

FOR SALE

ALDINE MAIL SHOPPING CENTER

5325 ALDINE MAIL ROUTE RD – HOUSTON, TX 77039



TENANTS INCLUDE:



JOSHUA SEBESTA
josh@spinterests.com | 713.298.1341

www.spinterests.com

S & P INTERESTS, LLC
5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

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PROPERTY OVERVIEW

ADDRESS
5325 Aldine Mail Route Rd
Houston, TX 77039

TENANTS
WSS Shoes, Dollar Tree, Harbor Freight Tools

TOTAL GLA
47,565 Square Feet

YEAR REMODELED
2019

LAND AREA
+/-3.5 Acres

CORPORATE GUARANTEES

SALES PRICE
\$7,300,000 (\$153 PSF/Building)

CAP RATE
7%



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MacArthur
Ninth Grade
School
MacArthur
High School
Hambrick
Middle School

Olson
Elementary

Su Casita
Apartments

Mi Casita
Apartments

KENNEDY GREENS
BUSINESS PARK

**47,555 SF SHOPPING CENTER
ON APPROX. 3.5 ACRES**

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

DOLLAR TREE

WSS
Shoes. Style. Selection.

Las Brisas
Apartments

Aldine Mail Rte. Rd
25,343 VPD (18)

34,848 SF PAD
FUTURE DEVELOPMENT
COMING SOON

FOOD CITY

CROSS ACCESS

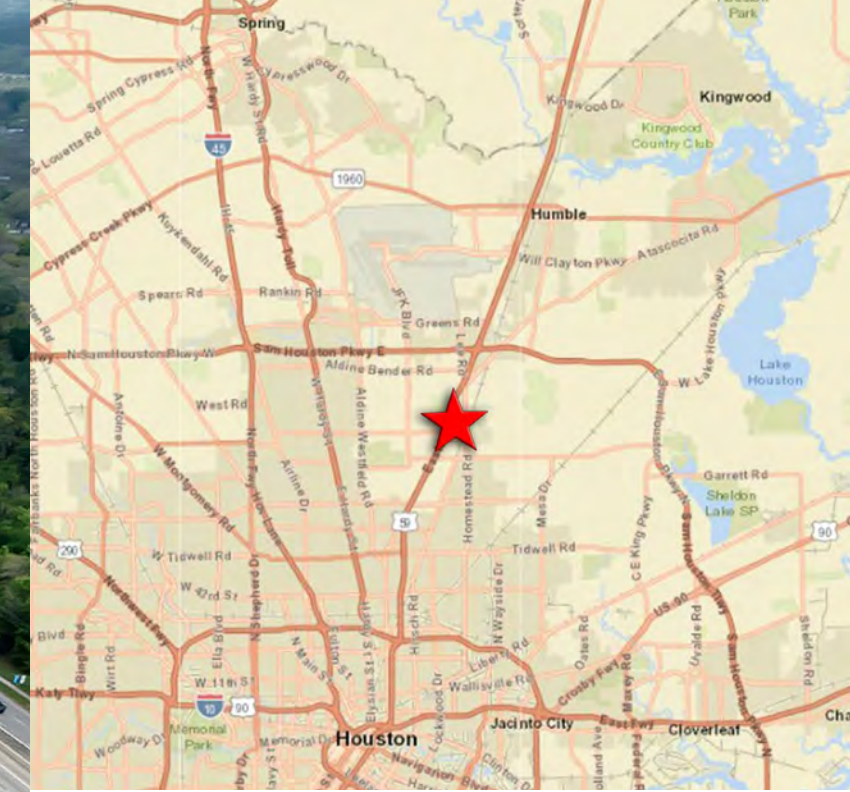
Exxon

Eastex Fwy Service Rd

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PROPERTY FEATURES:

- 47,555 SF Shopping Center on approx. 3.5 Acres
- Redeveloped in 2019
- National Credit Tenants
- Access to Aldine Mail Rt and Eastex Freeway
- Four Curb Cuts with Access to Aldine Mail Rt and Eastex Freeway
- Located in Harris County (not City of Houston permitting)

DEMOGRAPHIC SUMMARY:

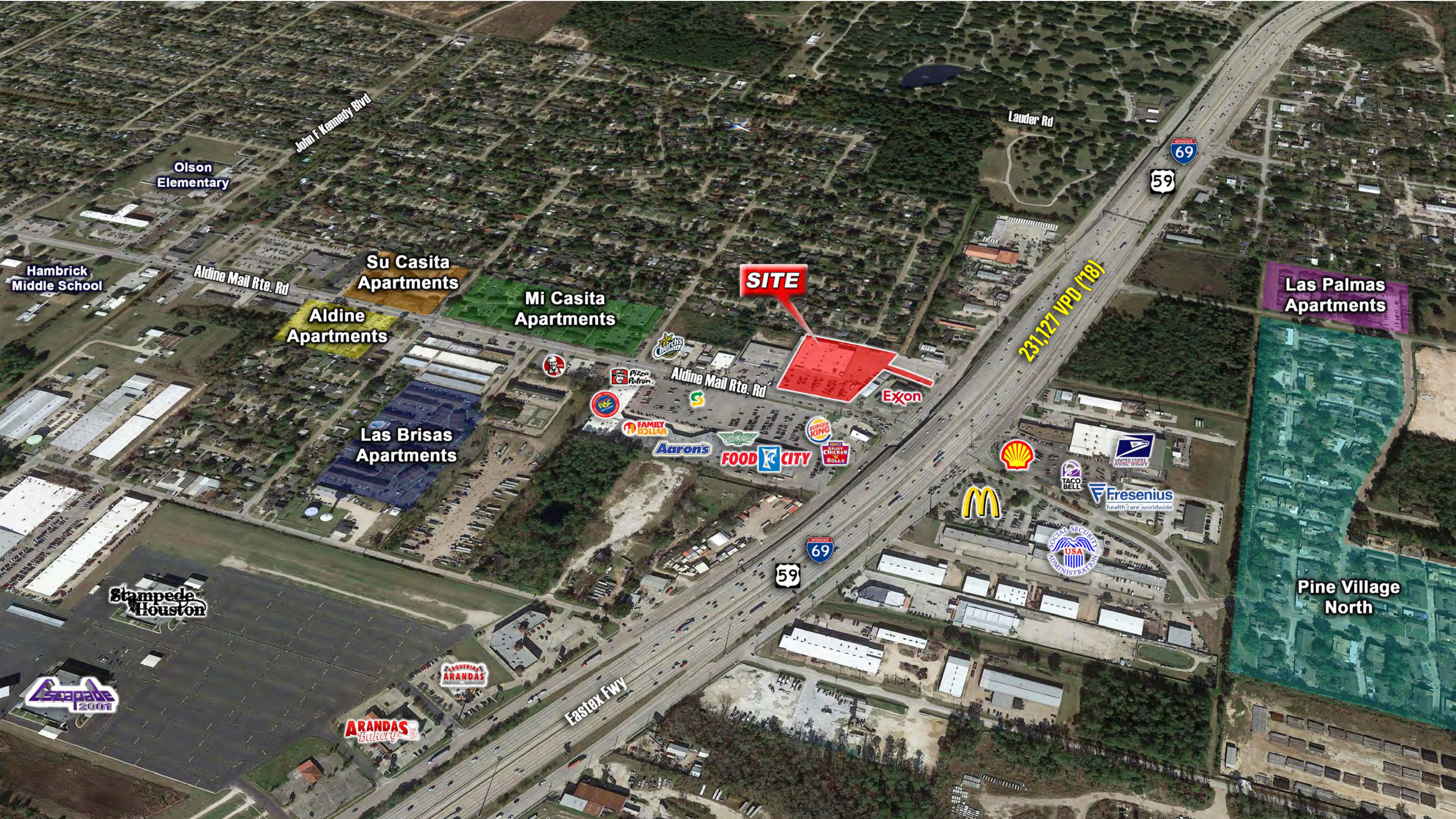
Radius	1 Mile	2 Mile	3 Mile
2019 Population	9,743	78,884	192,299
2024 Population Est.	9,983	83,262	203,661
Daytime Population	8,712	75,175	186,985
Average HH Income	\$48,823	\$54,426	\$55,401

TRAFFIC COUNTS: US Hwy 59/I-69: 231,127 VPD
(TXDOT 2018) Aldine Mail Rte Rd: 25,343 VPD

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SITE

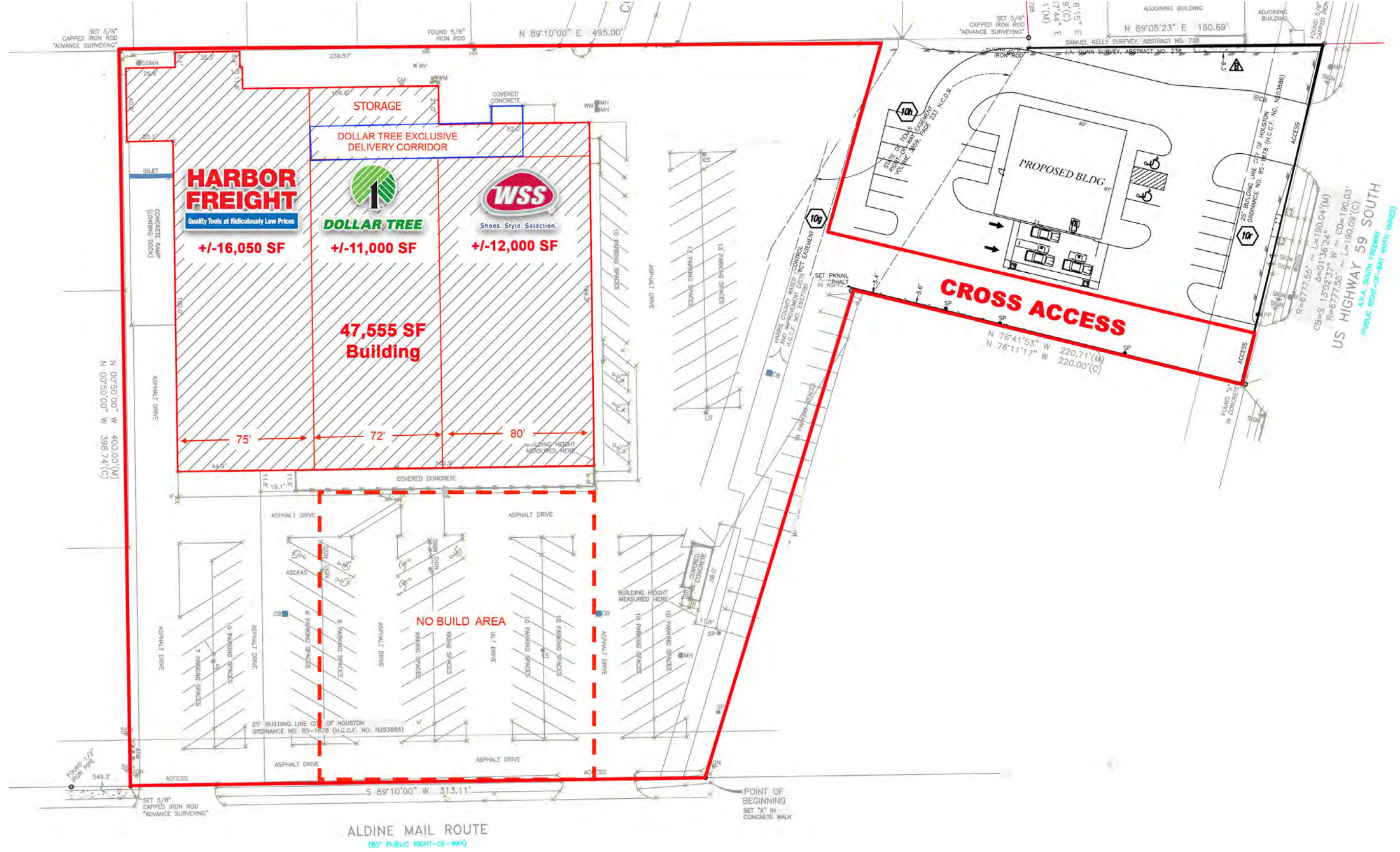
231,127 VPD ('18)

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SITE PLAN



RENT ROLL & OPERATING EXPENSES

ALDINE MAIL SHOPPING CENTER RENT ROLL

TENANT	USE	SUITE	SF	RENT PSF	BASE RENT	NNN	TOTAL	LEASE EXPIRATION	NEXT BUMP	RENEWAL OPTIONS
Dollar Tree Stores	Dollar Tree	A	11,000	\$10.00	\$110,000.00	\$42,130.00	\$152,130.00	2/28/30	12/1/24	4 options of 5yrs each
Harbor Freight	Harbor Freight	B	16,207	\$11.00	\$178,277.00	\$61,471.00	\$239,748.00	11/30/29	8/1/24	5 options of 5yrs each
WSS SHOES	WSS SHOES	C	12,000	\$22.00	\$264,000.00	\$47,520.00	\$311,520.00	9/30/29	10/1/24	3 options of 5yrs each
WSS Shoes (storage)	WSS Shoes (storage)	D	3,000	\$0.00	\$0.00	\$11,880.00	\$11,880.00			WSS pays NNN's only
Vacant	TBD	E	5,348	\$0.00	\$0.00	\$0.00	\$0.00			
TOTAL			47,555 SF		\$552,277.00	\$163,001.00	\$715,278.00			

GROSS INCOME

\$715,278.00

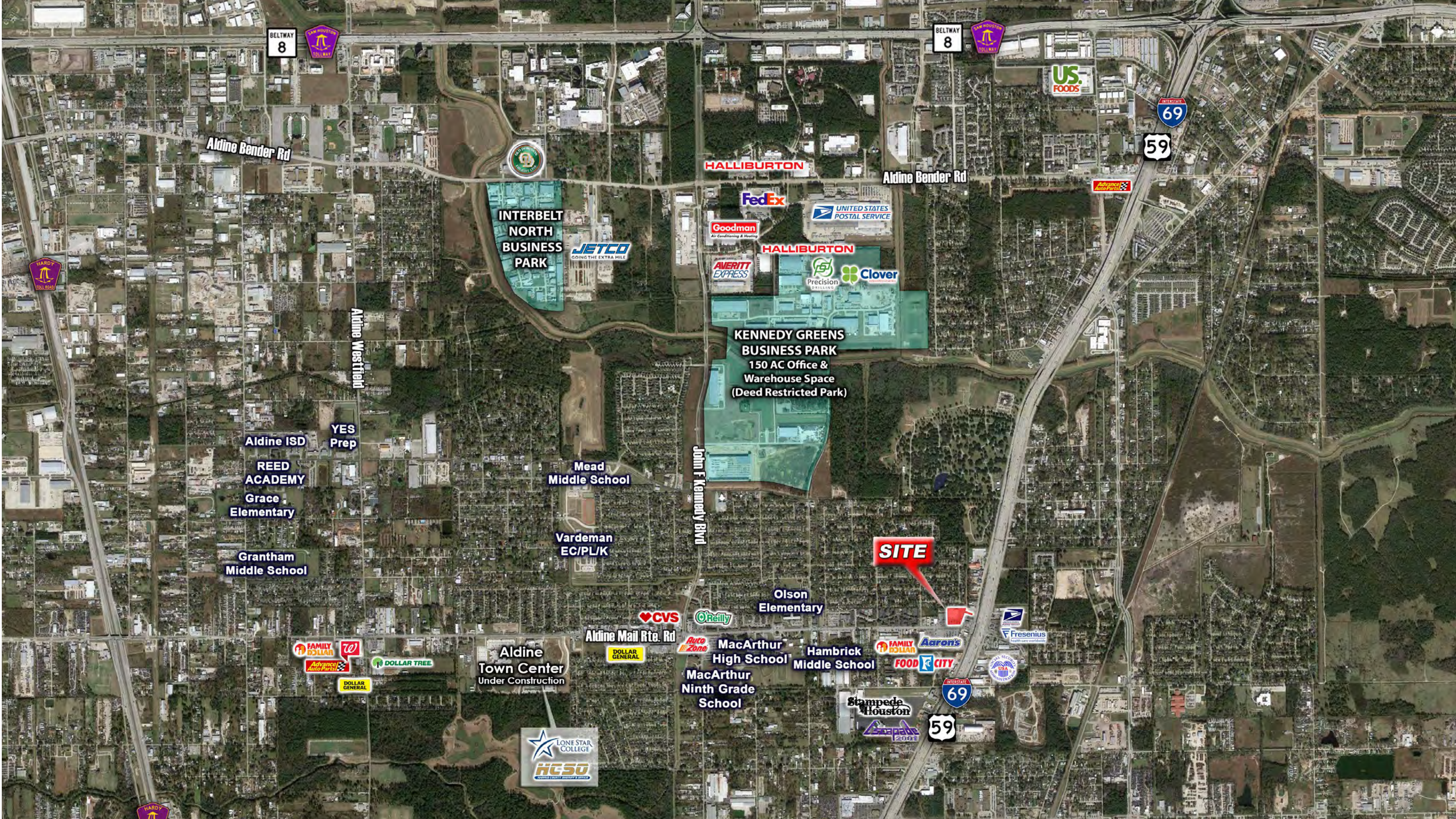
OPERATING EXPENSES

TAXES	\$89,108.24
INSURANCE	\$21,329.10
CAM	\$71,097.00
MANAGEMENT FEE (3%)	\$21,119.73
TOTAL	\$202,654.07

AVAILABLE FOR DEBT SERVICE

\$512,623.93





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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,486	68,471	158,471
2010 Total Population	9,434	72,455	174,890
2019 Total Population	9,743	78,884	192,299
2019 Group Quarters	103	482	1,646
2024 Total Population	9,983	83,262	203,661
2019-2024 Annual Rate	0.49%	1.09%	1.15%
2019 Total Daytime Population	8,712	75,175	186,985
Workers	3,049	27,841	73,557
Residents	5,663	47,334	113,428
Household Summary			
2000 Households	3,051	19,716	46,196
2000 Average Household Size	3.42	3.46	3.40
2010 Households	2,627	20,792	50,764
2010 Average Household Size	3.56	3.46	3.42
2019 Households	2,714	22,496	55,431
2019 Average Household Size	3.55	3.49	3.44
2024 Households	2,779	23,712	58,700
2024 Average Household Size	3.56	3.49	3.44
2019-2024 Annual Rate	0.47%	1.06%	1.15%
2010 Families	2,116	16,150	39,451
2010 Average Family Size	3.94	3.94	3.89
2019 Families	2,174	17,396	42,939
2019 Average Family Size	3.95	3.98	3.92
2024 Families	2,221	18,295	45,391
2024 Average Family Size	3.96	3.99	3.93
2019-2024 Annual Rate	0.43%	1.01%	1.12%
Housing Unit Summary			
2000 Housing Units	3,227	20,902	49,518
Owner Occupied Housing Units	50.5%	62.4%	62.1%
Renter Occupied Housing Units	44.1%	32.0%	31.2%
Vacant Housing Units	5.4%	5.7%	6.7%
2010 Housing Units	3,114	22,884	56,304
Owner Occupied Housing Units	49.4%	55.7%	55.4%
Renter Occupied Housing Units	35.0%	35.2%	34.7%
Vacant Housing Units	15.6%	9.1%	9.8%
2019 Housing Units	3,227	24,373	60,265
Owner Occupied Housing Units	44.3%	53.1%	52.9%
Renter Occupied Housing Units	39.8%	39.1%	39.1%
Vacant Housing Units	15.9%	7.7%	8.0%
2024 Housing Units	3,301	25,602	63,549
Owner Occupied Housing Units	44.3%	53.3%	53.5%
Renter Occupied Housing Units	39.9%	39.3%	38.8%
Vacant Housing Units	15.8%	7.4%	7.6%
Median Household Income			
2019	\$37,854	\$38,555	\$40,297
2024	\$43,402	\$43,672	\$46,139
Median Home Value			
2019	\$89,182	\$91,208	\$99,363
2024	\$98,540	\$100,504	\$120,639
Per Capita Income			
2019	\$13,457	\$16,040	\$16,010
2024	\$15,438	\$18,669	\$18,639
Median Age			
2010	28.5	29.3	29.3
2019	29.8	30.5	30.5
2024	30.7	31.3	31.2

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	2,714	22,496	55,431
<\$15,000	19.4%	17.5%	16.1%
\$15,000 - \$24,999	12.9%	13.1%	13.0%
\$25,000 - \$34,999	13.9%	14.6%	14.0%
\$35,000 - \$49,999	15.0%	15.7%	16.0%
\$50,000 - \$74,999	20.4%	18.3%	19.0%
\$75,000 - \$99,999	9.4%	10.4%	10.5%
\$100,000 - \$149,999	7.1%	5.7%	7.1%
\$150,000 - \$199,999	1.0%	2.3%	2.2%
\$200,000+	0.7%	2.4%	2.2%
Average Household Income	\$48,823	\$54,426	\$55,401
2024 Households by Income			
Household Income Base	2,779	23,712	58,700
<\$15,000	16.6%	15.0%	13.6%
\$15,000 - \$24,999	11.5%	11.5%	11.4%
\$25,000 - \$34,999	12.7%	13.5%	12.8%
\$35,000 - \$49,999	14.5%	15.2%	15.3%
\$50,000 - \$74,999	22.1%	19.5%	20.0%
\$75,000 - \$99,999	10.9%	11.8%	12.0%
\$100,000 - \$149,999	9.4%	7.1%	9.1%
\$150,000 - \$199,999	1.4%	3.1%	2.9%
\$200,000+	1.0%	3.2%	3.0%
Average Household Income	\$56,082	\$63,284	\$64,500
2019 Owner Occupied Housing Units by Value			
Total	1,431	12,954	31,892
<\$50,000	14.1%	15.4%	15.4%
\$50,000 - \$99,999	45.7%	42.0%	35.0%
\$100,000 - \$149,999	18.6%	16.2%	19.3%
\$150,000 - \$199,999	10.5%	6.8%	10.8%
\$200,000 - \$249,999	3.4%	4.4%	5.2%
\$250,000 - \$299,999	3.4%	4.4%	4.0%
\$300,000 - \$399,999	2.5%	5.9%	4.9%
\$400,000 - \$499,999	0.4%	1.2%	1.4%
\$500,000 - \$749,999	0.6%	2.7%	2.8%
\$750,000 - \$999,999	0.3%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.3%	0.3%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$118,369	\$142,993	\$151,829
2024 Owner Occupied Housing Units by Value			
Total	1,462	13,656	34,026
<\$50,000	12.5%	13.4%	13.2%
\$50,000 - \$99,999	38.6%	36.4%	29.6%
\$100,000 - \$149,999	17.8%	16.7%	17.5%
\$150,000 - \$199,999	12.3%	7.9%	11.7%
\$200,000 - \$249,999	5.8%	5.3%	6.6%
\$250,000 - \$299,999	5.0%	5.7%	4.8%
\$300,000 - \$399,999	3.9%	6.6%	6.8%
\$400,000 - \$499,999	1.0%	2.6%	3.3%
\$500,000 - \$749,999	1.4%	3.7%	4.4%
\$750,000 - \$999,999	0.9%	1.1%	1.1%
\$1,000,000 - \$1,499,999	0.8%	0.5%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.6%
Average Home Value	\$147,573	\$169,159	\$190,468

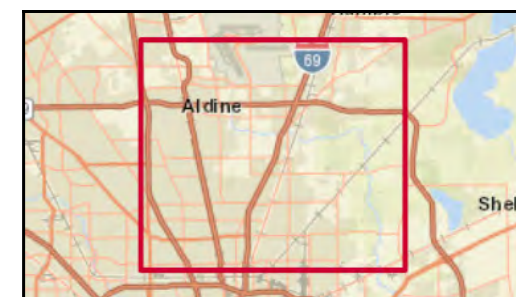
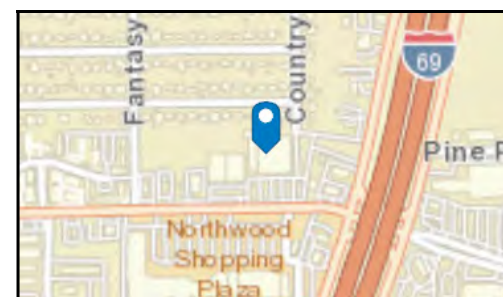
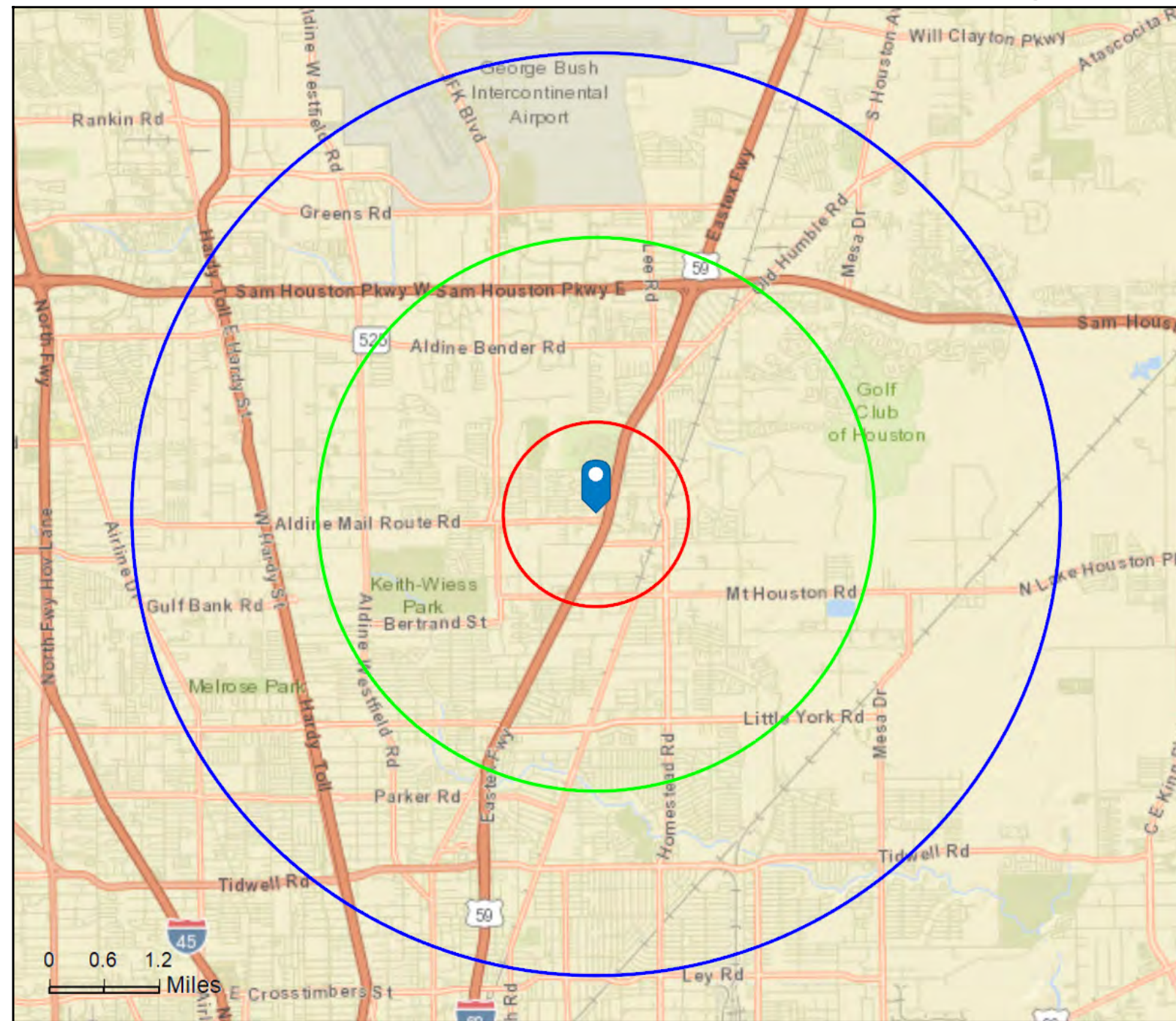
	1 mile	3 miles	5 miles
2010 Population by Age			
Total	9,434	72,456	174,888
0 - 4	9.9%	10.0%	9.8%
5 - 9	9.1%	8.9%	9.1%
10 - 14	8.6%	8.2%	8.4%
15 - 24	17.1%	16.4%	16.2%
25 - 34	14.8%	14.7%	15.0%
35 - 44	12.5%	12.8%	13.1%
45 - 54	11.8%	11.3%	11.7%
55 - 64	8.4%	8.8%	8.5%
65 - 74	5.3%	5.9%	5.3%
75 - 84	2.0%	2.4%	2.4%
85 +	0.5%	0.6%	0.6%
18 +	67.2%	67.8%	67.7%
2019 Population by Age			
Total	9,745	78,884	192,298
0 - 4	9.2%	9.3%	9.2%
5 - 9	8.8%	8.9%	8.9%
10 - 14	8.2%	8.3%	8.4%
15 - 24	15.4%	14.6%	14.7%
25 - 34	16.5%	15.6%	15.7%
35 - 44	12.1%	12.7%	12.9%
45 - 54	10.3%	10.4%	10.7%
55 - 64	9.7%	9.2%	9.3%
65 - 74	6.6%	7.1%	6.6%
75 - 84	2.5%	3.1%	2.9%
85 +	0.6%	0.7%	0.7%
18 +	69.3%	69.1%	69.0%
2024 Population by Age			
Total	9,983	83,263	203,661
0 - 4	9.3%	9.3%	9.2%
5 - 9	8.8%	8.9%	8.8%
10 - 14	8.4%	8.5%	8.6%
15 - 24	15.1%	14.6%	14.6%
25 - 34	15.3%	14.3%	14.5%
35 - 44	13.3%	13.7%	13.8%
45 - 54	10.0%	10.3%	10.6%
55 - 64	9.1%	8.8%	8.9%
65 - 74	7.0%	7.2%	6.9%
75 - 84	3.0%	3.7%	3.4%
85 +	0.7%	0.8%	0.8%
18 +	68.9%	68.6%	68.7%
2010 Population by Sex			
Males	4,824	36,181	87,371
Females	4,610	36,274	87,519
2019 Population by Sex			
Males	4,981	39,335	95,836
Females	4,763	39,549	96,463
2024 Population by Sex			
Males	5,091	41,424	101,274
Females	4,892	41,838	102,387

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	9,434	72,454	174,889
White Alone	46.5%	45.3%	43.5%
Black Alone	24.5%	25.5%	28.9%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	0.3%	0.8%	0.9%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	23.7%	24.2%	22.7%
Two or More Races	3.9%	3.2%	3.1%
Hispanic Origin	67.6%	63.7%	60.2%
Diversity Index	84.5	85.5	85.8
2019 Population by Race/Ethnicity			
Total	9,744	78,884	192,300
White Alone	45.0%	44.1%	42.4%
Black Alone	24.7%	24.9%	28.4%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	0.3%	1.0%	1.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	25.0%	25.6%	23.9%
Two or More Races	4.1%	3.4%	3.2%
Hispanic Origin	69.5%	66.0%	62.2%
Diversity Index	84.9	85.8	86.2
2024 Population by Race/Ethnicity			
Total	9,983	83,262	203,662
White Alone	44.9%	43.9%	42.2%
Black Alone	24.5%	24.9%	28.4%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	0.4%	1.1%	1.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	25.2%	25.8%	23.9%
Two or More Races	4.1%	3.5%	3.3%
Hispanic Origin	70.6%	67.1%	63.2%
Diversity Index	84.7	85.8	86.1
2010 Population by Relationship and Household Type			
Total	9,434	72,455	174,890
In Households	99.0%	99.4%	99.2%
In Family Households	92.1%	91.2%	91.0%
Householder	22.0%	22.5%	22.6%
Spouse	13.5%	13.9%	13.7%
Child	43.7%	42.7%	42.7%
Other relative	9.2%	8.8%	8.7%
Nonrelative	3.7%	3.3%	3.3%
In Nonfamily Households	7.0%	8.2%	8.2%
In Group Quarters	1.0%	0.6%	0.8%
Institutionalized Population	0.0%	0.2%	0.5%
Noninstitutionalized Population	1.0%	0.4%	0.3%

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	5,690	46,453	113,214
Less than 9th Grade	23.9%	22.2%	20.9%
9th - 12th Grade, No Diploma	19.9%	16.3%	15.2%
High School Graduate	29.4%	27.8%	28.0%
GED/Alternative Credential	4.3%	4.3%	4.7%
Some College, No Degree	12.4%	15.5%	16.8%
Associate Degree	3.1%	4.7%	4.7%
Bachelor's Degree	5.1%	6.1%	6.6%
Graduate/Professional Degree	2.0%	3.0%	3.2%
2019 Population 15+ by Marital Status			
Total	7,188	58,000	141,398
Never Married	47.7%	43.4%	43.1%
Married	41.2%	43.9%	43.4%
Widowed	3.9%	5.0%	5.1%
Divorced	7.3%	7.7%	8.4%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	97.2%	94.2%	94.0%
Civilian Unemployed (Unemployment Rate)	2.8%	5.8%	6.0%
2019 Employed Population 16+ by Industry			
Total	4,174	32,256	80,199
Agriculture/Mining	0.3%	0.8%	1.0%
Construction	29.9%	23.4%	20.2%
Manufacturing	9.8%	10.4%	9.8%
Wholesale Trade	2.0%	3.0%	2.8%
Retail Trade	8.7%	10.8%	10.6%
Transportation/Utilities	8.0%	8.4%	9.7%
Information	1.6%	1.1%	0.8%
Finance/Insurance/Real Estate	4.0%	3.6%	3.8%
Services	32.5%	36.4%	39.0%
Public Administration	3.1%	2.1%	2.2%
2019 Employed Population 16+ by Occupation			
Total	4,173	32,259	80,201
White Collar	27.4%	38.2%	40.2%
Management/Business/Financial	4.1%	5.4%	6.3%
Professional	4.9%	9.5%	10.0%
Sales	8.6%	10.1%	9.9%
Administrative Support	9.8%	13.2%	14.0%
Services	23.4%	19.5%	20.2%
Blue Collar	49.2%	42.4%	39.6%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	24.4%	18.9%	16.4%
Installation/Maintenance/Repair	5.4%	5.1%	4.9%
Production	9.6%	8.6%	8.4%
Transportation/Material Moving	9.5%	9.6%	9.8%
2010 Population By Urban/ Rural Status			
Total Population	9,434	72,455	174,890
Population Inside Urbanized Area	99.4%	99.6%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.6%	0.4%	0.2%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,627	20,792	50,763
Households with 1 Person	15.6%	18.4%	18.2%
Households with 2+ People	84.4%	81.6%	81.8%
Family Households	80.5%	77.7%	77.7%
Husband-wife Families	49.3%	47.9%	47.2%
With Related Children	30.8%	29.3%	29.3%
Other Family (No Spouse Present)	31.3%	29.8%	30.6%
Other Family with Male Householder	8.8%	7.6%	7.9%
With Related Children	4.9%	4.2%	4.5%
Other Family with Female Householder	22.5%	22.2%	22.6%
With Related Children	16.0%	15.2%	15.4%
Nonfamily Households	3.9%	4.0%	4.1%
All Households with Children	52.5%	49.3%	49.7%
Multigenerational Households	13.8%	12.7%	12.0%
Unmarried Partner Households	7.3%	6.4%	6.7%
Male-female	6.9%	5.8%	6.2%
Same-sex	0.4%	0.5%	0.5%
2010 Households by Size			
Total	2,626	20,793	50,762
1 Person Household	15.6%	18.4%	18.2%
2 Person Household	20.5%	22.3%	22.4%
3 Person Household	16.0%	16.4%	16.7%
4 Person Household	16.9%	15.5%	15.8%
5 Person Household	14.4%	12.5%	12.5%
6 Person Household	7.0%	6.8%	6.8%
7 + Person Household	9.6%	8.2%	7.5%
2010 Households by Tenure and Mortgage Status			
Total	2,627	20,792	50,764
Owner Occupied	58.5%	61.3%	61.5%
Owned with a Mortgage/Loan	31.5%	31.1%	33.2%
Owned Free and Clear	27.0%	30.1%	28.2%
Renter Occupied	41.5%	38.7%	38.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,114	22,884	56,304
Housing Units Inside Urbanized Area	99.3%	99.6%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.7%	0.4%	0.2%

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Barrios Urbanos (7D)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
2.	NeWest Residents (13C)	Family Foundations (12A)	Family Foundations (12A)
3.	Family Foundations (12A)	City Commons (11E)	American Dreamers (7C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$3,596,872	\$32,623,198	\$81,168,506
Average Spent	\$1,325.30	\$1,450.18	\$1,464.32
Spending Potential Index	62	68	68
Education: Total \$	\$2,223,187	\$20,618,481	\$51,563,253
Average Spent	\$819.16	\$916.54	\$930.22
Spending Potential Index	51	58	58
Entertainment/Recreation: Total \$	\$4,880,630	\$45,460,566	\$113,794,797
Average Spent	\$1,798.32	\$2,020.83	\$2,052.91
Spending Potential Index	55	62	63
Food at Home: Total \$	\$8,403,034	\$77,075,746	\$191,983,105
Average Spent	\$3,096.18	\$3,426.20	\$3,463.46
Spending Potential Index	60	66	67
Food Away from Home: Total \$	\$6,147,992	\$55,659,641	\$138,702,427
Average Spent	\$2,265.29	\$2,474.20	\$2,502.25
Spending Potential Index	62	67	68
Health Care: Total \$	\$8,857,791	\$83,155,213	\$208,523,872
Average Spent	\$3,263.74	\$3,696.44	\$3,761.86
Spending Potential Index	55	62	63
HH Furnishings & Equipment: Total \$	\$3,500,397	\$31,726,028	\$79,404,777
Average Spent	\$1,289.76	\$1,410.30	\$1,432.50
Spending Potential Index	60	66	67
Personal Care Products & Services: Total \$	\$1,416,001	\$13,010,636	\$32,600,704
Average Spent	\$521.74	\$578.35	\$588.13
Spending Potential Index	59	65	66
Shelter: Total \$	\$28,679,508	\$261,862,753	\$657,888,034
Average Spent	\$10,567.25	\$11,640.41	\$11,868.59
Spending Potential Index	57	63	64
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,544,962	\$33,286,162	\$83,650,853
Average Spent	\$1,306.18	\$1,479.65	\$1,509.10
Spending Potential Index	53	60	61
Travel: Total \$	\$3,176,463	\$29,401,728	\$74,407,007
Average Spent	\$1,170.40	\$1,306.98	\$1,342.34
Spending Potential Index	52	58	60
Vehicle Maintenance & Repairs: Total \$	\$1,807,043	\$16,537,171	\$41,262,646
Average Spent	\$665.82	\$735.12	\$744.40
Spending Potential Index	58	64	65





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____