

MATTHEWS™



201 W LINCOLN AVE

Copperas Cove, TX 76522

**Multifamily
Investment Opportunity**

Offering Memorandum



EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

201 W Lincoln Ave
Copperas Cove, TX 76522



EXECUTIVE SUMMARY

201 W Lincoln Ave

Copperas Cove, TX 76522

10

Total Units

±7,000 SF

Building Size

±700 SF

Per Unit

The Opportunity

Matthews™ is pleased to present a value-add multifamily opportunity located at **201 W Lincoln Ave Copperas Cove, TX 76522**. The property consists of a 93-unit community offered at an asking price of \$600,000, reflecting a 9.95% in-place cap rate and a 7.88% pro forma cap rate with light updates. The asset benefits from a centralized layout, allowing for efficient management and maintenance operations, and is conveniently positioned near major transportation corridors with access to the broader Killeen–Fort Cavazos metropolitan area.

The property features well-maintained 1960s and 1970s vintage construction, originally built between 1965 and 1978, and is currently operating at approximately 100% occupancy. Units average approximately **700 SF**. Since acquiring the asset in 2022, current ownership has not implemented renovations, leaving all units in classic condition. Only four units currently offer washer and dryer connections, presenting a clear opportunity for interior upgrades and amenity enhancements.

Killeen's economic foundation is anchored by Fort Hood (formerly Fort Cavazos), one of the largest military installations in the United States and a primary driver of regional housing demand. The base supports a large population of active-duty personnel, civilian employees, and contractors, providing consistent rental demand. The median home price in Killeen is approximately \$220,000, reinforcing the continued need for affordable rental housing options.

Investors are presented with multiple value-add strategies, including implementing professional management, reducing repair and maintenance expenses, introducing water bill-back programs, and increasing rents by approximately 10% without renovations or up to 20% with light interior upgrades. These opportunities position the asset to enhance cash flow and unlock long-term value.



INVESTMENT HIGHLIGHTS

Property Highlights

- Significant value-add opportunity with potential to increase rents by 10%+ through strategic renovations and operational enhancements, and 20% with light unit renovations.
- Desirable unit mix consisting of one bed one bathroom catering to a broad tenant demographic.
- Located in Killeen, home to Fort Hood (formerly Fort Cavazos), one of the largest U.S. military installations—providing a stable and consistent tenant base driven by active-duty military personnel.
- Killeen benefits from strong in-migration trends supported by its relative housing affordability compared to major Texas metros.
- Offered at an attractive cost basis, presenting upside potential for long-term value appreciation.
- Market supported by solid local demographics, including a median household income of approximately \$60,000.



J L Williams Ledger School
±635 Students

Hettie Halstead Elementary School
±399 Students

201 W Lincoln Ave

±11 Miles Away
Fort Hood
Largest Active Duty Base
±50K Employees
±100K Dependents

ACE Hardware

Hills of Cove Golf Course
Golf Course

CUBESMART
self storage

DISCOUNT TIRE

Copperas Cove High School
±2,273 Students

O'Reilly AUTO PARTS

KFC

Raising Cane's
CHICKEN FINGERS

CHIPOTLE

Walgreens

N 1st St
±14,731 VPD

±33,379 VPD

Miss Jewell Elementary School
±504 Students

190

SONIC

ups

SEVEN BREW
DRIVE THRU COFFEE

H-E-B

CALIBER COLLISION

AutoZone

Walmart
Supercenter

ROSS
DRESS FOR LESS

VALERO

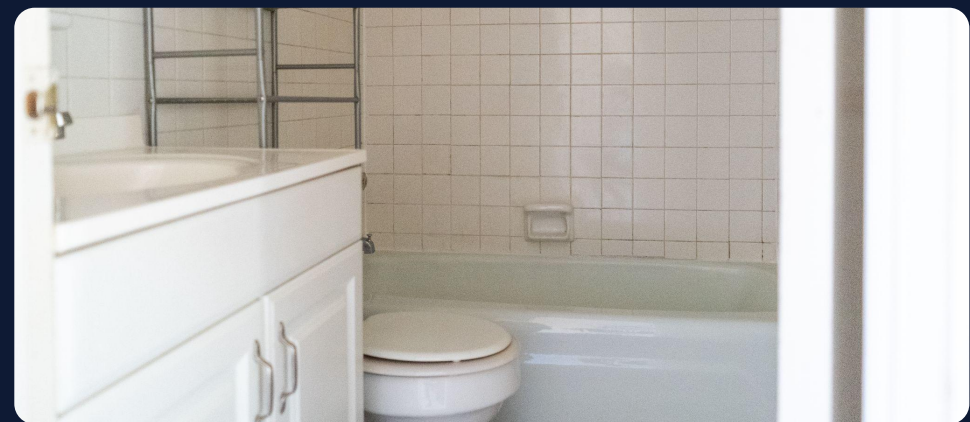
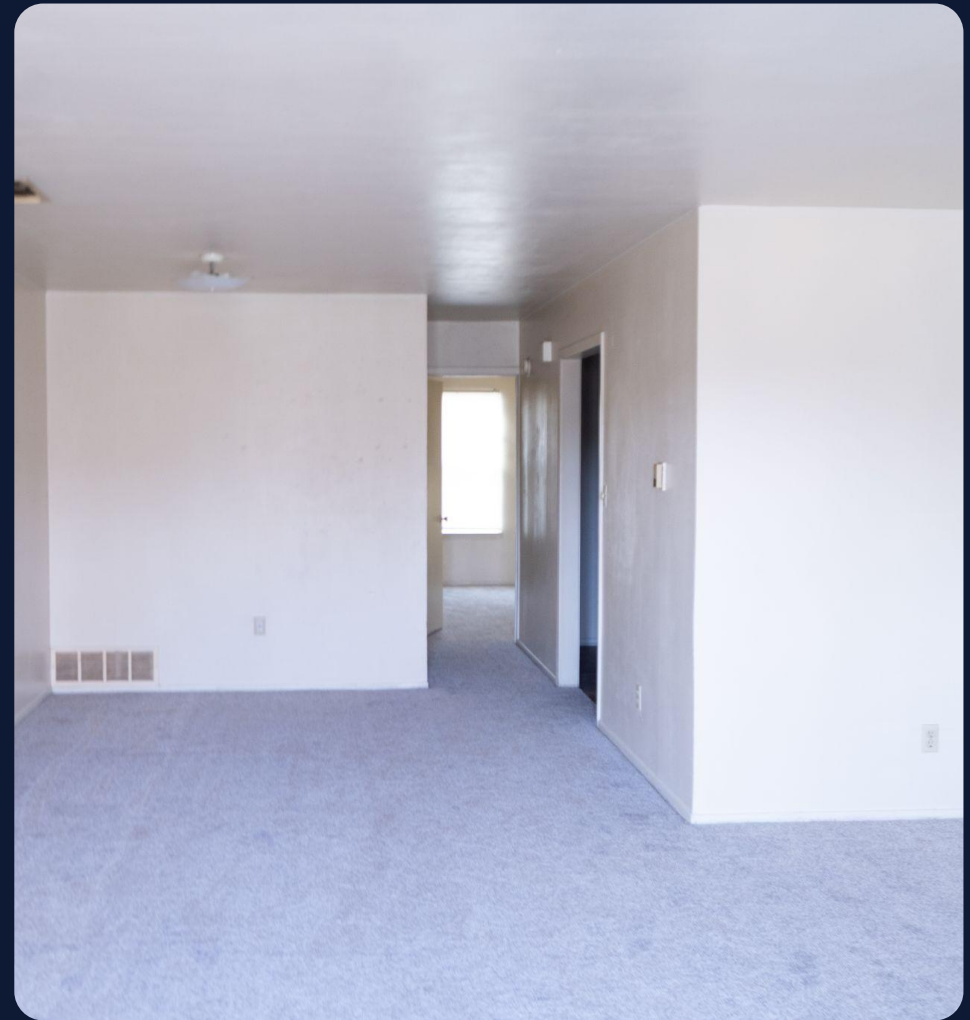
Copperas Cove Junior High School
±842 Students

Chick-fil & bealls
OUTLET. WHATABURGER

Google Earth



INTERIOR PHOTOS



FINANCIAL OVERVIEW

201 W Lincoln Ave
Copperas Cove, TX 76522



FINANCIAL SUMMARY

\$575,000

List Price

\$57,500

Price Per Unit

\$82.14

Price Per SF

8.20%

Cap Rate

8.23

GRM

Unit Mix

Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Post-Reno Rents	Post-Reno Rents PSF	Total Current Monthly Rent	Market Monthly Rent
10	1+1	700	\$0.77	\$537	\$645	\$0.92	\$625	\$695	\$0.99	\$5,370	\$6,450
Average		700	\$0.87	\$537	\$645	\$0.87	\$537	\$0	\$695.00	\$5,370	\$6,450
Total		7,000	\$7.67	\$5,370	\$6,450	\$9.21	\$479	\$0	\$6,950.00	\$64,440	\$77,400

CASH FLOW

Operating Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$77,400	\$79,722	\$88,036	\$90,677	\$93,398	\$96,199	\$99,085	\$102,058	\$105,120	\$108,273
Renovation Income	\$3,000	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense/Utility Reimbursement	\$3,664	\$3,756	\$3,850	\$3,946	\$4,045	\$4,146	\$4,250	\$4,356	\$4,465	\$4,576
Other Income	\$1,468	\$1,497	\$1,527	\$1,558	\$1,589	\$1,621	\$1,653	\$1,686	\$1,720	\$1,754
Late Fees	\$248	\$253	\$258	\$263	\$268	\$274	\$279	\$285	\$290	\$296
Gross Potential Income	\$85,780	\$90,978	\$93,671	\$96,444	\$99,299	\$102,240	\$105,267	\$108,385	\$111,595	\$114,900
Less Vacancy	(\$4,020)	(\$3,986)	(\$4,402)	(\$4,534)	(\$4,670)	(\$4,810)	(\$4,954)	(\$5,103)	(\$5,256)	(\$5,414)
Less Concessions	(\$402)	(\$399)	(\$440)	(\$453)	(\$467)	(\$481)	(\$495)	(\$510)	(\$526)	(\$541)
Less Change in Delinquency	(\$402)	(\$399)	(\$440)	(\$453)	(\$467)	(\$481)	(\$495)	(\$510)	(\$526)	(\$541)
Effective Gross Income	\$80,956	\$86,195	\$88,389	\$91,003	\$93,696	\$96,468	\$99,322	\$102,261	\$105,287	\$108,404
Expenses										
Property Management Fee	\$6,476	\$6,896	\$7,071	\$7,280	\$7,496	\$7,717	\$7,946	\$8,181	\$8,423	\$8,672
Real Estate Taxes	\$10,350	\$10,609	\$10,874	\$11,146	\$11,424	\$11,710	\$12,003	\$12,303	\$12,610	\$12,926
Insurance	\$4,500	\$4,613	\$4,728	\$4,846	\$4,967	\$5,091	\$5,219	\$5,349	\$5,483	\$5,620
General and Administrative	\$500	\$513	\$525	\$538	\$552	\$566	\$580	\$594	\$609	\$624
Contract Services	\$1,000	\$1,025	\$1,051	\$1,077	\$1,104	\$1,131	\$1,160	\$1,189	\$1,218	\$1,249
Repairs & Maintenance	\$5,000	\$5,125	\$5,253	\$5,384	\$5,519	\$5,657	\$5,798	\$5,943	\$6,092	\$6,244
Water/Sewer	\$4,311	\$4,419	\$4,529	\$4,643	\$4,759	\$4,878	\$4,999	\$5,124	\$5,253	\$5,384
Marketing/Advertising	\$1,000	\$1,025	\$1,051	\$1,077	\$1,104	\$1,131	\$1,160	\$1,189	\$1,218	\$1,249
Reserves	\$2,000	\$2,050	\$2,101	\$2,154	\$2,208	\$2,263	\$2,319	\$2,377	\$2,437	\$2,498
Total Expenses	\$35,138	\$36,273	\$37,183	\$38,145	\$39,132	\$40,145	\$41,184	\$42,250	\$43,344	\$44,466
Net Operating Income	\$45,818	\$49,921	\$51,206	\$52,858	\$54,563	\$56,323	\$58,138	\$60,011	\$61,944	\$63,938
Net Cash Flow After DS	\$45,818	\$49,921	\$51,206	\$52,858	\$54,563	\$56,323	\$58,138	\$60,011	\$61,944	\$63,938

FINANCIAL SUMMARY

		Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$69,280		\$77,400	Market Rent	\$88,036	37%
Renovation Income				\$3,000		\$0	
Less Vacancy	-5.0%	\$0	0.00%	-\$4,020	-5.0%	-\$4,402	-5.0%
Less Concessions	-0.50%	\$0	0.00%	-\$402	-0.5%	-\$440	-0.5%
Less Change in Delinquency	-0.50%	\$1,725	2.49%	-\$402	-0.5%	-\$440	-0.5%
Expense/Utility Reimbursement	85% Collected	\$625	\$63	\$3,664	\$366	\$3,850	\$385
Other Income	2% Over Actual	\$1,439	\$144	\$1,468	\$147	\$1,527	\$153
Late Fees	2% Over Actual	\$243	\$24	\$248	\$25	\$258	\$26
Gross Operating Income		\$73,312		\$80,956		\$88,389	
Expenses		\$26,141	35.7%	\$35,138	41.35%	\$37,183	40.07%
Net Operating Income		\$47,171	\$4,717	\$45,818	\$4,582	\$51,206	\$5,121
Pre-Tax Cash Flow		\$47,171	8.2%	\$45,818	7.97%	\$51,206	8.91%
Total Return Before Taxes		\$47,171	8.20%	\$45,818	7.97%	\$51,206	8.91%

	Pro Forma Estimates	% of Current SGI	Total	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	<i>Total</i>	12.77%	\$8,844	\$884	\$10,350	\$1,035	\$10,874	\$1,087	12.4%
Property Management Fee	<i>8.0% GOI</i>	8.06%	\$5,582	\$558	\$6,476	\$648	\$7,071	\$707	8.0%
Insurance	<i>\$450 Per Unit</i>	4.98%	\$3,450	\$345	\$4,500	\$450	\$4,728	\$473	5.4%
General and Administrative	<i>\$50 Per Unit</i>	0.00%	\$0	\$0	\$500	\$50	\$525	\$53	0.6%
Contract Services	<i>\$100 Per Unit</i>	1.07%	\$743	\$74	\$1,000	\$100	\$1,051	\$105	1.2%
Repairs & Maintenance	<i>\$500 Per Unit</i>	3.23%	\$2,235	\$224	\$5,000	\$500	\$5,253	\$525	6.0%
Water/Sewer	<i>2% Over Actual</i>	6.10%	\$4,227	\$423	\$4,311	\$431	\$4,529	\$453	5.1%
Marketing/Advertising	<i>\$100 Per Unit</i>	0.00%	\$0	\$0	\$1,000	\$100	\$1,051	\$105	1.2%
Reserves	<i>\$200 Per Unit</i>	0.00%	\$0	\$0	\$2,000	\$200	\$2,101	\$210	2.4%
Total Expenses		35.66%	\$26,141	\$2,614	\$35,138	\$3,514	\$37,183	\$3,718	42.2%
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>				
Non-Controllable Expenses Taxes, Ins., Reserves			\$13,354	\$1,335	17.3%				
Total Expense without Taxes & Reserves			\$17,297	\$1,730	22.35%				

Market Overview

201 W Lincoln Ave
Copperas Cove, TX 76522



Copperas Cove, TX

Market Demographics



36,000+
Total Population

\$63,000
Median HH Income

13,000+
of Households

17,000+
Employed Population

55%
Homeownership Rate

\$185,000
Median Property Value

Neighborhood Overview

Copperas Cove is a primarily residential community characterized by suburban neighborhoods that cater to military families, first-time homebuyers, and workforce residents. The housing stock consists largely of single-family homes, garden-style apartments, and newer subdivisions, many of which have developed in response to sustained demand from nearby Fort Cavazos. Neighborhoods are typically quiet, with a mix of established areas and newer residential growth on the city's outskirts. Affordability remains a defining feature, making the area attractive for renters and homeowners seeking value within commuting distance of larger employment centers.

Local Market Overview

Copperas Cove, located in Central Texas within the Killeen–Temple–Fort Cavazos corridor, benefits from steady population growth driven by its proximity to one of the largest military installations in the United States. The city has experienced consistent residential expansion as military personnel, civilian contractors, and families seek affordable housing alternatives within commuting distance of Fort Cavazos. Household incomes are supported by a mix of government, defense-related employment, healthcare, and regional service industries, creating a stable economic base with dependable consumer demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,216	39,901	54,830
Current Year Estimate	10,257	38,710	53,167
2020 Census	10,076	37,599	50,762
Growth Current Year-Five-Year	-0.41%	3.08%	3.13%
Growth 2020-Current Year	1.80%	2.95%	4.74%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,434	16,378	21,491
Current Year Estimate	4,349	15,583	20,401
2020 Census	4,061	14,157	18,300
Growth Current Year-Five-Year	1.95%	5.10%	5.34%
Growth 2020-Current Year	7.09%	10.07%	11.48%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$75,204	\$90,239	\$93,185

LOCAL ECONOMY & DEMAND DRIVERS

Local Economy

Copperas Cove, TX functions as a stable residential community within the greater Fort Cavazos (Fort Hood) economic ecosystem in Central Texas. While the city itself has a smaller employment base, it benefits directly from regional job centers including Fort Cavazos, Killeen, and nearby Temple. Key employment sectors include military operations, healthcare, education, retail, and local services. The area maintains a steady civilian workforce alongside a strong military presence, supporting consistent household formation and housing demand.

Median household incomes in Copperas Cove trend below statewide averages, reinforcing renter demand and the need for attainable, value-oriented housing. Its proximity to larger employment hubs like Killeen and access to regional corridors allows residents to benefit from broader job opportunities without the higher costs associated with larger metros. From a multifamily perspective, these dynamics support stable occupancy driven by military households, workforce renters, and commuters. Communities offering affordability, practical layouts, and convenient access to nearby employment centers are well positioned as new supply remains measured.

Local Demand Drivers

Copperas Cove's primary demand driver is its close proximity to Fort Cavazos, one of the largest military installations in the world. The city serves as a preferred off-base housing location for service members, civilian personnel, and defense contractors, creating consistent rental demand and reliable turnover throughout the year.

In addition to its military ties, Copperas Cove benefits from access to regional amenities and institutions in nearby Killeen and the broader Central Texas area, including healthcare facilities, Central Texas College, and Texas A&M University–Central Texas. Retail corridors along US-190 and nearby access to outdoor recreation areas such as Stillhouse Hollow Lake further enhance the area's livability.

Together, these factors support steady rental demand, particularly for multifamily properties that offer affordability and accessibility. Properties located near major commuting routes and within close proximity to Fort Cavazos and Killeen's employment centers are especially well positioned to capture sustained demand.



FORT HOOD ARMY INSTALLATION



1,000+
ANNUAL TRANSFERS

100,000+
SOLDIERS & FAMILY

128B+
ECONOMIC IMPACT

70%
HOUSING DEMAND

Economic Impact

Fort Hood serves as a primary economic engine in Central Texas, with regional activity generated through military operations, civilian employment, contracting, and support services. The installation sustains a large active-duty population alongside civilians, contributing to steady population turnover and consistent housing demand.

Economic output tied to the base supports wages below statewide averages, reinforcing renter demand while sustaining interest in value-oriented housing options. Proximity to Austin and Waco broadens employment access without metro costs.

From a multifamily perspective, this foundation supports occupancy levels driven by civilian employees and military households. Properties offering efficient layouts, competitive pricing, and access to regional corridors are positioned to capture demand as new supply remains limited.

±10.4 Miles From Subject Property



HIGHER EDUCATION



113+
Academic Programs

10,000
Total Enrollment

\$4,890
Avg In-State
Tuition

1,229+
Employees

Academic Profile

Central Texas College is organized into multiple academic divisions and provides a range of programs, including associate degrees, certificates, workforce credentials, and transfer pathways, totaling over 113 distinct offerings across technical and academic disciplines.

Enrollment & Demographics

With 10,000 students enrolled annually, Central Texas College serves as one of the largest community colleges in Texas.

Regional & National Draw

As an open-access community college, Central Texas College attracts a diverse student population, serving local residents, military-connected learners, and transfer-seeking students across multiple campuses in Killeen and surrounding Central Texas communities.

Community & Economic Impact

CTC's mission and programmatic reach support the regional economy—through workforce training, military partnerships, continuing education, student services, and strong community connections.

Why CTC Matters to Investors

- Consistent enrollment driver: Thousands of students generate steady demand for housing, services, and retail.
- Workforce pipeline: Career-focused programs in healthcare, trades, business, and technology supply skilled talent to employers.
- Institutional stability & infrastructure: Ongoing campus investment and program expansion reinforce the college's role as an educational anchor.
- Community anchor: As a key educational institution, CTC supports local employers, military families, and sustained economic activity across Killeen.

Key Takeaways

- Large community presence: Serves roughly 10,000 students each year.
- Broad program mix: Offers over 113 associate degrees, certificates, and workforce pathways collegewide.
- Affordable access: Community college tuition supports cost-conscious students.
- Strong military connection: Extensive services for Fort Hood-affiliated students enhance enrollment stability and regional demand.

HIGHER EDUCATION



58+

Academic Programs

2,000+

Total Enrollment

\$6,593

Avg In-State
Tuition

300+

Employees

Academic Profile

Texas A&M University—Central Texas is organized into academic colleges and offers a range of programs, including bachelor's degrees, master's degrees, graduate certificates, and professional pathways, totaling over 58 distinct offerings across undergraduate and graduate disciplines.

Enrollment & Demographics

With 2,000 students enrolled in Fall 2024, Texas A&M University—Central Texas serves a focused upper-division and graduate student population in Central Texas.

Regional & National Draw

As a regional upper-division institution, Texas A&M University—Central Texas attracts a diverse student population, serving transfer students, military-connected learners, and graduate students primarily on its Killeen campus within the Central Texas region.

Community & Economic Impact

TAMUCT's academic mission support the regional economy—through degree completion pathways, military partnerships, workforce advancement, professional education, and sustained engagement with local employers.

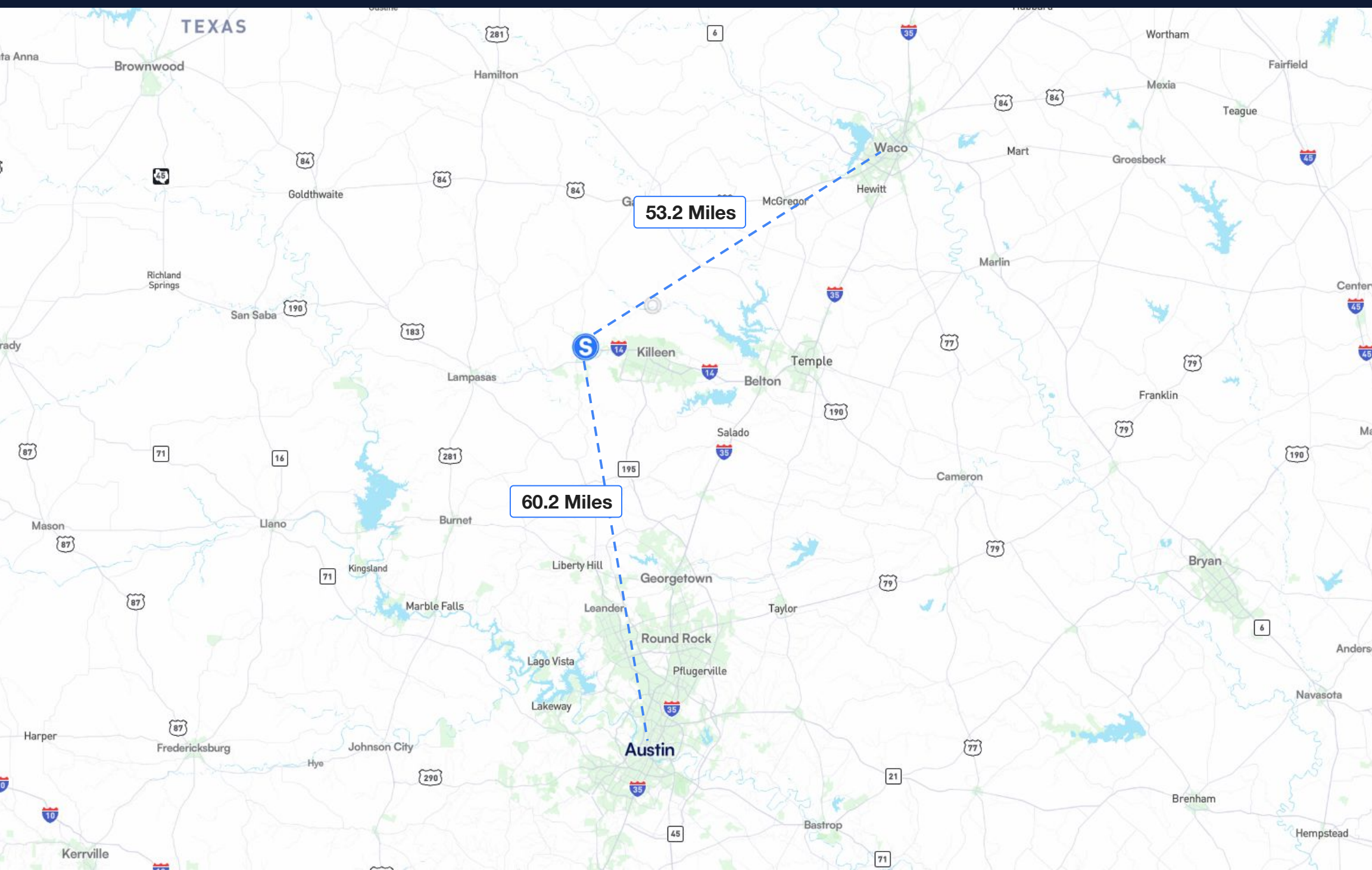
Why CTC Matters to Investors

- Consistent enrollment driver: A steady student population generates ongoing demand for housing, services, and retail.
- Workforce pipeline: Programs in education, business, healthcare administration, and public service supply skilled professionals to employers.
- Institutional stability & infrastructure: Continued campus development and program growth reinforce the university's role as an educational anchor.
- Community anchor: As a public university, TAMUCT supports workforce mobility, military families, and long-term economic activity across Killeen.

Key Takeaways

- Focused university presence: Serves approximately 2,403 students annually.
- Targeted academic offerings: Provides bachelor's, master's, and certificate programs designed for degree completion.
- Cost-conscious pricing: Competitive public university tuition supports accessibility for transfer students.
- Strong military connection: Dedicated services for Fort Cavazos-affiliated students strengthen enrollment stability and regional demand.

REGIONAL MAP



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201 W Lincoln Ave | Copperas Cove, TX 76522

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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