WILSON STREET

APARTMENTS

TEXAS MULTIFAMILY

10-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

607 W Wilson St. Borger, TX 79007

COLDWELL BANKER COMMERCIAL CAPITAL ADVISORS

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 Taylor Tucker or Chase Tucker at the mailing address, email and/or fax number listed below.

CONTACT THE TEAM:

CBC TEXAS MULTIFAMILY TEAM
4918 S. Loop 289
Lubbock, TX 79424
T. 806.793.0888
F. 806.793.7114

Chase Tucker, CCIM
chase@texasmt.com
T 806.470.4988*

Laine Torres
laine@cbclubbock.com
T 806.784.3250

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INFORMATION ON BROKERAGE RELATIONSHIPS

COLDWELL BANKER COMMERCIAL CAPITAL ADVISORS

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

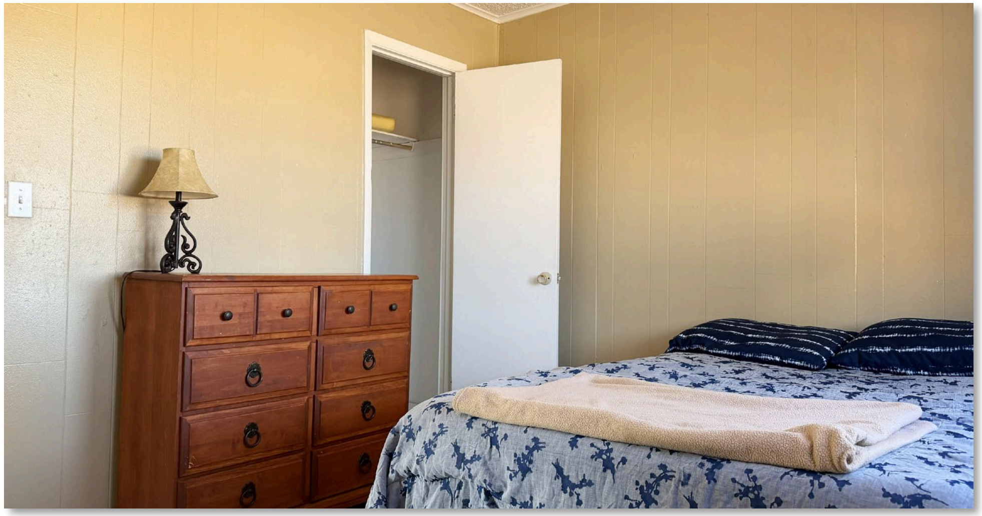
INTRODUCTION

The Texas Multifamily Team at Coldwell Banker Commercial Capital Advisors is pleased to present the exclusive opportunity to acquire Wilson Street Apartments, a 10-unit multifamily community located at 607 W. Wilson Street in Borger, Texas. Situated on approximately 0.54 acres, this single-story property offers investors a stable workforce housing asset in one of the Texas Panhandle's established communities. The property consists of ten two-bedroom apartment units and benefits from convenient access to local employers, retail services, schools, and healthcare facilities.

Wilson Street Apartments presents an opportunity to acquire a well-positioned multifamily investment with the potential to generate dependable cash flow while providing affordable housing in a market supported by the region's energy, industrial, and healthcare sectors. The property's practical unit mix and accessible location make it attractive to a broad tenant base seeking quality housing with convenient access to everyday amenities.

Whether an investor is seeking a stabilized income-producing asset or a value-enhancement opportunity through continued operational improvements, Wilson Street Apartments offers an attractive addition to a multifamily investment portfolio in the Texas Panhandle.

PROPERTY INFORMATION	
PROPERTY ADDRESS	SEE UNIT MIX
NUMBER OF UNITS	10
YOC	1950
AVERAGE UNIT SIZE	580 Sq, Ft.



PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY ADDRESS	SEE UNIT MIX
NUMBER OF UNITS	10
YOC	1950
AVERAGE UNIT SIZE	580 SQ FT

PERSONNEL OVERVIEW

Manager	1
Leasing Consultants	0
Maintenance Technicians	0
TOTAL	**1**

UTILITIES

HVAC	Paid by Tenant
Hot Water	Paid by Tenant
Water	Paid by Landlord
Electric	Paid by Tenant
Trash/Sewer	Paid by Landlord

PROPERTY INFORMATION (CONTINUED)

Number of Buildings	3 total buildings
Directions to the Property	**Rick Husband Amarillo International Airport (AMA)** 55-60 Minute Drive Time to Property Exit Rick Husband Amarillo International Airport (AMA) and follow Airport Boulevard to Interstate 40 West. Continue west on I-40 and take US-287 North toward Dumas. Follow US-287 North to TX-152 East and continue into Borger. Turn left onto Main Street (US-136 Business), then turn right onto Wilson Street. Continue to 607 W. Wilson Street, where Wilson Street Apartments will be on the left.

AREA HIGHLIGHTS

Located in the heart of the Texas Panhandle, **Borger, Texas** serves as the economic center of Hutchinson County and is home to a diverse employment base anchored by energy, petrochemical manufacturing, healthcare, education, and regional services. With a population of approximately 12,000 residents, Borger has long been recognized as one of the Panhandle's primary industrial communities, providing stable employment opportunities and consistent demand for workforce housing.

The city's economy is supported by major employers including the Phillips 66 Borger Refinery, one of the largest refining facilities in the region, as well as the Chevron Phillips Chemical Cedar Bayou operations, Golden Plains Community Hospital, Borger Independent School District, and Hutchinson County. These employers attract a skilled workforce and contribute to the area's long-term economic stability.

Borger benefits from its strategic location along State Highway 136 and U.S. Highway 60, providing convenient access to Amarillo, Pampa, and other regional employment centers throughout the Texas Panhandle. The city's transportation network supports both industrial operations and daily commuting, while Rick Husband Amarillo International Airport is located approximately 50 miles south, providing commercial air service and regional connectivity.

Residents enjoy access to a variety of community amenities, including Huber Park, the Borger Country Club, the Hutchinson County Historical Museum, local shopping and dining, and recreational opportunities at nearby Lake Meredith National Recreation Area. These amenities, combined with affordable housing costs and a strong employment base, make Borger an attractive community for individuals and families seeking quality housing in the Texas Panhandle.

As demand for affordable workforce housing continues throughout the region, Borger remains well-positioned to support multifamily investment through its established industrial economy, stable employment base, and essential role as the commercial and service hub of Hutchinson County.

AREA AERIAL

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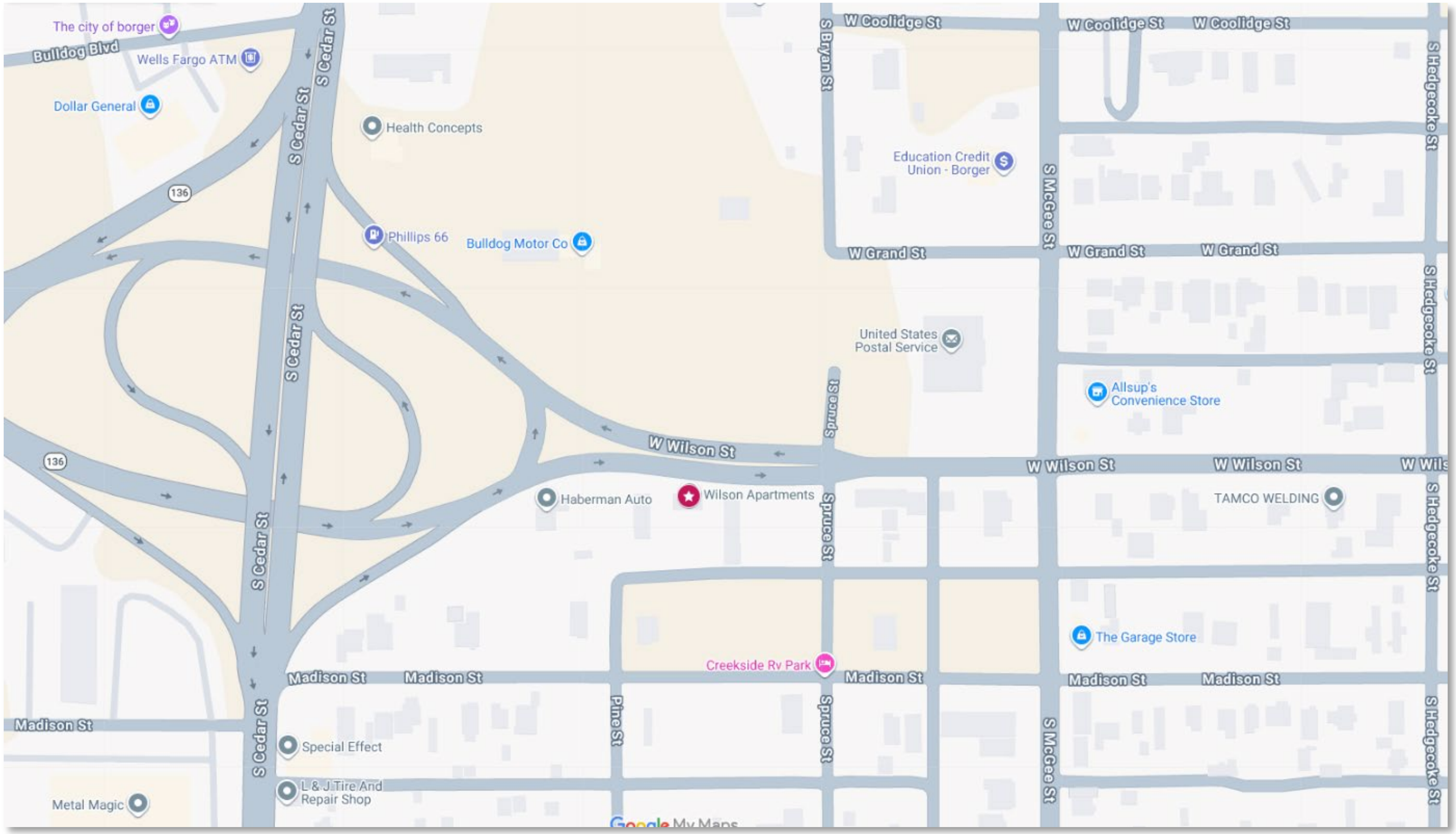

TEXAS MULTIFAMILY

WILSON STREET APARTMENTS

MISC. PROPERTY INFO

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CONSTRUCTION DETAIL

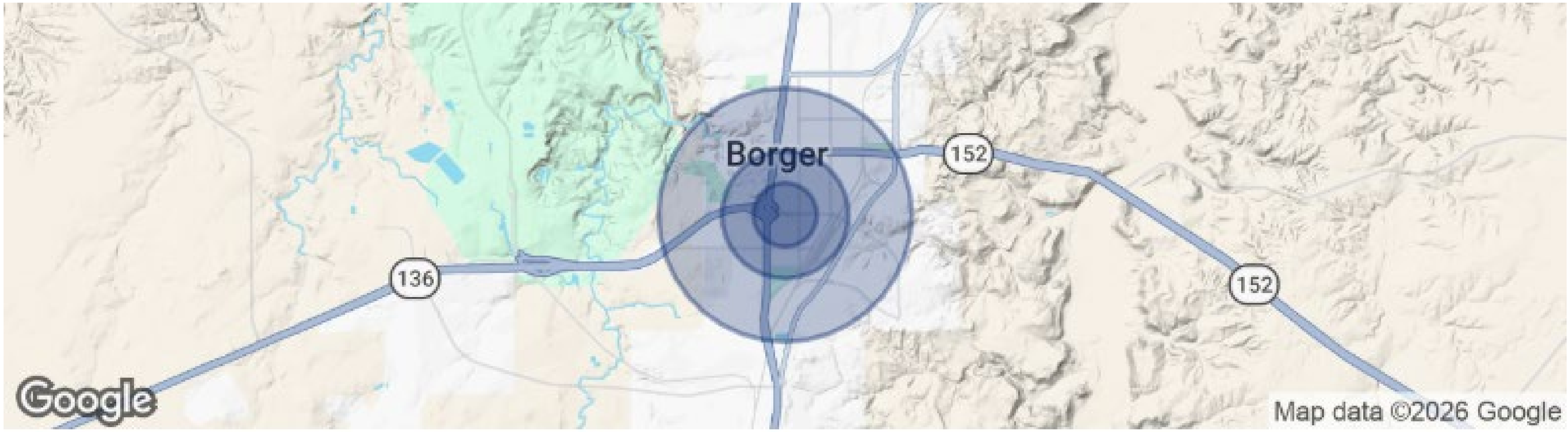
Style	Garden
Foundation	Concrete Slab
Exterior	Brick
Roof	Asphalt Shingles
Floor Covering	Various
Paving	Gravel

MECHANICAL SYSTEMS

HVAC	Paid by Tenant
Hot Water	Paid by Tenant
Water	Paid by Landlord
Electric	Paid by Tenant
Trash/Sewer	Paid by Landlord

MARKET OVERVIEW

DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	138	492	3,334
Average Age	33.9	33.7	33.7
Average Age (Male)	42.8	41.2	30.9
Average Age (Female)	28.2	29.2	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	153	967
# of Persons per HH	3.3	3.2	3.4
Average HH Income	$58,895	$57,405	$78,026
Average House Value	$22,126	$32,289	$81,789

BORGER OVERVIEW

COLDWELL BANKER COMMERCIAL CAPITAL ADVISORS

Location and Transportation

Borger, Texas is in the heart of the Texas Panhandle approximately 50 miles northeast of Amarillo and serves as the county seat of Hutchinson County. Positioned along U.S. Highway 136 and State Highway 152, the city provides convenient access to Amarillo, Pampa, Dumas, and other regional markets. Borger's transportation network supports both industrial commerce and daily commuting, while Rick Husband Amarillo International Airport is located within an hour's drive, providing commercial air service and regional connectivity.

Business and Employment

Borger's economy is anchored by a diverse mix of energy, petrochemical manufacturing, healthcare, education, and government services. The city is home to the Phillips 66 Borger Refinery, one of the largest refining facilities in the Texas Panhandle, as well as Chevron Phillips Chemical, both of which provide high-quality employment opportunities and contribute significantly to the regional economy. Additional major employers include Golden Plains Community Hospital, Borger Independent School District, Hutchinson County, and numerous local businesses that support a stable workforce and consistent demand for housing.

Education

Borger is served by Borger Independent School District, which provides comprehensive educational programs from pre-kindergarten through high school. The district offers career and technical education, advanced academic programs, athletics, and extracurricular activities designed to prepare students for higher education and the workforce. Residents also benefit from proximity to higher education institutions in Amarillo, including Amarillo College, providing additional educational and workforce development opportunities.

Weather and Climate

Borger experiences a semi-arid climate characterized by warm summers, mild winters, low humidity, and abundant sunshine throughout the year. Seasonal weather is generally moderate, with occasional winter weather typical of the Texas Panhandle.

Healthcare and Hospitals

Healthcare services are provided by **Golden Plains Community Hospital**, a full-service medical facility offering emergency care, inpatient and outpatient services, diagnostic imaging, rehabilitation, and specialty clinics. Additional healthcare providers, physician offices, and regional specialists are located throughout Borger, while comprehensive tertiary medical care is available in nearby Amarillo, less than an hour away.

Summary

Borger offers investors a stable and established workforce housing market supported by a resilient industrial economy and long-standing regional employers. As the commercial and employment hub of Hutchinson County, the city benefits from consistent housing demand generated by the energy, manufacturing, healthcare, education, and government sectors. Its strategic location, affordable cost of living, and diversified employment base position Borger as an attractive market for multifamily investment in the Texas Panhandle.

DISCLOSURE

Prospective buyers are hereby informed that the Owners ("Owner") of Wilson Street Apartments ("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.