

S&PINTERESTS

SHAN PATEL 281.948.5353 patel@spinterests.co

HENRY GARCIA 281.433.5736 henry@spinterests.com ETHAN BECK 832.454.8586 beck@spinterests.cor

Property Overview





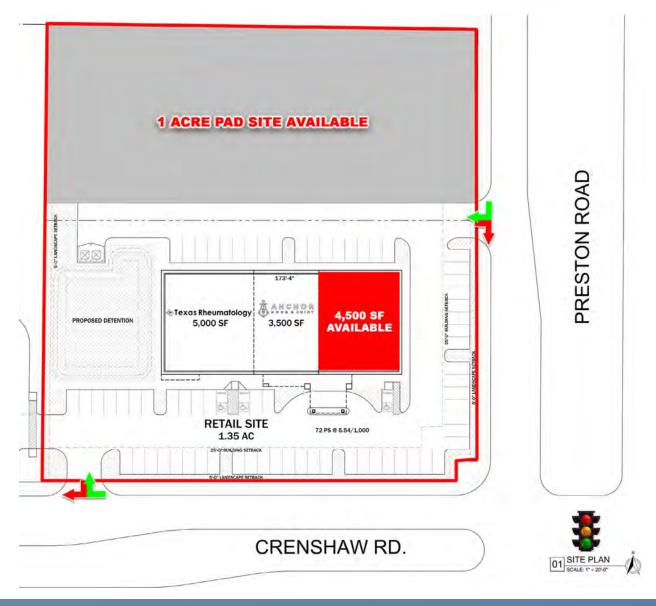






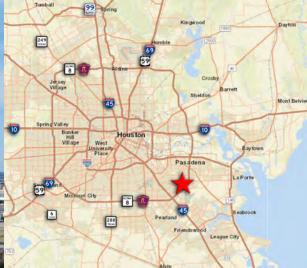












PROPERTY FEATURES:

- New Medical/Mixed Use Development Now Pre-Leasing
- +/- 4,500 SF End-Cap Space
- Future Pad Site Available
- Strong Co-Tenants
- Near Pasadena Memorial High School
- Marquee Signage
- · Call for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	16,082	102,844	318,437
2025 Population Est.	16,577	107,653	332,516
Daytime Population	14,817	100,107	298,466
Average HH Income	\$75 475	\$69 533	\$73,088

TRAFFIC COUNTS: Preston Rd: 13,702 VPD

Crenshaw Rd: 9,944 VPD

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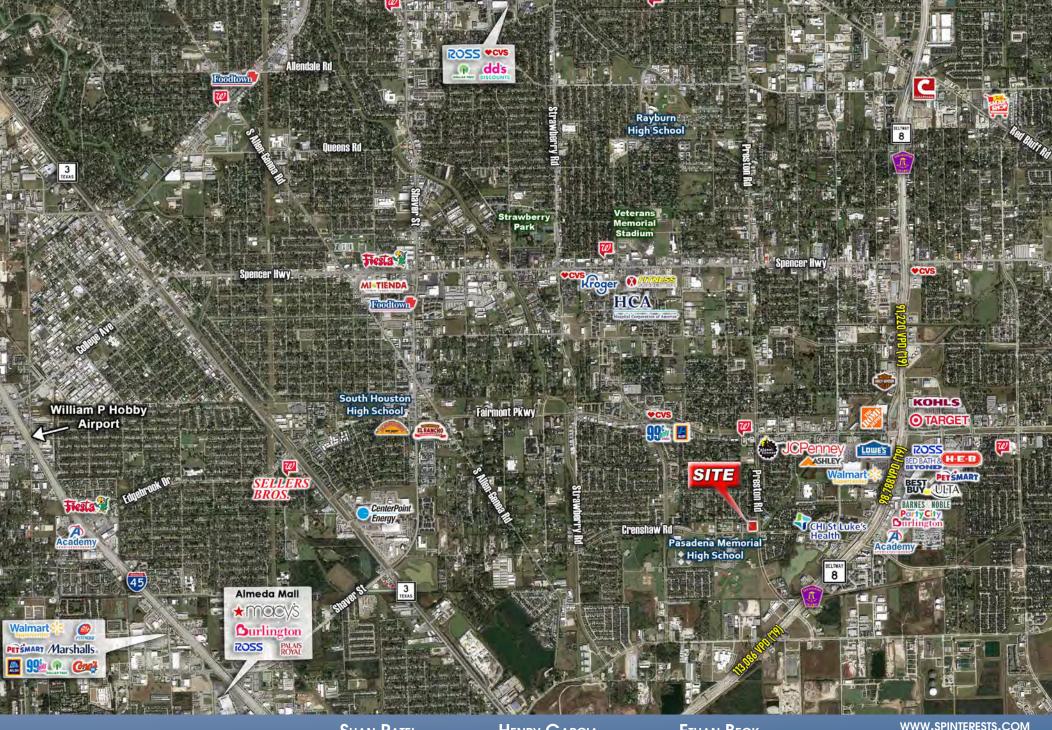
NEW RETAIL CONSTRUCTION- UP TO 4,500 SF PRE-LEASING FUTURE PAD SITE

NWQ of Preston & Crenshaw, Pasadena, Texas 77504



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m S\&P}$ interests

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	1 mile	3 miles	5 miles
Population Summary	12 247	70.642	267.007
2000 Total Population	12,247	78,642 94,656	267,987 298,248
2010 Total Population 2020 Total Population	15,127 16,082	102,844	318,437
2020 Group Quarters	144	446	1,030
2025 Total Population	16,577	107,653	332,516
2020-2025 Annual Rate	0.61%	0.92%	0.87%
2020 Total Daytime Population	14,817	100,107	298,466
Workers	6,284	43,964	121,074
Residents	8,533	56,143	177,392
Household Summary			
2000 Households	4,766	27,589	89,113
2000 Average Household Size	2.53	2.83	2.99
2010 Households	5,656	31,855	96,804
2010 Average Household Size	2.65	2.96	3.07 101,702
2020 Households	6,007 2.65	34,000	3.12
2020 Average Household Size 2025 Households	6,185	3.01 35,387	105,589
2025 Average Household Size	2.66	3.03	3.14
2020-2025 Annual Rate	0.59%	0.80%	0.75%
2010 Families	3,904	23,114	72,558
2010 Average Family Size	3.24	3.50	3.57
2020 Families	4,066	24,469	75,776
2020 Average Family Size	3.27	3.58	3.64
2025 Families	4,177	25,464	78,707
2025 Average Family Size	3.28	3.60	3.66
2020-2025 Annual Rate	0.54%	0.80%	0.76%
Housing Unit Summary			
2000 Housing Units	5,002	29,728	94,241
Owner Occupied Housing Units	54.4%	53.2%	56.7%
Renter Occupied Housing Units	40.9% 4.7%	39.6%	37.8%
Vacant Housing Units	6,018	7.2% 34,937	5.4% 106,036
2010 Housing Units Owner Occupied Housing Units	54.4%	51.2%	54.0%
Renter Occupied Housing Units	39.6%	40.0%	37.3%
Vacant Housing Units	6.0%	8.8%	8.7%
2020 Housing Units	6,358	36,925	111,119
Owner Occupied Housing Units	49.3%	47.5%	50.1%
Renter Occupied Housing Units	45.2%	44.6%	41.4%
Vacant Housing Units	5.5%	7.9%	8.5%
2025 Housing Units	6,552	38,469	115,422
Owner Occupied Housing Units	49.3%	47.5%	50.2%
Renter Occupied Housing Units	45.1%	44.5%	41.3%
Vacant Housing Units	5.6%	8.0%	8.5%
Median Household Income	¢55.631	¢E2.1E2	¢E4 401
2020 2025	\$55,621	\$53,152	\$54,481
Median Home Value	\$58,921	\$55,804	\$57,249
	\$168,934	\$147,843	\$143,469
2020 2025	\$181,715	\$166,461	\$159,576
Per Capita Income	Ψ101,/13	Ψ100, 1 01	Ψ139,370
2020	\$28,083	\$22,989	\$23,390
2025	\$30,688	\$24,894	\$25,262
Median Age	1	, , , , ,	, ,
2010	34.2	30.8	30.7
2020	34.8	32.4	32.2
2025	35.5	33.4	33.2
2020 Households by Income			
Household Income Base	6,007	34,000	101,702
<\$15,000	7.6%	9.8%	9.7%
\$15,000 \$15,000 - \$24,999	11.4%	10.8%	10.3%
\$25,000 - \$24,999	9.4%	11.2%	11.2%
\$35,000 - \$49,999	15.3%	14.5%	13.8%
\$50,000 - \$74,999 \$50,000 - \$74,999	20.6%	19.9%	19.7%
\$75,000 - \$99,999	13.6%	12.5%	13.2%
	12.7%	14.0%	13.6%
\$100.000 - \$149.999	12.7 70		
\$100,000 - \$149,999 \$150.000 - \$199.999	4 8%	4 1%	4 6%
\$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+	4.8% 4.7%	4.1% 3.1%	4.6% 3.9%

	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	6,185	35,387	105,589
<\$15,000	7.0%	8.9%	8.9%
\$15,000 - \$24,999	10.3%	9.9%	9.5%
\$25,000 - \$34,999	8.6%	10.7%	10.7%
\$35,000 - \$49,999	14.7%	14.2%	13.3%
\$50,000 - \$74,999	20.8%	20.1%	19.9%
\$75,000 - \$99,999	14.0%	13.0%	13.7%
\$100,000 - \$149,999	14.0%	15.1%	14.6%
\$150,000 - \$199,999	5.4%	4.8%	5.1%
\$200,000+	5.2%	3.4%	4.3%
Average Household Income	\$82,581	\$75,732	\$79,416
2020 Owner Occupied Housing Units by Value			
Total	3,135	17,527	55,659
<\$50,000	5.8%	8.0%	6.3%
\$50,000 - \$99,999	7.0%	16.4%	20.0%
\$100,000 - \$149,999	26.1%	26.8%	27.2%
\$150,000 - \$199,999	29.2%	21.1%	20.7%
\$200,000 - \$249,999	15.4%	13.2%	10.2%
\$250,000 - \$299,999	5.6%	6.3%	5.9%
\$300,000 - \$399,999	3.3%	4.4%	4.7%
\$400,000 - \$499,999	1.1%	0.7%	2.0%
\$500,000 - \$749,999	2.5%	1.6%	1.6%
\$750,000 - \$999,999	1.0%	0.7%	0.6%
\$1,000,000 - \$1,499,999	3.1%	0.7%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$219,226	\$177,145	\$177,662
2025 Owner Occupied Housing Units by Value			
Total	3,228	18,270	57,952
<\$50,000	5.0%	6.8%	5.4%
\$50,000 - \$99,999	5.1%	13.5%	16.6%
\$100,000 - \$149,999	22.1%	23.4%	24.1%
\$150,000 - \$199,999	27.9%	19.3%	20.0%
\$200,000 - \$249,999	18.0%	15.4%	12.3%
\$250,000 - \$299,999	7.7%	8.7%	7.7%
\$300,000 - \$399,999	5.0%	6.8%	6.3%
\$400,000 - \$499,999	2.0%	1.5%	2.7%
\$500,000 - \$749,999	2.9%	2.6%	2.5%
\$750,000 - \$999,999	1.0%	1.1% 0.8%	1.1%
\$1,000,000 - \$1,499,999	3.2% 0.0%	0.8%	0.9% 0.2%
\$1,500,000 - \$1,999,999 \$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$236,520	\$202,868	\$205,323
	\$230,320	\$202,000	\$203,323
2010 Population by Age			
Total	15,128	94,658	298,245
0 - 4	7.3%	8.6%	8.7%
5 - 9	6.8%	8.4%	8.5%
10 - 14	6.8%	7.8%	8.4%
15 - 24	15.7%	15.9%	15.7%
25 - 34	14.5%	15.3%	15.1%
35 - 44	13.0%	13.3%	13.5%
45 - 54	14.1%	12.9%	13.0%
55 - 64	11.3%	8.9%	9.0%
65 - 74	5.8%	4.7%	4.6%
75 - 84	3.3%	3.0%	2.6%
85 +	1.4%	1.0%	0.9%
18 +	74.6%	70.4%	69.5%
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	1 mile	3 miles	5 miles
2020 Population by Age			
Total	16,079	102,845	318,436
0 - 4	6.9%	8.0%	8.0%
5 - 9	6.5%	7.7%	7.8%
10 - 14	6.1%	7.2%	7.5%
15 - 24	12.9%	14.4%	14.6%
25 - 34	17.8%	16.9%	16.4%
35 - 44	12.5%	12.9%	13.0%
45 - 54	11.2%	11.1%	11.3%
55 - 64	11.4%	10.5%	10.5%
65 - 74	9.0%	6.9%	6.8%
75 - 84	3.9%	3.2%	2.9%
85 +	1.7%	1.3%	1.1%
18 +	77.1%	73.1%	72.4%
2025 Population by Age	46 533	407.550	222 546
Total	16,577	107,653	332,516
0 - 4	7.0%	8.0%	8.0%
5 - 9	6.5%	7.6%	7.7%
10 - 14	6.4%	7.2%	7.6%
15 - 24 25 - 34	12.5%	13.7%	13.8% 15.8%
25 - 34 35 - 44	16.7% 14.2%	16.2%	15.8%
45 - 54	10.3%	14.3%	14.1%
45 - 54 55 - 64	10.3%	10.6% 9.8%	9.8%
65 - 74	9.0%	7.6%	7.5%
75 - 84	4.8%	3.7%	3.6%
75 - 64 85 +	1.7%	1.3%	1.1%
18 +	76.6%	73.2%	72.5%
2010 Population by Sex	70.0%	73.270	72.370
Males	7,298	46,648	147,814
Females	7,829	48,008	150,434
2020 Population by Sex	7,029	40,000	130,434
Males	7,748	50,777	157,868
Females	8,335	52,066	160,569
2025 Population by Sex	5,222	/	
Males	7,993	53,205	164,859
Females	8,584	54,448	167,658
	-		
2010 Population by Race/Ethnicity			
Total	15,126	94,654	298,248
White Alone	76.7%	72.0%	68.5%
Black Alone	2.7%	4.1%	6.3%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	4.2%	2.8%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.2%	17.1%	17.1%
Two or More Races	2.6%	3.0%	3.1%
Hispanic Origin	45.9%	59.7%	58.5%
Diversity Index	70.3	73.0	75.6
2020 Population by Race/Ethnicity	16.002	102.044	210 427
Total White Alone	16,082 72.1%	102,844	318,437 64.9%
Black Alone	3.2%	68.5%	6.6%
American Indian Alone	0.5%	4.5% 0.7%	0.7%
Asian Alone	5.2%		5.4%
Pacific Islander Alone	0.1%	3.8% 0.1%	0.1%
Some Other Race Alone	15.8%	19.1%	18.8%
Two or More Races	3.2%	3.4%	3.5%
Hispanic Origin	53.7%	65.1%	63.3%
Diversity Index	73.7	74.2	77.0
Directory much	75.7	77.4	//.0

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	16,577	107,653	332,51
White Alone	70.4%	67.4%	63.89
Black Alone	3.3%	4.5%	6.79
American Indian Alone	0.5%	0.7%	0.79
Asian Alone	5.6%	4.2%	6.09
Pacific Islander Alone	0.1%	0.1%	0.19
Some Other Race Alone	16.7%	19.6%	19.19
Two or More Races	3.4%	3.6%	3.79
Hispanic Origin	57.6%	67.9%	65.69
Diversity Index	74.4	74.2	77
2010 Population by Relationship and Household Type			
Total	15,127	94,656	298,24
In Households	99.2%	99.6%	99.79
In Family Households	85.8%	88.2%	89.59
Householder	25.7%	24.4%	24.49
Spouse	18.6%	16.7%	16.9%
Child	34.0%	37.8%	38.9%
Other relative	5.1%	6.4%	6.5%
Nonrelative	2.3%	2.8%	2.89
	13.5%	11.4%	10.19
In Nonfamily Households			
In Group Quarters	0.8%	0.4%	0.3%
Institutionalized Population	0.7%	0.4%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.1%
2020 Population 25+ by Educational Attainment			
Total	10,860	64,562	197,59
Less than 9th Grade	5.7%	11.9%	13.19
9th - 12th Grade, No Diploma	6.2%	10.5%	11.29
High School Graduate	30.5%	26.2%	24.3%
GED/Alternative Credential	5.9%	6.5%	5.39
Some College, No Degree	24.3%	21.4%	21.0%
Associate Degree	7.9%	7.1%	7.0%
Bachelor's Degree	13.3%	11.1%	12.1%
Graduate/Professional Degree	6.1%	5.3%	6.0%
2020 Population 15+ by Marital Status			
Total	12,941	79,384	244,07
Never Married	34.9%	36.1%	36.1%
Married	47.1%	48.7%	49.4%
Widowed	5.4%	5.0%	4.6%
Divorced	12.6%	10.2%	9.9%
2020 Civilian Population 16+ in Labor Force	12.070	10.270	3.5 //
Civilian Population 16+	8,441	52,612	159,896
Population 16+ Employed	90.4%	89.9%	89.3%
Population 16+ Unemployment rate	9.6%	10.1%	10.7%
· ·			
Population 16-24 Employed	13.1% 19.3%	14.6% 17.8%	14.4%
Population 16-24 Unemployment rate			18.9%
Population 25-54 Employed	66.9%	66.6%	67.4%
Population 25-54 Unemployment rate	8.2%	9.0%	9.4%
Population 55-64 Employed	13.6%	13.9%	13.9%
Population 55-64 Unemployment rate	6.9%	7.7%	8.3%
Population 65+ Employed	6.3%	4.9%	4.3%
Population 65+ Unemployment rate	7.5%	7.2%	7.6%
2020 Employed Population 16+ by Industry			
Total	7,630	47,295	142,818
Agriculture/Mining	1.2%	1.6%	1.79
Construction	11.0%	15.7%	16.0%
Manufacturing	16.2%	13.9%	12.3%
Wholesale Trade	3.5%	2.6%	2.5%
Retail Trade	9.6%	9.2%	10.0%
Transportation/Utilities	9.3%	7.2%	7.6%
Information	0.9%	0.7%	0.6%
Finance/Insurance/Real Estate	4.1%	4.3%	4.79
Services	42.6%	42.7%	41.9%
OC. 1.000	72.070	72.770	71.57



2020 Employed Population 16+ by Occupation		1 mile	3 miles	5 miles
Total		7,630	47,294	142,818
White Collar		58.1%	47.1%	48.0%
Management/Business/Financial		13.5%	9.3%	9.5%
Professional		19.8%	16.1%	16.0%
Sales		8.9%	8.1%	9.3%
Administrative Support		15.8%	13.6%	13.1%
Services		12.7%	17.2%	16.9%
Blue Collar		29.2%	35.7%	35.1%
Farming/Forestry/Fishing		0.0%	0.3%	0.3%
Construction/Extraction		6.9%	12.0%	12.9%
Installation/Maintenance/Repair		5.3%	4.6%	4.7%
Production		9.0%	10.7%	9.0%
Transportation/Material Moving		8.0%	8.1%	8.2%
2010 Households by Type				
Total		5,656	31,856	96,804
Households with 1 Person		26.0%	22.5%	20.4%
Households with 2+ People		74.0%	77.5%	79.6%
Family Households		69.0%	72.6%	75.0%
Husband-wife Families		49.8%	49.8%	52.0%
With Related Children		24.3%	28.3%	30.3%
Other Family (No Spouse Present)		19.2%	22.8%	22.9%
Other Family with Male Householder		6.2%	7.2%	7.1%
With Related Children		3.7%	4.3%	4.3%
Other Family with Female Householder		13.0%	15.6%	15.8%
With Related Children		8.6%	11.0%	11.2%
Nonfamily Households		5.0%	5.0%	4.7%
All Households with Children		37.1%	44.0%	46.3%
Multigenerational Households		5.7%	7.2%	7.9%
Unmarried Partner Households		6.7%	7.1%	7.0%
Male-female		6.2%	6.5%	6.4%
Same-sex		0.6%	0.6%	0.6%
2010 Households by Size				
Total		5,656	31,857	96,802
1 Person Household		26.0%	22.5%	20.4%
2 Person Household		29.8%	25.7%	25.1%
3 Person Household		17.1%	17.4%	17.8%
4 Person Household		14.3%	16.3%	17.0%
5 Person Household		7.5%	10.3%	10.7%
6 Person Household		3.2%	4.5%	5.1%
7 + Person Household		2.0%	3.3%	3.8%
2010 Households by Tenure and Mortgage Stat	ius	F (F(21.055	05.004
Total		5,656	31,855	96,804
Owner Occupied		57.9%	56.1%	59.1%
Owned with a Mortgage/Loan		39.5%	37.8%	39.9%
Owned Free and Clear		18.4%	18.4%	19.3%
Renter Occupied		42.1%	43.9%	40.9%
2020 Affordability, Mortgage and Wealth				
Housing Affordability Index		153	167	175
Percent of Income for Mortgage		12.7%	11.6%	11.0%
Wealth Index		75	63	71
2010 Housing Units By Urban/ Rural Status				
Total Housing Units		6,018	34,937	106,036
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%
		15,127	94,656	298,248
Total Population				
Population Inside Urbanized Area		100.0%	100.0%	
Total Population Population Inside Urbanized Area Population Inside Urbanized Cluster		100.0% 0.0%	100.0% 0.0%	100.0%
Total Population Population Inside Urbanized Area		100.0%	100.0%	
Total Population Population Inside Urbanized Area Population Inside Urbanized Cluster Rural Population Top 3 Tapestry Segments		100.0% 0.0% 0.0%	100.0% 0.0% 0.0%	0.0% 0.0%
Total Population Population Inside Urbanized Area Population Inside Urbanized Cluster Rural Population	Home Improvement (4B) Young and Restless (11B)	100.0% 0.0%	100.0% 0.0% 0.0%	0.0%

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$11,332,160	\$60,190,919	\$187,792,917
Average Spent	\$1,886.49	\$1,770.32	\$1,846.50
Spending Potential Index	88	83	86
Education: Total \$	\$8,506,144	\$43,929,606	\$139,721,046
Average Spent	\$1,416.04	\$1,292.05	\$1,373.83
Spending Potential Index	79	72	77
Entertainment/Recreation: Total \$	\$16,202,490	\$83,602,780	\$261,286,934
Average Spent	\$2,697.27	\$2,458.91	\$2,569.14
Spending Potential Index	83	76	79
Food at Home: Total \$	\$27,610,194	\$145,849,957	\$453,035,793
Average Spent	\$4,596.34	\$4,289.70	\$4,454.54
Spending Potential Index	86	80	83
Food Away from Home: Total \$	\$19,857,973	\$105,316,735	\$328,959,175
Average Spent	\$3,305.81	\$3,097.55	\$3,234.54
Spending Potential Index	88	82	86
Health Care: Total \$	\$28,723,027	\$149,009,034	\$465,533,274
Average Spent	\$4,781.59	\$4,382.62	\$4,577.42
Spending Potential Index	83	76	80
HH Furnishings & Equipment: Total \$	\$11,269,853	\$59,371,279	\$186,523,849
Average Spent	\$1,876.12	\$1,746.21	\$1,834.02
Spending Potential Index	86	80	84
Personal Care Products & Services: Total \$	\$4,816,727	\$25,124,852	\$78,610,958
Average Spent	\$801.85	\$738.97	\$772.95
Spending Potential Index	87	80	84
Shelter: Total \$	\$99,348,635	\$523,278,669	\$1,643,684,343
Average Spent	\$16,538.81	\$15,390.55	\$16,161.77
Spending Potential Index	85	79	83
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,881,492	\$60,625,467	\$190,148,271
Average Spent	\$1,977.94	\$1,783.10	\$1,869.66
Spending Potential Index	84	76	80
Travel: Total \$	\$11,732,670	\$60,160,319	\$191,245,633
Average Spent	\$1,953.17	\$1,769.42	\$1,880.45
Spending Potential Index	81	73	78
Vehicle Maintenance & Repairs: Total \$	\$6,047,839	\$30,961,513	\$96,126,257
Average Spent	\$1,006.80	\$910.63	\$945.18
Spending Potential Index	87	79	82









SHAN PATEL 281.948.5353 atel@spinterests.co

HENRY GARCIA 281.433.5736 henry@spinterests.co ETHAN BECK 832.454.8586 beck@spinterests.con



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.

BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): ۵

- 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. 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. FOR BOTH - INTERMEDIARY: AGENT

- 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 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	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/Ten	Buyer/Tenant/Seller/Landlord Initials	Date	