

# HEIGHTS REDEVELOPMENT

## COMING SOON

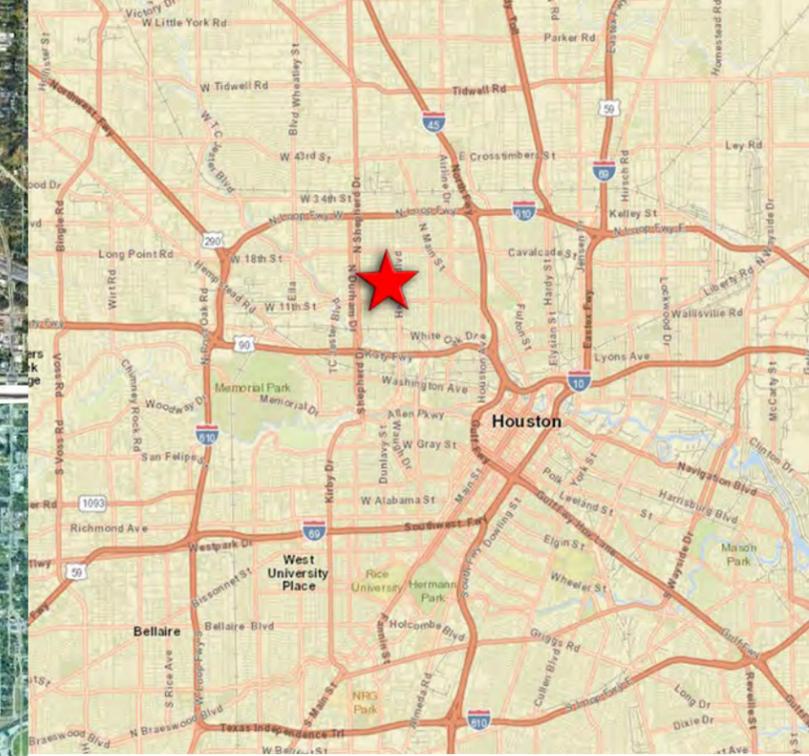
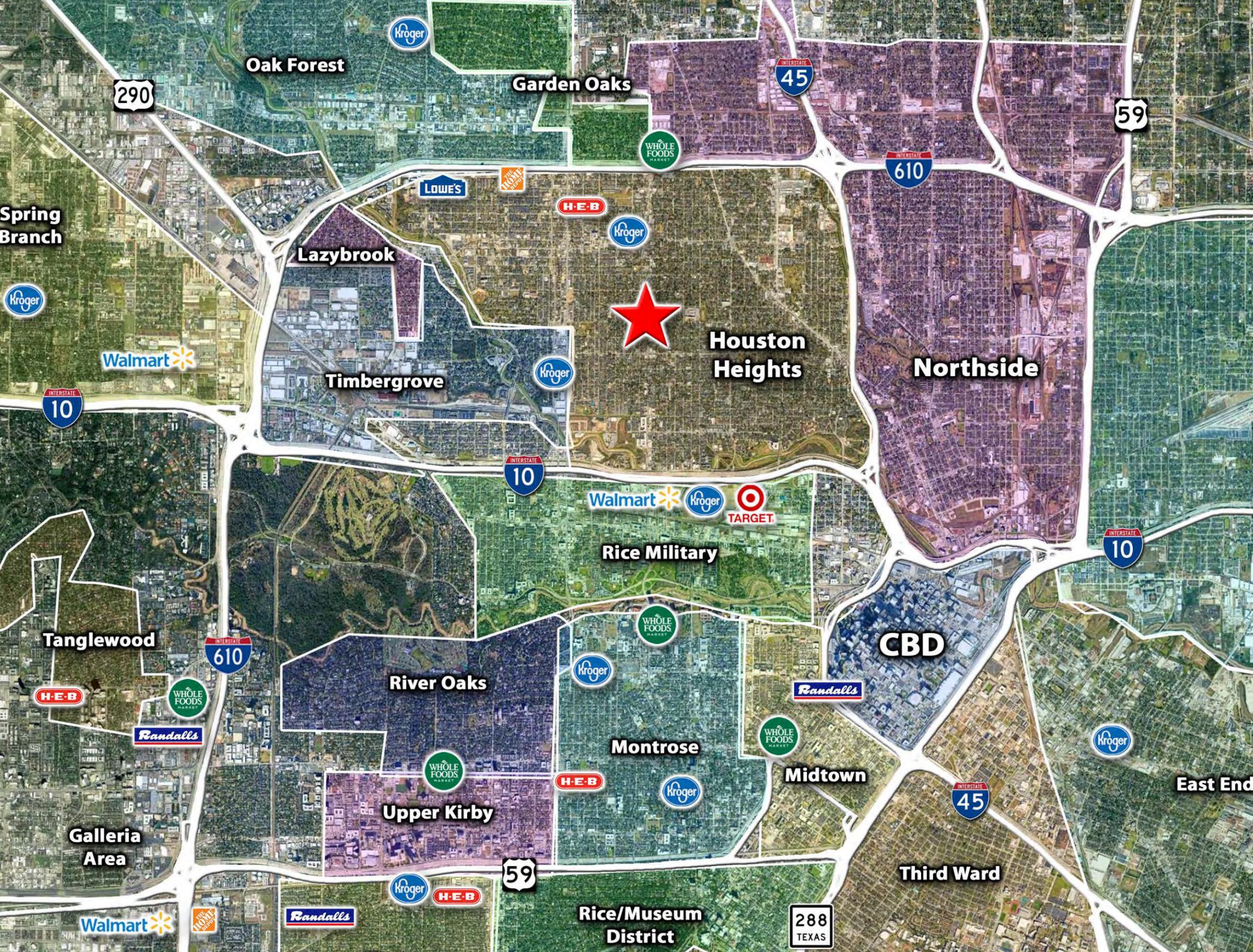
1307 YALE STREET, HOUSTON, TEXAS 77006



**S & P Interests, LLC** | [www.spinterests.com](http://www.spinterests.com)  
5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

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### PROPERTY FEATURES:

- Heights Redevelopment +12,285 F
- For Lease: Retail & Mercantile; End-cap Restaurant with Patio
- Onsite parking
- Call Broker for pricing
- NNN's Estimated at \$10/SF

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	2 Mile	3 Mile
2019 Population	23,438	83,091	173,606
2024 Population Est.	25,981	93,676	193,222
Daytime Population	17,844	76,520	191,438
Average HH Income	\$119,224	\$120,236	\$113,283

### TRAFFIC COUNTS:

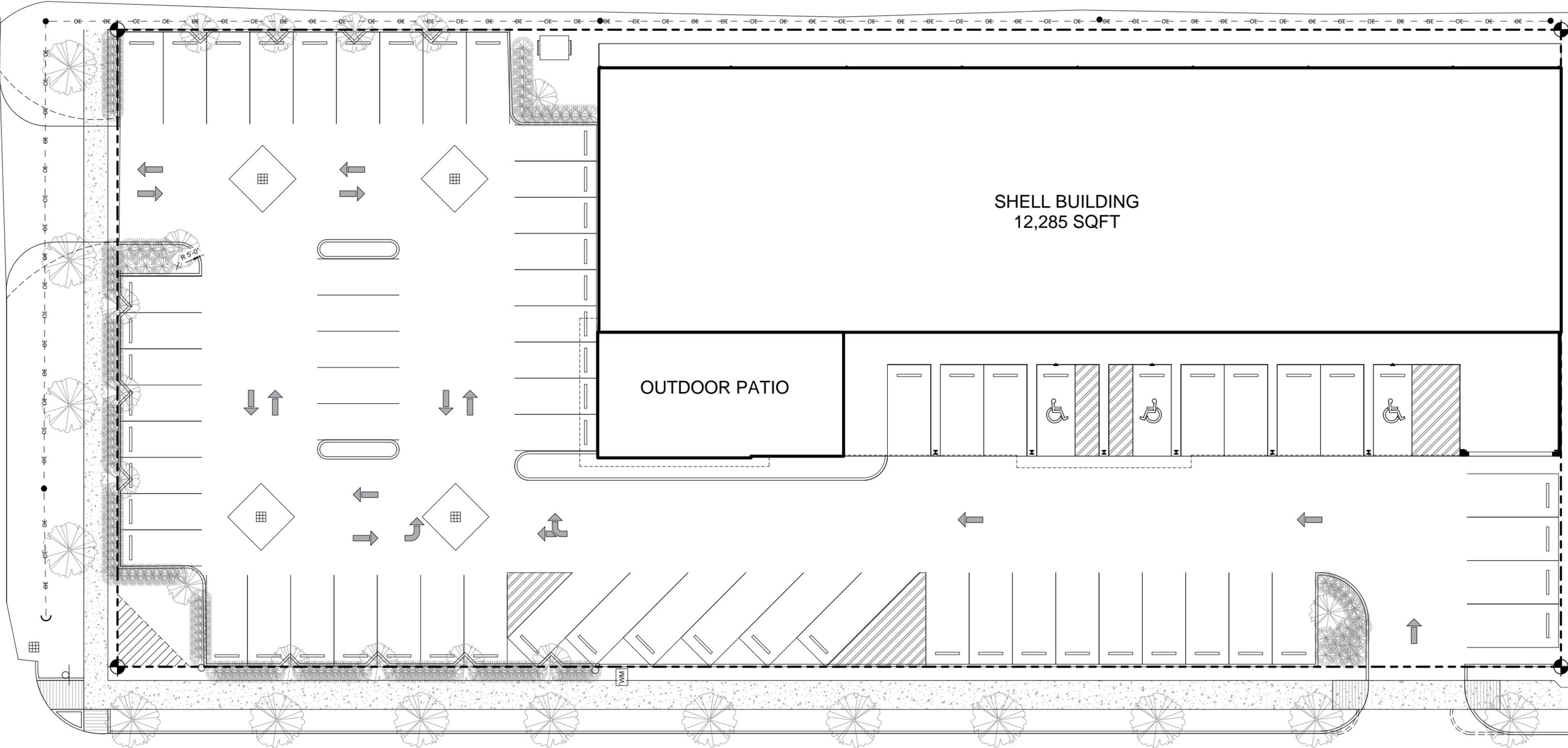
(Kalibrate 2019) Yale Street: 10,290 VPD  
11th Street: 12,208 VPD



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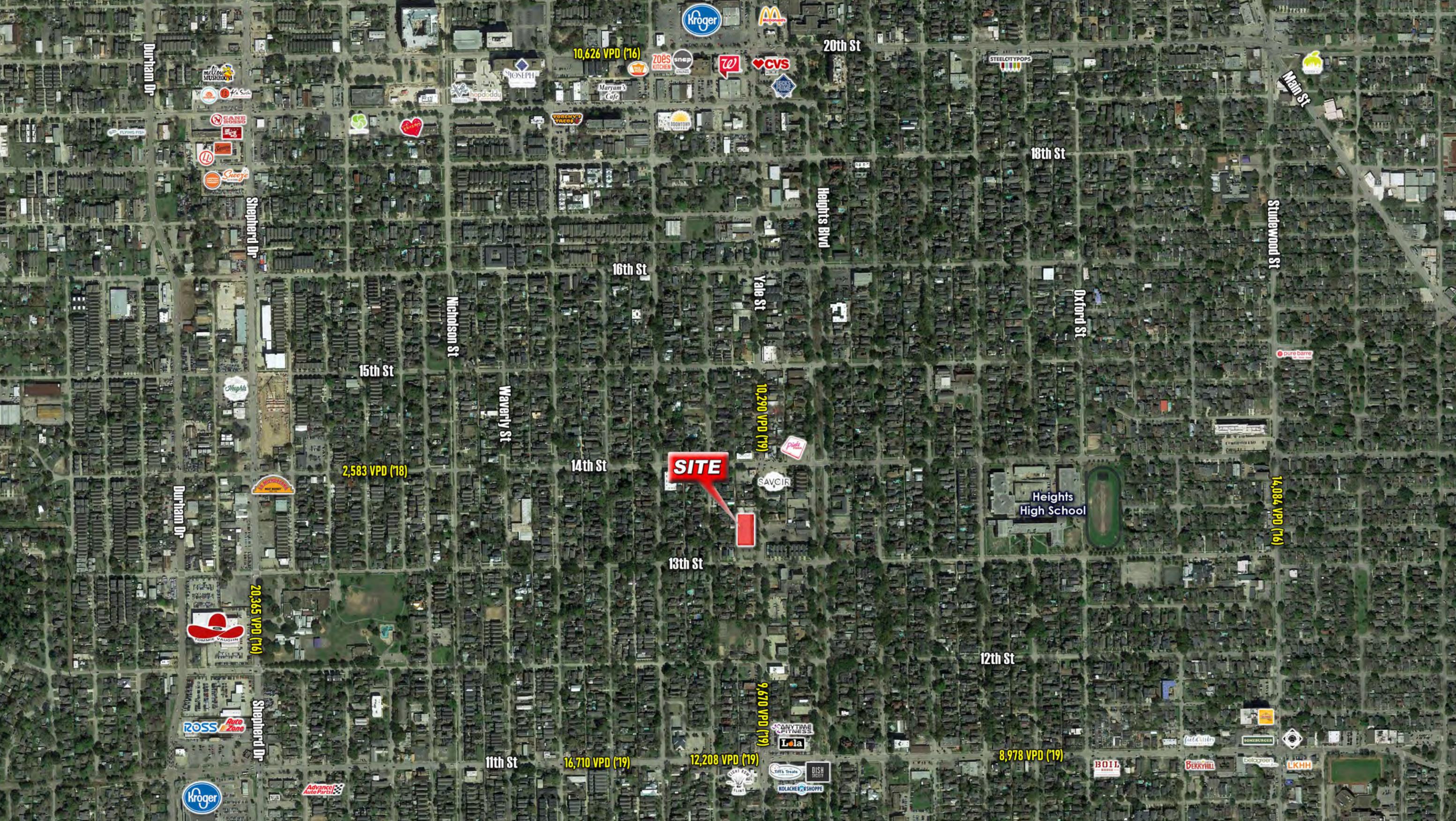
# SITE PLAN - HEIGHTS REDEVELOPMENT +/-12,285 SF



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	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	19,544	60,375	131,739
2010 Total Population	18,898	61,999	137,056
2019 Total Population	23,438	83,091	173,606
2019 Group Quarters	13	373	2,222
2024 Total Population	25,981	93,676	193,222
2019-2024 Annual Rate	2.08%	2.43%	2.16%
2019 Total Daytime Population	17,844	76,520	191,438
Workers	9,238	47,049	123,392
Residents	8,606	29,471	68,046
<b>Household Summary</b>			
2000 Households	8,796	23,895	50,410
2000 Average Household Size	2.21	2.51	2.57
2010 Households	9,243	28,525	60,048
2010 Average Household Size	2.04	2.16	2.25
2019 Households	11,377	38,174	77,036
2019 Average Household Size	2.06	2.17	2.22
2024 Households	12,531	42,928	86,042
2024 Average Household Size	2.07	2.17	2.22
2019-2024 Annual Rate	1.95%	2.38%	2.24%
2010 Families	4,332	13,654	29,807
2010 Average Family Size	2.87	3.00	3.12
2019 Families	5,355	18,121	37,361
2019 Average Family Size	2.89	3.01	3.10
2024 Families	5,911	20,337	41,412
2024 Average Family Size	2.90	3.02	3.10
2019-2024 Annual Rate	2.00%	2.33%	2.08%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,659	26,324	56,183
Owner Occupied Housing Units	44.8%	46.0%	43.5%
Renter Occupied Housing Units	46.3%	44.8%	46.3%
Vacant Housing Units	8.9%	9.2%	10.3%
2010 Housing Units	10,305	32,079	67,301
Owner Occupied Housing Units	50.8%	49.7%	46.0%
Renter Occupied Housing Units	38.9%	39.3%	43.2%
Vacant Housing Units	10.3%	11.1%	10.8%
2019 Housing Units	12,160	40,914	82,883
Owner Occupied Housing Units	53.1%	51.0%	46.2%
Renter Occupied Housing Units	40.5%	42.3%	46.8%
Vacant Housing Units	6.4%	6.7%	7.1%
2024 Housing Units	13,326	45,748	91,970
Owner Occupied Housing Units	52.9%	50.7%	45.8%
Renter Occupied Housing Units	41.1%	43.1%	47.8%
Vacant Housing Units	6.0%	6.2%	6.4%
<b>Median Household Income</b>			
2019	\$81,467	\$84,873	\$76,499
2024	\$93,152	\$97,202	\$87,260
<b>Median Home Value</b>			
2019	\$475,150	\$403,761	\$386,698
2024	\$485,735	\$423,384	\$408,712
<b>Per Capita Income</b>			
2019	\$57,489	\$55,512	\$50,457
2024	\$64,292	\$62,186	\$56,900
<b>Median Age</b>			
2010	37.7	35.2	34.8
2019	39.9	37.3	36.7
2024	40.4	37.2	36.6

	1 mile	2 miles	3 miles
<b>2019 Households by Income</b>			
Household Income Base	11,377	38,174	77,036
<\$15,000	8.0%	8.1%	9.9%
\$15,000 - \$24,999	7.5%	6.8%	7.5%
\$25,000 - \$34,999	6.9%	6.8%	7.7%
\$35,000 - \$49,999	8.2%	8.1%	9.2%
\$50,000 - \$74,999	15.7%	14.5%	14.8%
\$75,000 - \$99,999	11.8%	12.4%	11.4%
\$100,000 - \$149,999	17.7%	18.7%	16.9%
\$150,000 - \$199,999	8.0%	9.1%	8.6%
\$200,000+	16.2%	15.5%	14.0%
Average Household Income	\$119,224	\$120,236	\$113,283
<b>2024 Households by Income</b>			
Household Income Base	12,531	42,928	86,042
<\$15,000	6.5%	6.4%	8.0%
\$15,000 - \$24,999	6.4%	5.6%	6.3%
\$25,000 - \$34,999	5.7%	5.7%	6.6%
\$35,000 - \$49,999	7.2%	7.0%	8.2%
\$50,000 - \$74,999	15.1%	14.0%	14.4%
\$75,000 - \$99,999	11.8%	12.3%	11.6%
\$100,000 - \$149,999	19.5%	20.7%	19.0%
\$150,000 - \$199,999	9.6%	10.9%	10.4%
\$200,000+	18.2%	17.3%	15.4%
Average Household Income	\$134,282	\$135,051	\$127,302
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	6,454	20,868	38,288
<\$50,000	0.1%	0.7%	1.4%
\$50,000 - \$99,999	0.2%	1.1%	3.9%
\$100,000 - \$149,999	0.5%	1.0%	3.7%
\$150,000 - \$199,999	1.5%	2.5%	3.7%
\$200,000 - \$249,999	3.7%	5.4%	5.8%
\$250,000 - \$299,999	6.4%	8.9%	8.5%
\$300,000 - \$399,999	22.0%	29.7%	26.5%
\$400,000 - \$499,999	20.6%	23.8%	20.9%
\$500,000 - \$749,999	28.8%	18.6%	17.4%
\$750,000 - \$999,999	7.7%	4.6%	4.2%
\$1,000,000 - \$1,499,999	6.8%	3.4%	2.9%
\$1,500,000 - \$1,999,999	0.9%	0.3%	0.4%
\$2,000,000 +	0.7%	0.3%	0.7%
Average Home Value	\$562,852	\$464,306	\$441,380
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	7,050	23,201	42,079
<\$50,000	0.0%	0.4%	1.0%
\$50,000 - \$99,999	0.1%	0.7%	2.9%
\$100,000 - \$149,999	0.2%	0.6%	2.8%
\$150,000 - \$199,999	0.8%	1.7%	3.1%
\$200,000 - \$249,999	2.5%	3.8%	4.5%
\$250,000 - \$299,999	4.5%	6.5%	6.4%
\$300,000 - \$399,999	21.1%	29.5%	27.1%
\$400,000 - \$499,999	24.3%	28.7%	25.3%
\$500,000 - \$749,999	29.3%	18.8%	17.9%
\$750,000 - \$999,999	8.9%	5.2%	4.9%
\$1,000,000 - \$1,499,999	6.9%	3.4%	3.1%
\$1,500,000 - \$1,999,999	0.9%	0.3%	0.4%
\$2,000,000 +	0.7%	0.3%	0.7%
Average Home Value	\$579,865	\$480,919	\$463,349



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	1 mile	2 miles	3 miles
<b>2010 Population by Age</b>			
Total	18,896	62,001	137,058
0 - 4	6.9%	6.9%	6.8%
5 - 9	4.6%	4.7%	5.2%
10 - 14	3.6%	3.8%	4.4%
15 - 24	7.6%	10.0%	11.5%
25 - 34	22.1%	24.3%	22.3%
35 - 44	17.7%	17.1%	16.0%
45 - 54	15.6%	14.2%	13.9%
55 - 64	12.5%	10.8%	10.6%
65 - 74	5.5%	4.8%	5.0%
75 - 84	2.7%	2.5%	2.9%
85 +	1.2%	1.1%	1.2%
18 +	83.1%	82.4%	80.8%

<b>2019 Population by Age</b>			
Total	23,440	83,090	173,607
0 - 4	5.6%	5.7%	5.8%
5 - 9	5.2%	5.1%	5.3%
10 - 14	4.8%	4.8%	5.0%
15 - 24	8.8%	10.5%	11.1%
25 - 34	16.5%	19.4%	19.7%
35 - 44	17.1%	17.4%	16.1%
45 - 54	14.5%	13.3%	12.9%
55 - 64	13.6%	11.9%	11.8%
65 - 74	8.8%	7.6%	7.6%
75 - 84	3.6%	3.0%	3.2%
85 +	1.4%	1.2%	1.3%
18 +	82.1%	82.0%	81.2%

<b>2024 Population by Age</b>			
Total	25,982	93,675	193,223
0 - 4	5.5%	5.6%	5.8%
5 - 9	4.7%	4.7%	5.0%
10 - 14	4.4%	4.4%	4.7%
15 - 24	9.5%	11.1%	11.6%
25 - 34	17.9%	20.8%	20.5%
35 - 44	15.0%	15.6%	15.1%
45 - 54	14.1%	13.1%	12.5%
55 - 64	12.7%	11.2%	11.0%
65 - 74	10.0%	8.4%	8.5%
75 - 84	4.7%	3.8%	4.0%
85 +	1.5%	1.3%	1.4%
18 +	83.0%	82.8%	81.9%

<b>2010 Population by Sex</b>			
Males	9,525	32,206	71,236
Females	9,373	29,793	65,820

<b>2019 Population by Sex</b>			
Males	11,750	42,716	89,567
Females	11,688	40,375	84,039

<b>2024 Population by Sex</b>			
Males	13,007	47,809	99,099
Females	12,974	45,867	94,123

	1 mile	2 miles	3 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	18,897	61,999	137,056
White Alone	80.9%	73.8%	68.8%
Black Alone	3.6%	6.8%	9.3%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	2.1%	3.0%	2.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.9%	12.6%	15.3%
Two or More Races	2.8%	3.0%	3.0%
Hispanic Origin	31.4%	38.7%	44.7%
Diversity Index	62.6	71.1	75.6

<b>2019 Population by Race/Ethnicity</b>			
Total	23,440	83,091	173,605
White Alone	75.8%	69.5%	65.9%
Black Alone	4.7%	7.3%	9.6%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	2.7%	4.1%	4.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	12.3%	14.6%	16.3%
Two or More Races	3.7%	3.8%	3.6%
Hispanic Origin	38.9%	44.8%	48.1%
Diversity Index	69.7	75.2	77.7

<b>2024 Population by Race/Ethnicity</b>			
Total	25,981	93,676	193,221
White Alone	73.6%	67.6%	64.5%
Black Alone	5.1%	7.5%	9.7%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	3.0%	4.5%	4.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	13.4%	15.5%	16.7%
Two or More Races	4.2%	4.2%	3.9%
Hispanic Origin	43.3%	48.4%	50.5%
Diversity Index	72.3	76.7	78.6

<b>2010 Population by Relationship and Household Type</b>			
Total	18,898	61,999	137,056
In Households	99.9%	99.5%	98.5%
In Family Households	67.6%	68.3%	70.1%
Householder	22.8%	22.1%	21.8%
Spouse	17.7%	15.9%	15.0%
Child	21.6%	23.4%	25.7%
Other relative	3.6%	4.7%	5.3%
Nonrelative	1.9%	2.2%	2.3%
In Nonfamily Households	32.3%	31.2%	28.5%
In Group Quarters	0.1%	0.5%	1.5%
Institutionalized Population	0.0%	0.1%	0.6%
Noninstitutionalized Population	0.1%	0.4%	0.9%



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<b>2019 Population 25+ by Educational Attainment</b>			
Total	17,706	61,469	126,231
Less than 9th Grade	2.6%	5.0%	7.6%
9th - 12th Grade, No Diploma	3.1%	4.3%	6.2%
High School Graduate	8.1%	10.3%	11.8%
GED/Alternative Credential	1.4%	1.4%	2.1%
Some College, No Degree	13.3%	12.5%	13.1%
Associate Degree	4.3%	4.4%	4.4%
Bachelor's Degree	38.4%	35.3%	31.8%
Graduate/Professional Degree	28.8%	26.8%	23.0%
<b>2019 Population 15+ by Marital Status</b>			
Total	19,769	70,164	145,577
Never Married	38.0%	40.5%	41.9%
Married	49.4%	45.2%	43.5%
Widowed	2.6%	3.4%	4.0%
Divorced	10.1%	10.8%	10.7%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	97.0%	97.4%	96.9%
Civilian Unemployed (Unemployment Rate)	3.0%	2.6%	3.1%
<b>2019 Employed Population 16+ by Industry</b>			
Total	15,151	54,658	107,249
Agriculture/Mining	7.0%	7.8%	6.7%
Construction	4.9%	5.6%	7.6%
Manufacturing	9.9%	9.7%	9.7%
Wholesale Trade	4.4%	4.6%	4.1%
Retail Trade	5.5%	4.8%	6.1%
Transportation/Utilities	4.9%	5.5%	5.4%
Information	1.2%	1.7%	1.5%
Finance/Insurance/Real Estate	8.9%	8.4%	8.4%
Services	51.0%	49.7%	48.1%
Public Administration	2.4%	2.3%	2.5%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	15,152	54,659	107,245
White Collar	81.9%	79.9%	75.5%
Management/Business/Financial	27.0%	25.5%	24.9%
Professional	34.3%	35.7%	31.3%
Sales	11.6%	9.9%	10.1%
Administrative Support	8.9%	8.8%	9.2%
Services	10.9%	10.0%	11.2%
Blue Collar	7.2%	10.1%	13.2%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.9%	3.2%	4.5%
Installation/Maintenance/Repair	1.1%	1.6%	1.7%
Production	1.8%	2.3%	3.2%
Transportation/Material Moving	2.3%	3.0%	3.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	18,898	61,999	137,056
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%

	1 mile	2 miles	3 miles
<b>2010 Households by Type</b>			
Total	9,243	28,525	60,048
Households with 1 Person	41.6%	39.0%	38.3%
Households with 2+ People	58.4%	61.0%	61.7%
Family Households	46.9%	47.9%	49.6%
Husband-wife Families	36.3%	34.4%	34.1%
With Related Children	14.6%	14.2%	14.5%
Other Family (No Spouse Present)	10.6%	13.5%	15.6%
Other Family with Male Householder	3.4%	4.5%	5.0%
With Related Children	1.6%	2.0%	2.2%
Other Family with Female Householder	7.2%	9.0%	10.6%
With Related Children	3.8%	4.9%	6.1%
Nonfamily Households	11.5%	13.1%	12.1%
All Households with Children	20.2%	21.3%	23.1%
Multigenerational Households	2.3%	3.2%	4.1%
Unmarried Partner Households	8.4%	8.9%	8.4%
Male-female	5.3%	6.2%	6.1%
Same-sex	3.1%	2.7%	2.3%
<b>2010 Households by Size</b>			
Total	9,243	28,526	60,047
1 Person Household	41.6%	39.0%	38.3%
2 Person Household	33.5%	33.8%	32.4%
3 Person Household	12.2%	12.9%	12.7%
4 Person Household	7.4%	7.6%	8.1%
5 Person Household	3.0%	3.5%	4.2%
6 Person Household	1.2%	1.7%	2.2%
7 + Person Household	1.0%	1.6%	2.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	9,243	28,525	60,048
Owner Occupied	56.6%	55.9%	51.5%
Owned with a Mortgage/Loan	42.8%	41.2%	35.2%
Owned Free and Clear	13.8%	14.7%	16.4%
Renter Occupied	43.4%	44.1%	48.5%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	10,305	32,079	67,301
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%

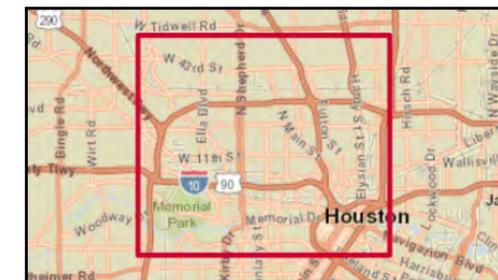
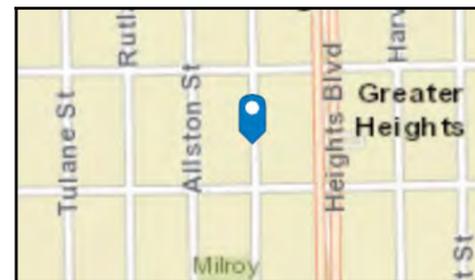
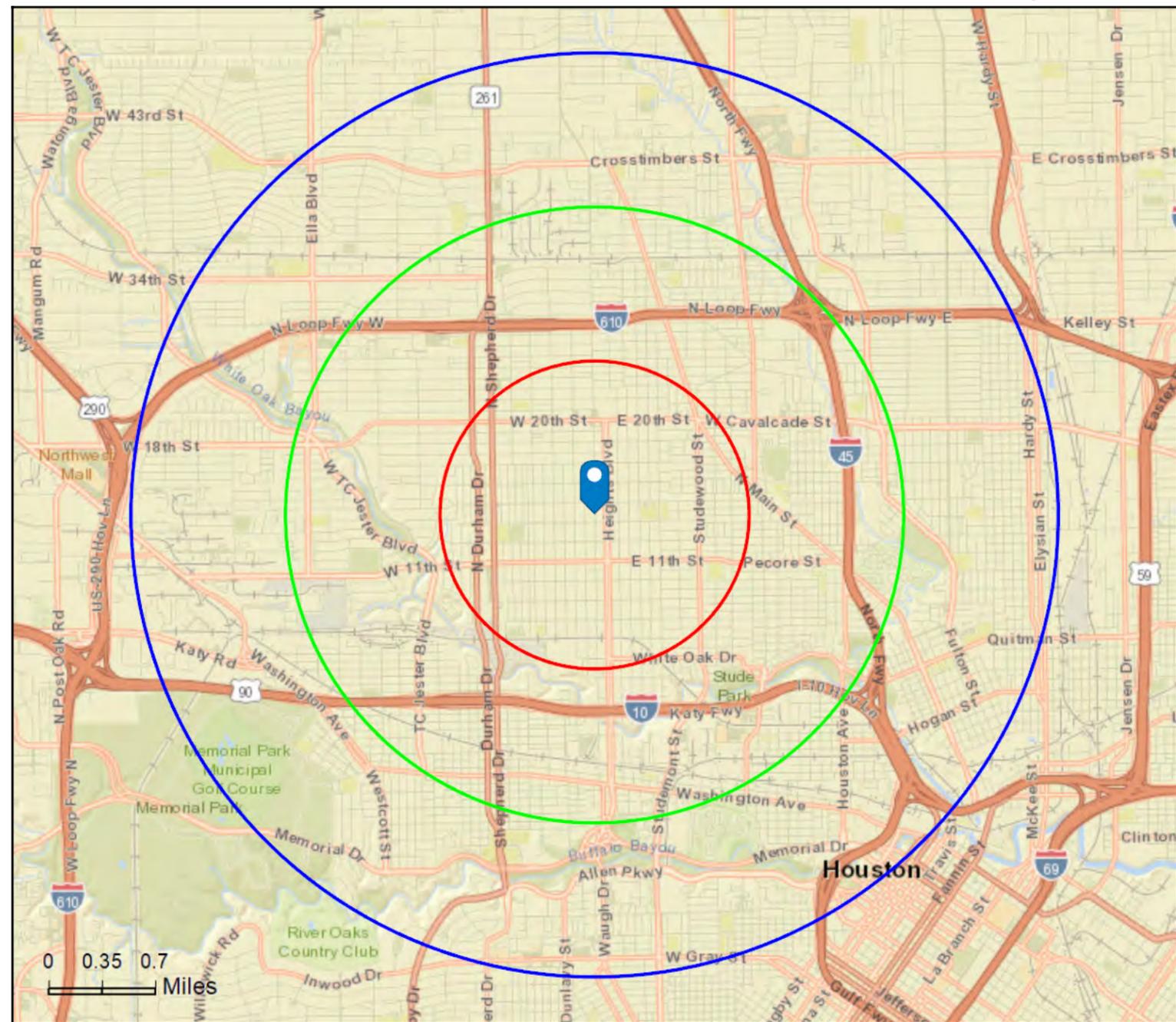


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<b>Top 3 Tapestry Segments</b>			
1.	Emerald City (8B)	Emerald City (8B)	Metro Renters (3B)
2.	Trendsetters (3C)	Metro Renters (3B)	Emerald City (8B)
3.	Urban Chic (2A)	Urban Chic (2A)	Laptops and Lattes (3A)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$33,543,952	\$116,491,667	\$224,381,441
Average Spent	\$2,948.40	\$3,051.60	\$2,912.68
Spending Potential Index	138	142	136
Education: Total \$	\$25,329,378	\$85,804,935	\$160,327,161
Average Spent	\$2,226.37	\$2,247.73	\$2,081.20
Spending Potential Index	140	141	131
Entertainment/Recreation: Total \$	\$49,319,488	\$165,765,959	\$315,874,058
Average Spent	\$4,335.02	\$4,342.38	\$4,100.34
Spending Potential Index	133	133	125
Food at Home: Total \$	\$78,364,477	\$268,346,679	\$516,157,210
Average Spent	\$6,887.97	\$7,029.57	\$6,700.21
Spending Potential Index	133	136	129
Food Away from Home: Total \$	\$57,831,260	\$199,487,727	\$384,286,483
Average Spent	\$5,083.17	\$5,225.75	\$4,988.40
Spending Potential Index	138	142	136
Health Care: Total \$	\$85,106,384	\$282,604,990	\$543,683,259
Average Spent	\$7,480.56	\$7,403.08	\$7,057.52
Spending Potential Index	126	125	119
HH Furnishings & Equipment: Total \$	\$32,412,626	\$109,156,398	\$210,525,705
Average Spent	\$2,848.96	\$2,859.44	\$2,732.82
Spending Potential Index	134	134	128
Personal Care Products & Services: Total \$	\$13,674,788	\$46,210,113	\$88,527,625
Average Spent	\$1,201.97	\$1,210.51	\$1,149.17
Spending Potential Index	136	137	130
Shelter: Total \$	\$299,605,518	\$1,022,713,664	\$1,933,357,342
Average Spent	\$26,334.32	\$26,790.84	\$25,096.80
Spending Potential Index	142	145	136
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$37,384,795	\$123,025,231	\$234,094,362
Average Spent	\$3,286.00	\$3,222.75	\$3,038.77
Spending Potential Index	132	130	123
Travel: Total \$	\$35,391,812	\$116,990,630	\$218,770,469
Average Spent	\$3,110.82	\$3,064.67	\$2,839.85
Spending Potential Index	139	137	127
Vehicle Maintenance & Repairs: Total \$	\$17,471,558	\$57,972,017	\$111,175,227
Average Spent	\$1,535.69	\$1,518.63	\$1,443.16
Spending Potential Index	134	133	126



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# 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 \_\_\_\_\_