

CORE MIDTOWN REDEVELOPMENT OPPORTUNITY

4001 SAN JACINTO STREET
HOUSTON, TEXAS 77004

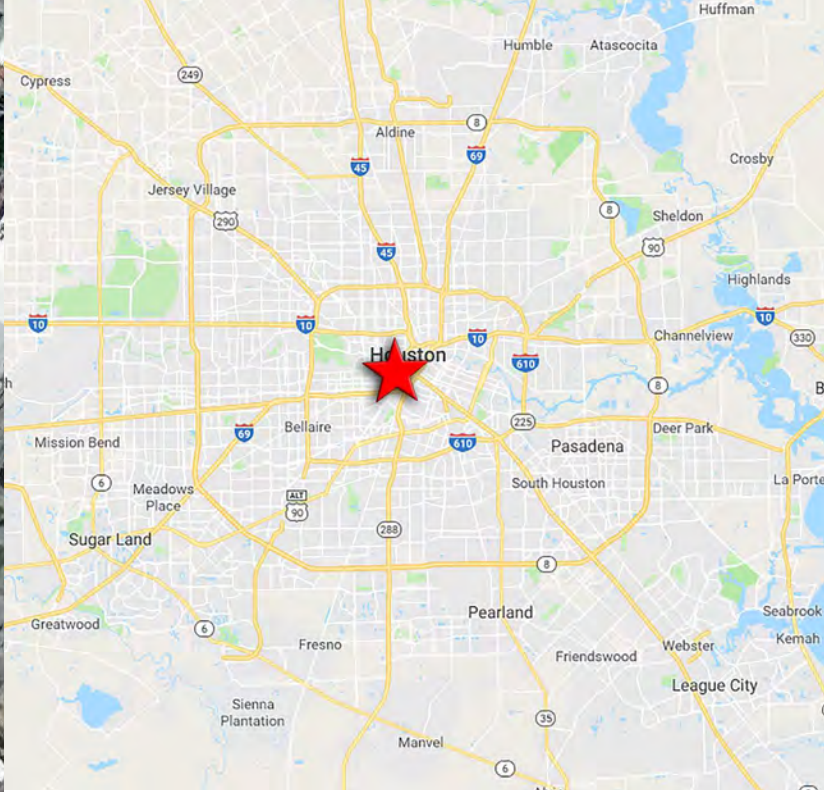
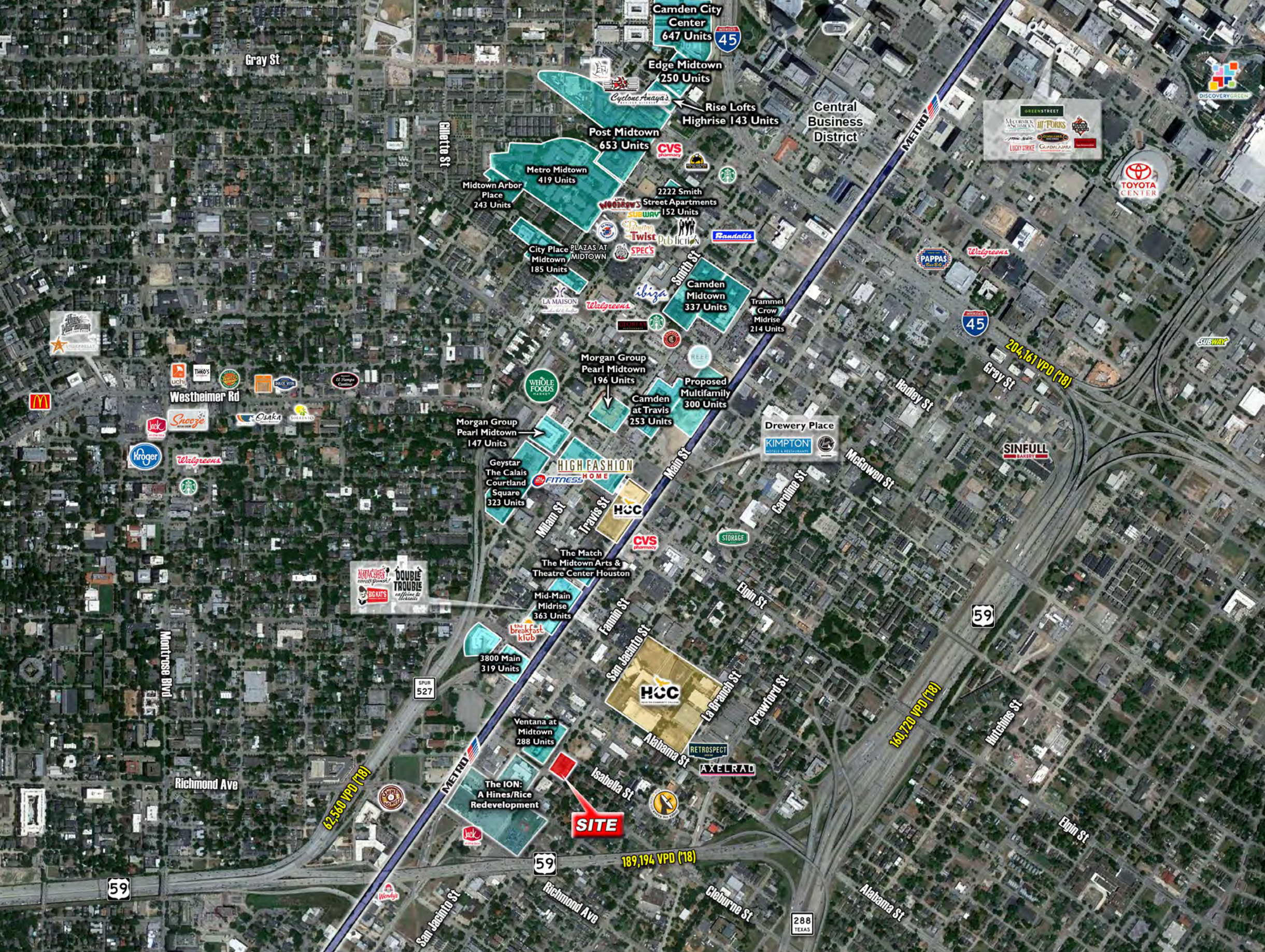


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S & P Interests, LLC | www.spinterests.com
5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

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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.



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
2020 Population	26,913	98,679	200,691
2025 Population Est.	31,829	112,093	230,147
Daytime Population	35,700	208,397	402,988
Average HH Income	\$110,586	\$114,817	\$122,311

TRAFFIC COUNTS:
(Kalibrate 2020)

San Jacinto St: 15,000 VPD
Alabama St: 11,345 VPD

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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



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	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	17,475	68,832	139,456
2010 Total Population	19,302	76,715	158,560
2020 Total Population	26,913	98,679	200,691
2020 Group Quarters	2,063	8,417	27,208
2025 Total Population	31,829	112,093	230,147
2020-2025 Annual Rate	3.41%	2.58%	2.78%
2020 Total Daytime Population	35,700	208,397	402,988
Workers	26,761	171,771	326,065
Residents	8,939	36,626	76,923
Household Summary			
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
2020 Households	14,795	51,707	94,185
2020 Average Household Size	1.68	1.75	1.84
2025 Households	17,799	59,579	110,347
2025 Average Household Size	1.67	1.74	1.84
2020-2025 Annual Rate	3.77%	2.87%	3.22%
2010 Families	3,058	13,088	26,874
2010 Average Family Size	2.70	2.71	2.82
2020 Families	4,196	16,466	33,713
2020 Average Family Size	2.68	2.71	2.81
2025 Families	5,055	18,660	38,915
2025 Average Family Size	2.65	2.71	2.81
2020-2025 Annual Rate	3.80%	2.53%	2.91%
Housing Unit Summary			
2000 Housing Units	9,407	37,147	67,806
Owner Occupied Housing Units	26.4%	26.0%	26.0%
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%
2020 Housing Units	17,149	59,620	107,059
Owner Occupied Housing Units	25.6%	26.5%	29.3%
Renter Occupied Housing Units	60.7%	60.3%	58.7%
Vacant Housing Units	13.7%	13.3%	12.0%
2025 Housing Units	20,261	67,872	123,735
Owner Occupied Housing Units	23.2%	24.6%	26.9%
Renter Occupied Housing Units	64.6%	63.2%	62.3%
Vacant Housing Units	12.2%	12.2%	10.8%
Median Household Income			
2020	\$71,279	\$75,451	\$79,114
2025	\$82,066	\$83,066	\$85,929
Median Home Value			
2020	\$390,283	\$423,258	\$435,047
2025	\$416,050	\$447,576	\$458,860
Per Capita Income			
2020	\$61,398	\$60,352	\$58,455
2025	\$68,555	\$66,820	\$64,468
Median Age			
2010	36.1	34.2	33.5
2020	37.1	35.7	34.7
2025	37.0	35.7	34.9

	1 mile	2 miles	3 miles
2020 Households by Income			
Household Income Base	14,795	51,703	94,181
<\$15,000	12.7%	13.7%	12.5%
\$15,000 - \$24,999	6.8%	6.9%	6.6%
\$25,000 - \$34,999	7.2%	5.9%	6.2%
\$35,000 - \$49,999	8.8%	8.8%	8.4%
\$50,000 - \$74,999	16.3%	14.5%	14.0%
\$75,000 - \$99,999	9.3%	10.6%	11.0%
\$100,000 - \$149,999	16.4%	15.9%	15.8%
\$150,000 - \$199,999	9.0%	9.0%	8.8%
\$200,000+	13.5%	14.9%	16.6%
Average Household Income	\$110,586	\$114,817	\$122,311
2025 Households by Income			
Household Income Base	17,799	59,575	110,343
<\$15,000	10.9%	12.1%	11.2%
\$15,000 - \$24,999	5.9%	6.1%	5.9%
\$25,000 - \$34,999	6.3%	5.3%	5.7%
\$35,000 - \$49,999	7.7%	7.9%	7.6%
\$50,000 - \$74,999	15.8%	14.3%	13.7%
\$75,000 - \$99,999	10.2%	11.3%	11.8%
\$100,000 - \$149,999	18.6%	17.3%	17.2%
\$150,000 - \$199,999	10.3%	10.0%	9.7%
\$200,000+	14.3%	15.6%	17.3%
Average Household Income	\$122,319	\$125,531	\$132,598
2020 Owner Occupied Housing Units by Value			
Total	4,388	15,778	31,374
<\$50,000	0.2%	0.6%	0.8%
\$50,000 - \$99,999	0.9%	1.5%	2.7%
\$100,000 - \$149,999	1.9%	2.3%	2.8%
\$150,000 - \$199,999	3.6%	3.8%	4.7%
\$200,000 - \$249,999	9.5%	6.9%	5.9%
\$250,000 - \$299,999	11.4%	9.8%	9.1%
\$300,000 - \$399,999	25.0%	20.9%	18.1%
\$400,000 - \$499,999	20.1%	17.9%	16.8%
\$500,000 - \$749,999	17.7%	22.5%	20.0%
\$750,000 - \$999,999	5.5%	7.7%	7.7%
\$1,000,000 - \$1,499,999	2.0%	3.7%	6.2%
\$1,500,000 - \$1,999,999	0.6%	1.0%	2.3%
\$2,000,000 +	1.7%	1.3%	2.9%
Average Home Value	\$472,971	\$508,334	\$565,870
2025 Owner Occupied Housing Units by Value			
Total	4,701	16,703	33,310
<\$50,000	0.0%	0.4%	0.5%
\$50,000 - \$99,999	0.4%	0.9%	1.9%
\$100,000 - \$149,999	0.8%	1.3%	1.7%
\$150,000 - \$199,999	1.9%	2.1%	2.9%
\$200,000 - \$249,999	7.0%	5.1%	4.5%
\$250,000 - \$299,999	10.4%	9.0%	8.6%
\$300,000 - \$399,999	25.8%	21.7%	19.0%
\$400,000 - \$499,999	23.0%	20.0%	18.5%
\$500,000 - \$749,999	20.2%	25.3%	22.8%
\$750,000 - \$999,999	5.8%	8.1%	7.9%
\$1,000,000 - \$1,499,999	2.2%	3.8%	6.3%
\$1,500,000 - \$1,999,999	0.7%	1.0%	2.4%
\$2,000,000 +	1.8%	1.3%	2.9%
Average Home Value	\$499,037	\$532,094	\$590,531

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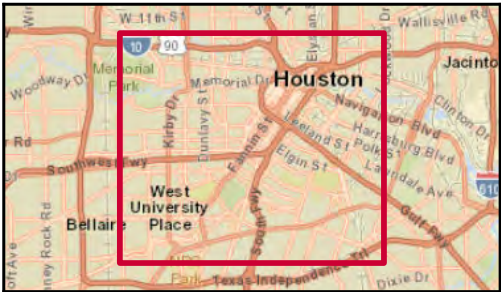
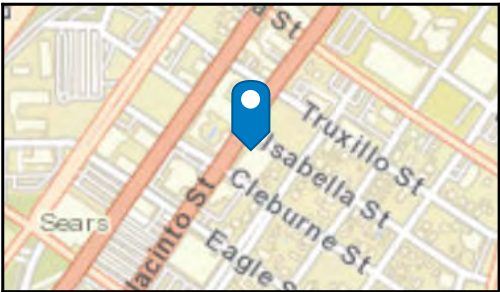
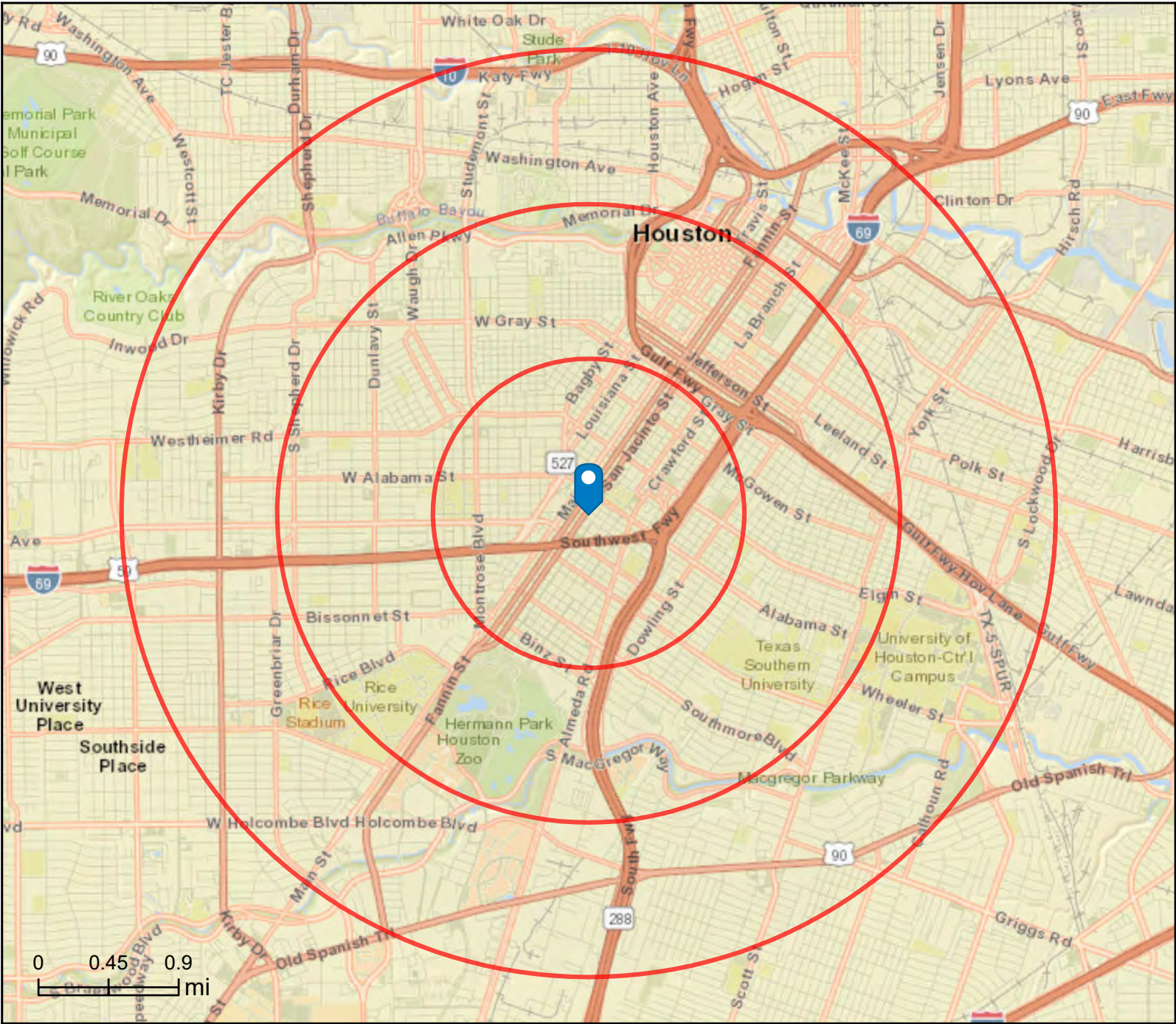
	1 mile	2 miles	3 miles
2010 Population by Age			
Total	19,299	76,714	158,559
0 - 4	4.0%	4.1%	4.2%
5 - 9	2.5%	3.0%	3.4%
10 - 14	2.2%	2.6%	2.9%
15 - 24	13.4%	16.0%	18.0%
25 - 34	26.1%	26.0%	24.8%
35 - 44	16.2%	14.8%	14.6%
45 - 54	15.6%	13.8%	13.2%
55 - 64	12.5%	11.4%	10.6%
65 - 74	4.6%	4.8%	4.7%
75 - 84	2.2%	2.5%	2.5%
85 +	0.8%	1.0%	1.1%
18 +	89.6%	88.4%	87.5%
2020 Population by Age			
Total	26,912	98,680	200,692
0 - 4	3.6%	3.8%	3.9%
5 - 9	2.9%	3.1%	3.3%
10 - 14	2.6%	2.8%	3.0%
15 - 24	10.8%	14.1%	16.4%
25 - 34	26.3%	24.8%	24.0%
35 - 44	16.6%	15.7%	15.0%
45 - 54	13.0%	11.9%	11.6%
55 - 64	12.5%	11.7%	10.9%
65 - 74	7.8%	7.6%	7.3%
75 - 84	3.0%	3.2%	3.3%
85 +	1.0%	1.2%	1.4%
18 +	89.3%	88.5%	87.8%
2025 Population by Age			
Total	31,828	112,091	230,148
0 - 4	3.8%	4.0%	4.1%
5 - 9	2.8%	3.0%	3.2%
10 - 14	2.4%	2.6%	2.9%
15 - 24	11.5%	14.0%	15.9%
25 - 34	25.6%	25.2%	24.2%
35 - 44	17.2%	15.9%	15.2%
45 - 54	12.3%	11.3%	11.2%
55 - 64	11.0%	10.4%	9.9%
65 - 74	8.4%	8.2%	7.8%
75 - 84	3.9%	4.0%	4.2%
85 +	1.1%	1.3%	1.4%
18 +	89.4%	88.7%	88.0%
2010 Population by Sex			
Males	11,077	41,388	86,894
Females	8,225	35,327	71,666
2020 Population by Sex			
Males	14,909	52,356	108,209
Females	12,004	46,323	92,482
2025 Population by Sex			
Males	17,213	58,689	122,309
Females	14,616	53,404	107,838

	1 mile	2 miles	3 miles
2010 Population by Race/Ethnicity			
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
2020 Population by Race/Ethnicity			
Total	26,913	98,678	200,689
White Alone	55.0%	53.2%	54.7%
Black Alone	26.6%	28.3%	25.1%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	7.4%	8.0%	9.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	6.9%	6.7%	7.5%
Two or More Races	3.6%	3.4%	3.2%
Hispanic Origin	20.3%	20.0%	23.6%
Diversity Index	74.4	74.9	76.3
2025 Population by Race/Ethnicity			
Total	31,828	112,093	230,147
White Alone	52.7%	51.5%	53.4%
Black Alone	27.2%	28.2%	24.6%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	8.4%	8.8%	10.0%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	7.2%	7.3%	8.0%
Two or More Races	4.0%	3.8%	3.6%
Hispanic Origin	22.3%	22.3%	25.8%
Diversity Index	76.6	77.0	78.0
2010 Population by Relationship and Household Type			
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%

	1 mile	2 miles	3 miles
2020 Population 25+ by Educational Attainment			
Total	21,579	75,136	147,409
Less than 9th Grade	2.4%	2.4%	3.2%
9th - 12th Grade, No Diploma	2.8%	3.3%	4.3%
High School Graduate	6.5%	7.9%	8.3%
GED/Alternative Credential	1.7%	2.0%	3.0%
Some College, No Degree	15.6%	14.0%	13.7%
Associate Degree	4.1%	3.9%	4.1%
Bachelor's Degree	34.0%	34.3%	32.5%
Graduate/Professional Degree	32.8%	32.2%	30.9%
2020 Population 15+ by Marital Status			
Total	24,475	89,075	180,298
Never Married	56.2%	56.0%	53.8%
Married	31.5%	30.8%	33.2%
Widowed	2.2%	2.7%	3.0%
Divorced	10.1%	10.5%	10.0%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	19,647	67,104	122,888
Population 16+ Employed	92.0%	92.1%	92.1%
Population 16+ Unemployment rate	8.0%	7.9%	7.9%
Population 16-24 Employed	8.8%	10.7%	11.6%
Population 16-24 Unemployment rate	11.8%	14.6%	14.2%
Population 25-54 Employed	70.9%	69.7%	68.6%
Population 25-54 Unemployment rate	7.6%	7.0%	7.0%
Population 55-64 Employed	12.4%	12.4%	12.5%
Population 55-64 Unemployment rate	8.8%	7.9%	7.9%
Population 65+ Employed	7.8%	7.3%	7.3%
Population 65+ Unemployment rate	6.2%	6.6%	6.3%
2020 Employed Population 16+ by Industry			
Total	18,068	61,781	113,123
Agriculture/Mining	3.7%	4.6%	5.0%
Construction	3.6%	4.0%	4.5%
Manufacturing	6.5%	7.3%	7.4%
Wholesale Trade	2.3%	2.3%	2.5%
Retail Trade	8.6%	6.8%	6.1%
Transportation/Utilities	4.8%	5.1%	5.1%
Information	1.4%	1.4%	1.4%
Finance/Insurance/Real Estate	8.3%	8.4%	8.7%
Services	58.8%	58.2%	57.5%
Public Administration	1.9%	1.9%	1.9%
2020 Employed Population 16+ by Occupation			
Total	18,068	61,781	113,122
White Collar	83.7%	81.7%	81.1%
Management/Business/Financial	24.4%	24.4%	24.9%
Professional	40.4%	38.9%	38.5%
Sales	9.7%	9.7%	9.2%
Administrative Support	9.3%	8.8%	8.5%
Services	10.4%	11.6%	10.9%
Blue Collar	5.9%	6.7%	8.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.7%	2.0%	2.6%
Installation/Maintenance/Repair	0.3%	0.4%	0.6%
Production	1.3%	1.4%	1.8%

	1 mile	2 miles	3 miles
2010 Households by Type			
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%
2010 Households by Size			
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%
2010 Households by Tenure and Mortgage Status			
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%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	87	85	87
Percent of Income for Mortgage	22.9%	23.4%	23.0%
Wealth Index	86	94	107
2010 Housing Units By Urban/ Rural Status			
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%
2010 Population By Urban/ Rural Status			
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%

	1 mile	2 miles	3 miles
Top 3 Tapestry Segments			
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)
2020 Consumer Spending			
Apparel & Services: Total \$	\$41,887,478	\$151,267,267	\$290,384,633
Average Spent	\$2,831.19	\$2,925.47	\$3,083.13
Spending Potential Index	132	136	144
Education: Total \$	\$33,842,062	\$123,055,942	\$240,911,065
Average Spent	\$2,287.40	\$2,379.87	\$2,557.85
Spending Potential Index	128	133	143
Entertainment/Recreation: Total \$	\$56,185,975	\$204,585,954	\$397,480,831
Average Spent	\$3,797.63	\$3,956.64	\$4,220.21
Spending Potential Index	117	122	130
Food at Home: Total \$	\$96,746,326	\$353,098,777	\$679,163,978
Average Spent	\$6,539.12	\$6,828.84	\$7,210.96
Spending Potential Index	122	128	135
Food Away from Home: Total \$	\$73,596,305	\$265,734,954	\$509,383,308
Average Spent	\$4,974.40	\$5,139.25	\$5,408.33
Spending Potential Index	132	136	143
Health Care: Total \$	\$91,731,902	\$336,414,159	\$655,552,259
Average Spent	\$6,200.20	\$6,506.16	\$6,960.26
Spending Potential Index	108	113	121
HH Furnishings & Equipment: Total \$	\$37,707,671	\$137,075,680	\$266,482,152
Average Spent	\$2,548.68	\$2,651.01	\$2,829.35
Spending Potential Index	117	121	130
Personal Care Products & Services: Total \$	\$17,098,070	\$61,909,279	\$119,272,806
Average Spent	\$1,155.67	\$1,197.31	\$1,266.37
Spending Potential Index	126	130	138
Shelter: Total \$	\$378,721,671	\$1,373,547,452	\$2,647,823,789
Average Spent	\$25,597.95	\$26,564.05	\$28,113.01
Spending Potential Index	132	137	145
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$35,542,894	\$130,523,878	\$256,865,250
Average Spent	\$2,402.36	\$2,524.30	\$2,727.24
Spending Potential Index	103	108	116
Travel: Total \$	\$41,533,889	\$150,659,719	\$295,728,622
Average Spent	\$2,807.29	\$2,913.72	\$3,139.87
Spending Potential Index	116	121	130
Vehicle Maintenance & Repairs: Total \$	\$20,104,789	\$73,370,035	\$141,724,076
Average Spent	\$1,358.89	\$1,418.96	\$1,504.74
Spending Potential Index	117	122	130



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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