



OFFERING MEMORANDUM

12002 Trafalgar Avenue

Lubbock, Texas 79424

SIX-SUITE OFFICE CONDOMINIUM INVESTMENT | 1,734± SF | BUILT 2009 | MU-2 ZONING

OFFERED AT

\$325,000

IN-PLACE CAP RATE

10.1%

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by AMRR Realty and Duncan Moreland Commercial Real Estate (Real Broker, LLC) (together, "Broker") and is furnished solely to assist a prospective purchaser in deciding whether to pursue a negotiated purchase of 12002 Trafalgar Avenue, Lubbock, Texas 79424 (the "Property"). This Memorandum contains brief, selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from sources believed reliable, including the owner, the owner's records, current lease agreements, and the property's rent roll, but has not been independently verified by Broker. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Memorandum. Any projections, opinions, or estimates are subject to uncertainty and do not constitute a guarantee of future performance. Prospective purchasers should conduct their own independent investigation and analysis, including of the leases, title, survey, environmental, and physical condition of the Property.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any securities. By accepting this Memorandum, the recipient agrees to use it solely to evaluate a possible acquisition of the Property. The owner reserves the right, at its sole discretion, to withdraw the Property from the market, change the terms of sale, or reject any or all offers.

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PROPERTY AT A GLANCE

ADDRESS

12002 Trafalgar Ave

LIST PRICE

\$325,000

BUILDING SIZE

1,734± SF

SUITES

6 (fully leased)

YEAR BUILT

2009

TENANTS

3

LEASE TYPE

Gross

IN-PLACE CAP RATE

10.1%

Investment Summary

12002 Trafalgar Avenue is a fully leased, six-suite office condominium investment within Vintage Township Market Hall, a brick, mixed-use building built in 2009 in one of southwest Lubbock's fastest-growing corridors. The Property is 100% occupied by three tenants — Core Commercial Roofing, Eden Aesthetics Lubbock, LLC, and Leisha Gonzalez — under gross leases that bundle rent, utilities, and building services into a single monthly payment.

\$325,000 LIST PRICE	\$187.43 PRICE / SF	1,734± SF BUILDING SIZE	6 SUITES
10.1% IN-PLACE CAP RATE	2009 YEAR BUILT	Gross LEASE TYPE	Multi (3) TENANCY

INVESTMENT HIGHLIGHTS

- Multi-tenant office condominium within Vintage Township Market Hall — brick construction on a slab foundation, built 2009, zoned Mixed-Use 2 (MU-2)
- 100% leased — the final vacant suite (303-B) was recently leased to Core Commercial Roofing, giving a new owner immediate, fully stabilized in-place income
- Diversified income from three tenants across six suites, reducing single-tenant rollover risk relative to a single-suite acquisition
- Gross lease structure across all suites — landlord collects rent and pays taxes, insurance, and HOA dues directly, simplifying ownership
- Below-market in-place rents on several suites provide embedded upside to a stabilized 10.8% cap rate at full market rents
- Located at 120th Street & Topeka Avenue in southwest Lubbock, within walking distance of H-E-B, Academy Sports + Outdoors, Starbucks, Chick-fil-A, and Whataburger, with average daily traffic near 11,000 vehicles within a quarter mile
- Strong surrounding demographics — \$152,289 median household income and 55.8% bachelor's degree or higher within a quarter mile of the Property
- Near-term lease expirations on Suites 303-A, 303-D, and the Kitchen suite (late 2026) give a new owner the ability to mark rents to market at renewal; Core Commercial Roofing (Suites 301 & 303-C) holds an extension option at current rent through 12/31/2027

Financial Overview

RENT SCHEDULE (PER 07/04/2026 RENT ROLL)

Suite	Tenant	SF	Monthly Rent	Annual Rent	Lease Expires
301	Core Commercial Roofing	543	\$1,212	\$14,544	09/30/2026
303-A	Leisha Gonzalez	154	\$477	\$5,724	12/31/2026
303-B	Core Commercial Roofing	150	\$400	\$4,800	12/31/2027
303-C	Core Commercial Roofing	225	\$709	\$8,508	09/30/2026
303-D	Eden Aesthetics Lubbock, LLC	265	\$861	\$10,332	11/30/2026
Kitchen	Eden Aesthetics Lubbock, LLC	102	\$331	\$3,972	11/30/2026
Total	6 of 6 suites leased	1,439	\$3,990	\$47,880	

All leases are gross (no expense-reimbursement addendum) — Landlord pays real estate taxes, property insurance, and HOA dues, and provides water, sewer, electric, gas, and trash; tenants pay telephone/internet directly. SF and rent figures per property management rent roll dated 07/04/2026, updated for the 303-B lease-up. Suites 301 and 303-C (Core Commercial Roofing) carry an executed option to extend through 12/31/2027 at the current base rent shown above.

NET OPERATING INCOME — IN-PLACE

	\$ / Year
Effective Gross Income (In-Place Rent, 6 of 6 Suites)	\$47,880
Less: Real Estate Taxes	(\$5,035)
Less: Property Insurance (Est.)	(\$2,000)
Less: HOA Dues (\$668/Month)	(\$8,016)
Net Operating Income (In-Place)	\$32,829

STABILIZED (FULL-MARKET) SCENARIO

The Property is fully leased. The table below illustrates income if all suites achieved current market rent, as tracked by property management — applicable to renewals of the in-place leases, and not a specific offer or guarantee of future rent.

Suite	SF	Current Rent	Market Rent
301	543	\$1,212	\$1,300
303-A	154	\$477	\$450
303-B	150	\$400	\$500
303-C	225	\$709	\$731
303-D	265	\$861	\$861
Kitchen	102	\$331	\$331
Total (Monthly)	1,439	\$3,990	\$4,173

Stabilized Gross Income (Market Rents, Full Occupancy)	\$50,076/Yr
Stabilized NOI (Less Taxes, Insurance, HOA)	\$35,025/Yr
Indicated Cap Rate at List Price	10.78%

Illustrative only, for discussion purposes. Based on current per-suite market rents tracked by property management, not a formal market study. Not a guarantee of future rent, occupancy, or value.

TRAILING COLLECTIONS

Per property management's rent roll dated 07/04/2026, the five previously leased suites report zero past-due balances, NSF events, or late payments. Suite 303-B has since been leased to Core Commercial Roofing at \$400/month for a 15-month term, bringing the Property to full occupancy.

PRICING SUMMARY

List Price	\$325,000
NOI (In-Place, Fully Leased)	\$32,829
Implied Cap Rate at List Price (In-Place)	10.10%
NOI (Stabilized at Full Market Rents)	\$35,025
Implied Cap Rate at List Price (Stabilized)	10.78%

Property & Site Details

BUILDING

Property Type	Multi-Tenant Office Condominium (6 Suites)
Building Size	1,734± SF total (six suites, including common-area interest)
Aggregate Rentable Area	1,439 SF across 6 suites, per current rent roll
Year Built	2009
Construction	Brick exterior on a slab foundation
Suite Mix	6 suites (301, 303-A, 303-B, 303-C, 303-D, and Kitchen) — fully leased to 3 tenants
HVAC	Individual HVAC per suite; landlord-provided during posted operating hours per lease
Parking	10 spaces total — 8 standard + 2 ADA/handicap
Condition	Good — no deferred maintenance identified in owner records

SITE

Tax Parcel / Legal	Vintage Township Lot 133, Market Hall Condos (Units 301, 303 A–D & Kitchen), each with a proportionate interest in common area
Zoning	Mixed-Use 2 (MU-2)
County	Lubbock County
HOA	Vintage Township Market Hall Condominium Association — \$668/month
Adjacent Land Use	Established mixed-use development at 120th Street & Topeka Avenue, near H-E-B, Academy Sports + Outdoors, Starbucks, Chick-fil-A, and Whataburger

Source: PlainsCapital Bank real estate evaluation (2022), current lease agreements, rent roll dated 07/04/2026, and owner-provided records. Flood zone not provided by owner; to be confirmed during due diligence.

Lease Abstract

TENANT SUMMARY

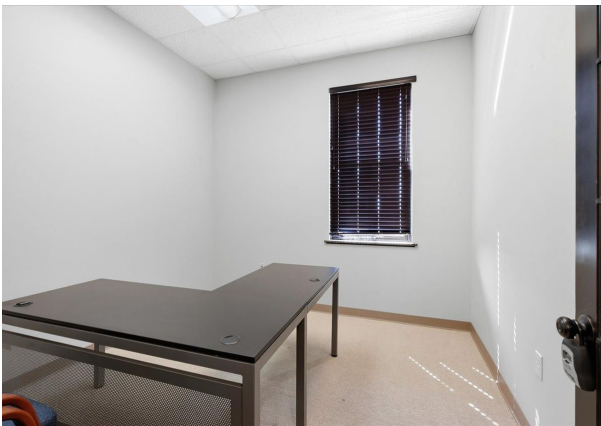
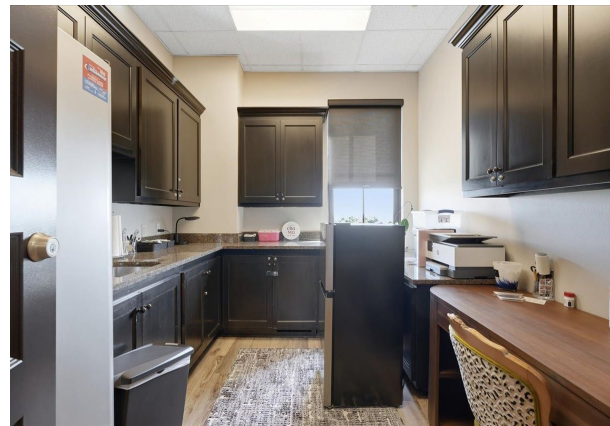
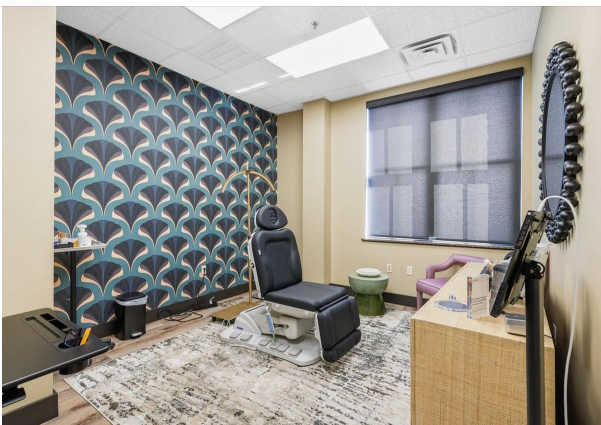
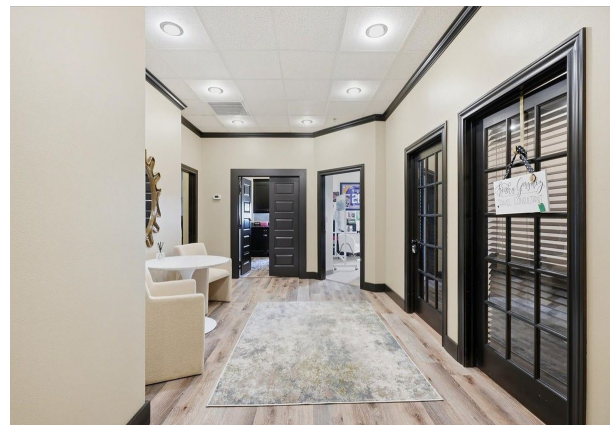
Tenant	Suite(s)	SF	Structure	Lease Expires
Core Commercial Roofing	301, 303-C	768	Gross	09/30/2026
Core Commercial Roofing	303-B	150	Gross	12/31/2027
Eden Aesthetics Lubbock, LLC	Kitchen, 303-D	367	Gross	11/30/2026
Leisha Gonzalez	303-A	154	Gross	12/31/2026

COMMON LEASE PROVISIONS

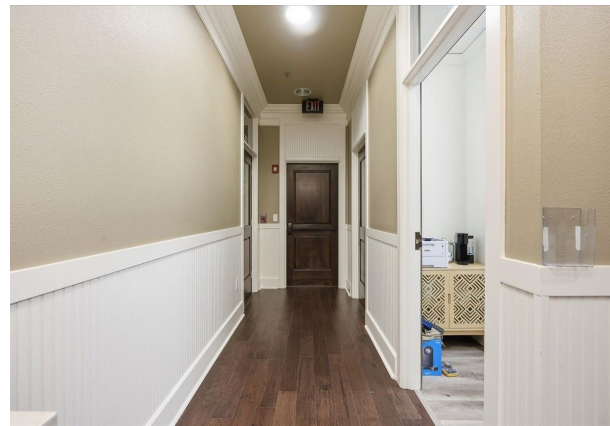
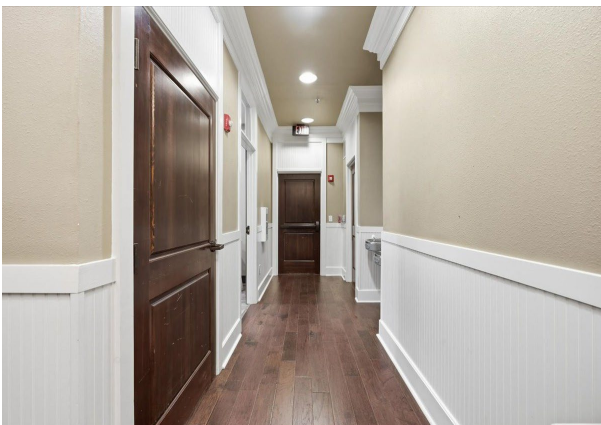
Lease Form	TXR-2101 Commercial Lease (Texas Realtors form)
Structure	Gross — no expense-reimbursement addendum on any lease
Landlord-Provided Utilities	Water, sewer, electric, gas, and trash
Tenant-Provided Utilities	Telephone and internet
Insurance	Tenant carries \$1,000,000 CGL naming Landlord as additional insured
Assignment / Sublease	Not permitted without Landlord's written consent
Holdover	150% of base monthly rent, calculated daily
Renewal Options	Suites 301 & 303-C (Core Commercial Roofing): one 14-month extension option each through 12/31/2027 at current in-place rent, exercisable with 90 days' written notice. No renewal options on Suites 303-A, 303-B, 303-D, or Kitchen.

This abstract summarizes select lease terms for marketing purposes only and is qualified in its entirety by the executed leases. Prospective purchasers should review the complete lease files during due diligence.

Property Photographs



Property Photographs (continued)



Location Overview

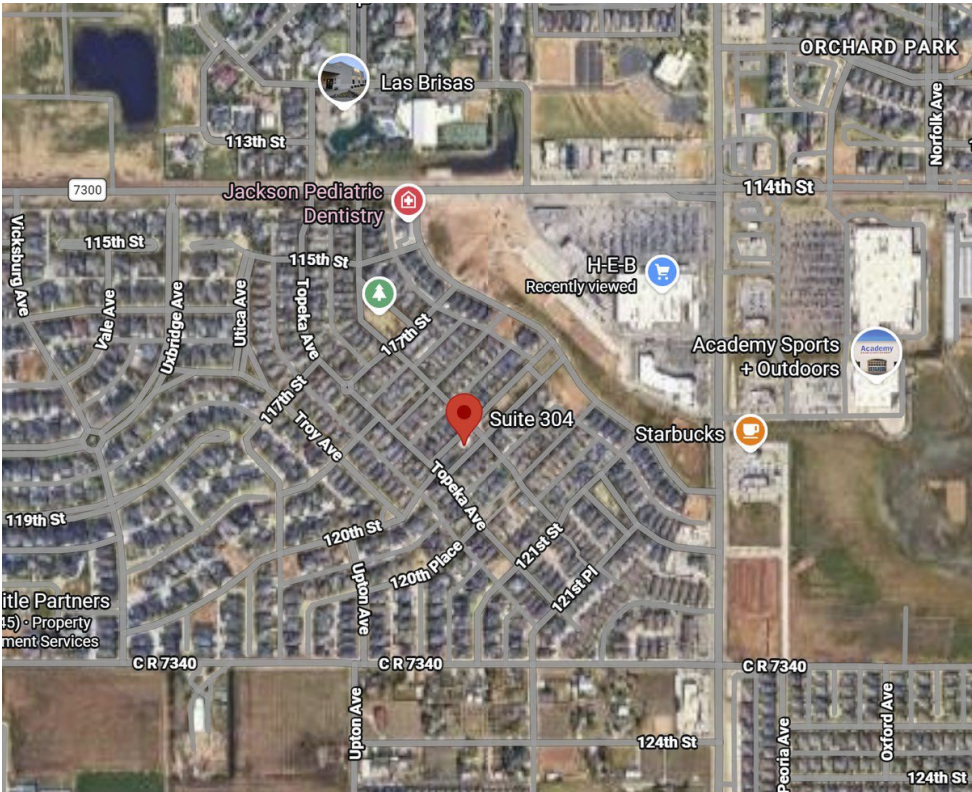
12002 Trafalgar Avenue sits within Vintage Township, a rapidly developing mixed-use pocket of southwest Lubbock at 120th Street & Topeka Avenue. The immediate trade area is anchored by H-E-B, Academy Sports + Outdoors, Chick-fil-A, Starbucks, and Whataburger, all within about a quarter mile, with average daily traffic of nearly 11,000 vehicles recorded nearby. Lubbock is the economic and medical hub of the South Plains region of West Texas, anchored by Texas Tech University, a large regional healthcare sector, and a diversified base of agriculture, food processing, distribution, and manufacturing employers.

The trade area's demographics support a broad range of office and service users: within a quarter mile of the Property, median household income is \$152,289 and 55.8% of residents hold a bachelor's degree or higher, both well above Lubbock County averages. Within one mile, population reaches nearly 6,900 with a median household income of \$149,914.

PROPERTY SNAPSHOT

Address	12002 Trafalgar Avenue, Lubbock, TX 79424
County	Lubbock County
Submarket	Southwest Lubbock — Vintage Township / 120th & Topeka
Nearby Retail	H-E-B, Academy Sports + Outdoors, Starbucks, Chick-fil-A, Whataburger

AERIAL LOCATION MAP

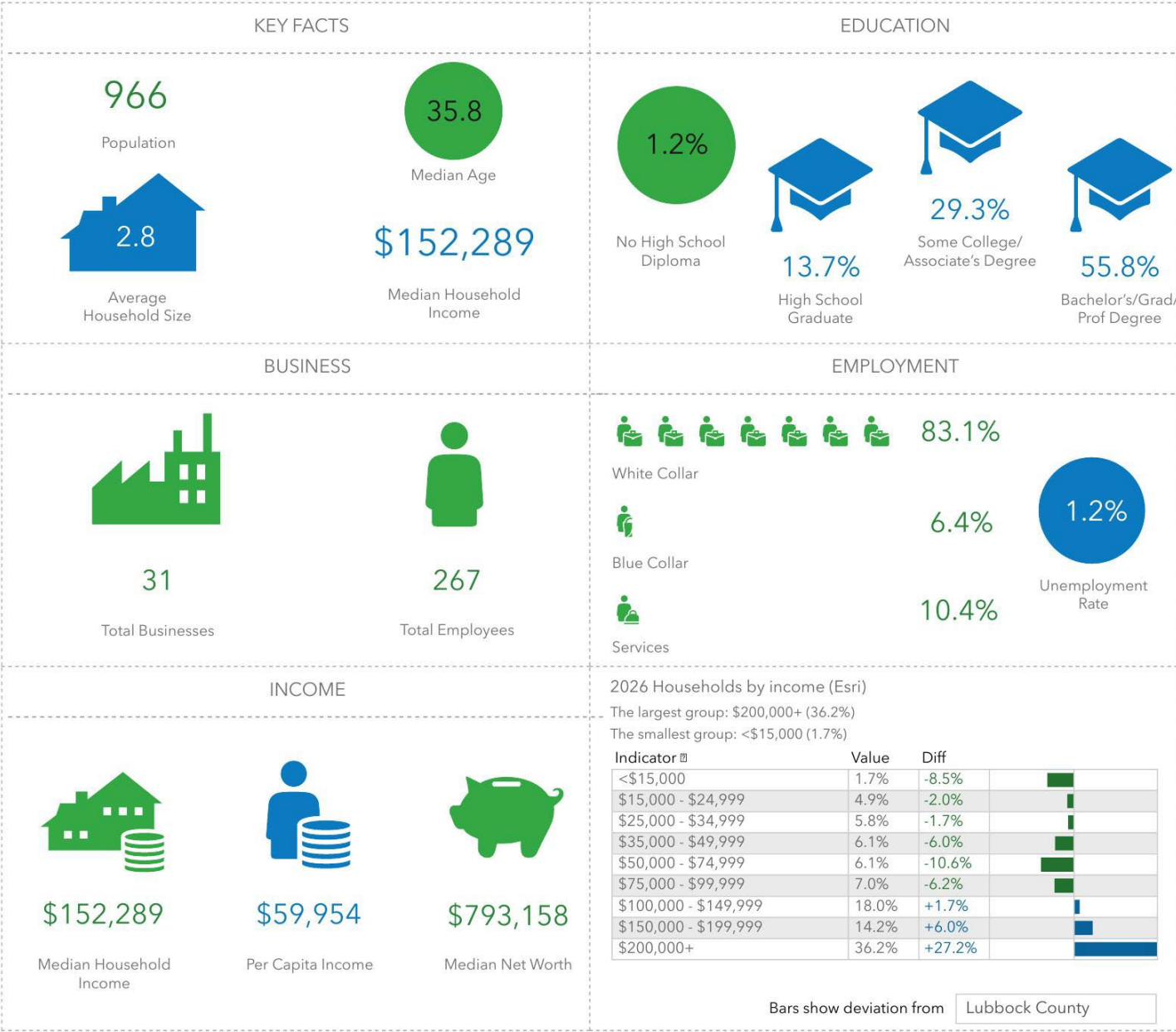


12002 Trafalgar Avenue (pinned) sits within Vintage Township Market Hall near Topeka Avenue and 120th Street, within a quarter mile of H-E-B, Academy Sports + Outdoors, and Starbucks.

Demographic Snapshot — 0.25-Mile Ring

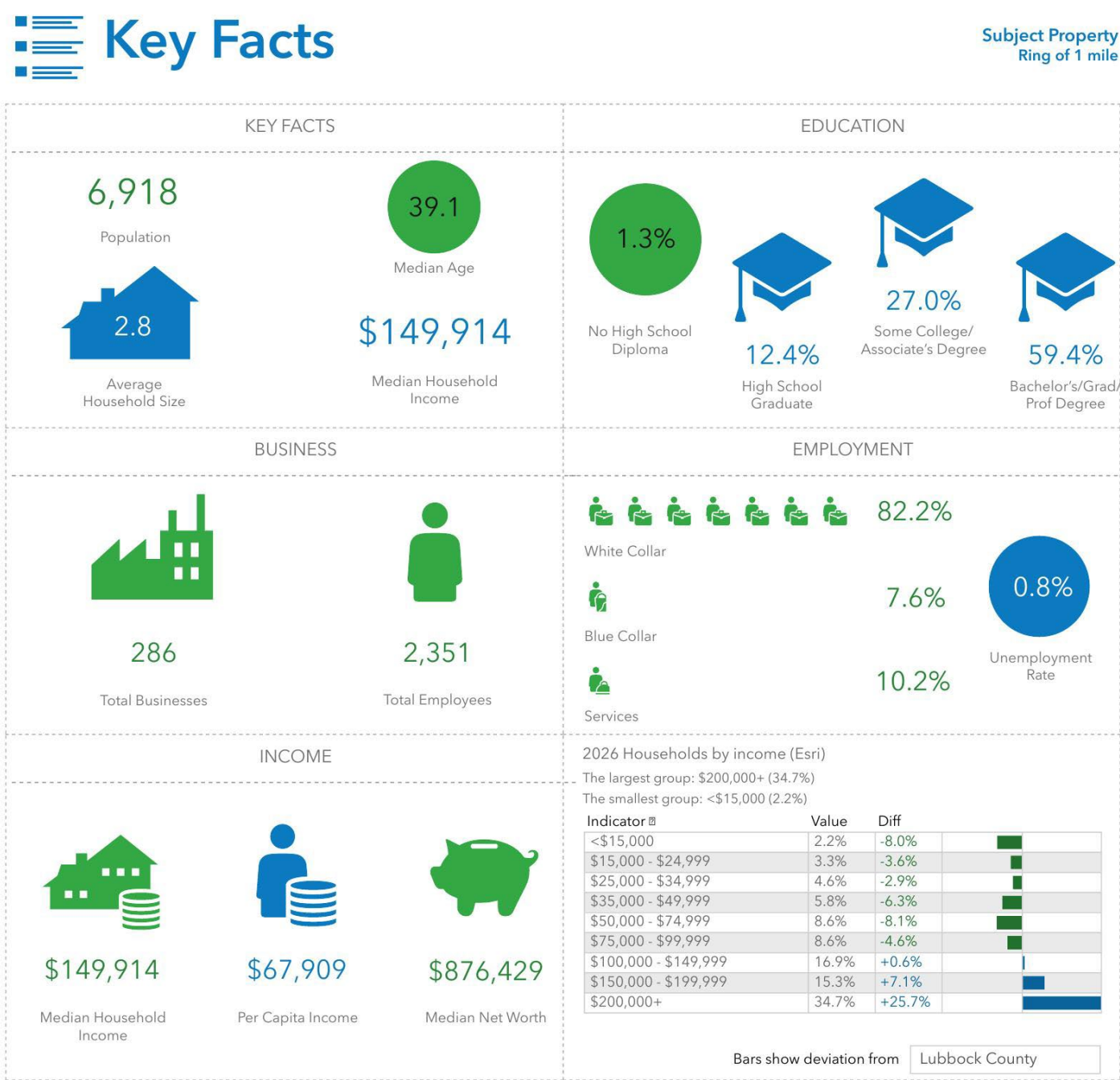
Key Facts

Subject Property
Ring of 0.25 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Demographic Snapshot — 1-Mile Ring

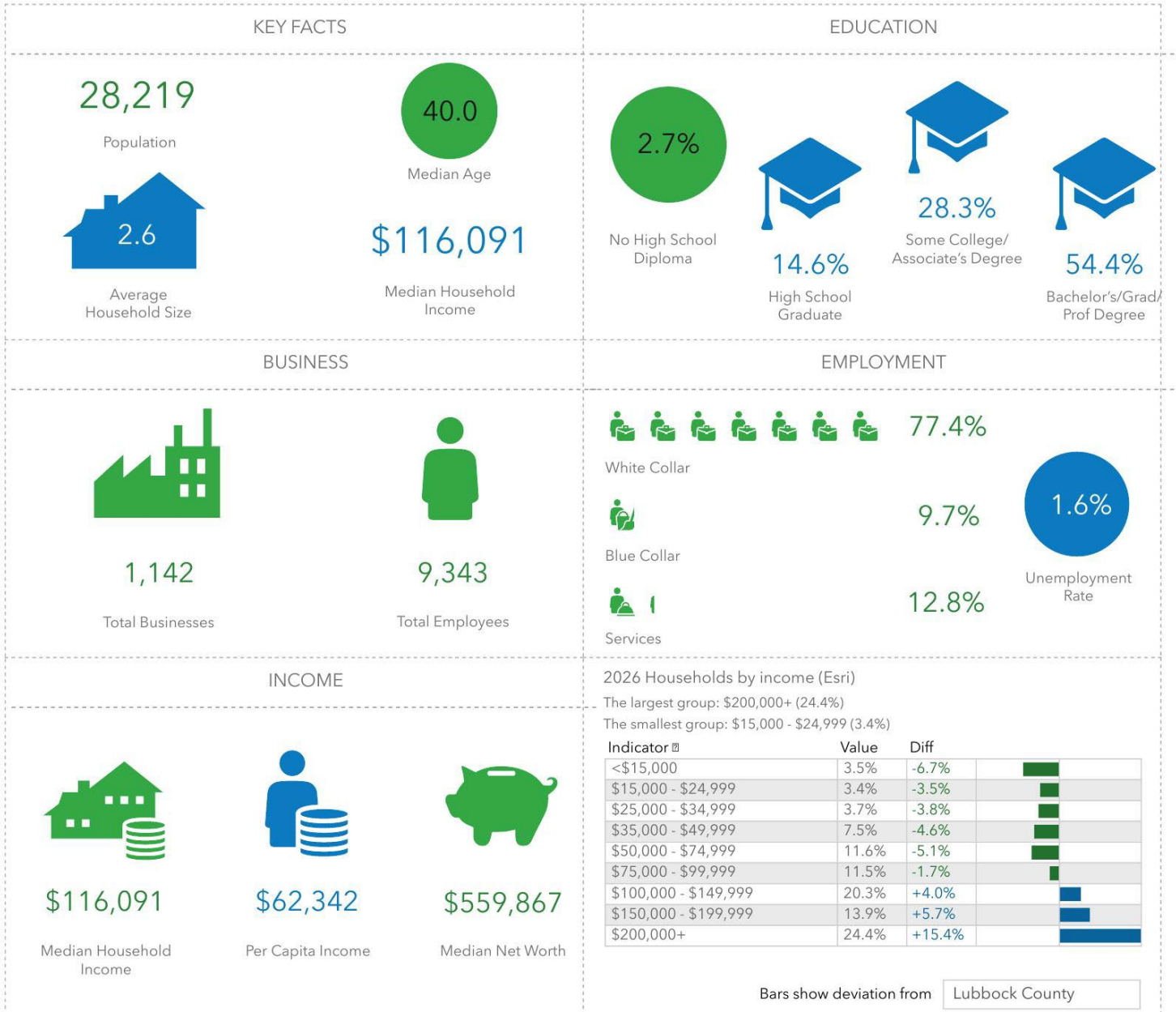


Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Demographic Snapshot — 2-Mile Ring

Key Facts

Subject Property
Ring of 2 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Contact Information

For financial statements, lease documents, showing requests, or to submit an offer, please contact the listing team:

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