value Add	$2,415,000

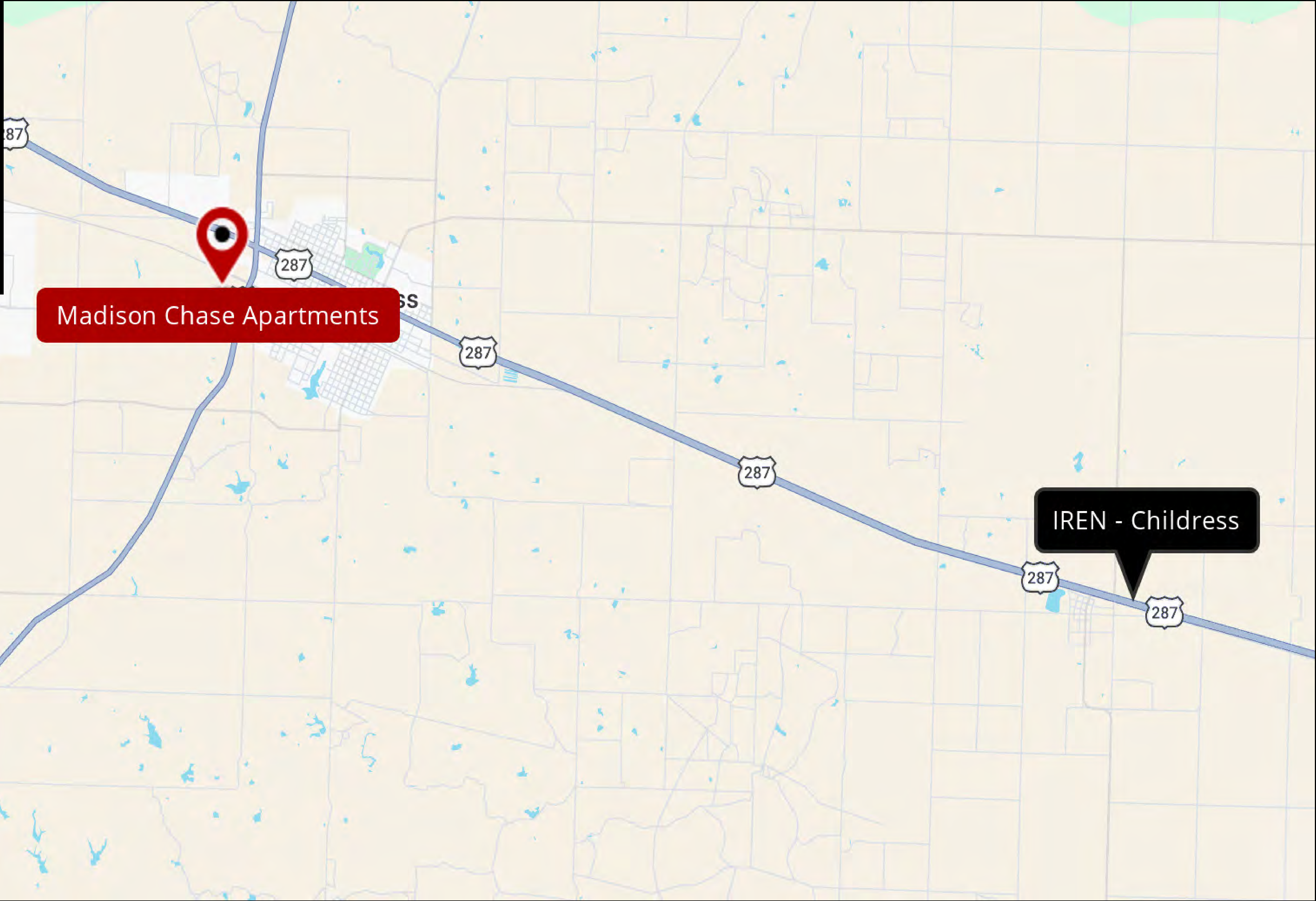
Improvement	Units Available for Upgrade	Initial Investment		Monthly Additional Potential Cash Flow		Additional Capitalized Value	ROI
		Per Unit	*Total*	*Per Unit*	*Total*		
Rent Premium on upgraded unit	80	$3,500	$280,000	$50	$4,000	$685,714	17%
Covered Parking	80	$1,500	$120,000	$25	$2,000	$342,857	20%
Rent Washer/Dryers to tenant	80	$1,000	$80,000	$50	$4,000	$685,714	60%
Total Value Add Potential		**$6,375**	**$510,000**	**$176**	**$14,083**	**$2,414,240**	**33%**
Cap Rate							**7.0%**
Breakeven in Months							**36**

	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Cash Flow without Value Add	-$860,907	$57,101	$66,075	$74,294	$82,759	$91,479
Additional Cash Flow with Value Add	-$510,000	$0	$168,997	$168,997	$168,997	$168,997
Projected Cash on Cash Return		6.6%	7.7%	8.6%	9.6%	10.6%
Cash on Cash Return with Value Add		4.2%	17.1%	17.7%	18.4%	19.0%
Projected Sales Proceeds		$1,134,764	$1,287,404	$1,432,336	$1,583,032	$1,739,764
Sales Proceeds with Value Add		$1,134,764	$3,532,647	$3,677,579	$3,828,275	$3,985,007
Projected IRR						**21.6%**
Projected IRR w/ Value Add						**33.2%**

RETAIL SUMMARY

Childress is located at the intersection of Highways 287 and 62 and is about halfway between Amarillo and Wichita Falls, TX. The population of Childress is a little over 6,000. Because of its location, close to 31,000 vehicles per day go through Childress (childresstexas.com). There are several restaurants, hotels, and businesses in town. The property is located next to a Wal Mart, Holiday Inn, Tractor Supply, and McDonald's. It's less than a mile away from a Starbucks. There's also a regional Medical Center a few blocks away. The IREN data center is being built east of town, and the new Childress Hall luxury golf course is also under construction.

LOCATION HIGHLIGHT



Childress serves as the economic center of the southeastern Texas Panhandle, strategically positioned at the intersection of U.S. Highways 287, 83, and 62. Known as the "Gateway to the Panhandle," the city's economy benefits from a diverse employment base anchored by healthcare, education, government services, and agriculture.

5,812	35.1	2.5%	-0.04%
Population	Median Age	2025 Unemployment Rate	2024-2029 Population: Annual Growth Rate

With a regional draw extending into Southwest Oklahoma, Childress functions as the retail, healthcare, and service hub for a five-county area. The market enjoys exceptional connectivity, with over 31,000 vehicles traveling through town daily on major thoroughfares that link the region to destinations across the country. The city's mid-continent location makes it ideally positioned for commerce and shipping, with easy access to both coasts.

Named for George C. Childress, author of the Texas Declaration of Independence, the city has evolved from its railroad heritage into an economically progressive community. With a median age of 35.6 years and a workforce characterized by strong rural values, Childress offers employers a capable, reliable labor pool. The city combines small-town atmosphere with modern infrastructure, including robust digital connectivity for business operations. Recent investments in healthcare facilities and community amenities signal continued commitment to growth and quality of life for residents and businesses alike.

$124,625	$56,068	2.40
Median Home Value	Median Household Income	Household Size
33.2%	**19.4%**	**625**
% Rentals	Vacant Housing Units	Rental Unit Demand

Childress Regional Medical Center

The critical access hospital serves as the primary healthcare provider for 30,000 residents across a five county area. Recognized as a Level IV Trauma Center by the Texas Department of State Health Services, CRMC offers comprehensive services including surgical, obstetrical, radiology, and rehabilitation care. The facility operates 24-hour emergency services with a paramedic ambulance service, reinforcing Childress's position as the regional healthcare destination.

Childress Independent School District

The school district serves approximately 1,116 students across elementary, middle, and high school campuses with an annual operating budget of approximately $10 million. Consistently recognized by the Texas Education Agency for educational excellence, CISD provides quality instruction while serving as a major local employer for educators and support staff.

Agriculture & Agribusiness

Childress remains an important agribusiness center, as evidenced by multiple cotton gins and grain elevators serving the region. The area's agricultural heritage continues to drive economic activity, with local farms and ranches contributing to both the regional and global food and fiber markets. The first commercially producing oil well in the area was drilled in 1961, adding energy production to the local economy.

CITY OF CHILDRESS
FULL STEAM AHEAD

Madison Chase

300 Madison Ave

Property Overview	
Units	80
Occupancy	92%
Year Built	2000
Utilities	Tenants pay electric, Owner pays water/sewer/trash

Unit Type	No. of Units	Avg. SF	Asking Rent	Rent/SF	Proforma Rent	Rent/SF
1 Bed / 1 Bath	32	696	$749	$1.08	$800	$1.15
2 Bed / 2 Bath	40	946	$849	$0.90	$900	$0.95
3 Bed / 2 Bath	8	1,096	$949	$0.87	$1,000	$0.91
Totals / Avg.	**80**	**861**	**$819**	**$0.95**	**$870**	**$1.01**

GPR	**$786,240**	**$835,200**
GPR / Month	**$65,520**	**$69,600**










COMPARABLE RENTAL PROPERTIES

Property	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
1 Madison Crossing - Vernon	2000					
		1 Bed / 1 Bath	32	696	$ 749	$ 1.08
		2 Bed / 1 Bath	56	964	$ 849	$ 0.88
		3 Bed / 2 Bath	24	1,096	$ 949	$ 0.87
		Total/Avg.	112	916	$ 842	$ 0.92
2 Fairview Manor	2004					
		1 Bed / 1 Bath	16	550	$ 767	$ 1.39
		2 Bed / 1 Bath	32	950	$ 1,010	$ 1.06
		Total/Avg.	48	817	$ 929	$ 1.14
3 Greenview Apartments	1993					
		1 Bed / 1 Bath	26	750	$ 923	$ 1.23
		2 Bed / 1 Bath	6	1,000	$ 1,103	$ 1.10
		Total/Avg.	32	797	$ 957	$ 1.20
4 Childress Manor	2023					
		1 Bed / 1 Bath	20	750	$ 812	$ 1.08
		2 Bed / 2 Bath	22	1,000	$ 917	$ 0.92
		3 Bed / 1.5 Bath	8	1,250	$ 1,048	$ 0.84
		Total/Avg.	50	940	$ 896	$ 0.95
* Madison Chase	2000					
		1 Bed / 1 Bath	32	696	$ 749	$ 1.08
		2 Bed / 2 Bath	40	946	$ 849	$ 0.90
		3 Bed / 2 Bath	8	1,096	$ 949	$ 0.87
		Total/Avg.	80	861	$ 819	$ 0.95

One-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Greenview Apartments	1993	1 Bed / 1 Bath	26	750	$ 923	$ 1.23
Childress Manor	2023	1 Bed / 1 Bath	20	750	$ 812	$ 1.08
Fairview Manor	2004	1 Bed / 1 Bath	16	550	$ 767	$ 1.39
Madison Crossing - Vernon	2000	1 Bed / 1 Bath	32	696	$ 749	$ 1.08
Madison Chase	2000	1 Bed / 1 Bath	32	696	$ 749	$ 1.08
Totals/Averages			94	698	$ 814	$ 1.17

Two-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Greenview Apartments	1993	2 Bed / 1 Bath	6	1,000	$ 1,103	$ 1.10
Fairview Manor	2004	2 Bed / 1 Bath	32	950	$ 1,010	$ 1.06
Childress Manor	2023	2 Bed / 2 Bath	22	1,000	$ 917	$ 0.92
Madison Crossing - Vernon	2000	2 Bed / 1 Bath	56	964	$ 849	$ 0.88
Madison Chase	2000	2 Bed / 2 Bath	40	946	$ 849	$ 0.90
Totals/Averages			116	969	$ 919	$ 0.95

Three-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Childress Manor	2023	3 Bed / 1.5 Bath	8	1,250	$ 1,048	$ 0.84
Madison Crossing - Vernon	2000	3 Bed / 2 Bath	24	1,096	$ 949	$ 0.87
Madison Chase	2000	3 Bed / 2 Bath	8	1,096	$ 949	$ 0.87
Totals/Averages			32	1,135	$ 974	$ 0.86

	Feb T12	Feb T6	Feb T3	Stabilized		
Rental Income						
Gross Potential Rent	$ 786,240	$ 786,240	$ 786,240	$ 835,200	Projected	
Economic Vacancy	$ (53,658)	$ (58,397)	$ (51,334)	$ (91,872)	11.0%	
Concessions	$ (33,026)	$ (27,170)	$ (33,376)	$ -		remove concessions for employees
Net Rental Income	**$ 699,556**	**$ 700,673**	**$ 701,530**	**$ 743,328**		
Utility Reimbursement	$ -	$ -	$ -	$ 91,869	75.0%	water, sewer, and trash bill current %: 0%
MTM Charges	$ 750	$ 1,500	$ 1,800	$ 750	T12	
Cleaning	$ 1,591	$ 782	$ 1,564	$ 1,591	T12	
App Fees	$ 5,340	$ 3,450	$ 4,900	$ 5,340	T12	
Late Fees	$ 6,553	$ 7,247	$ 8,176	$ 6,553	T12	
Pet Fees	$ 1,400	$ 1,400	$ 2,800	$ 1,400	T12	
Reletting Fees	$ 2,121	$ 1,208	$ 1,200	$ 2,121	T12	
Misc. Other Income	$ 3,327	$ 3,508	$ 2,936	$ 3,327	T12	
Total Other Income	**$ 21,081**	**$ 19,095**	**$ 23,376**	**$ 112,950**		
Gross Operating Income	**$ 720,638**	**$ 719,768**	**$ 724,906**	**$ 856,278**		
Operating Expenses						
Admin	$ 20,830	$ 18,855	$ 20,080	$ 20,000	$250	per unit
Contract Services	$ 8,293	$ 4,539	$ 3,597	$ 8,293	T12	
Payroll	$ 151,327	$ 138,871	$ 146,010	$ 112,000	$1,400	per unit
Repairs & Maintenance	$ 59,085	$ 72,147	$ 89,830	$ 56,000	$700	per unit
Management Fee	$ 30,000	$ 30,000	$ 30,000	$ 34,251	4%	
Property Taxes	$ 37,321	*$ 37,321*	*$ 37,321*	$ 51,097	65%	sales price * tax rate
Insurance	$ 147,135	*$ 147,135*	*$ 147,135*	$ 65,000		ACV estimate
Landscaping	$ 12,677	$ 14,369	$ 12,543	$ 12,677	T12	
Turnover	$ 6,690	$ 6,103	$ 7,810	$ 6,690	T12	
Renter's Insurance	$ 8,067	$ 8,142	$ 8,133	$ -		start billing residents
Electric - Common	$ 9,274	$ 8,147	$ 9,091	$ 9,552	T12 + 3%	
Electric - Vacant	$ 3,964	$ 2,729	$ 4,219	$ 4,083	T12 + 3%	
Water & Sewer	$ 118,924	$ 123,508	$ 118,093	$ 122,492	T12 + 3%	
Replacement Reserves	$ -	$ -	$ -	$ 16,000	$200	per unit
Total Operating Expenses	**$ 613,589**	**$ 611,867**	**$ 633,861**	**$ 518,136**		
Net Operating Income (NOI)	**$ 107,049**	**$ 107,901**	**$ 91,046**	**$ 338,142**		

Month: Feb	T12	T6	T3	Proforma
Economic Occupancy	89%	89%	89%	89%
Other Income	3%	2%	3%	14%
Gross Income	92%	92%	92%	103%
Expenses	78%	78%	81%	62%
NOI	14%	14%	12%	40%

Income	Feb T3 Rent / T12 Other	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Gross Potential Rent	**$786,240**	**100.0%**	**$9,828**	**$835,200**	**100.0%**	**$10,440**
Economic Vacancy	-$51,334	-6.5%	-$642	-$91,872	-11.0%	-$1,148
Net Rental Income	**$701,530**	**89.2%**	**$8,769**	**$743,328**	**89.0%**	**$9,292**
Utility Reimbursement	$0	0.0%	$0	$91,869	11.0%	$1,148
MTM Charges	$750	0.1%	$9	$750	0.1%	$9
Cleaning	$1,591	0.2%	$20	$1,591	0.2%	$20
App Fees	$5,340	0.7%	$67	$5,340	0.6%	$67
Late Fees	$6,553	0.8%	$82	$6,553	0.8%	$82
Pet Fees	$1,400	0.2%	$18	$1,400	0.2%	$18
Reletting Fees	$2,121	0.3%	$27	$2,121	0.3%	$27
Misc. Other Income	$3,327	0.4%	$42	$3,327	0.4%	$42
Total Other Income	**$21,081**	**2.7%**	**$264**	**$112,950**	**13.5%**	**$1,412**
Total Operating Income	**$722,611**	**91.9%**	**$9,033**	**$856,278**	**102.5%**	**$10,703**

Expenses	T12	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Admin	$20,830	2.6%	$260	$20,000	2.4%	$250
Contract Services	$8,293	1.1%	$104	$8,293	1.0%	$104
Payroll	$151,327	19.2%	$1,892	$112,000	13.4%	$1,400
Repairs & Maintenance	$59,085	7.5%	$739	$56,000	6.7%	$700
Management Fee	$30,000	3.8%	$375	$34,251	4.1%	$428
Property Taxes	$37,321	4.7%	$467	$51,097	6.1%	$639
Insurance	$147,135	18.7%	$1,839	$65,000	7.8%	$813
Landscaping	$12,677	1.6%	$158	$12,677	1.5%	$158
Turnover	$6,690	0.9%	$84	$6,690	0.8%	$84
Electric - Common	$9,274	1.2%	$116	$9,552	1.1%	$119
Electric - Vacant	$3,964	0.5%	$50	$4,083	0.5%	$51
Water & Sewer	$118,924	15.1%	$1,487	$122,492	14.7%	$1,531
Replacement Reserves	$0	0.0%	$0	$16,000	1.9%	$200
Total Expenses	**$613,589**	**78.0%**	**$7,670**	**$518,136**	**62.0%**	**$6,477**
Net Operating Income	**$109,022**	**13.9%**	**$1,363**	**$338,142**	**40.5%**	**$4,227**

Income	Feb T3 Rent / T12 Other	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	$ 786,240	$ 835,200	$ 835,200	$ 860,256	$ 886,064	$ 912,646
Economic Vacancy	$ (51,334)	$ (91,872)	$ (125,280)	$ (129,038)	$ (132,910)	$ (136,897)
Concessions	$ (33,376)	$ -	$ -	$ -	$ -	$ -
Net Rental Income	**$ 701,530**	**$ 743,328**	**$ 709,920**	**$ 731,218**	**$ 753,154**	**$ 775,749**
Utility Reimbursement	$ -	$ 36,748	$ 94,625	$ 97,464	$ 100,388	$ 103,399
App Fees	$ 5,340	$ 5,340	$ 5,340	$ 5,340	$ 5,340	$ 5,340
Late Fees	$ 6,553	$ 6,553	$ 6,553	$ 6,553	$ 6,553	$ 6,553
Pet Fees	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400
Reletting Fees	$ 2,121	$ 2,121	$ 2,121	$ 2,121	$ 2,121	$ 2,121
Misc. Other Income	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327	$ 3,327
Total Other Income	**$ 21,081**	**$ 57,829**	**$ 115,706**	**$ 118,545**	**$ 121,469**	**$ 124,480**
Total Operating Income	**$ 722,611**	**$ 801,157**	**$ 825,626**	**$ 849,763**	**$ 874,623**	**$ 900,229**
Expenses	**T12**					
Admin	$ 20,830	$ 20,000	$ 20,600	$ 21,218	$ 21,855	$ 22,510
Contract Services	$ 8,293	$ 8,293	$ 8,542	$ 8,798	$ 9,062	$ 9,334
Payroll	$ 151,327	$ 112,000	$ 115,360	$ 118,821	$ 122,385	$ 126,057
Repairs & Maintenance	$ 59,085	$ 56,000	$ 57,680	$ 59,410	$ 61,193	$ 63,028
Management Fee	$ 30,000	$ 32,046	$ 33,025	$ 33,991	$ 34,985	$ 36,009
Property Taxes	$ 37,321	$ 51,097	$ 52,630	$ 54,209	$ 55,835	$ 57,510
Insurance	$ 147,135	$ 65,000	$ 66,950	$ 68,959	$ 71,027	$ 73,158
Landscaping	$ 12,677	$ 12,677	$ 13,058	$ 13,449	$ 13,853	$ 14,269
Turnover	$ 6,690	$ 6,690	$ 6,891	$ 7,098	$ 7,311	$ 7,530
Electric - Common	$ 9,274	$ 9,552	$ 9,839	$ 10,134	$ 10,438	$ 10,751
Electric - Vacant	$ 3,964	$ 4,083	$ 4,206	$ 4,332	$ 4,462	$ 4,596
Water & Sewer	$ 118,924	$ 122,492	$ 126,167	$ 129,952	$ 133,850	$ 137,866
Replacement Reserves	$ -	$ 16,000	$ 16,480	$ 16,974	$ 17,484	$ 18,008
Total Expenses	**$ 613,589**	**$ 515,931**	**$ 531,426**	**$ 547,344**	**$ 563,739**	**$ 580,625**
Net Operating Income	**$ 109,022**	**$ 285,226**	**$ 294,200**	**$ 302,419**	**$ 310,884**	**$ 319,604**

	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	**$ 109,022**	**$ 285,226**	**$ 294,200**	**$ 302,419**	**$ 310,884**	**$ 319,604**
Cash Flows						
Annual Debt Service		$ 228,125	$ 228,125	$ 228,125	$ 228,125	$ 228,125
Cash Flow		$ 57,101	$ 66,075	$ 74,294	$ 82,759	$ 91,479
Debt Paydown						
Loan Paydown		$ 31,237	$ 33,412	$ 35,738	$ 38,227	$ 40,889
Sales Analysis						
Projected Sales Price		$ 4,074,656	$ 4,202,858	$ 4,320,271	$ 4,441,205	$ 4,565,768
Cost of Sale		$ 285,226	$ 294,200	$ 302,419	$ 310,884	$ 319,604
Loan Balance		$ 2,899,763	$ 2,866,351	$ 2,830,612	$ 2,792,386	$ 2,751,497
Refunded Reserves and Prepaids		$ 245,097	$ 245,097	$ 245,097	$ 245,097	$ 245,097
Sales Proceeds		$ 1,134,764	$ 1,287,404	$ 1,432,336	$ 1,583,032	$ 1,739,764
Return Metrics						
DSCR	0.48	1.25	1.29	1.33	1.36	1.40
Cap Rate / Yield on Cost	3.1%	8.1%	8.4%	8.6%	8.9%	9.1%
Total Return		10.3%	11.6%	12.8%	14.1%	15.4%
Equity Multiple		1.4	1.6	1.9	2.2	2.5
Cash on Cash Return		6.6%	7.7%	8.6%	9.6%	10.6%
Average Cash on Cash Return		6.6%	7.2%	7.6%	8.1%	8.6%
Unlevered IRR		14.8%	12.6%	11.7%	11.3%	11.1%
Levered IRR		38.4%	28.7%	24.9%	22.9%	21.6%
Assumptions:						
Rental and Other Income Growth				3.0%	3.0%	3.0%
Utility Reimbursement %		30.0%	75.0%	75.0%	75.0%	75.0%
Economic Vacancy		11.0%	15.0%	15.0%	15.0%	15.0%
Expense Growth		3.0%	3.0%	3.0%	3.0%	3.0%
Property Tax Assessment %		65.0%	65.0%	65.0%	65.0%	65.0%
Exit Cap Rate		7.0%	7.0%	7.0%	7.0%	7.0%
Cost of Sale		7.0%	7.0%	7.0%	7.0%	7.0%

Contract Purchase Price	$	3,500,000
Initial Improvements	$	-
Reserves and Prepaid Expenses	$	245,097
Closing Costs	$	46,810

Price/Unit	$43,750
Price/SF	$51
GRM	4.5
Current Cap Rate	3.1%
Proforma Cap Rate	9.7%
5 Yr IRR	21.6%
5 Yr Avg Cash on Cash	8.6%

Improvements, Reserves, and Prepaids

Operating Reserves	$	129,000
Tax and Insurance Prepaids	$	116,097

Closing Costs

Loan Origination Fee	$	29,310
Title	$	8,750
Legal	$	8,750

Total Cost	**$**	**3,791,907**
Initial Investment	**$**	**860,907**
Down Payment as % of Cost		23%

Investment Hold Period **5** **years**

Proposed Financing

Credit Union

Loan to Value:	84%
Loan Amount:	$2,931,000
Interest Rate:	6.75%
Amortization:	360
Term:	5
Years of Interest Only:	-
Loan Starting Year:	1
Amortized Monthly Payment:	$19,010
Annual Debt Service:	$228,125

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Lubbock in compliance with all applicable fair housing and equal opportunity laws.

11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 dudes 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:
    - 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 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.

Keller Williams Realty	**0494693**	**pamtitzell@kw.com**	**(806)773-0088**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Pam Titzell	**0465722**	**PamTitzell@kw.com**	**(806)773-0088**
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

The GO Getters
multifamily real estate team

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