

CLICK HERE FOR PROPERTY VIDEO: 



FILE PHOTO

**EXCLUSIVE OFFERING | \$1,900,000 – 5% CAP**  
**TAKE 5 | CORPORATE GROUND LEASE – ABSOLUTE NNN**



2719 HILLCROFT AVE, HOUSTON, TX

214.915.8890  
**JOE CAPUTO**  
joe@trivanta.com  
**RUSSELL SMITH**  
rsmith@trivanta.com  
**ALEX TOWER**  
atower@trivanta.com

**Property.** 1,634± SF building on 0.35± acre site.  
**Tenant.** Take 5 Oil Change is the leading fast lube chain on the Gulf Coast with 76 Stores.  
**Lease structure.** 10 year, Corporate Ground Lease, Absolute NNN, with 10% rent increases every 5-years in the initial term and options.  
**Location.** Take 5 is situated just west of the Houston Galleria along Hillcroft Ave. (40,000 VPD) and Westheimer Rd. (81,000 VPD), which provides excellent visibility to the subject property. Along with Take 5, the immediate trade area features notable national credit tenants such as Walmart, Target, Randall's, CVS, Walgreen's, Barnes & Noble, Academy, REI, Petco, LA Fitness, Ross, Office Depot, Auto Zone, Firestone, Advance Auto Parts, Starbucks, Chick-fil-A, Raising Cane's, Taco Bell, Pollo Tropical, KFC, McDonald's, Sonic, and countless others. The immediate trade area features above average household incomes, with an average of nearly \$97,000 within a 3-mile radius, and, high population demographics, with over 227,692 people residing within a 3-mile radius. The subject property is located approximately 10-miles west of downtown Houston.

**PAGE 1: COVER**

**PAGE 2: TABLE OF CONTENTS | DISCLAIMER**

**PAGE 3: INVESTMENT | TENANT | LEASE OVERVIEW**

**PAGE 4-8: AERIAL PHOTOS**

**PAGE 9: SITE PLAN**

**PAGE 10: GALLERIA | UPTOWN DISTRICT OVERVIEW**

**PAGE 11-12: LOCATION OVERVIEW**

**PAGE 13-14: LOCATION MAPS**

**PAGE 15: DEMOGRAPHICS**



**CONSTRUCTION PROGRESS 2.19.17**

**DISCLAIMER**

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 2719 Hillcroft Ave., Houston, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

<b>PRICE:</b>	\$1,900,000
<b>CAP RATE:</b>	5%
<b>NET OPERATING INCOME:</b>	\$95,000
<b>BUILDING AREA:</b>	1,634± Square Feet
<b>LAND AREA:</b>	0.35± Acres
<b>YEAR BUILT:</b>	2017
<b>OCCUPANCY:</b>	100%

### LEASE OVERVIEW

<b>Initial Lease Term:</b>	10-Years, Plus (4), 5-Year Options to Renew
<b>Projected Rent Commencement:</b>	March 2017
<b>Projected Lease Expiration:</b>	March 2027
<b>Lease Type:</b>	Corporate Ground Lease – Absolute NNN
<b>Rent Increases:</b>	10% Every 5 Years in Primary Term & Options
<b>Year 1-5 Annual Rent (Current):</b>	<b>\$95,000</b>
<b>Year 6-10 Annual Rent:</b>	\$104,500
<b>Year 11-15 Annual Rent (Option 1):</b>	\$114,950
<b>Year 16-20 Annual Rent (Option 2):</b>	\$126,445
<b>Year 21-25 Annual Rent (Option 3):</b>	\$139,089
<b>Year 26-30 Annual Rent (Option 4):</b>	\$152,998

### TENANT OVERVIEW

LESSEE: Take 5 Oil Change, LLC

#### TAKE 5 OIL CHANGE | [www.take5oilchange.com](http://www.take5oilchange.com)

Headquartered in Metairie, Louisiana and founded in 1984, Take 5 Oil Change is a leading fast lube chain in the Southeastern United States, focused exclusively on oil changes and ancillary services, including windshield wiper and air filter replacements. Since 2004, the Company has rapidly increased its footprint, expanding from 13 to 76 stores and becoming an industry leader in Louisiana and the Southeast through living its mission to “Change your oil, not your schedule.”

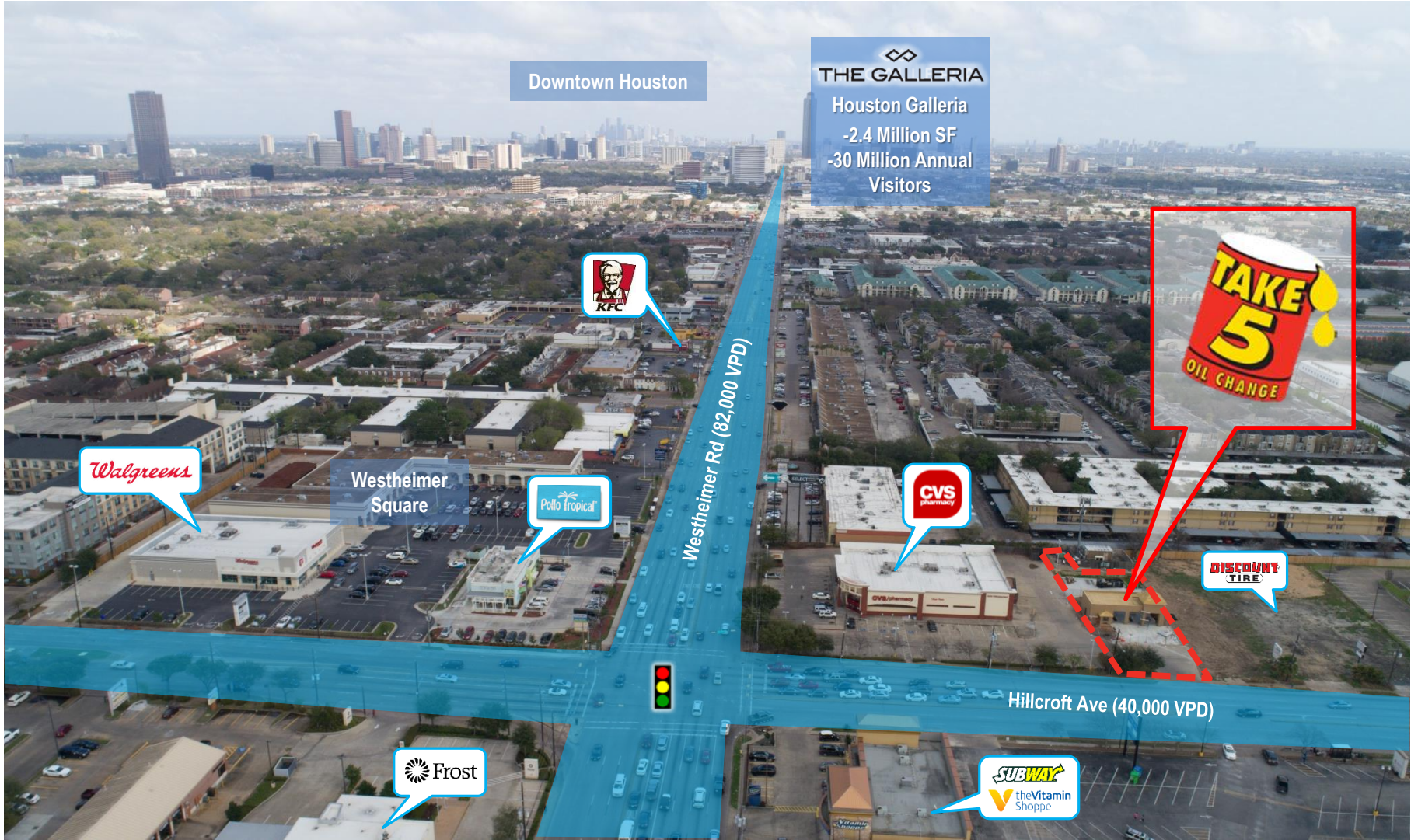
Take 5’s success stems from its niche focus of providing superior speed and best-in-class service to consumers in a lower pressure sales environment. Customers stay in their car, are provided with a complimentary beverage and are offered a simple list of service options. Take 5 can complete an oil change in approximately five to seven minutes of in-bay time, less than one-third the industry average. The Company’s relentless focus on delivering high customer satisfaction has resulted in daily car counts that are 45% above the industry average, repeat customer rates in excess of 80%, and 99% customer satisfaction rating.

The leading fast lube chain in the Gulf Coast with 76 stores – located in Texas, Louisiana, Mississippi, Alabama, South Carolina and North Carolina. Expansion focus on all southeastern states. Take 5’s are corporate owned and guaranteed locations. Niche focus on oil changes (90% of sales). Revenue per location 30% higher than industry average. 20,000+ cars annually per location. Number one of all automotive service providers. EBITDA margins significantly exceeds industry average performance. Targeting 20+ store openings per year. Market expansion in Georgia, Florida, Texas, and Virginia.





2719 HILLCROFT AVE, HOUSTON, TX





2719 HILLCROFT AVE, HOUSTON, TX

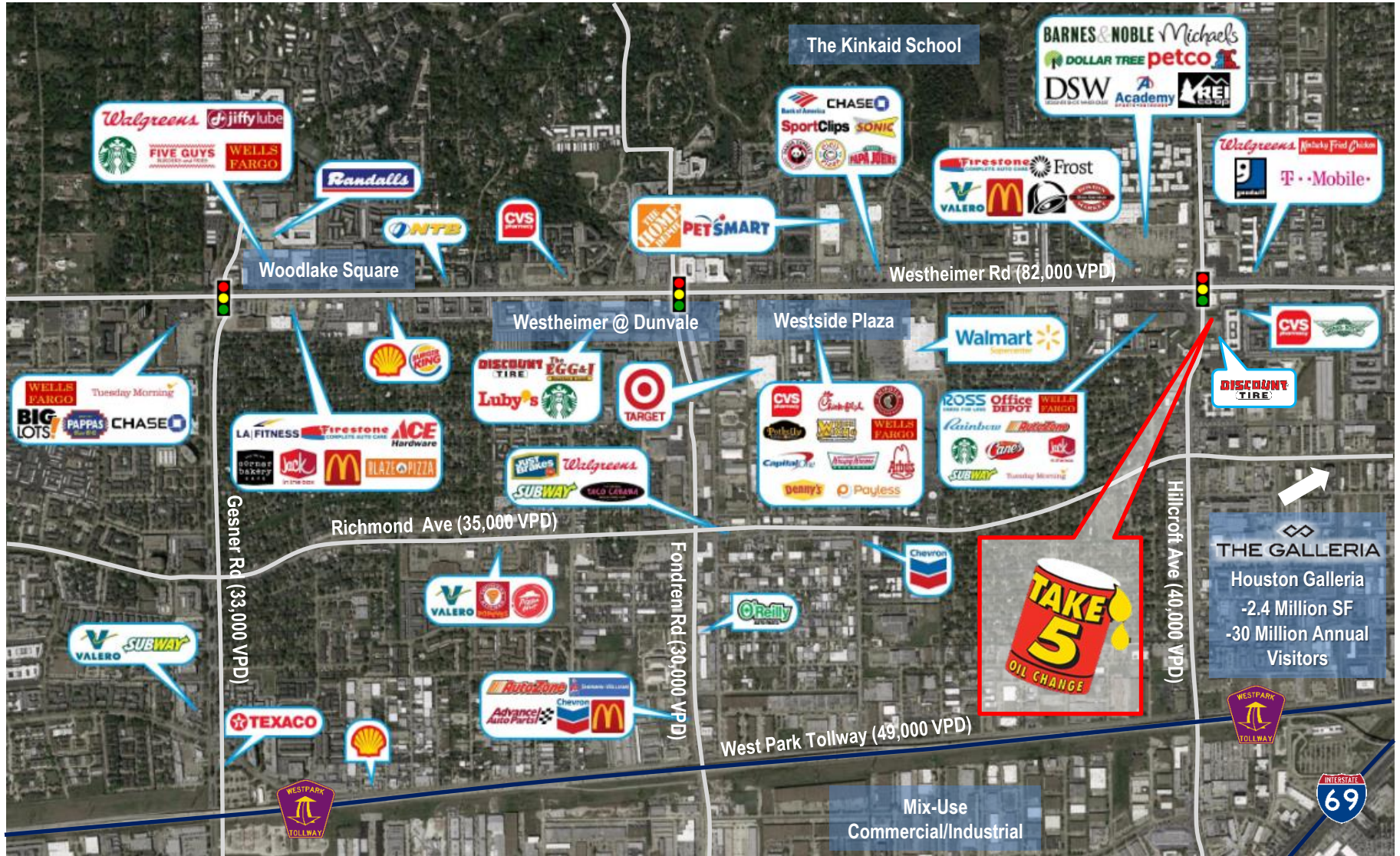




2719 HILLCROFT AVE, HOUSTON, TX









2719 HILLCROFT AVE, HOUSTON, TX









2719 HILLCROFT AVE, HOUSTON, TX

*Houston’s Uptown District is the 14<sup>th</sup>-largest business district in the United States*

The subject property is strategically located in the heart of the thriving Uptown and Galleria District of Houston, an area located approximately 6-miles west of downtown.

**Business District**

At more than 28 Million SF of commercial office space, the Uptown District is the 14<sup>th</sup> largest business district in the U.S., comparable in size to downtowns of Denver and Pittsburgh. The district is home to approximately 2,000 companies and represents more than 15% of Houston's total office space.

**Galleria Snapshot**

- 4<sup>th</sup> Largest Retail Complex in U.S.
- #1 Shopping & Tourist Attraction in Houston & the Southwest
- 30+ Million Annual Visitors
- Sales of \$1,000+ PSF

**Retail Snapshot**

- Annual Gross Sales of \$3.63+ Billion in 2014
- Accounts for 10%+ of Houston Taxable Sales
- 5+ Million SF of Retail Space
- 1,000+Stores & 100+ Restaurants
- 99.9% Occupancy (Q2 2015)

**Office Snapshot**

- Five-Star, Class A International Community
- 90.4% Occupancy Rate (Q2 2015)
- Home to 2,000 Companies
- 28+million SF of Commercial Office Space
- 14<sup>th</sup> Largest Business District in U.S.
- 15.25% of Houston’s Total Class A Office Space

**Uptown Houston’s Major Employers**

- Air Liquide
- Aon International Energy
- Apache Corporation
- Bechtel Corporation
- BHP Billiton
- Blue Cross Blue Shield of Texas
- Cameron International Corporation
- Christus Health
- Clear Channel Communications
- GE Energy
- GDF SUEZ Energy
- Hines REIT
- Landry’s Restaurants, Inc.
- NetIQ Corporation
- Panhandle Energy
- Spectra Energy Corporation
- Stewart Title Company
- Symantec Corporation
- Weatherford International Ltd.
- Williams



Source: Grubb & Ellis



### IMMEDIATE TRADE AREA

Take 5 is situated just west of the Houston Galleria along Hillcroft Ave. (40,000 VPD) and Westheimer Rd. (81,000 VPD), which provides excellent visibility to the subject property. The site has excellent access via several major thoroughfares, including Interstate 610, east of the subject property and Westpark Tollway, south of the site. Westheimer Rd. is a major arterial east-west road in Houston, TX, while Interstate 610 (abbreviated I-610) is a freeway that forms a 38-mile-long loop around the downtown sector of city of Houston, Texas.

Along with Take 5, the immediate trade area features notable national credit tenants such as Walmart, Target, Randall's, CVS, Walgreen's, Barnes & Noble, Academy, REI, Petco, LA Fitness, Ross, Office Depot, Auto Zone, Firestone, Advance Auto Parts, Starbucks, Chick-fil-A, Raising Cane's, Taco Bell, Pollo Tropical, KFC, McDonald's, Sonic, and countless others. The immediate trade area features above average household incomes, with an average of nearly \$97,000 within a 3-mile radius, and, high population demographics, with over 227,692 people residing within a 3-mile radius. The subject property is located approximately 10-miles west of downtown Houston.

### HOUSTON GALERIA

Shiny chrome rings suspended above intersections welcome visitors to Houston's premier shopping district. More than 30 million visitors each year seek the dynamic & fine shopping environment uniquely offered by The Galleria, Texas' largest shopping center and fourth largest domain nationally.

Spanning 2.4 million square feet of space, housing 400 fine stores and restaurants, two high-rise hotels, and three office towers, The Galleria is Houston's most popular retail and tourist destination. A plethora of amenities, including a full-size ice rink for recreational and figure skating, a state of the art children's play area, two swimming pools, three full-service national and international banks, two tailor shops, more than seven beauty salons, and a post office, continually serve a wide range of individuals.

Nestled between two of the city's most exclusive neighborhoods, River Oaks and Memorial, More than 7,000 business professionals in the adjoining office towers, offering 1.1 million square feet of office space, reap the benefit and convenience of having The Galleria just a short walk away.



#### Recent Houston Accolades Include:

- *The Brookings Institution ranked Houston as the fastest growing economy in North America; Houston posted 118,200 new jobs in 2012 and added more than 87,600 new jobs in 2013*
- *The Association of Foreign Investors in Real Estate ("AFIRE"), recently named Houston the 5<sup>th</sup> best city in the world for commercial real estate investment*
- *Perennial Outperformer: Houston led all other major metropolitan area with 4.7% Gross Metropolitan Product growth (GMP) since 2000*
- *With 3,700 energy-related establishments, Houston is known as the "Energy Capital of the World"*
- *Houston ranks number 1 for health care and manufacturing careers, number 2 for engineering, finance and accounting careers, and number 3 in green jobs and number 6 in computer science careers*

CLICK HERE FOR PROPERTY VIDEO:







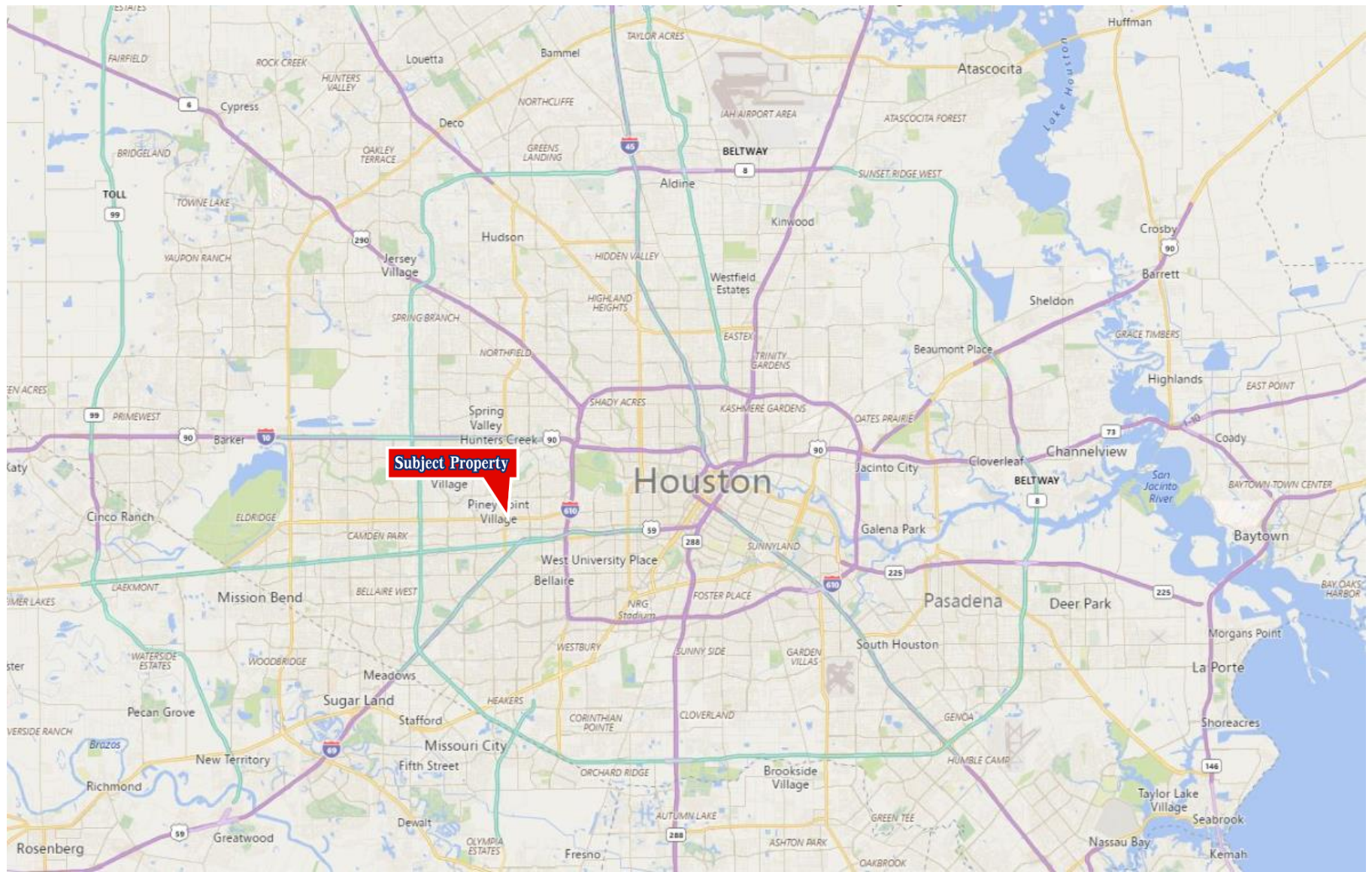
### **HOUSTON-SUGAR LAND-BAYTOWN METROPOLITAN AREA**

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 6<sup>th</sup> largest in the United States with a population of 5,946,800. From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5<sup>th</sup> in the nation in population growth—adding 2.66 million people. In 2006, Greater Houston ranked 1<sup>st</sup> in Texas and 3<sup>rd</sup> in the U.S. within the category of "Best Places for Business and Careers" by Forbes. The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2010, the GMP rose to \$384 billion, 5<sup>th</sup> in the nation. Only 28 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP.

Houston is 2<sup>nd</sup> to New York City in Fortune 500 headquarters. Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world, and the Port of Houston, the Port of Texas City, and the Port of Galveston are all major seaports located in Greater Houston. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology.

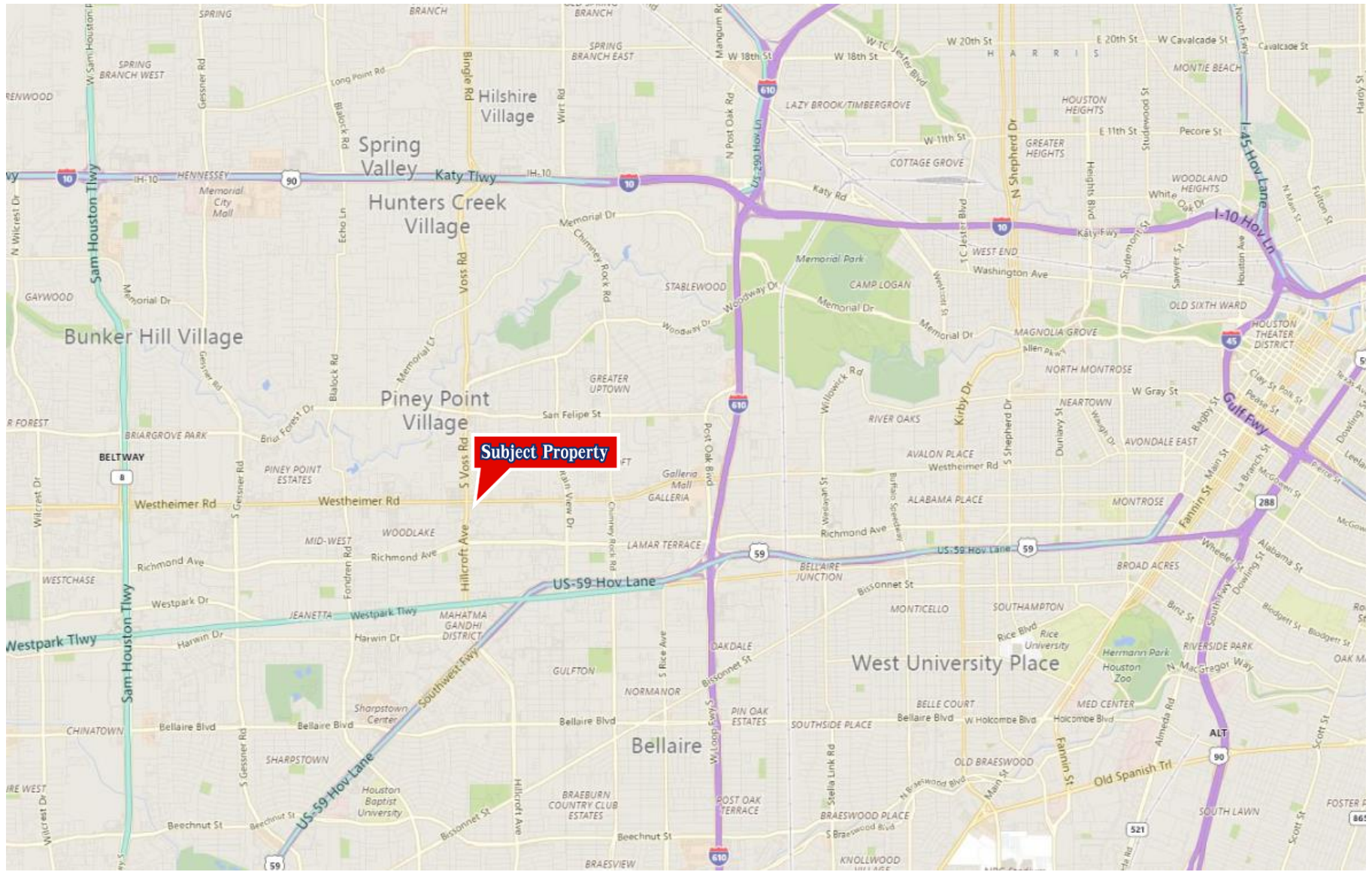
Houston is home to the Texas Medical Center—the largest medical center in the world—several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

2719 HILLCROFT AVE, HOUSTON, TX





2719 HILLCROFT AVE, HOUSTON, TX



2719 Hillcroft Ave Houston, TX 77057		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	38,025	227,692	524,767
	2021 Projected Population	41,804	252,275	581,026
	2010 Census Population	33,850	204,981	476,403
	2000 Census Population	29,388	192,525	460,159
	Projected Annual Growth 2016 to 2021	2.0%	2.2%	2.1%
	Historical Annual Growth 2000 to 2016	1.8%	1.1%	0.9%
HOUSEHOLDS	2016 Estimated Households	18,319	101,460	224,281
	2021 Projected Households	20,095	112,357	247,883
	2010 Census Households	15,926	89,325	197,848
	2000 Census Households	15,876	86,734	194,730
	Projected Annual Growth 2016 to 2021	1.9%	2.1%	2.1%
	Historical Annual Growth 2000 to 2016	1.0%	1.1%	0.9%
AGE	2016 Est. Population Under 10 Years	12.9%	14.0%	14.1%
	2016 Est. Population 10 to 19 Years	8.7%	10.3%	11.3%
	2016 Est. Population 20 to 29 Years	25.4%	19.9%	17.3%
	2016 Est. Population 30 to 44 Years	27.3%	24.9%	23.4%
	2016 Est. Population 45 to 59 Years	13.6%	16.4%	17.6%
	2016 Est. Population 60 to 74 Years	8.6%	10.4%	11.3%
	2016 Est. Population 75 Years or Over	3.6%	4.1%	4.9%
	2016 Est. Median Age	31.0	33.4	34.5
MARITAL STATUS & GENDER	2016 Est. Male Population	54.7%	52.1%	50.7%
	2016 Est. Female Population	45.3%	47.9%	49.3%
	2016 Est. Never Married	41.7%	39.0%	36.6%
	2016 Est. Now Married	32.9%	36.5%	39.8%
	2016 Est. Separated or Divorced	22.5%	20.6%	19.1%
	2016 Est. Widowed	2.8%	3.9%	4.5%
INCOME	2016 Est. HH Income \$200,000 or More	8.4%	12.0%	14.8%
	2016 Est. HH Income \$150,000 to \$199,999	4.1%	4.4%	5.3%
	2016 Est. HH Income \$100,000 to \$149,999	10.0%	9.2%	10.3%
	2016 Est. HH Income \$75,000 to \$99,999	9.1%	8.9%	8.8%
	2016 Est. HH Income \$50,000 to \$74,999	17.0%	15.0%	14.4%
	2016 Est. HH Income \$35,000 to \$49,999	13.4%	13.1%	12.2%
	2016 Est. HH Income \$25,000 to \$34,999	10.8%	10.8%	10.4%
	2016 Est. HH Income \$15,000 to \$24,999	13.0%	13.7%	12.2%
	2016 Est. HH Income Under \$15,000	14.1%	13.0%	11.6%
	2016 Est. Average Household Income	\$74,156	\$96,875	\$109,373
2016 Est. Median Household Income	\$56,691	\$69,694	\$79,101	
2016 Est. Per Capita Income	\$35,745	\$43,193	\$46,780	
2016 Est. Total Businesses	2,703	19,787	40,175	
2016 Est. Total Employees	20,819	206,039	426,789	

2719 Hillcroft Ave Houston, TX 77057		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	31,345	181,848	414,207
	2016 Est. Civilian Employed	72.7%	69.7%	68.4%
	2016 Est. Civilian Unemployed	2.6%	2.6%	2.7%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	24.7%	27.7%	28.9%
	2016 Labor Force Males	55.5%	52.4%	50.6%
	2016 Labor Force Females	44.5%	47.6%	49.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	19,896	108,830	240,799
	2010 Mgmt, Business, & Financial Operations	16.9%	16.7%	17.4%
	2010 Professional, Related	20.1%	19.9%	22.8%
	2010 Service	24.2%	22.0%	19.3%
	2010 Sales, Office	21.3%	21.3%	21.8%
	2010 Farming, Fishing, Forestry	0.3%	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	10.1%	11.8%	10.6%
	2010 Production, Transport, Material Moving	7.1%	8.1%	7.9%
	2010 White Collar Workers	58.3%	58.0%	62.0%
	2010 Blue Collar Workers	41.7%	42.0%	38.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	71.9%	73.2%	75.1%
	2010 Drive to Work in Carpool	11.6%	13.7%	12.3%
	2010 Travel to Work by Public Transportation	7.5%	5.2%	4.4%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	3.5%	2.9%	2.7%
	2010 Other Means	2.5%	1.5%	1.2%
	2010 Work at Home	3.1%	3.5%	4.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.6%	23.2%	22.9%
	2010 Travel to Work in 15 to 29 Minutes	43.1%	42.6%	43.8%
	2010 Travel to Work in 30 to 59 Minutes	30.5%	28.6%	28.4%
	2010 Travel to Work in 60 Minutes or More	4.8%	5.5%	4.8%
	2010 Average Travel Time to Work	22.7	22.4	22.2
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$1.03 B	\$6.86 B	\$16.6 B
	2016 Est. Apparel	\$36.1 M	\$242 M	\$588 M
	2016 Est. Contributions, Gifts	\$72.8 M	\$528 M	\$1.32 B
	2016 Est. Education, Reading	\$42.6 M	\$302 M	\$749 M
	2016 Est. Entertainment	\$57.3 M	\$386 M	\$938 M
	2016 Est. Food, Beverages, Tobacco	\$157 M	\$1.02 B	\$2.44 B
	2016 Est. Furnishings, Equipment	\$35.0 M	\$238 M	\$583 M
	2016 Est. Health Care, Insurance	\$89.8 M	\$586 M	\$1.40 B
	2016 Est. Household Operations, Shelter, Utilities	\$320 M	\$2.13 B	\$5.15 B
	2016 Est. Miscellaneous Expenses	\$15.2 M	\$99.0 M	\$237 M
	2016 Est. Personal Care	\$13.4 M	\$88.5 M	\$213 M
	2016 Est. Transportation	\$190 M	\$1.24 B	\$2.99 B





**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about  
 brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)