

ALEXANDER

OIL PROPERTIES LLC

Waggoner WCR 26 Project

July 2026



Waggoner WCR Project Details

58

Existing Wells

20

Average Total Current BOPD

2

New Wells to Drill

225-325

Projected BOPD

180

Projected Days to Rework

Wichita County, Texas— AOP has 58 existing oil wells, including five injection wells, which are currently producing an average of more than 20 barrels of oil per day (BOPD). Due to years of neglect by previous operators, many of the wells are either underperforming or currently inactive.

AOP's development plan includes reworking and, where necessary, recompleting existing wells to restore production and maximize reservoir performance. In addition, the Company plans to drill two new wells to further enhance field production. Upon completion of these activities, total field production is projected to increase to approximately 225–325 BOPD.

AOP will also ensure that all wells, leases, and related operations are brought into full compliance with the rules and regulations established by the Texas Railroad Commission.

Upside: In addition to current production zones, each well contains multiple behind-pipe pay intervals that remain untapped and provide significant future development potential. These additional productive formations offer opportunities for recompletions and production enhancements as part of subsequent development phases.

The property also contains attractive drilling locations that support the potential for additional well development in the future. As production is restored, expanded, and optimized, the value of the property is expected to increase substantially, creating significant upside potential for investors.

Investment: \$50,000 per unit for 1.8% Working Interest (WI), representing 1.5 % Net Revenue Interest (NRI).

Tax Advantage: Turnkey program providing investors with a potential 85% first-year tax deduction (Consult your tax advisor).



CURRENT PROJECTIONS & REVENUE

| Production | Current Production 20 Bbls/Day/ 58 wells total | Projections-Post Rework 225 Bbls/Day/ 60 wells total |
|--|---|---|
| Monthly Barrels | 600 | 6,750 |
| Price per Barrel | \$70 | \$70 |
| Monthly Gross Revenue | \$42,000 | \$472,500 |
| WI Owners Monthly 80% NRI | \$33,600 | \$378,000 |
| Annual Revenue for WI Owners | \$403,200 | \$4,536,000 |
| Annual Return On Investment (ROI) | 10% | 121% |



PROCEDURES



- ✓ AOP is seeking 75 partners to buy 90% WI in 58 existing wells and drilling 2 new wells totaling 60 Wells, including 5 injections wells.
- ✓ Potential turnkey first-year taxable deduction of 85% of investment (Consult Tax Advisor).
- ✓ Partners will own 90% WI of a 75% NRI in 60 wells.
- ✓ AOP will own 10% WI in 60 wells.
- ✓ The upside: wells have multiple additional pay zones behind pipe.
- ✓ After 100% return of investment, Phase II to drill additional wells begins on a per-well basis.
- ✓ Phase II: Partners pay 90% of costs; AOP pays 10%.



OFFERING SUMMARY



Issuer

Alexander Oil Properties LLC



Units Offered

75 Units



Cost Per Unit

\$50,000



Total Offering

\$3,750,000



Location

Wichita County, Texas



Production Status

**Currently producing 20
BOPD**

Alexander Oil doesn't gamble. We execute and we deliver.



COMPANY OVERVIEW

Alexander Oil Properties LLC (“AOP”) is an energy investment and operations company focused on acquiring, developing, and optimizing overlooked oil and gas assets with strong underlying economic potential.

Backed by a leadership team with more than 50 years of combined industry success, AOP brings deep expertise across acquisition strategy, drilling, completion, production enhancement, and lease rework operations. Our disciplined approach is rooted in operational precision, technical analysis, and long-term value creation.

Rather than pursuing speculative opportunities, AOP focuses on engineered outcomes — targeting projects where experience, execution, and technology can unlock measurable value while mitigating downside risk.

We specialize in identifying undercapitalized or underutilized assets that larger operators often bypass, not because of limited potential, but because they require specialized expertise, operational discipline, and hands-on management.

Our mission is simple:

- Preserve investor capital
- Minimize operational and market risk
- Deliver sustainable, long-term economic returns

At AOP, we believe consistent execution and disciplined asset management create enduring value in every market cycle.



Lower Risk

Existing production and proven reservoirs reduce geological risk



Stronger Cash Flow

Faster payback and superior long-term returns



Technical Edge

Top-tier engineers and state-of-the-art technology

WHO'S ON OUR TEAM

Keith Alexander, Jr.

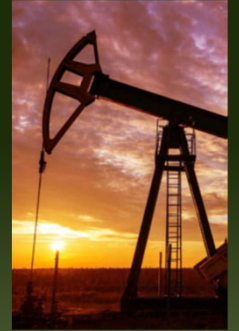
Manager/ Director

Over 50 years of experience in the oil and gas industry.

Owner and managing director of American Eagle Operating, LLC and Alexander Oil Properties.

Extensive service segment experience including Donham Oil Tool Co., Inc. (DOTCO), American Eagle Tool Co., Inc., Knight Oil Tools/Knight Fishing Services, Basin Tool Company, and Dynasty Energy Services.





Thank you for considering this project.

ALEXANDER

OIL PROPERTIES LLC

THANK YOU

