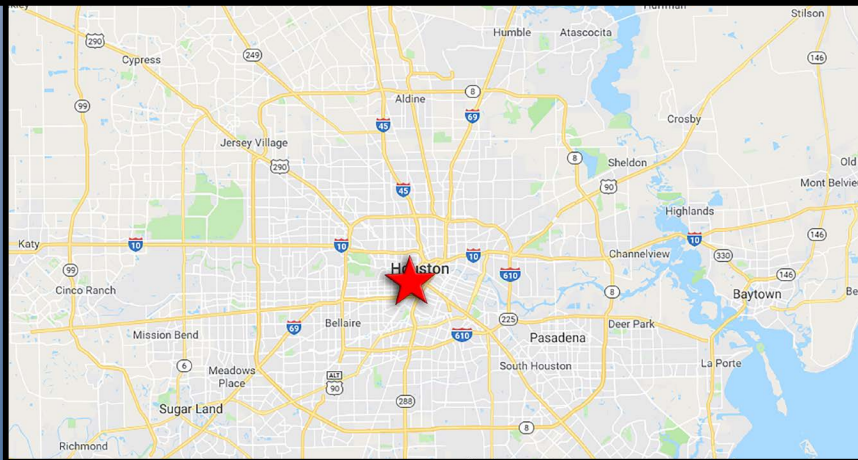


FOR SALE

Property Features

- ±23,110 SF Building on 30,000 SF Land
- Lighted Intersection of San Jacinto and Cleburne Street
- 200' Frontage on San Jacinto
- Parking Garage On-Site - 45 Parking Spaces
- Poured in Place Concrete Construction
- Call For Pricing



Demographic Summary:

Radius	1 Mile	2 Mile	3 Mile
2019 Population	26,197	97,103	199,591
Daytime Population	34,701	269,530	557,595
Average HH Income	\$102,481	\$107,309	\$117,071

Traffic Counts: San Jacinto St: 15,000 VPD  
Alabama St: 11,345 VPD  
(Kalibrate 2019)

Joseph Sebesta

jsebesta@spinterests.com

Direct: 832.455.7355

Joshua Sebesta

josh@spinterests.com

Direct: 713.298.1341

S & P Interests

5353 West Alabama, Ste. 306

Houston, Texas 77056

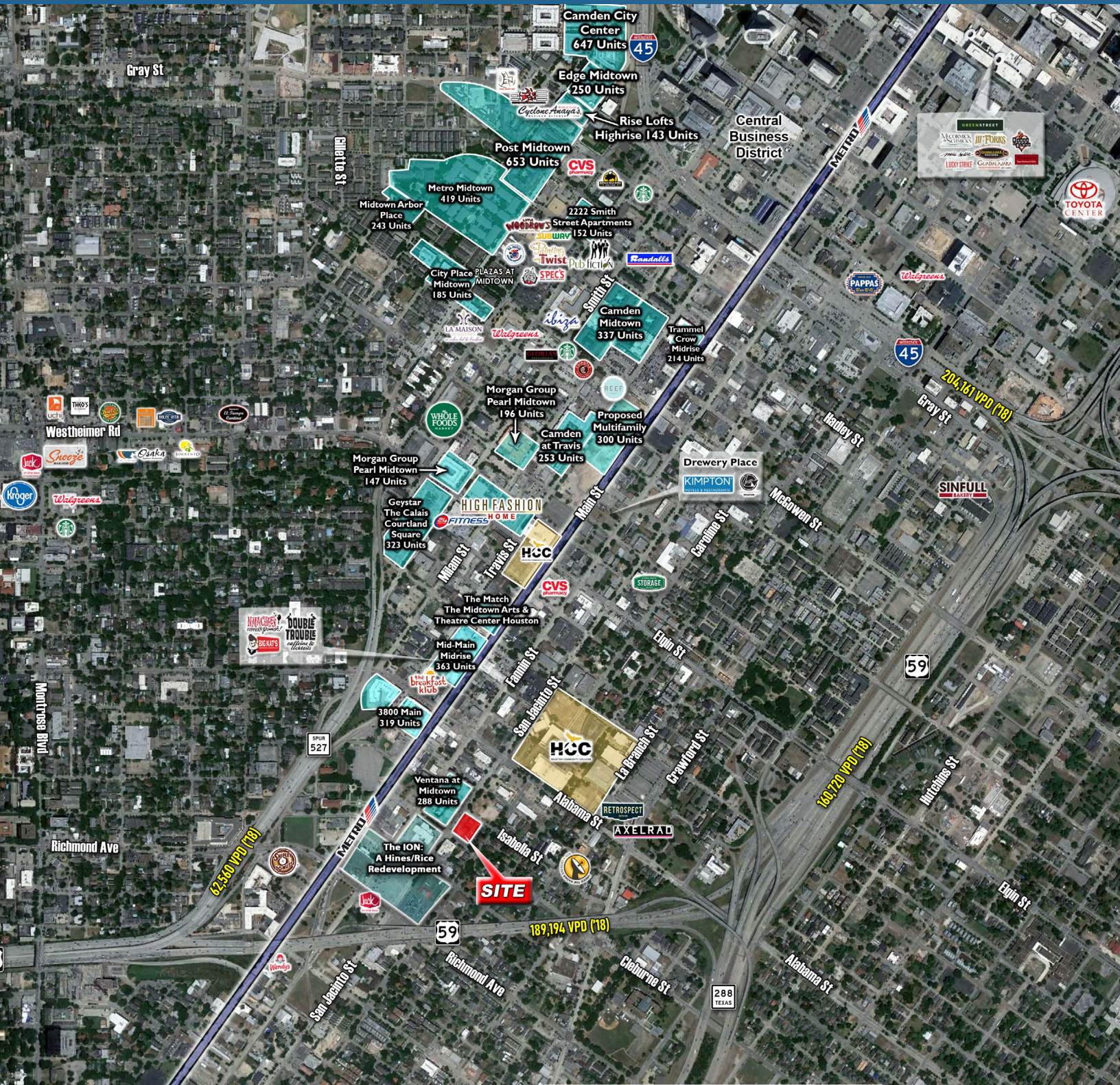
713.766.4500

<http://www.spinterests.com>

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# FOR SALE

## 4001 San Jacinto St. | Houston, Texas 77004



**Joseph Sebesta**  
jsebesta@spinterests.com  
Direct: 832.455.7355

**Joshua Sebesta**  
josh@spinterests.com  
Direct: 713.298.1341

**S & P Interests**  
5353 West Alabama, Ste. 306  
Houston, Texas 77056  
713.766.4500

<http://www.spinterests.com>

## S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

FOR SALE

4001 San Jacinto St. | Houston, Texas 77004



## PROPERTY INFO

- Extremely dense population
- Surrounded by multi-family and new development
- Located in Midtown with close proximity to Downtown, Museum District & the Texas Medical Center
- Walking distance to Houston Community College main campus & Metro's Light Rail
- Most leases are month-to-month



**Joseph Sebesta**

jsebesta@spinterests.com

Direct: 832.455.7355

**S & P Interests**

5353 West Alabama, Ste. 306

Houston, Texas 77056

713.766.4500

**Joshua Sebesta**

josh@spinterests.com

Direct: 713.298.1341

<http://www.spinterests.com>

## S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	17,475	68,832	139,456
2010 Total Population	19,302	76,715	158,560
2019 Total Population	26,197	97,103	199,591
2019 Group Quarters	2,093	8,601	27,831
2024 Total Population	29,846	107,713	220,612
2019-2024 Annual Rate	2.64%	2.10%	2.02%
2019 Total Daytime Population	34,701	269,530	557,595
Workers	26,386	234,669	483,189
Residents	8,315	34,861	74,406
<b>Household Summary</b>			
2000 Households	8,244	32,062	58,918
2000 Average Household Size	1.91	1.92	2.03
2010 Households	10,155	38,806	71,293
2010 Average Household Size	1.72	1.78	1.87
2019 Households	14,320	50,533	92,953
2019 Average Household Size	1.68	1.75	1.85
2024 Households	16,538	56,728	104,557
2024 Average Household Size	1.68	1.75	1.84
2019-2024 Annual Rate	2.92%	2.34%	2.38%
2010 Families	3,058	13,088	26,874
2010 Average Family Size	2.70	2.71	2.82
2019 Families	4,127	16,344	33,781
2019 Average Family Size	2.67	2.71	2.81
2024 Families	4,738	18,135	37,564
2024 Average Family Size	2.67	2.71	2.81
2019-2024 Annual Rate	2.80%	2.10%	2.15%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,407	37,147	67,806
Owner Occupied Housing Units	26.4%	26.0%	30.2%
Renter Occupied Housing Units	61.3%	60.3%	56.7%
Vacant Housing Units	12.4%	13.7%	13.1%
2010 Housing Units	12,264	46,487	83,874
Owner Occupied Housing Units	29.0%	28.9%	31.9%
Renter Occupied Housing Units	53.8%	54.6%	53.1%
Vacant Housing Units	17.2%	16.5%	15.0%
2019 Housing Units	16,630	58,779	105,946
Owner Occupied Housing Units	26.9%	27.4%	30.2%
Renter Occupied Housing Units	59.2%	58.6%	57.6%
Vacant Housing Units	13.9%	14.0%	12.3%
2024 Housing Units	19,021	65,387	118,063
Owner Occupied Housing Units	25.2%	26.4%	29.2%
Renter Occupied Housing Units	61.8%	60.4%	59.4%
Vacant Housing Units	13.1%	13.2%	11.4%
<b>Median Household Income</b>			
2019	\$66,923	\$70,449	\$75,267
2024	\$79,077	\$81,693	\$85,104
<b>Median Home Value</b>			
2019	\$375,881	\$409,498	\$424,867
2024	\$400,617	\$431,601	\$444,495
<b>Per Capita Income</b>			
2019	\$56,709	\$56,164	\$55,470
2024	\$65,247	\$64,067	\$62,515
<b>Median Age</b>			
2010	36.1	34.2	33.5
2019	37.1	35.7	34.7
2024	36.9	35.6	34.8

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>2019 Households by Income</b>			
Household Income Base	14,320	50,529	92,949
<\$15,000	13.4%	14.0%	12.5%
\$15,000 - \$24,999	6.4%	6.8%	6.7%
\$25,000 - \$34,999	7.3%	6.1%	6.5%
\$35,000 - \$49,999	9.8%	9.7%	9.1%
\$50,000 - \$74,999	17.4%	15.5%	14.9%
\$75,000 - \$99,999	9.8%	10.9%	11.1%
\$100,000 - \$149,999	17.2%	16.2%	15.8%
\$150,000 - \$199,999	7.0%	7.7%	7.9%
\$200,000+	11.7%	13.0%	15.4%
Average Household Income	\$102,481	\$107,309	\$117,071
<b>2024 Households by Income</b>			
Household Income Base	16,538	56,724	104,553
<\$15,000	11.0%	11.5%	10.3%
\$15,000 - \$24,999	5.3%	5.7%	5.7%
\$25,000 - \$34,999	6.1%	5.3%	5.7%
\$35,000 - \$49,999	8.7%	8.6%	8.2%
\$50,000 - \$74,999	17.0%	15.4%	14.8%
\$75,000 - \$99,999	10.1%	11.3%	11.5%
\$100,000 - \$149,999	20.0%	18.5%	17.9%
\$150,000 - \$199,999	8.8%	9.4%	9.5%
\$200,000+	13.1%	14.4%	16.5%
Average Household Income	\$116,894	\$121,216	\$130,143
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	4,470	16,079	31,963
<\$50,000	0.2%	0.6%	0.8%
\$50,000 - \$99,999	1.2%	1.6%	2.9%
\$100,000 - \$149,999	2.3%	2.4%	2.7%
\$150,000 - \$199,999	2.8%	3.7%	4.2%
\$200,000 - \$249,999	10.6%	7.8%	6.6%
\$250,000 - \$299,999	11.8%	9.4%	8.7%
\$300,000 - \$399,999	27.9%	22.6%	19.4%
\$400,000 - \$499,999	20.1%	20.3%	18.9%
\$500,000 - \$749,999	15.9%	20.5%	18.3%
\$750,000 - \$999,999	4.0%	5.6%	6.0%
\$1,000,000 - \$1,499,999	1.7%	3.5%	6.4%
\$1,500,000 - \$1,999,999	0.6%	1.1%	2.5%
\$2,000,000 +	1.0%	0.9%	2.5%
Average Home Value	\$441,331	\$484,785	\$553,768
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	4,787	17,251	34,427
<\$50,000	0.1%	0.4%	0.5%
\$50,000 - \$99,999	0.6%	1.1%	2.1%
\$100,000 - \$149,999	1.2%	1.5%	1.7%
\$150,000 - \$199,999	1.9%	2.3%	2.9%
\$200,000 - \$249,999	7.6%	5.7%	5.1%
\$250,000 - \$299,999	9.3%	7.5%	7.1%
\$300,000 - \$399,999	29.1%	23.8%	20.4%
\$400,000 - \$499,999	25.4%	24.7%	22.7%
\$500,000 - \$749,999	16.6%	21.2%	19.0%
\$750,000 - \$999,999	4.7%	6.5%	6.9%
\$1,000,000 - \$1,499,999	1.8%	3.5%	6.4%
\$1,500,000 - \$1,999,999	0.6%	1.1%	2.5%
\$2,000,000 +	1.1%	0.9%	2.6%
Average Home Value	\$466,096	\$506,191	\$574,994

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>2010 Population by Age</b>			
Total	19,299	76,714	158,559
0 - 4	4.0%	4.1%	4.2%
5 - 9	2.5%	3.0%	3.4%
10 - 14	2.2%	2.6%	2.9%
15 - 24	13.4%	16.0%	18.0%
25 - 34	26.1%	26.0%	24.8%
35 - 44	16.2%	14.8%	14.6%
45 - 54	15.6%	13.8%	13.2%
55 - 64	12.5%	11.4%	10.6%
65 - 74	4.6%	4.8%	4.7%
75 - 84	2.2%	2.5%	2.5%
85 +	0.8%	1.0%	1.1%
18 +	89.6%	88.4%	87.5%
<b>2019 Population by Age</b>			
Total	26,197	97,103	199,592
0 - 4	3.6%	3.8%	3.9%
5 - 9	2.9%	3.1%	3.2%
10 - 14	2.5%	2.8%	3.0%
15 - 24	10.7%	14.0%	16.3%
25 - 34	26.4%	25.0%	24.2%
35 - 44	16.5%	15.6%	14.9%
45 - 54	13.2%	12.0%	11.7%
55 - 64	12.7%	11.8%	11.0%
65 - 74	7.7%	7.5%	7.2%
75 - 84	2.9%	3.1%	3.2%
85 +	1.0%	1.2%	1.4%
18 +	89.4%	88.5%	87.8%
<b>2024 Population by Age</b>			
Total	29,847	107,714	220,616
0 - 4	3.8%	4.0%	4.0%
5 - 9	2.8%	3.0%	3.2%
10 - 14	2.4%	2.6%	2.9%
15 - 24	11.1%	13.9%	15.9%
25 - 34	26.4%	25.5%	24.3%
35 - 44	16.9%	15.8%	15.1%
45 - 54	12.3%	11.3%	11.2%
55 - 64	11.3%	10.5%	10.0%
65 - 74	8.3%	8.2%	7.8%
75 - 84	3.8%	3.9%	4.1%
85 +	1.0%	1.2%	1.4%
18 +	89.5%	88.7%	88.0%
<b>2010 Population by Sex</b>			
Males	11,077	41,388	86,894
Females	8,225	35,327	71,666
<b>2019 Population by Sex</b>			
Males	14,553	51,653	107,881
Females	11,644	45,450	91,710
<b>2024 Population by Sex</b>			
Males	16,179	56,530	117,799
Females	13,668	51,183	102,813

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	19,303	76,715	158,559
White Alone	58.4%	56.8%	58.5%
Black Alone	27.1%	28.5%	25.2%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	5.7%	6.3%	7.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.6%	5.4%	6.3%
Two or More Races	2.7%	2.5%	2.4%
Hispanic Origin	16.7%	16.0%	19.7%
Diversity Index	69.9	70.2	71.9
<b>2019 Population by Race/Ethnicity</b>			
Total	26,197	97,103	199,591
White Alone	55.7%	53.7%	55.3%
Black Alone	26.4%	28.3%	25.0%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	7.2%	7.8%	8.9%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	6.7%	6.5%	7.3%
Two or More Races	3.5%	3.3%	3.1%
Hispanic Origin	19.8%	19.5%	23.0%
Diversity Index	73.7	74.3	75.7
<b>2024 Population by Race/Ethnicity</b>			
Total	29,847	107,713	220,611
White Alone	53.6%	51.9%	53.7%
Black Alone	26.7%	28.3%	24.7%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	8.0%	8.6%	9.8%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	7.2%	7.1%	7.8%
Two or More Races	3.9%	3.7%	3.5%
Hispanic Origin	21.9%	21.7%	25.2%
Diversity Index	76.0	76.5	77.6
<b>2010 Population by Relationship and Household Type</b>			
Total	19,302	76,715	158,560
In Households	90.3%	89.9%	84.2%
In Family Households	44.1%	47.6%	49.0%
Householder	15.8%	17.0%	16.9%
Spouse	10.8%	11.0%	11.6%
Child	12.7%	14.8%	15.9%
Other relative	3.5%	3.5%	3.3%
Nonrelative	1.3%	1.3%	1.2%
In Nonfamily Households	46.2%	42.3%	35.3%
In Group Quarters	9.7%	10.1%	15.8%
Institutionalized Population	0.4%	1.3%	7.4%
Noninstitutionalized Population	9.3%	8.9%	8.4%

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	21,044	74,050	146,713
Less than 9th Grade	2.8%	2.4%	3.1%
9th - 12th Grade, No Diploma	2.9%	3.4%	4.5%
High School Graduate	7.9%	8.6%	9.0%
GED/Alternative Credential	1.5%	1.8%	2.7%
Some College, No Degree	16.8%	15.2%	14.3%
Associate Degree	3.9%	4.1%	4.5%
Bachelor's Degree	33.3%	33.6%	31.7%
Graduate/Professional Degree	30.9%	30.9%	30.2%
<b>2019 Population 15+ by Marital Status</b>			
Total	23,845	87,691	179,344
Never Married	55.4%	54.1%	52.2%
Married	31.6%	31.5%	33.7%
Widowed	2.0%	2.8%	3.0%
Divorced	11.0%	11.6%	11.0%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	96.6%	96.3%	96.1%
Civilian Unemployed (Unemployment Rate)	3.4%	3.7%	3.9%
<b>2019 Employed Population 16+ by Industry</b>			
Total	18,206	62,709	115,686
Agriculture/Mining	3.9%	4.9%	5.3%
Construction	3.5%	3.8%	4.3%
Manufacturing	6.6%	7.3%	7.4%
Wholesale Trade	2.6%	2.6%	2.8%
Retail Trade	9.4%	7.5%	6.8%
Transportation/Utilities	4.8%	5.2%	5.1%
Information	1.6%	1.6%	1.6%
Finance/Insurance/Real Estate	8.1%	8.2%	8.5%
Services	57.4%	56.8%	56.2%
Public Administration	2.0%	2.0%	2.1%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	18,204	62,710	115,688
White Collar	82.8%	81.0%	80.5%
Management/Business/Financial	23.8%	24.0%	24.6%
Professional	39.3%	37.8%	37.4%
Sales	10.4%	10.3%	9.9%
Administrative Support	9.4%	8.9%	8.6%
Services	11.3%	12.4%	11.6%
Blue Collar	5.8%	6.6%	7.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.7%	1.9%	2.5%
Installation/Maintenance/Repair	0.3%	0.4%	0.7%
Production	1.3%	1.4%	1.8%
Transportation/Material Moving	2.5%	2.8%	2.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	19,302	76,715	158,560
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%



# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>2010 Households by Type</b>			
Total	10,155	38,805	71,293
Households with 1 Person	55.1%	51.3%	48.6%
Households with 2+ People	44.9%	48.7%	51.4%
Family Households	30.1%	33.7%	37.7%
Husband-wife Families	20.6%	21.9%	25.9%
With Related Children	6.3%	6.7%	9.0%
Other Family (No Spouse Present)	9.5%	11.8%	11.8%
Other Family with Male Householder	3.1%	3.3%	3.3%
With Related Children	1.1%	1.2%	1.3%
Other Family with Female Householder	6.4%	8.5%	8.5%
With Related Children	3.6%	5.0%	4.8%
Nonfamily Households	14.8%	14.9%	13.7%
All Households with Children	11.1%	13.1%	15.4%
Multigenerational Households	1.5%	1.7%	1.9%
Unmarried Partner Households	8.7%	8.4%	7.5%
Male-female	5.9%	5.9%	5.4%
Same-sex	2.8%	2.6%	2.1%
<b>2010 Households by Size</b>			
Total	10,155	38,806	71,295
1 Person Household	55.1%	51.3%	48.6%
2 Person Household	30.2%	32.0%	32.1%
3 Person Household	8.0%	9.1%	9.7%
4 Person Household	4.0%	4.5%	5.6%
5 Person Household	1.4%	1.7%	2.3%
6 Person Household	0.6%	0.7%	1.0%
7 + Person Household	0.7%	0.6%	0.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	10,155	38,806	71,293
Owner Occupied	35.0%	34.6%	37.5%
Owned with a Mortgage/Loan	26.9%	25.5%	26.3%
Owned Free and Clear	8.1%	9.1%	11.2%
Renter Occupied	65.0%	65.4%	62.5%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	12,264	46,487	83,874
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%

# FOR SALE

4001 San Jacinto St. | Houston, Texas 77004

	1 mile	2 miles	3 miles
<b>Top 3 Tapestry Segments</b>			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Laptops and Lattes (3A)	Laptops and Lattes (3A)	Laptops and Lattes (3A)
3.	Emerald City (8B)	Trendsetters (3C)	Emerald City (8B)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$38,715,346	\$142,470,618	\$282,950,286
Average Spent	\$2,703.59	\$2,819.36	\$3,044.01
Spending Potential Index	126	132	142
Education: Total \$	\$27,250,754	\$100,954,748	\$204,765,804
Average Spent	\$1,902.99	\$1,997.80	\$2,202.90
Spending Potential Index	119	125	138
Entertainment/Recreation: Total \$	\$52,511,224	\$194,723,447	\$391,167,478
Average Spent	\$3,666.98	\$3,853.39	\$4,208.21
Spending Potential Index	112	118	129
Food at Home: Total \$	\$87,353,586	\$324,238,284	\$643,697,352
Average Spent	\$6,100.11	\$6,416.37	\$6,924.98
Spending Potential Index	118	124	134
Food Away from Home: Total \$	\$66,469,509	\$244,113,975	\$484,012,679
Average Spent	\$4,641.73	\$4,830.78	\$5,207.07
Spending Potential Index	126	131	142
Health Care: Total \$	\$87,459,242	\$326,909,997	\$659,064,271
Average Spent	\$6,107.49	\$6,469.24	\$7,090.30
Spending Potential Index	103	109	119
HH Furnishings & Equipment: Total \$	\$34,634,100	\$128,010,083	\$256,961,688
Average Spent	\$2,418.58	\$2,533.20	\$2,764.43
Spending Potential Index	113	119	130
Personal Care Products & Services: Total \$	\$14,923,793	\$55,113,598	\$110,047,011
Average Spent	\$1,042.16	\$1,090.65	\$1,183.90
Spending Potential Index	118	123	134
Shelter: Total \$	\$332,656,222	\$1,229,150,863	\$2,448,707,232
Average Spent	\$23,230.18	\$24,323.73	\$26,343.50
Spending Potential Index	126	131	142
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$37,850,788	\$141,660,179	\$288,649,454
Average Spent	\$2,643.21	\$2,803.32	\$3,105.31
Spending Potential Index	107	113	125
Travel: Total \$	\$35,867,777	\$132,589,603	\$269,040,694
Average Spent	\$2,504.73	\$2,623.82	\$2,894.37
Spending Potential Index	112	117	129
Vehicle Maintenance & Repairs: Total \$	\$18,767,547	\$69,607,118	\$138,984,162
Average Spent	\$1,310.58	\$1,377.46	\$1,495.21
Spending Potential Index	115	120	131



# S&P INTERESTS

11-2-2015

## 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