

Multiple Multifamily Portfolio Opportunities—Waco MSA



Flexible Acquisition Options Across Three Residential Portfolios

Acquire One or Scale with All Three

A three-portfolio multifamily offering with duplex, quadplex, and apartment opportunities across the Waco metropolitan area — structured to allow investors to acquire a single portfolio or scale to a 52-unit platform.

3 Distinct Portfolios

Up to 7 Potential Acquisition Structures

Duplexes | Quadplexes | Apartments | 52 Total Units



Scan QR Code to View Entire Brochure, with details on:

- Kingsman Portfolio | 18 Units | Apartments
- Bentwood Portfolio | 16 Units | 4 Quadplexes
- Gruver Portfolio | 18 Units | 9 Duplexes

For Financials & More Information: Contact Kevin Weable | Kevin@mdcregroup.com | (972) 845-1663

Executive Summary

M&D CRE presents a 52-unit multifamily opportunity across three portfolios in Waco, Hewitt, and Robinson, Texas. This offering features duplex, quadplex, and apartment assets, providing investors the flexibility to acquire individual portfolios, custom combinations, or the entire collection to scale their Central Texas footprint.

3

Diverse Portfolios

7

Acquisition Options

52

Total Units

Flexible Acquisition Paths

Individual Portfolio

Targeted exposure to a specific submarket.

Combination

Strategic mix of any two portfolio assets.

Full Collection

Immediate scale with the entire 52-unit offering.

This flexible structure allows buyers to align acquisition size, asset type, and investment strategy within a single regional offering.



Portfolio Architecture

The offering includes three distinct multifamily portfolios in the Waco area, allowing investors to acquire individual portfolios, combine two offerings, or pursue the full 52-unit collection.

18

Gruver Portfolio

Duplexes | 9 Properties | 18 Units

16

Bentwood Portfolio

Quadplexes | 4 Properties | 16 Units

18

Kingsman Portfolio

Apartments | 1 Property | 18 Units

52

Total Collection

14 Properties | 52 Units

Portfolio Summary

Portfolio	Type	Units	Unit Mix	Buildings	Approx. SF	Location
Gruver Portfolio	Duplex Portfolio	18	3 Bed / 2 Bath	9	± 19,930 SF	Hewitt, TX
Bentwood Portfolio	Quadplex Portfolio	16	2 Bed / 2.5 Bath	4	± 19,136 SF	Robinson, TX
Kingsman Portfolio	Apartment Portfolio	18	1 Bed / 1 Bath	2	± 12,240 SF	Waco, TX
Entire Collection	Multifamily Collection	52	1-3 Bed / 1-2.5 Bath Mix	15	± 51,306 SF	Waco MSA

Flexible Acquisition Options

1

Individual Portfolios

- Gruver (18)
- Bentwood (16)
- Kingsman (18)

2

Two-Portfolio Combinations

- Gruver + Bentwood (34)
- Gruver + Kingsman (36)
- Bentwood + Kingsman (34)

3

Entire Portfolio Collection

- All Three Portfolios (52)

Investment Thesis

Three different residential formats. One regional investment story.

Why This Portfolio Stands Out

Flexible acquisition structure

Diversified housing formats

Established McLennan County locations

Operational efficiency through clustered geography

Long-term workforce housing demand

Immediate portfolio scale within one regional market

Operationally Efficient Locations

All three portfolios can be toured and managed within one regional market area. Proximity supports operating efficiency for leasing, maintenance, and management. Convenient access to major employment centers, transportation corridors, and Baylor University.

Flexible Buyer Appeal

Suitable for private investors seeking smaller acquisitions. Attractive to buyers seeking scale within a growing Central Texas market. Designed to accommodate individual portfolio buyers and full-collection investors alike.

Few offerings combine immediate unit scale, product diversification, and acquisition flexibility within a single Central Texas multifamily platform.

Gruver Duplex | Bentwood Quadplex | Kingsman Apartments



Rental Housing Demand

The Waco metropolitan area has experienced steady population and economic growth, creating strong demand for rental housing across multiple price segments. Workforce housing in particular continues to experience sustained demand as homeownership costs increase and population migration into Central Texas accelerates.

Population Growth

The Waco metropolitan area continues to benefit from regional migration trends across Central Texas, with population growth driven by employment expansion and improved regional connectivity.

Rental Housing Affordability

Rising home prices, mortgage rates, and overall homeownership costs across Central Texas have increased demand for rental housing throughout the Waco metropolitan area. Properties offering efficient one- and two-bedroom floorplans at attainable rental rates continue to attract strong interest from workforce renters, students, and smaller households throughout the region.

Major Employment Sectors

Baylor University

Healthcare & Medical Services

Logistics & Distribution

Regional Manufacturing & Services

Market Demand Drivers

- Expanding Central Texas population base
- Diverse regional employment sectors
- Strong workforce renter demand
- Ongoing affordability pressure supporting rentals

Value-Add Opportunities

The portfolio presents multiple opportunities for investors to enhance operational performance, improve revenue efficiency, and create long-term value through focused asset management across three complementary multifamily formats.



Operational Upside Across the Portfolios

Streamline leasing, maintenance, and management through clustered regional ownership to standardize vendor coordination and turnover processes for greater oversight.



Revenue Enhancement Potential

Optimize income by aligning rental rates with market standards while improving tenant retention through consistent service and strategic unit-turn management.



Physical and Asset Positioning Opportunities

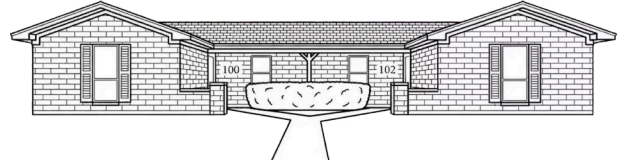
Enhance market competitiveness and leasing momentum through targeted exterior and common-area improvements across diverse property formats.



Unlike a single small multifamily asset, the collection offers investors the ability to create value through both individual property execution and broader portfolio coordination. The result is a scalable workforce housing platform within one regional market.

Gruver Duplex Portfolio

18 Units | 9 Buildings | Hewitt, TX



Quick Facts

Asset Type: Duplex Portfolio

Units: 18

Buildings: 9

Approx. SF: ± 19,930 SF

Location: Hewitt, TX

Overview

The Gruver Portfolio consists of multiple duplex buildings offering a straightforward operational profile, neighborhood-style residential appeal, and immediate multifamily scale within the Waco metropolitan area.

Highlights

Efficient multifamily density

Straightforward operations

Low-density residential feel

Workforce housing demand

Manageable multifamily scale

\$93,375

Median Household Income

5-Minute Radius

173K

Daytime Population

15-Minute Radius

48%

Renter Share

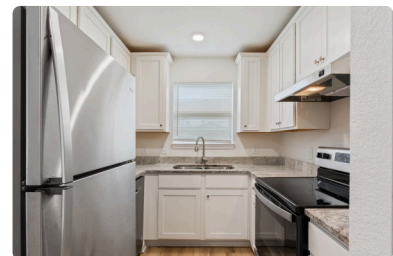
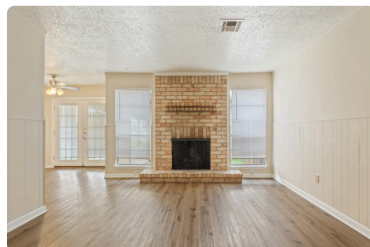
15-Minute Radius

Gruver Duplex Portfolio

118 E. Gruver Circle | Hewitt, TX



Property Photos



Bentwood Quadplex Portfolio

16 Units | 4 Buildings | Robinson, TX



Quick Facts

Asset Type: Quadplex Portfolio

Units: 16

Buildings: 4

Approx. SF: ± 19,136 SF

Location: Robinson, TX

Overview

The Bentwood Portfolio offers quadplex product within an established Robinson-area location, combining efficient building design, scalable unit count, and strong small-multifamily investment appeal.

Highlights

Efficient small-multifamily scale

Multiple units per building

Operational efficiency

Desirable residential location

Attractive small-multifamily investment

\$246K

Median Home Value

5-Minute Radius

150K

Daytime Population

15-Minute Radius

50.5%

Renter Share

15-Minute Radius

Bentwood Quadplex Portfolio

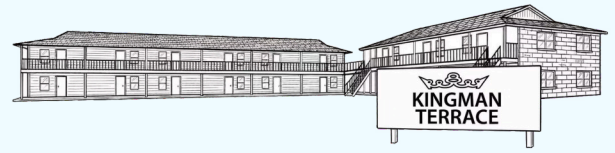
132 Bentwood Dr | Robinson, TX

Property Photos



Kingsman Apartment Portfolio

18 Units | 2 Buildings | Waco, TX



Quick Facts

Asset Type: Apartment Portfolio

Units: 18

Buildings: 2

Approx. SF: ± 12,240 SF

Location: Waco, TX

Overview

The Kingsman Portfolio provides a more traditional apartment investment structure with centralized operations, meaningful scale, and strong positioning within the broader Waco metropolitan market.

Highlights

Traditional multifamily structure

Single-site and centralized operations

Stable rental market fundamentals

Conventional apartment investment

Balanced portfolio scale

Strategic Waco MSA location

73.1%

Renter Share

5-Minute Radius

182K

Daytime Population

15-Minute Radius

153K

Total Population

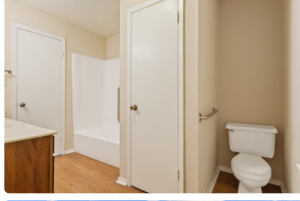
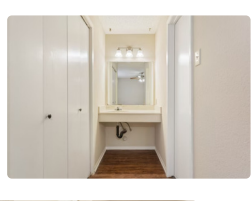
15-Minute Radius

Kingman Apartment Portfolio

5506 Kingsman Dr | Waco, TX



Property Photos



Entire Collection

52 Units | 15 Buildings | Waco, Hewitt & Robinson, Texas

The full collection offers investors the opportunity to acquire a diversified 52-unit residential platform across three complementary housing formats in one regional market. The portfolio combines duplex, quadplex, and traditional apartment product, creating flexible exposure to multiple renter segments while supporting operational efficiencies through clustered geography.



Flexible Acquisition



Diversified Housing Formats



Operational Efficiency



Workforce Housing Demand



Regional Scale in Waco Metro



Diversified Rental Income



Single Acquisition Opportunity



Immediate Scale

Why the Full Portfolio Works

- 1 52 total units across three portfolios**
- 2 Diversified duplex, quadplex, and apartment product**
- 3 Flexible acquisition structure for multiple buyer profiles**
- 4 Clustered geography within the Waco metropolitan area**
- 5 Exposure to long-term workforce housing demand**

- The Waco Multifamily Portfolio combines scale, flexibility, and regional market presence in a format designed to serve both individual portfolio buyers and full-collection investors.

Location and Regional Connectivity

The portfolio is strategically positioned across established communities within the Waco metropolitan area, providing convenient access to major employment centers, educational institutions, healthcare services, and key transportation routes.



Waco, Hewitt & Robinson

All three locations within one regional market, supporting efficient ownership and leasing coordination across the full collection.



Baylor University & Employment Nodes

Access to Baylor University and major healthcare and employment nodes throughout the Waco metropolitan area.



Transportation Corridors

Connectivity to key highways and regional transportation corridors supporting tenant commute patterns and regional accessibility.



Operational Convenience

The clustered regional footprint supports efficient ownership, property oversight, and leasing coordination across the full collection.

Contact and Offering Process

Offering Summary

52 Units | 3 Portfolios | 7 Acquisition Options

Waco Metropolitan Area

For additional information, property access, or financial materials please contact the listing broker.

Contact

Kevin Weable, CCIM
972.845.1663 | Kevin@mdcregroup.com



Next Steps

Additional diligence materials, offering details, and property-level information are available upon request.

01

Request Financial Materials

Contact the listing broker to receive financial information.

02

Schedule Property Tours

Coordinate access to one, two, or all three portfolio locations within the Waco metropolitan area.

03

Submit Offers

Offers may be submitted for individual portfolios, two-portfolio combinations, or the full 52-unit collection.

For More Info, Contact Kevin Weable: (972) 845-1...

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