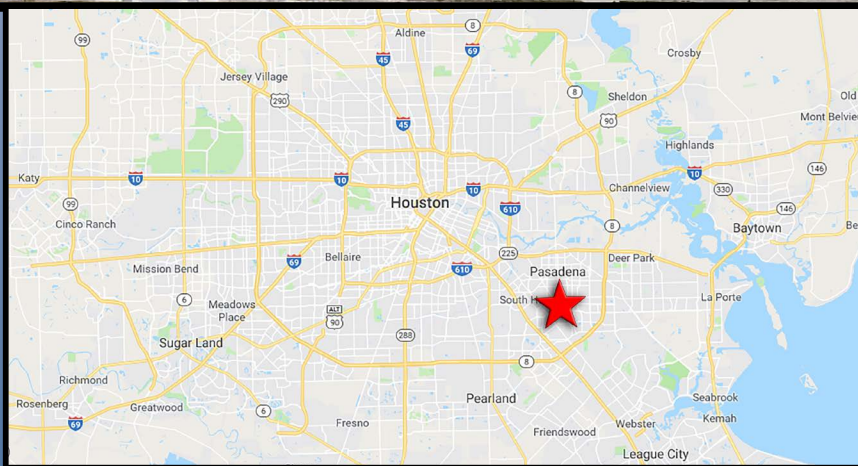




NEW RETAIL CENTER AND GROUND LEASE COMING SOON – HARD CORNER IN BUSY HISPANIC MARKET

Property Features

- Hard Corner Retail Location
- 1,500 – 8,500 SF Available For Lease
- Directly Across From New Grocery Store
- Direct Access to Two Lighted Intersections
- Pad Site Available for Ground Lease



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	18,152	143,723	338,461
Daytime Population	14,402	137,609	315,451
Average HH Income	\$50.409	\$59.619	\$62.483

Traffic Counts: Fairmont Pkwy: 15,175 VPD
 (Kallibrate 2019) Allen-Genoa Rd: 10,690 VPD
 S Shaver St: 21,625 VPD

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 Houston, Texas 77002

NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET



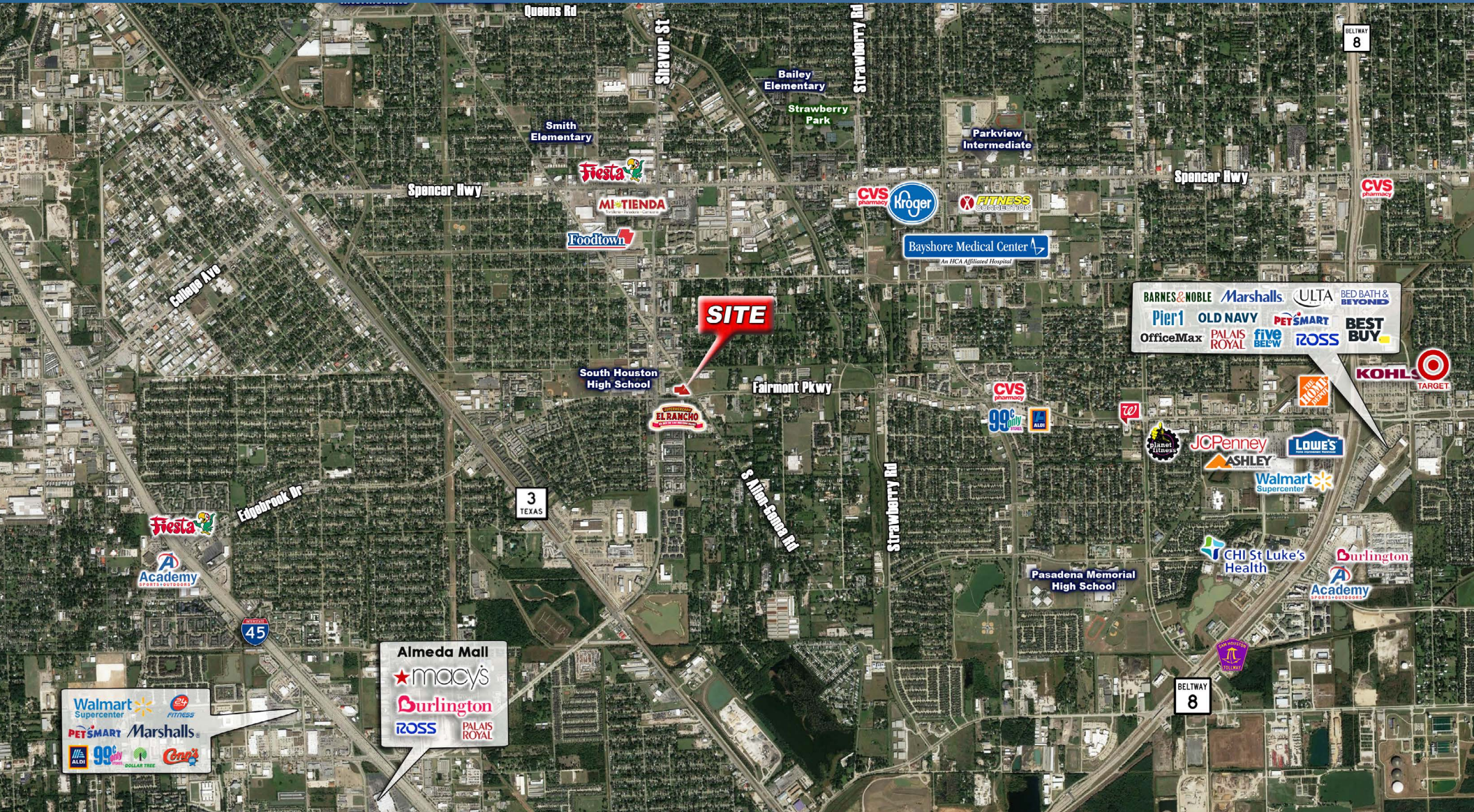
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NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,712	112,678	284,024
2010 Total Population	16,873	132,696	316,102
2019 Total Population	18,152	143,723	338,461
2019 Group Quarters	7	639	1,136
2024 Total Population	18,899	149,532	352,566
2019-2024 Annual Rate	0.81%	0.80%	0.82%
2019 Total Daytime Population	14,402	137,609	315,451
Workers	4,391	57,675	129,483
Residents	10,011	79,934	185,968
Household Summary			
2000 Households	4,957	38,851	93,892
2000 Average Household Size	2.96	2.88	3.01
2010 Households	5,247	42,695	100,822
2010 Average Household Size	3.21	3.09	3.13
2019 Households	5,522	45,331	106,417
2019 Average Household Size	3.29	3.16	3.17
2024 Households	5,710	46,941	110,408
2024 Average Household Size	3.31	3.17	3.18
2019-2024 Annual Rate	0.67%	0.70%	0.74%
2010 Families	3,903	31,299	74,930
2010 Average Family Size	3.69	3.64	3.64
2019 Families	4,109	33,093	78,805
2019 Average Family Size	3.77	3.72	3.70
2024 Families	4,249	34,213	81,637
2024 Average Family Size	3.80	3.74	3.72
2019-2024 Annual Rate	0.67%	0.67%	0.71%
Housing Unit Summary			
2000 Housing Units	5,611	41,670	99,878
Owner Occupied Housing Units	29.9%	49.5%	51.3%
Renter Occupied Housing Units	58.5%	43.8%	42.7%
Vacant Housing Units	11.7%	6.8%	6.0%
2010 Housing Units	6,441	47,086	111,763
Owner Occupied Housing Units	24.4%	47.1%	49.6%
Renter Occupied Housing Units	57.1%	43.5%	40.6%
Vacant Housing Units	18.5%	9.3%	9.8%
2019 Housing Units	6,667	49,275	116,769
Owner Occupied Housing Units	22.0%	43.9%	46.6%
Renter Occupied Housing Units	60.8%	48.1%	44.6%
Vacant Housing Units	17.2%	8.0%	8.9%
2024 Housing Units	6,872	50,878	120,873
Owner Occupied Housing Units	22.1%	43.7%	46.6%
Renter Occupied Housing Units	60.9%	48.6%	44.8%
Vacant Housing Units	16.9%	7.7%	8.7%
Median Household Income			
2019	\$37,689	\$46,450	\$49,425
2024	\$42,335	\$52,651	\$54,932
Median Home Value			
2019	\$120,851	\$123,115	\$130,144
2024	\$132,071	\$136,339	\$144,035
Per Capita Income			
2019	\$15,538	\$18,809	\$19,665
2024	\$17,888	\$21,490	\$22,500
Median Age			
2010	26.7	29.5	29.8
2019	27.7	30.6	31.1
2024	28.2	31.3	31.8



NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5,522	45,331	106,417
<\$15,000	16.7%	11.6%	11.7%
\$15,000 - \$24,999	14.7%	12.6%	11.9%
\$25,000 - \$34,999	14.4%	12.4%	12.0%
\$35,000 - \$49,999	17.3%	16.4%	14.8%
\$50,000 - \$74,999	16.9%	19.6%	19.8%
\$75,000 - \$99,999	9.2%	11.9%	12.7%
\$100,000 - \$149,999	8.3%	11.9%	12.4%
\$150,000 - \$199,999	1.3%	2.1%	2.7%
\$200,000+	1.1%	1.6%	2.0%
Average Household Income	\$50,409	\$59,619	\$62,483
2024 Households by Income			
Household Income Base	5,710	46,941	110,408
<\$15,000	13.9%	9.6%	9.7%
\$15,000 - \$24,999	12.8%	10.7%	10.1%
\$25,000 - \$34,999	13.4%	11.1%	10.7%
\$35,000 - \$49,999	17.3%	15.5%	13.9%
\$50,000 - \$74,999	18.3%	20.5%	20.4%
\$75,000 - \$99,999	10.5%	13.1%	13.8%
\$100,000 - \$149,999	10.5%	14.7%	15.1%
\$150,000 - \$199,999	1.8%	2.8%	3.7%
\$200,000+	1.6%	2.1%	2.5%
Average Household Income	\$58,383	\$68,441	\$71,797
2019 Owner Occupied Housing Units by Value			
Total	1,467	21,624	54,367
<\$50,000	10.8%	7.9%	6.4%
\$50,000 - \$99,999	25.5%	27.6%	24.8%
\$100,000 - \$149,999	32.9%	31.3%	31.2%
\$150,000 - \$199,999	11.7%	16.3%	18.5%
\$200,000 - \$249,999	8.0%	6.5%	8.0%
\$250,000 - \$299,999	2.9%	4.2%	4.3%
\$300,000 - \$399,999	2.7%	2.1%	3.2%
\$400,000 - \$499,999	2.0%	1.4%	1.3%
\$500,000 - \$749,999	1.6%	1.1%	1.1%
\$750,000 - \$999,999	0.7%	0.8%	0.6%
\$1,000,000 - \$1,499,999	1.2%	0.8%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$158,697	\$155,775	\$159,623
2024 Owner Occupied Housing Units by Value			
Total	1,521	22,213	56,272
<\$50,000	9.1%	6.9%	5.4%
\$50,000 - \$99,999	20.0%	22.8%	20.5%
\$100,000 - \$149,999	32.5%	28.0%	27.3%
\$150,000 - \$199,999	14.5%	17.9%	19.3%
\$200,000 - \$249,999	9.1%	7.8%	9.7%
\$250,000 - \$299,999	2.9%	5.2%	5.5%
\$300,000 - \$399,999	2.7%	3.2%	5.0%
\$400,000 - \$499,999	2.8%	2.9%	2.9%
\$500,000 - \$749,999	2.8%	2.1%	2.0%
\$750,000 - \$999,999	1.6%	1.3%	1.1%
\$1,000,000 - \$1,499,999	2.0%	1.5%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$190,450	\$191,931	\$192,329



NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	16,874	132,692	316,100
0 - 4	11.2%	9.4%	9.2%
5 - 9	10.3%	8.9%	8.7%
10 - 14	8.1%	8.2%	8.3%
15 - 24	17.4%	16.1%	16.0%
25 - 34	17.2%	16.0%	15.8%
35 - 44	13.4%	13.5%	13.7%
45 - 54	10.7%	11.7%	12.3%
55 - 64	6.1%	8.0%	8.4%
65 - 74	3.1%	4.3%	4.3%
75 - 84	2.0%	2.9%	2.5%
85 +	0.6%	1.0%	0.8%
18 +	65.8%	68.7%	68.9%
2019 Population by Age			
Total	18,151	143,722	338,463
0 - 4	10.4%	8.7%	8.5%
5 - 9	9.2%	8.3%	8.2%
10 - 14	8.1%	7.8%	7.7%
15 - 24	16.8%	15.4%	15.0%
25 - 34	18.2%	16.9%	16.9%
35 - 44	12.5%	13.0%	13.1%
45 - 54	9.9%	10.8%	11.1%
55 - 64	7.7%	9.1%	9.7%
65 - 74	4.3%	6.0%	6.2%
75 - 84	2.1%	2.9%	2.7%
85 +	0.7%	1.1%	1.0%
18 +	67.6%	70.9%	71.2%
2024 Population by Age			
Total	18,897	149,533	352,565
0 - 4	10.5%	8.7%	8.6%
5 - 9	9.3%	8.2%	8.2%
10 - 14	7.9%	7.7%	7.8%
15 - 24	16.5%	14.9%	14.5%
25 - 34	17.9%	16.4%	16.4%
35 - 44	13.1%	13.7%	14.0%
45 - 54	9.4%	10.6%	10.7%
55 - 64	7.8%	8.9%	9.1%
65 - 74	4.7%	6.3%	6.6%
75 - 84	2.2%	3.3%	3.2%
85 +	0.7%	1.1%	0.9%
18 +	68.1%	71.1%	71.1%
2010 Population by Sex			
Males	8,493	65,715	157,332
Females	8,380	66,981	158,770
2019 Population by Sex			
Males	9,151	71,353	168,596
Females	9,001	72,370	169,865
2024 Population by Sex			
Males	9,540	74,332	175,585
Females	9,359	75,200	176,981



NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	16,873	132,696	316,102
White Alone	66.9%	67.4%	64.9%
Black Alone	6.9%	6.5%	7.7%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	0.9%	2.0%	3.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	21.4%	19.9%	19.6%
Two or More Races	3.3%	3.3%	3.2%
Hispanic Origin	75.8%	68.8%	65.1%
Diversity Index	71.4	73.8	76.6
2019 Population by Race/Ethnicity			
Total	18,151	143,723	338,462
White Alone	65.3%	65.0%	62.4%
Black Alone	6.7%	6.7%	7.9%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	0.9%	2.4%	4.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	22.8%	21.5%	21.2%
Two or More Races	3.5%	3.6%	3.5%
Hispanic Origin	79.9%	73.0%	69.2%
Diversity Index	70.7	74.1	77.2
2024 Population by Race/Ethnicity			
Total	18,899	149,533	352,565
White Alone	65.2%	64.5%	61.7%
Black Alone	6.6%	6.7%	7.9%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	0.9%	2.5%	4.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	23.0%	21.8%	21.5%
Two or More Races	3.6%	3.7%	3.6%
Hispanic Origin	82.1%	75.4%	71.3%
Diversity Index	69.6	73.5	77.0
2010 Population by Relationship and Household Type			
Total	16,873	132,696	316,102
In Households	100.0%	99.6%	99.7%
In Family Households	89.2%	88.9%	89.3%
Householder	23.3%	23.6%	23.7%
Spouse	13.2%	15.5%	15.9%
Child	40.7%	39.5%	39.6%
Other relative	8.1%	7.3%	7.1%
Nonrelative	3.9%	3.1%	3.0%
In Nonfamily Households	10.7%	10.7%	10.3%
In Group Quarters	0.0%	0.4%	0.3%
Institutionalized Population	0.0%	0.3%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.1%



NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	10,058	86,071	205,008
Less than 9th Grade	20.1%	16.7%	15.6%
9th - 12th Grade, No Diploma	17.4%	13.5%	12.6%
High School Graduate	28.6%	27.1%	26.0%
GED/Alternative Credential	5.7%	5.6%	5.1%
Some College, No Degree	14.8%	20.1%	20.8%
Associate Degree	4.6%	5.3%	6.4%
Bachelor's Degree	6.5%	8.4%	9.5%
Graduate/Professional Degree	2.3%	3.4%	3.9%
2019 Population 15+ by Marital Status			
Total	13,117	108,165	255,610
Never Married	43.3%	36.5%	36.5%
Married	43.1%	48.9%	49.2%
Widowed	3.6%	4.8%	4.4%
Divorced	10.0%	9.9%	9.9%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	93.3%	93.8%	93.8%
Civilian Unemployed (Unemployment Rate)	6.7%	6.2%	6.2%
2019 Employed Population 16+ by Industry			
Total	8,323	65,152	155,651
Agriculture/Mining	0.6%	1.4%	1.5%
Construction	20.4%	17.4%	17.0%
Manufacturing	13.5%	12.7%	11.7%
Wholesale Trade	1.8%	2.7%	2.9%
Retail Trade	11.3%	11.3%	11.1%
Transportation/Utilities	5.1%	7.5%	7.6%
Information	0.3%	0.8%	0.8%
Finance/Insurance/Real Estate	4.3%	3.7%	4.2%
Services	41.1%	40.1%	40.7%
Public Administration	1.6%	2.4%	2.5%
2019 Employed Population 16+ by Occupation			
Total	8,321	65,151	155,652
White Collar	31.6%	40.6%	42.7%
Management/Business/Financial	5.4%	7.3%	7.7%
Professional	7.7%	11.3%	12.6%
Sales	8.0%	9.4%	9.9%
Administrative Support	10.5%	12.6%	12.6%
Services	24.5%	19.6%	19.2%
Blue Collar	43.9%	39.8%	38.1%
Farming/Forestry/Fishing	0.2%	0.3%	0.3%
Construction/Extraction	16.5%	14.2%	13.9%
Installation/Maintenance/Repair	4.1%	5.1%	5.3%
Production	13.6%	10.9%	9.8%
Transportation/Material Moving	9.5%	9.2%	8.8%
2010 Population By Urban/ Rural Status			
Total Population	16,873	132,696	316,102
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%



NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,246	42,695	100,822
Households with 1 Person	19.6%	21.6%	20.7%
Households with 2+ People	80.4%	78.4%	79.3%
Family Households	74.4%	73.3%	74.3%
Husband-wife Families	42.3%	48.1%	49.8%
With Related Children	27.7%	29.3%	30.1%
Other Family (No Spouse Present)	32.1%	25.2%	24.5%
Other Family with Male Householder	10.1%	7.9%	7.7%
With Related Children	6.0%	4.8%	4.7%
Other Family with Female Householder	22.0%	17.4%	16.8%
With Related Children	17.4%	12.5%	12.0%
Nonfamily Households	6.0%	5.1%	5.0%
All Households with Children	51.6%	47.1%	47.3%
Multigenerational Households	7.9%	8.6%	8.6%
Unmarried Partner Households	9.8%	7.9%	7.6%
Male-female	8.9%	7.2%	6.9%
Same-sex	0.9%	0.7%	0.6%
2010 Households by Size			
Total	5,244	42,695	100,822
1 Person Household	19.6%	21.6%	20.7%
2 Person Household	22.6%	23.8%	23.8%
3 Person Household	18.6%	17.1%	17.6%
4 Person Household	16.9%	16.3%	16.8%
5 Person Household	11.8%	11.4%	11.3%
6 Person Household	6.0%	5.5%	5.5%
7 + Person Household	4.5%	4.4%	4.4%
2010 Households by Tenure and Mortgage Status			
Total	5,247	42,695	100,822
Owner Occupied	29.9%	52.0%	55.0%
Owned with a Mortgage/Loan	17.5%	32.8%	36.3%
Owned Free and Clear	12.5%	19.2%	18.6%
Renter Occupied	70.1%	48.0%	45.0%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,441	47,086	111,763
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

ta Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-



S&P INTERESTS

NEW RETAIL CENTER AND GROUND LEASE COMING SOON HARD CORNER IN BUSY HISPANIC MARKET

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
2.	Barrios Urbanos (7D)	NeWest Residents (13C)	NeWest Residents (13C)
3.	American Dreamers (7C)	American Dreamers (7C)	American Dreamers (7C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$7,909,606	\$72,729,073	\$177,277,652
Average Spent	\$1,432.38	\$1,604.40	\$1,665.88
Spending Potential Index	67	75	78
Education: Total \$	\$4,749,342	\$46,187,936	\$113,239,524
Average Spent	\$860.08	\$1,018.90	\$1,064.11
Spending Potential Index	54	64	67
Entertainment/Recreation: Total \$	\$10,098,062	\$99,190,468	\$244,372,350
Average Spent	\$1,828.70	\$2,188.14	\$2,296.37
Spending Potential Index	56	67	70
Food at Home: Total \$	\$18,428,187	\$171,278,272	\$416,958,388
Average Spent	\$3,337.23	\$3,778.39	\$3,918.16
Spending Potential Index	64	73	76
Food Away from Home: Total \$	\$13,305,977	\$123,958,436	\$302,496,840
Average Spent	\$2,409.63	\$2,734.52	\$2,842.56
Spending Potential Index	66	74	77
Health Care: Total \$	\$17,504,688	\$176,416,792	\$436,577,942
Average Spent	\$3,169.99	\$3,891.75	\$4,102.52
Spending Potential Index	53	66	69
HH Furnishings & Equipment: Total \$	\$7,126,982	\$69,331,866	\$170,926,788
Average Spent	\$1,290.65	\$1,529.46	\$1,606.20
Spending Potential Index	61	72	75
Personal Care Products & Services: Total \$	\$2,986,629	\$28,619,833	\$70,565,274
Average Spent	\$540.86	\$631.35	\$663.10
Spending Potential Index	61	71	75
Shelter: Total \$	\$63,593,588	\$597,056,924	\$1,455,386,082
Average Spent	\$11,516.40	\$13,171.05	\$13,676.26
Spending Potential Index	62	71	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,061,521	\$71,247,930	\$177,548,419
Average Spent	\$1,278.80	\$1,571.73	\$1,668.42
Spending Potential Index	52	63	67
Travel: Total \$	\$6,435,395	\$65,567,411	\$162,739,786
Average Spent	\$1,165.41	\$1,446.41	\$1,529.26
Spending Potential Index	52	64	68
Vehicle Maintenance & Repairs: Total \$	\$3,814,791	\$36,669,331	\$89,755,847
Average Spent	\$690.84	\$808.92	\$843.42
Spending Potential Index	60	71	74

ta Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad



S&P INTERESTS



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