

FOR SALE

FREESTANDING BUILDING ON 1.4 ACRES

16445 NORTH FREEWAY, HOUSTON, TEXAS 77090



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PROPERTY OVERVIEW

ADDRESS
16445 North Freeway
Houston, Texas 77040

FREESTANDING BUILDING
22,360 SF

LAND SIZE
1.4 Acres

PARKING
54 Spaces

FREEWAY FRONTAGE
Approximately 200'

POPULATION
110,753 within 3 miles

TRAFFIC COUNT
287,321 Cars Per Day

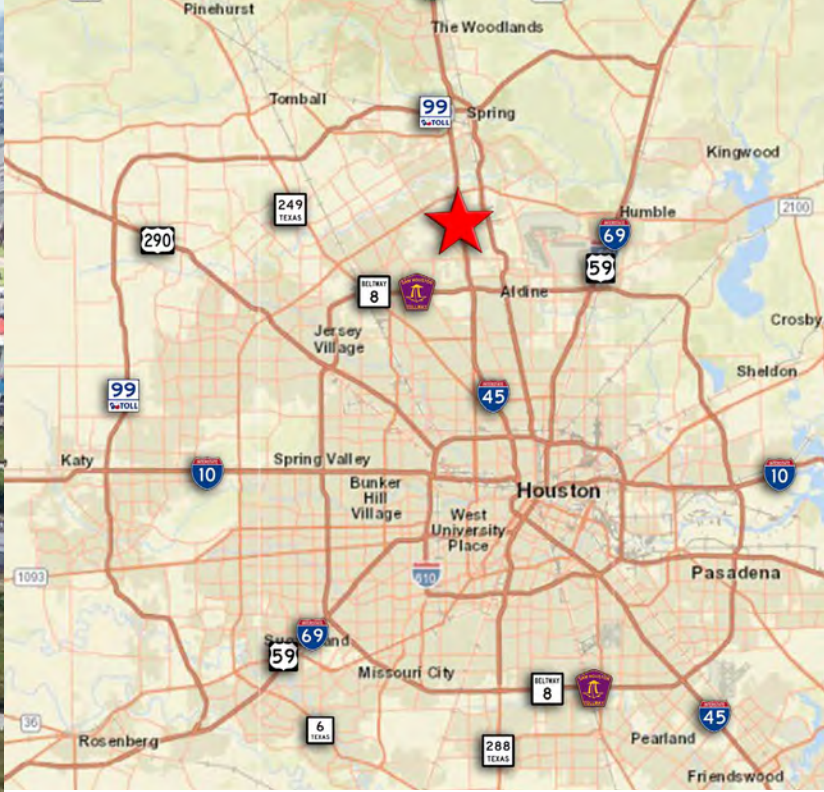


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PROPERTY FEATURES:

- 22,360 SF Freestanding Retail Building
- 1.4 Acres of Land
- Freeway Frontage with Excellent Visibility
- 100% Air Conditioned
- Pylon Signage
- 54 Parking Spaces
- Call broker for pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	15,343	110,753	280,234
Daytime Population	13,795	108,007	273,366
Average HH Income	\$60,589	\$64,945	\$72,870

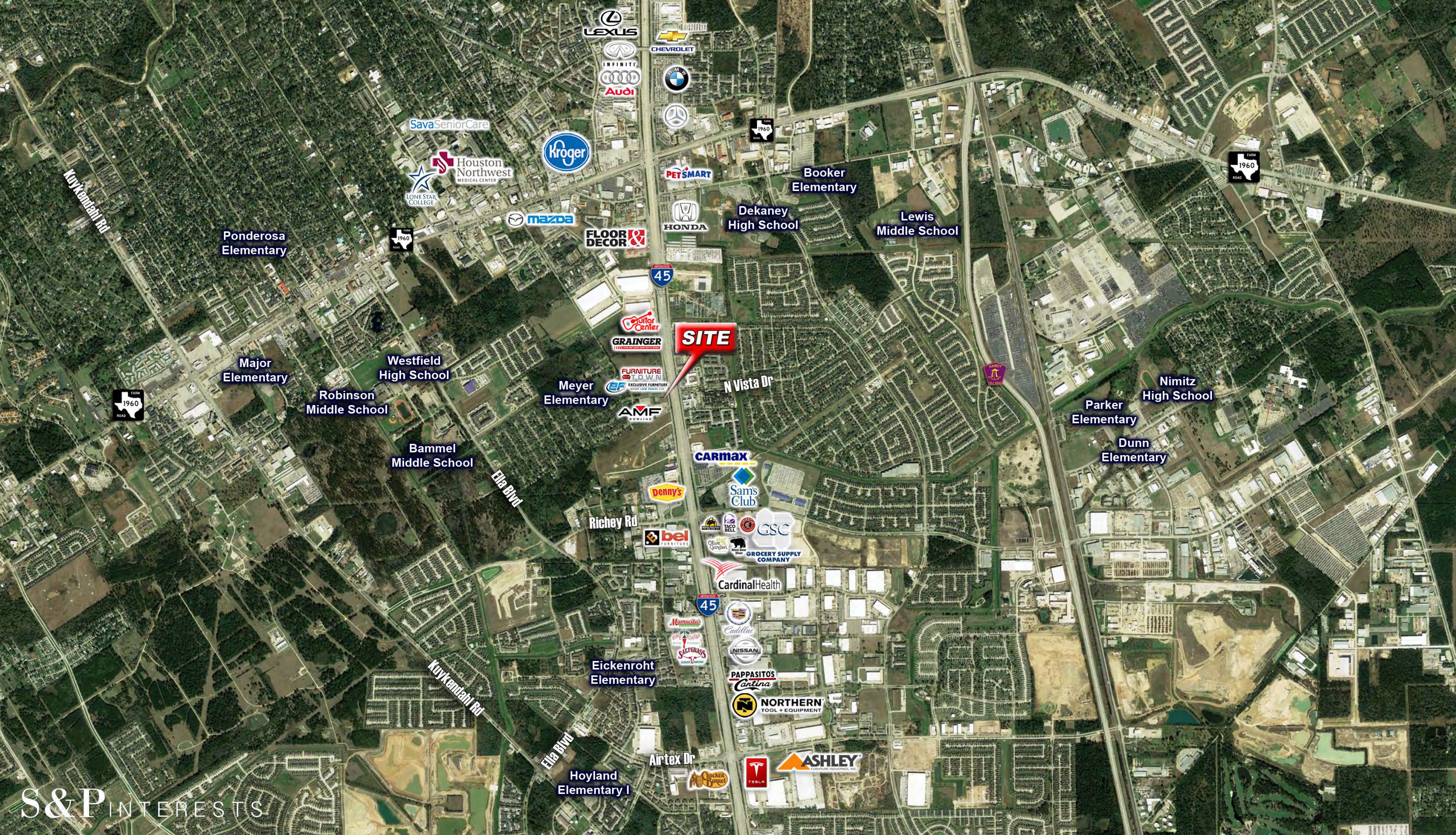
TRAFFIC COUNTS: North Fwy/I-45: 287,321 VPD
(TXDOT 2019)

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,512	55,466	168,890
2010 Total Population	12,697	90,691	239,412
2020 Total Population	15,343	110,753	280,234
2020 Group Quarters	2	261	373
2025 Total Population	16,859	120,159	300,094
2020-2025 Annual Rate	1.90%	1.64%	1.38%
2020 Total Daytime Population	13,795	108,007	273,366
Workers	6,135	50,371	126,303
Residents	7,660	57,636	147,063
Household Summary			
2000 Households	2,612	23,318	62,640
2000 Average Household Size	2.11	2.36	2.69
2010 Households	4,557	32,217	82,241
2010 Average Household Size	2.79	2.81	2.91
2020 Households	5,298	37,498	93,625
2020 Average Household Size	2.90	2.95	2.99
2025 Households	5,770	40,186	99,444
2025 Average Household Size	2.92	2.98	3.01
2020-2025 Annual Rate	1.72%	1.39%	1.21%
2010 Families	3,065	21,666	58,833
2010 Average Family Size	3.43	3.43	3.44
2020 Families	3,480	25,236	66,821
2020 Average Family Size	3.61	3.60	3.54
2025 Families	3,784	27,122	71,094
2025 Average Family Size	3.65	3.64	3.57
2020-2025 Annual Rate	1.69%	1.45%	1.25%
Housing Unit Summary			
2000 Housing Units	2,780	25,175	68,419
Owner Occupied Housing Units	28.7%	32.1%	44.0%
Renter Occupied Housing Units	65.2%	60.5%	47.5%
Vacant Housing Units	6.0%	7.4%	8.4%
2010 Housing Units	5,471	38,486	94,322
Owner Occupied Housing Units	38.1%	36.8%	44.9%
Renter Occupied Housing Units	45.1%	47.0%	42.3%
Vacant Housing Units	16.7%	16.3%	12.8%
2020 Housing Units	6,134	43,794	105,149
Owner Occupied Housing Units	36.5%	38.2%	44.7%
Renter Occupied Housing Units	49.9%	47.4%	44.4%
Vacant Housing Units	13.6%	14.4%	11.0%
2025 Housing Units	6,670	46,841	111,459
Owner Occupied Housing Units	35.7%	38.7%	45.2%
Renter Occupied Housing Units	50.8%	47.0%	44.0%
Vacant Housing Units	13.5%	14.2%	10.8%
Median Household Income			
2020	\$51,348	\$50,577	\$52,912
2025	\$52,868	\$52,158	\$55,473
Median Home Value			
2020	\$130,352	\$157,835	\$167,617
2025	\$136,842	\$168,452	\$182,607
Per Capita Income			
2020	\$19,613	\$22,009	\$24,369
2025	\$20,935	\$23,397	\$26,578
Median Age			
2010	27.7	28.8	29.8
2020	29.2	30.1	31.5
2025	29.5	30.4	32.1

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5,298	37,498	93,625
<\$15,000	10.3%	9.8%	10.1%
\$15,000 - \$24,999	10.2%	11.6%	10.7%
\$25,000 - \$34,999	12.9%	13.2%	11.9%
\$35,000 - \$49,999	14.7%	14.6%	14.0%
\$50,000 - \$74,999	23.2%	21.7%	19.7%
\$75,000 - \$99,999	15.2%	12.2%	12.0%
\$100,000 - \$149,999	10.4%	10.5%	12.2%
\$150,000 - \$199,999	1.9%	3.9%	5.0%
\$200,000+	1.2%	2.6%	4.5%
Average Household Income	\$60,589	\$64,945	\$72,870
2025 Households by Income			
Household Income Base	5,770	40,186	99,444
<\$15,000	10.0%	9.5%	9.6%
\$15,000 - \$24,999	9.5%	10.8%	9.8%
\$25,000 - \$34,999	12.3%	12.7%	11.3%
\$35,000 - \$49,999	14.1%	14.2%	13.4%
\$50,000 - \$74,999	23.2%	21.8%	19.5%
\$75,000 - \$99,999	15.9%	12.6%	12.3%
\$100,000 - \$149,999	11.2%	11.3%	13.1%
\$150,000 - \$199,999	2.2%	4.3%	5.6%
\$200,000+	1.5%	2.8%	5.2%
Average Household Income	\$65,257	\$69,914	\$80,119
2020 Owner Occupied Housing Units by Value			
Total	2,228	16,697	46,933
<\$50,000	1.9%	3.3%	2.7%
\$50,000 - \$99,999	17.5%	9.1%	11.6%
\$100,000 - \$149,999	50.3%	32.1%	25.5%
\$150,000 - \$199,999	28.9%	35.3%	29.1%
\$200,000 - \$249,999	0.0%	9.3%	12.0%
\$250,000 - \$299,999	0.0%	4.5%	7.5%
\$300,000 - \$399,999	0.0%	2.0%	5.3%
\$400,000 - \$499,999	1.1%	1.6%	2.3%
\$500,000 - \$749,999	0.1%	1.3%	2.4%
\$750,000 - \$999,999	0.1%	1.3%	1.0%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$133,894	\$178,758	\$203,056
2025 Owner Occupied Housing Units by Value			
Total	2,373	18,116	50,364
<\$50,000	1.6%	2.8%	2.1%
\$50,000 - \$99,999	14.2%	6.8%	8.9%
\$100,000 - \$149,999	46.4%	27.4%	21.3%
\$150,000 - \$199,999	34.1%	35.3%	27.3%
\$200,000 - \$249,999	0.0%	10.9%	13.4%
\$250,000 - \$299,999	0.0%	6.1%	9.3%
\$300,000 - \$399,999	0.0%	3.0%	7.3%
\$400,000 - \$499,999	3.2%	2.8%	3.5%
\$500,000 - \$749,999	0.2%	2.0%	4.0%
\$750,000 - \$999,999	0.2%	2.8%	2.0%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.0%	0.5%
Average Home Value	\$147,641	\$205,126	\$238,950

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	12,696	90,690	239,408
0 - 4	10.1%	9.6%	9.1%
5 - 9	9.4%	8.8%	8.5%
10 - 14	8.5%	7.7%	8.0%
15 - 24	17.1%	16.5%	16.1%
25 - 34	18.8%	18.7%	16.8%
35 - 44	16.0%	14.6%	14.3%
45 - 54	11.3%	11.5%	12.6%
55 - 64	5.5%	7.2%	8.6%
65 - 74	2.2%	3.4%	3.8%
75 - 84	0.8%	1.5%	1.6%
85 +	0.3%	0.5%	0.5%
18 +	67.3%	69.3%	69.5%
2020 Population by Age			
Total	15,341	110,753	280,233
0 - 4	9.2%	8.7%	8.3%
5 - 9	8.4%	8.1%	8.0%
10 - 14	7.2%	7.4%	7.5%
15 - 24	16.0%	15.5%	14.4%
25 - 34	20.1%	18.6%	17.7%
35 - 44	14.1%	14.4%	13.8%
45 - 54	11.8%	11.2%	11.5%
55 - 64	8.0%	8.4%	9.8%
65 - 74	3.8%	5.0%	6.2%
75 - 84	1.1%	2.0%	2.3%
85 +	0.3%	0.6%	0.6%
18 +	71.1%	71.7%	72.2%
2025 Population by Age			
Total	16,861	120,157	300,095
0 - 4	9.5%	8.9%	8.3%
5 - 9	8.3%	8.0%	7.8%
10 - 14	7.6%	7.4%	7.5%
15 - 24	14.9%	15.1%	13.9%
25 - 34	21.7%	19.5%	17.7%
35 - 44	14.6%	14.4%	14.5%
45 - 54	10.3%	10.5%	10.9%
55 - 64	7.4%	7.9%	9.0%
65 - 74	4.1%	5.3%	6.6%
75 - 84	1.3%	2.4%	3.0%
85 +	0.3%	0.6%	0.7%
18 +	70.9%	71.8%	72.3%
2010 Population by Sex			
Males	6,232	43,913	116,712
Females	6,465	46,778	122,700
2020 Population by Sex			
Males	7,535	53,963	137,016
Females	7,808	56,789	143,219
2025 Population by Sex			
Males	8,250	58,415	146,671
Females	8,609	61,743	153,422

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	12,697	90,690	239,413
White Alone	36.5%	38.2%	44.0%
Black Alone	39.4%	39.3%	31.6%
American Indian Alone	0.8%	0.5%	0.6%
Asian Alone	3.0%	3.9%	5.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	16.4%	14.5%	14.6%
Two or More Races	3.7%	3.4%	3.4%
Hispanic Origin	44.6%	36.7%	36.6%
Diversity Index	85.4	83.8	84.1
2020 Population by Race/Ethnicity			
Total	15,343	110,753	280,233
White Alone	34.4%	35.2%	40.9%
Black Alone	39.8%	39.7%	32.0%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.2%	4.4%	6.4%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	17.6%	16.2%	16.0%
Two or More Races	4.1%	3.9%	4.0%
Hispanic Origin	47.1%	40.8%	40.2%
Diversity Index	86.1	85.3	85.8
2025 Population by Race/Ethnicity			
Total	16,859	120,159	300,095
White Alone	34.2%	34.6%	40.0%
Black Alone	39.5%	39.4%	31.8%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.3%	4.6%	6.9%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	17.9%	16.8%	16.5%
Two or More Races	4.3%	4.1%	4.2%
Hispanic Origin	48.7%	42.8%	42.1%
Diversity Index	86.3	85.9	86.4
2010 Population by Relationship and Household Type			
Total	12,697	90,691	239,412
In Households	100.0%	99.7%	99.9%
In Family Households	86.2%	85.2%	87.6%
Householder	23.0%	23.9%	24.6%
Spouse	13.5%	14.3%	15.8%
Child	38.9%	36.8%	37.5%
Other relative	7.5%	6.9%	6.7%
Nonrelative	3.4%	3.3%	3.1%
In Nonfamily Households	13.7%	14.5%	12.3%
In Group Quarters	0.0%	0.3%	0.1%
Institutionalized Population	0.0%	0.2%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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2020 Population 25+ by Educational Attainment			
Total	9,086	66,786	173,371
Less than 9th Grade	9.1%	7.6%	8.1%
9th - 12th Grade, No Diploma	13.1%	8.6%	8.6%
High School Graduate	21.0%	22.1%	21.4%
GED/Alternative Credential	4.4%	4.7%	4.2%
Some College, No Degree	27.4%	27.9%	25.2%
Associate Degree	8.2%	8.9%	8.5%
Bachelor's Degree	10.8%	14.0%	16.4%
Graduate/Professional Degree	6.0%	6.3%	7.5%
2020 Population 15+ by Marital Status			
Total	11,539	83,933	213,852
Never Married	41.7%	44.1%	40.6%
Married	44.0%	41.6%	45.8%
Widowed	4.6%	3.3%	3.4%
Divorced	9.7%	11.0%	10.2%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,588	59,434	149,106
Population 16+ Employed	90.7%	90.5%	90.4%
Population 16+ Unemployment rate	9.3%	9.5%	9.6%
Population 16-24 Employed	15.2%	14.4%	13.0%
Population 16-24 Unemployment rate	18.1%	16.4%	17.4%
Population 25-54 Employed	73.1%	71.2%	69.4%
Population 25-54 Unemployment rate	7.5%	8.3%	8.3%
Population 55-64 Employed	9.8%	11.4%	13.3%
Population 55-64 Unemployment rate	8.3%	8.1%	8.0%
Population 65+ Employed	1.8%	3.0%	4.3%
Population 65+ Unemployment rate	6.0%	7.6%	7.9%
2020 Employed Population 16+ by Industry			
Total	7,787	53,796	134,861
Agriculture/Mining	1.3%	1.8%	2.1%
Construction	9.8%	8.5%	9.4%
Manufacturing	6.6%	8.0%	8.7%
Wholesale Trade	3.4%	4.5%	3.9%
Retail Trade	11.7%	11.5%	11.0%
Transportation/Utilities	12.8%	10.7%	10.9%
Information	1.6%	1.1%	1.1%
Finance/Insurance/Real Estate	6.5%	5.5%	5.6%
Services	41.8%	44.2%	44.4%
Public Administration	4.4%	4.0%	3.0%
2020 Employed Population 16+ by Occupation			
Total	7,787	53,798	134,861
White Collar	49.7%	52.7%	54.0%
Management/Business/Financial	6.4%	9.0%	11.3%
Professional	18.7%	16.8%	16.6%
Sales	6.1%	8.5%	9.8%
Administrative Support	18.6%	18.5%	16.2%
Services	21.3%	20.0%	19.5%
Blue Collar	29.1%	27.3%	26.5%
Farming/Forestry/Fishing	0.0%	0.3%	0.2%
Construction/Extraction	8.3%	6.9%	7.3%
Installation/Maintenance/Repair	3.7%	3.7%	3.9%
Production	5.7%	5.6%	5.7%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,557	32,217	82,241
Households with 1 Person	26.6%	26.4%	22.8%
Households with 2+ People	73.4%	73.6%	77.2%
Family Households	67.3%	67.3%	71.5%
Husband-wife Families	39.6%	40.3%	45.9%
With Related Children	27.1%	23.8%	26.0%
Other Family (No Spouse Present)	27.7%	26.9%	25.6%
Other Family with Male Householder	6.8%	6.4%	6.5%
With Related Children	4.2%	4.0%	4.0%
Other Family with Female Householder	20.9%	20.5%	19.2%
With Related Children	16.3%	15.8%	14.6%
Nonfamily Households	6.2%	6.3%	5.6%
All Households with Children	48.2%	44.2%	45.1%
Multigenerational Households	7.2%	6.0%	6.6%
Unmarried Partner Households	8.4%	8.0%	7.3%
Male-female	7.7%	7.2%	6.6%
Same-sex	0.7%	0.8%	0.8%
2010 Households by Size			
Total	4,557	32,218	82,242
1 Person Household	26.6%	26.4%	22.8%
2 Person Household	20.8%	25.6%	26.6%
3 Person Household	18.1%	17.7%	18.1%
4 Person Household	16.2%	14.7%	15.9%
5 Person Household	9.8%	8.6%	9.1%
6 Person Household	4.8%	3.9%	4.2%
7 + Person Household	3.7%	3.1%	3.3%
2010 Households by Tenure and Mortgage Status			
Total	4,557	32,217	82,241
Owner Occupied	45.8%	43.9%	51.4%
Owned with a Mortgage/Loan	41.4%	36.7%	41.9%
Owned Free and Clear	4.4%	7.2%	9.6%
Renter Occupied	54.2%	56.1%	48.6%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	177	147	143
Percent of Income for Mortgage	10.6%	13.0%	13.2%
Wealth Index	42	53	70
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,471	38,486	94,322
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%
2010 Population By Urban/ Rural Status			
Total Population	12,697	90,691	239,412
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

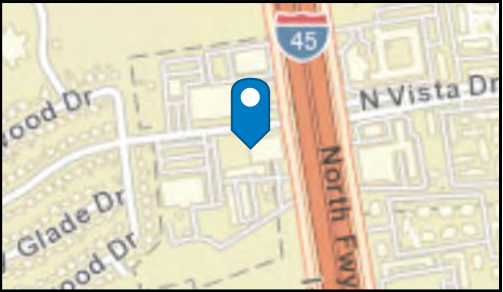
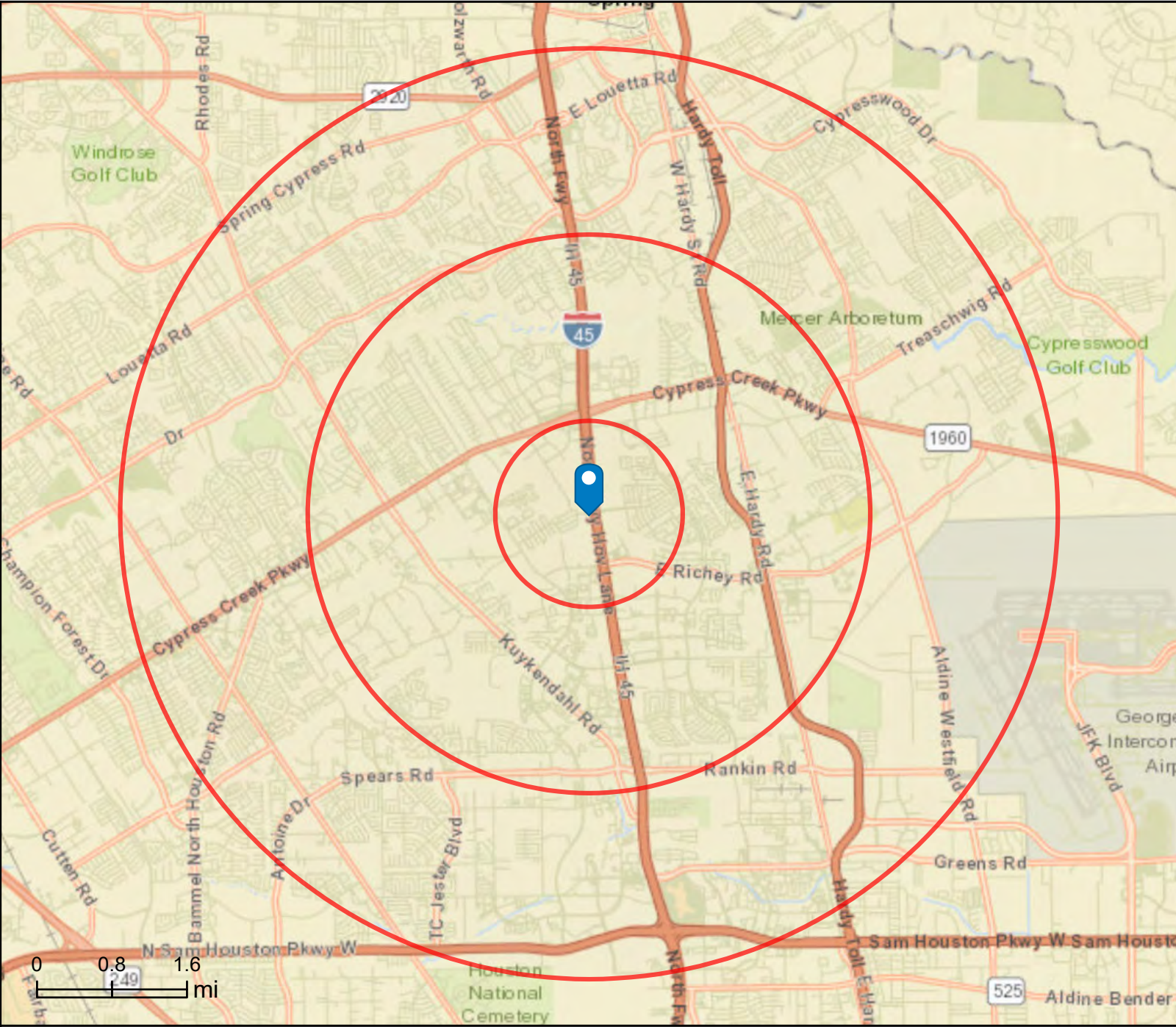
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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)		Metro Fusion (11C)
2.	Metro Fusion (11C)		Up and Coming Families (7A)
3.	Young and Restless (11B)	Young and Restless (11B)	American Dreamers (7C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$8,391,366	\$62,932,143	\$172,651,137
Average Spent	\$1,583.87	\$1,678.28	\$1,844.07
Spending Potential Index	74	78	86
Education: Total \$	\$5,921,504	\$46,421,984	\$129,796,756
Average Spent	\$1,117.69	\$1,237.99	\$1,386.35
Spending Potential Index	62	69	78
Entertainment/Recreation: Total \$	\$11,390,424	\$85,982,258	\$240,185,003
Average Spent	\$2,149.95	\$2,292.98	\$2,565.39
Spending Potential Index	66	71	79
Food at Home: Total \$	\$19,917,266	\$150,378,724	\$414,117,038
Average Spent	\$3,759.39	\$4,010.31	\$4,423.15
Spending Potential Index	70	75	83
Food Away from Home: Total \$	\$14,525,549	\$109,133,757	\$300,677,238
Average Spent	\$2,741.70	\$2,910.39	\$3,211.51
Spending Potential Index	73	77	85
Health Care: Total \$	\$19,888,157	\$149,833,565	\$420,985,640
Average Spent	\$3,753.90	\$3,995.77	\$4,496.51
Spending Potential Index	65	70	78
HH Furnishings & Equipment: Total \$	\$8,087,339	\$60,555,911	\$169,345,766
Average Spent	\$1,526.49	\$1,614.91	\$1,808.77
Spending Potential Index	70	74	83
Personal Care Products & Services: Total \$	\$3,505,922	\$26,213,625	\$72,527,765
Average Spent	\$661.74	\$699.07	\$774.66
Spending Potential Index	72	76	84
Shelter: Total \$	\$71,205,300	\$544,433,105	\$1,511,214,843
Average Spent	\$13,440.03	\$14,518.99	\$16,141.15
Spending Potential Index	69	75	83
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,346,425	\$61,765,683	\$174,723,950
Average Spent	\$1,575.39	\$1,647.17	\$1,866.21
Spending Potential Index	67	70	80
Travel: Total \$	\$8,029,851	\$61,533,393	\$176,502,756
Average Spent	\$1,515.64	\$1,640.98	\$1,885.21
Spending Potential Index	63	68	78
Vehicle Maintenance & Repairs: Total \$	\$4,350,713	\$32,521,889	\$88,771,246
Average Spent	\$821.20	\$867.30	\$948.16
Spending Potential Index	71	75	82



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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