



HARD CORNER INDUSTRIAL PROPERTY FOR SALE OR LEASE

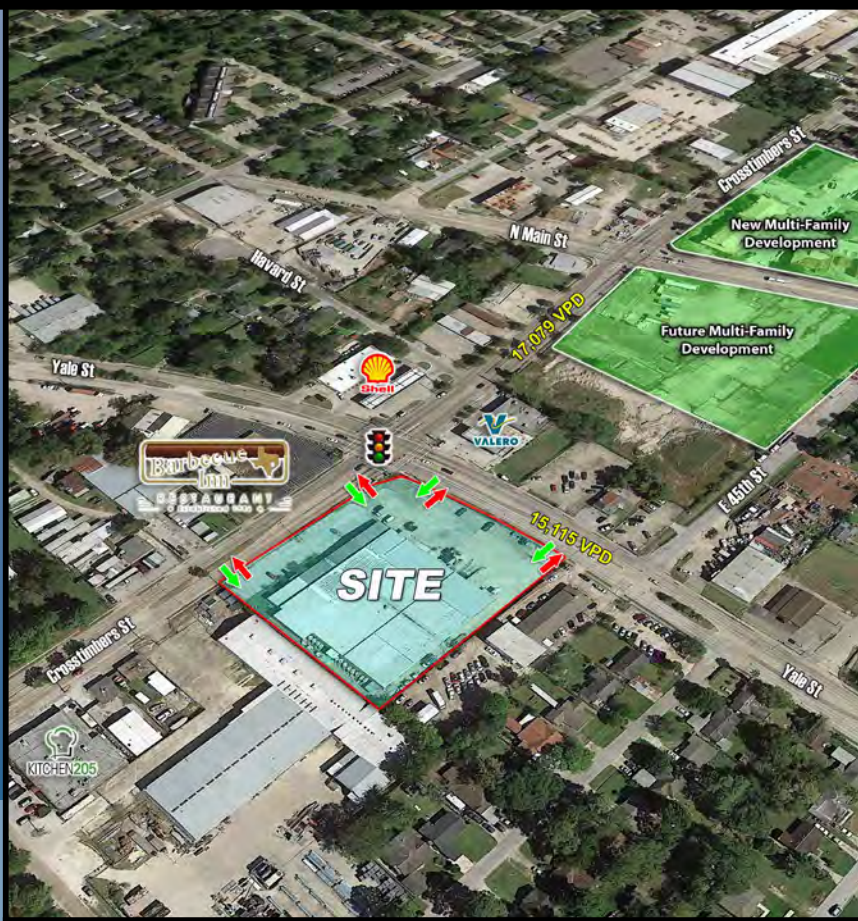
Property Features

- Hard Corner Of Yale And Crosstimbers
- Near Garden Oaks, Heights, 610 Loop
- 46,587 SF Building with 7,000 SF Office
- 2.35 Acres Fully Stabilize
- Clear Height up to 20'
- Dock Well & Grade Level Loading
- Occupied until Feb 2021 – Do Not Disturb Tenant

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S & P Interests
5353 W. Alabama #306
Houston, Texas 77056



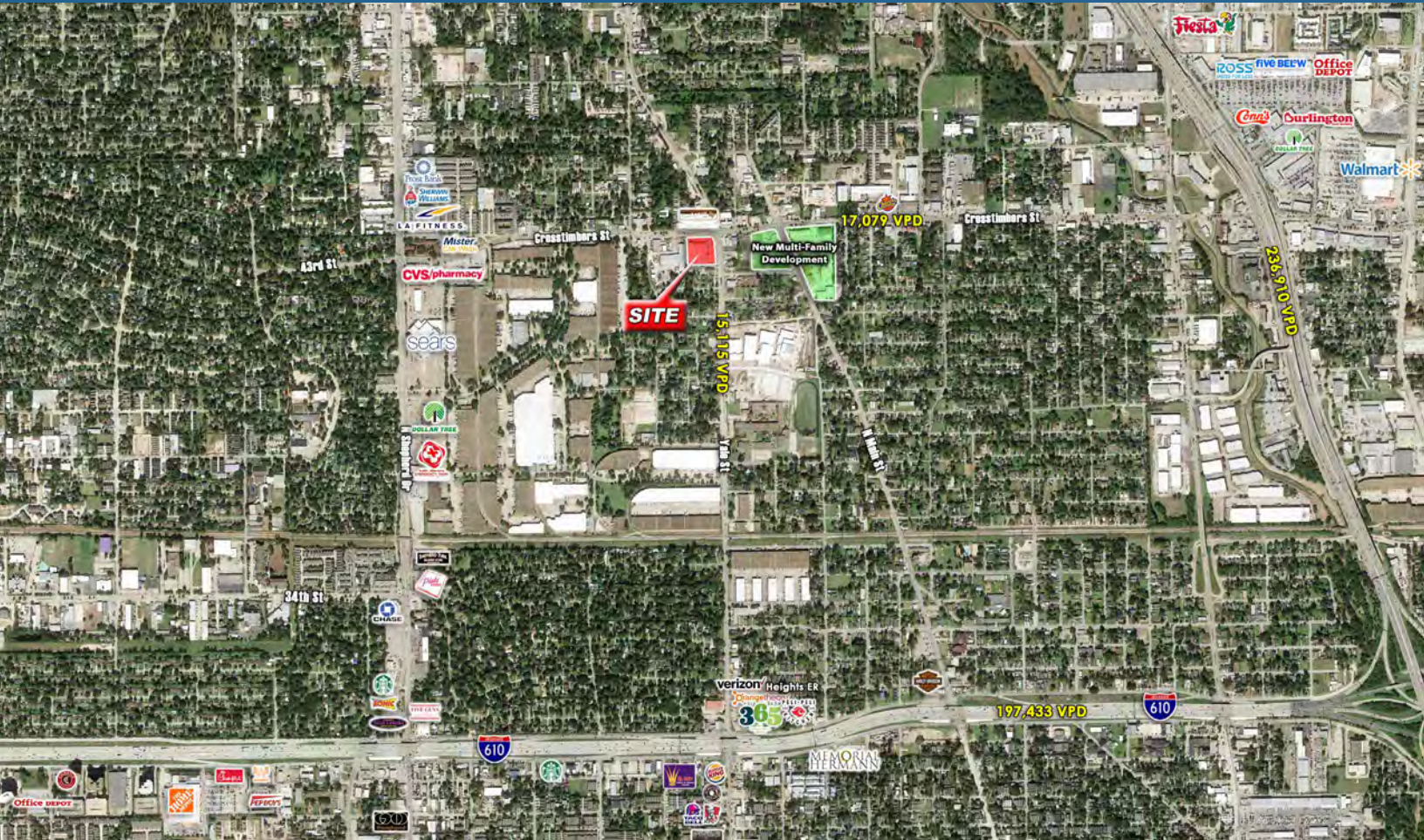
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HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSTIMBERS & YALE

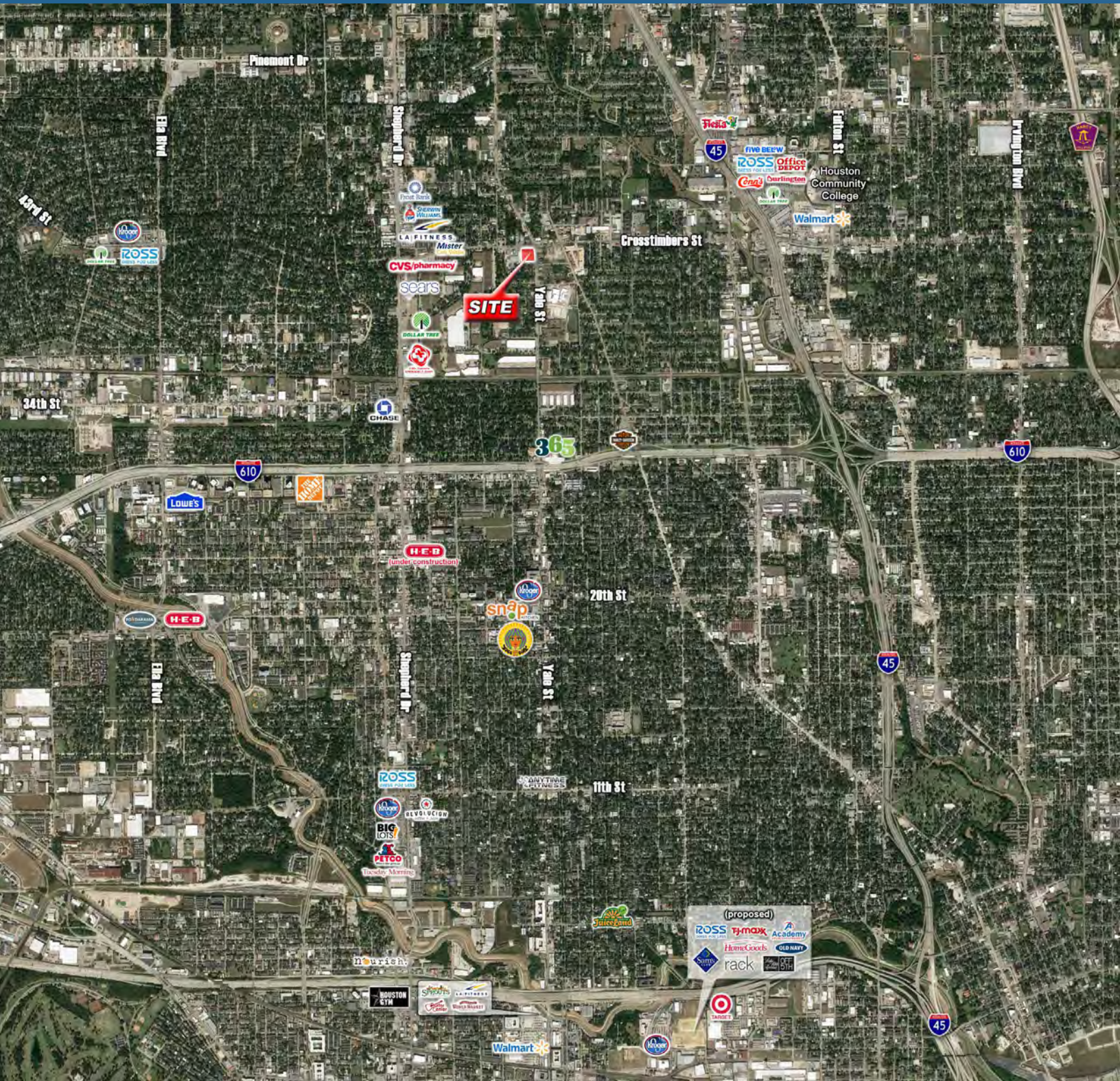


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<http://www.spinterests.com>

HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSSTIMBERS & YALE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,366	138,611	341,124
2010 Total Population	13,394	138,777	343,213
2020 Total Population	15,321	157,738	396,912
2020 Group Quarters	453	1,401	3,728
2025 Total Population	16,461	171,498	433,351
2020-2025 Annual Rate	1.45%	1.69%	1.77%
2020 Total Daytime Population	15,081	158,886	405,040
Workers	6,415	77,933	202,421
Residents	8,666	80,953	202,619
Household Summary			
2000 Households	4,793	48,380	118,353
2000 Average Household Size	2.93	2.84	2.85
2010 Households	4,553	50,772	125,245
2010 Average Household Size	2.85	2.71	2.71
2020 Households	5,184	58,151	147,142
2020 Average Household Size	2.87	2.69	2.67
2025 Households	5,557	63,261	161,862
2025 Average Household Size	2.88	2.69	2.65
2020-2025 Annual Rate	1.40%	1.70%	1.93%
2010 Families	2,923	31,311	76,218
2010 Average Family Size	3.57	3.46	3.50
2020 Families	3,291	35,178	86,509
2020 Average Family Size	3.61	3.47	3.50
2025 Families	3,527	38,051	93,797
2025 Average Family Size	3.63	3.47	3.50
2020-2025 Annual Rate	1.39%	1.58%	1.63%
Housing Unit Summary			
2000 Housing Units	5,328	52,600	129,431
Owner Occupied Housing Units	46.2%	51.2%	47.8%
Renter Occupied Housing Units	43.8%	40.8%	43.6%
Vacant Housing Units	10.0%	8.0%	8.6%
2010 Housing Units	5,489	56,776	142,322
Owner Occupied Housing Units	42.1%	49.1%	45.7%
Renter Occupied Housing Units	40.8%	40.3%	42.3%
Vacant Housing Units	17.1%	10.6%	12.0%
2020 Housing Units	6,099	63,690	163,236
Owner Occupied Housing Units	40.6%	49.3%	43.7%
Renter Occupied Housing Units	44.4%	42.0%	46.5%
Vacant Housing Units	15.0%	8.7%	9.9%
2025 Housing Units	6,538	69,086	178,691
Owner Occupied Housing Units	41.0%	48.8%	42.4%
Renter Occupied Housing Units	44.0%	42.8%	48.1%
Vacant Housing Units	15.0%	8.4%	9.4%
Median Household Income			
2020	\$33,665	\$53,641	\$53,332
2025	\$35,431	\$57,720	\$58,415
Median Home Value			
2020	\$140,842	\$329,819	\$284,928
2025	\$169,828	\$360,541	\$323,072
Per Capita Income			
2020	\$19,946	\$32,749	\$33,079
2025	\$21,427	\$35,835	\$36,920
Median Age			
2010	35.7	33.7	32.8
2020	37.1	35.5	34.4
2025	38.3	36.3	34.8



HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSSTIMBERS & YALE

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5,184	58,151	147,142
<\$15,000	24.3%	13.7%	13.7%
\$15,000 - \$24,999	14.3%	11.2%	10.9%
\$25,000 - \$34,999	12.7%	10.3%	10.5%
\$35,000 - \$49,999	16.1%	11.9%	12.3%
\$50,000 - \$74,999	11.9%	14.8%	14.6%
\$75,000 - \$99,999	7.3%	10.2%	10.2%
\$100,000 - \$149,999	6.7%	11.9%	12.0%
\$150,000 - \$199,999	2.3%	6.3%	6.3%
\$200,000+	4.3%	9.7%	9.6%
Average Household Income	\$57,149	\$88,548	\$89,017
2025 Households by Income			
Household Income Base	5,557	63,261	161,862
<\$15,000	23.0%	12.6%	12.3%
\$15,000 - \$24,999	13.7%	10.3%	9.9%
\$25,000 - \$34,999	12.6%	9.8%	9.9%
\$35,000 - \$49,999	16.4%	11.5%	11.8%
\$50,000 - \$74,999	12.5%	15.0%	14.6%
\$75,000 - \$99,999	7.8%	10.7%	10.8%
\$100,000 - \$149,999	7.1%	12.7%	13.1%
\$150,000 - \$199,999	2.3%	7.0%	7.1%
\$200,000+	4.5%	10.5%	10.5%
Average Household Income	\$61,517	\$96,847	\$98,631
2020 Owner Occupied Housing Units by Value			
Total	2,474	31,411	71,276
<\$50,000	13.2%	4.0%	6.0%
\$50,000 - \$99,999	21.1%	11.1%	14.1%
\$100,000 - \$149,999	19.2%	9.0%	11.3%
\$150,000 - \$199,999	11.1%	6.4%	7.6%
\$200,000 - \$249,999	3.2%	6.2%	6.1%
\$250,000 - \$299,999	6.3%	7.7%	7.0%
\$300,000 - \$399,999	6.8%	18.6%	16.6%
\$400,000 - \$499,999	5.5%	13.2%	12.1%
\$500,000 - \$749,999	7.8%	15.0%	12.6%
\$750,000 - \$999,999	3.2%	5.5%	4.0%
\$1,000,000 - \$1,499,999	1.7%	2.6%	2.0%
\$1,500,000 - \$1,999,999	0.5%	0.3%	0.2%
\$2,000,000 +	0.4%	0.3%	0.4%
Average Home Value	\$250,738	\$378,270	\$336,166
2025 Owner Occupied Housing Units by Value			
Total	2,683	33,693	75,831
<\$50,000	10.4%	3.1%	4.8%
\$50,000 - \$99,999	17.7%	8.7%	11.3%
\$100,000 - \$149,999	17.2%	7.6%	9.9%
\$150,000 - \$199,999	11.9%	5.7%	6.6%
\$200,000 - \$249,999	2.8%	5.5%	6.0%
\$250,000 - \$299,999	6.3%	7.4%	7.2%
\$300,000 - \$399,999	9.5%	19.8%	17.8%
\$400,000 - \$499,999	6.7%	14.8%	13.7%
\$500,000 - \$749,999	9.2%	17.5%	14.8%
\$750,000 - \$999,999	3.7%	6.2%	4.7%
\$1,000,000 - \$1,499,999	3.0%	3.1%	2.4%
\$1,500,000 - \$1,999,999	0.6%	0.3%	0.3%
\$2,000,000 +	1.0%	0.4%	0.5%
Average Home Value	\$305,297	\$410,897	\$369,496



HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSSTIMBERS & YALE

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,393	138,778	343,214
0 - 4	8.0%	8.4%	8.4%
5 - 9	7.1%	7.1%	7.2%
10 - 14	6.5%	6.2%	6.3%
15 - 24	13.1%	13.3%	13.9%
25 - 34	14.3%	17.3%	17.8%
35 - 44	14.2%	14.4%	14.2%
45 - 54	15.2%	13.5%	13.0%
55 - 64	10.7%	10.0%	9.7%
65 - 74	5.6%	5.1%	5.0%
75 - 84	4.1%	3.2%	3.0%
85 +	1.3%	1.4%	1.2%
18 +	74.4%	74.4%	74.1%
2020 Population by Age			
Total	15,320	157,740	396,911
0 - 4	7.2%	7.4%	7.4%
5 - 9	7.0%	7.2%	7.1%
10 - 14	7.1%	7.0%	6.7%
15 - 24	12.3%	12.3%	12.8%
25 - 34	13.4%	15.3%	17.0%
35 - 44	13.3%	14.5%	14.3%
45 - 54	13.3%	12.4%	11.9%
55 - 64	12.3%	11.3%	10.9%
65 - 74	8.1%	7.7%	7.4%
75 - 84	4.3%	3.5%	3.2%
85 +	1.6%	1.5%	1.3%
18 +	74.8%	74.8%	75.1%
2025 Population by Age			
Total	16,460	171,497	433,351
0 - 4	7.2%	7.3%	7.3%
5 - 9	6.8%	6.9%	6.7%
10 - 14	6.9%	6.7%	6.5%
15 - 24	12.6%	12.7%	13.1%
25 - 34	12.2%	14.6%	16.7%
35 - 44	13.2%	14.2%	14.2%
45 - 54	13.2%	12.2%	11.7%
55 - 64	11.8%	10.8%	10.3%
65 - 74	9.3%	8.7%	8.2%
75 - 84	5.1%	4.3%	4.0%
85 +	1.8%	1.5%	1.4%
18 +	75.1%	75.3%	75.8%
2010 Population by Sex			
Males	6,891	70,203	174,491
Females	6,503	68,574	168,722
2020 Population by Sex			
Males	7,852	79,578	201,310
Females	7,469	78,160	195,602
2025 Population by Sex			
Males	8,400	86,334	219,112
Females	8,061	85,163	214,239



HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSSTIMBERS & YALE

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	13,395	138,776	343,213
White Alone	36.8%	61.1%	55.8%
Black Alone	39.2%	13.7%	18.7%
American Indian Alone	0.9%	0.7%	0.8%
Asian Alone	0.6%	1.0%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	19.6%	20.2%	19.9%
Two or More Races	2.9%	3.2%	3.1%
Hispanic Origin	46.1%	57.5%	55.0%
Diversity Index	85.4	79.9	82.5
2020 Population by Race/Ethnicity			
Total	15,322	157,740	396,912
White Alone	35.2%	58.9%	54.3%
Black Alone	38.7%	13.8%	18.1%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.7%	1.4%	2.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	21.3%	21.6%	21.0%
Two or More Races	3.2%	3.6%	3.5%
Hispanic Origin	49.7%	60.7%	57.8%
Diversity Index	86.3	80.8	83.2
2025 Population by Race/Ethnicity			
Total	16,462	171,497	433,352
White Alone	35.3%	58.4%	54.2%
Black Alone	38.1%	13.6%	17.6%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.7%	1.6%	2.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	21.7%	21.9%	21.2%
Two or More Races	3.3%	3.7%	3.7%
Hispanic Origin	51.6%	62.7%	59.3%
Diversity Index	86.5	80.9	83.2
2010 Population by Relationship and Household Type			
Total	13,394	138,777	343,213
In Households	96.9%	99.1%	99.0%
In Family Households	81.4%	81.2%	80.7%
Householder	22.1%	22.6%	22.2%
Spouse	12.0%	14.7%	13.9%
Child	35.4%	33.9%	34.4%
Other relative	8.3%	6.9%	7.2%
Nonrelative	3.6%	3.0%	3.0%
In Nonfamily Households	15.5%	17.9%	18.3%
In Group Quarters	3.1%	0.9%	1.0%
Institutionalized Population	1.1%	0.5%	0.4%
Noninstitutionalized Population	2.0%	0.4%	0.6%



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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	10,167	104,349	261,878
Less than 9th Grade	18.4%	14.4%	14.2%
9th - 12th Grade, No Diploma	15.2%	10.8%	10.7%
High School Graduate	25.1%	19.0%	19.5%
GED/Alternative Credential	3.6%	3.1%	3.4%
Some College, No Degree	15.7%	14.0%	13.7%
Associate Degree	4.0%	3.9%	4.3%
Bachelor's Degree	11.9%	20.6%	20.4%
Graduate/Professional Degree	6.0%	14.2%	13.8%
2020 Population 15+ by Marital Status			
Total	12,046	123,723	312,640
Never Married	44.3%	41.5%	43.7%
Married	37.0%	44.1%	41.7%
Widowed	7.2%	5.1%	5.1%
Divorced	11.5%	9.3%	9.5%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,337	84,128	214,283
Population 16+ Employed	89.0%	91.9%	91.4%
Population 16+ Unemployment rate	11.0%	8.1%	8.6%
Population 16-24 Employed	12.3%	11.2%	11.7%
Population 16-24 Unemployment rate	17.0%	15.0%	15.6%
Population 25-54 Employed	69.0%	68.2%	68.5%
Population 25-54 Unemployment rate	9.7%	7.1%	7.5%
Population 55-64 Employed	15.4%	14.6%	13.7%
Population 55-64 Unemployment rate	11.8%	7.2%	8.0%
Population 65+ Employed	3.3%	6.0%	6.0%
Population 65+ Unemployment rate	9.6%	7.0%	7.0%
2020 Employed Population 16+ by Industry			
Total	6,532	77,322	195,882
Agriculture/Mining	0.8%	3.7%	4.1%
Construction	23.5%	15.4%	14.5%
Manufacturing	4.8%	8.6%	9.5%
Wholesale Trade	3.6%	3.4%	3.2%
Retail Trade	9.9%	7.4%	7.3%
Transportation/Utilities	5.8%	6.0%	6.2%
Information	0.7%	1.0%	1.2%
Finance/Insurance/Real Estate	3.6%	6.2%	6.6%
Services	45.7%	46.1%	45.3%
Public Administration	1.5%	2.2%	2.1%
2020 Employed Population 16+ by Occupation			
Total	6,532	77,324	195,881
White Collar	40.2%	58.8%	58.6%
Management/Business/Financial	8.0%	15.6%	16.8%
Professional	12.6%	22.6%	21.8%
Sales	6.8%	9.4%	9.3%
Administrative Support	12.7%	11.3%	10.7%
Services	20.0%	15.5%	15.5%
Blue Collar	39.8%	25.7%	26.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	18.5%	12.0%	11.2%
Installation/Maintenance/Repair	3.8%	2.9%	2.8%
Production	4.7%	4.5%	5.5%



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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,554	50,772	125,245
Households with 1 Person	29.0%	30.0%	30.6%
Households with 2+ People	71.0%	70.0%	69.4%
Family Households	64.2%	61.7%	60.9%
Husband-wife Families	34.8%	40.1%	38.1%
With Related Children	19.5%	21.1%	20.1%
Other Family (No Spouse Present)	29.4%	21.5%	22.7%
Other Family with Male Householder	7.9%	6.3%	6.6%
With Related Children	3.7%	3.2%	3.3%
Other Family with Female Householder	21.5%	15.3%	16.2%
With Related Children	11.9%	9.5%	10.2%
Nonfamily Households	6.8%	8.4%	8.6%
All Households with Children	35.3%	34.2%	34.0%
Multigenerational Households	8.6%	6.9%	7.1%
Unmarried Partner Households	7.2%	7.9%	7.9%
Male-female	6.2%	6.1%	6.4%
Same-sex	1.1%	1.8%	1.5%
2010 Households by Size			
Total	4,554	50,771	125,245
1 Person Household	29.0%	30.0%	30.6%
2 Person Household	25.1%	28.2%	27.7%
3 Person Household	16.4%	14.7%	14.5%
4 Person Household	12.7%	12.0%	11.5%
5 Person Household	8.1%	7.2%	7.5%
6 Person Household	4.3%	4.0%	4.2%
7 + Person Household	4.5%	4.0%	4.1%
2010 Households by Tenure and Mortgage Status			
Total	4,553	50,772	125,245
Owner Occupied	50.8%	55.0%	51.9%
Owned with a Mortgage/Loan	25.7%	33.6%	31.1%
Owned Free and Clear	25.0%	21.3%	20.9%
Renter Occupied	49.2%	45.0%	48.1%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	116	79	91
Percent of Income for Mortgage	17.5%	25.7%	22.3%
Wealth Index	51	88	81
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,489	56,776	142,322
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%
2010 Population By Urban/ Rural Status			
Total Population	13,394	138,777	343,213
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%



HARD CORNER | 46,587 SF INDUSTRIAL 2.35 ACRES ON CROSSTIMBERS & YALE

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Southwestern Families (7F)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
2.	Barrios Urbanos (7D)	Emerald City (8B)	Metro Renters (3B)
3.	Urban Chic (2A)	Southwestern Families (7F)	Emerald City (8B)
2020 Consumer Spending			
Apparel & Services: Total \$	\$7,509,025	\$128,641,543	\$329,850,365
Average Spent	\$1,448.50	\$2,212.20	\$2,241.71
Spending Potential Index	68	103	104
Education: Total \$	\$5,422,092	\$100,053,829	\$255,563,545
Average Spent	\$1,045.93	\$1,720.59	\$1,736.85
Spending Potential Index	58	96	97
Entertainment/Recreation: Total \$	\$10,351,258	\$180,222,602	\$456,861,345
Average Spent	\$1,996.77	\$3,099.22	\$3,104.90
Spending Potential Index	61	95	96
Food at Home: Total \$	\$18,223,880	\$310,878,872	\$792,313,875
Average Spent	\$3,515.41	\$5,346.06	\$5,384.65
Spending Potential Index	66	100	101
Food Away from Home: Total \$	\$13,210,788	\$225,963,460	\$578,499,028
Average Spent	\$2,548.38	\$3,885.81	\$3,931.57
Spending Potential Index	68	103	104
Health Care: Total \$	\$19,388,132	\$317,571,175	\$801,417,778
Average Spent	\$3,739.99	\$5,461.15	\$5,446.56
Spending Potential Index	65	95	95
HH Furnishings & Equipment: Total \$	\$7,581,512	\$126,413,523	\$319,853,120
Average Spent	\$1,462.48	\$2,173.88	\$2,173.77
Spending Potential Index	67	100	99
Personal Care Products & Services: Total \$	\$3,146,715	\$53,645,710	\$136,833,202
Average Spent	\$607.01	\$922.52	\$929.94
Spending Potential Index	66	100	101
Shelter: Total \$	\$64,900,514	\$1,153,879,143	\$2,946,222,252
Average Spent	\$12,519.39	\$19,842.81	\$20,022.95
Spending Potential Index	65	102	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,615,298	\$127,709,824	\$318,342,271
Average Spent	\$1,469.00	\$2,196.18	\$2,163.50
Spending Potential Index	63	94	92
Travel: Total \$	\$7,382,757	\$132,713,073	\$334,598,413
Average Spent	\$1,424.14	\$2,282.21	\$2,273.98
Spending Potential Index	59	95	94
Vehicle Maintenance & Repairs: Total \$	\$3,841,375	\$65,600,995	\$165,944,415
Average Spent	\$741.01	\$1,128.11	\$1,127.78
Spending Potential Index	64	97	97





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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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