

INVESTMENT OPPORTUNITY – 8% CAP RATE WITH ANNUAL INCREASES  
 THIRD COAST BANK SATELLITE OFFICE | NEW CONSTRUCTION  
 8733 Highway 6 North | Houston, TX 77095



S&P INTERESTS

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 Main: 713.766.4500  
 5353 WEST ALABAMA, SUITE 306  
 HOUSTON, TX 77056

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.



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### PROPERTY OVERVIEW



### LOCATION

SWQ of Highway 6 & Point NW Blvd  
Houston, Texas 77095



### BUILDING SIZE

2,400 SF



### SALE PRICE

Call for Pricing



### POPULATION

128,127 within 3 miles



### AVERAGE HH INCOME

\$103,131 within 5 miles



### TRAFFIC COUNTS

52,911 VPD on Hwy 6



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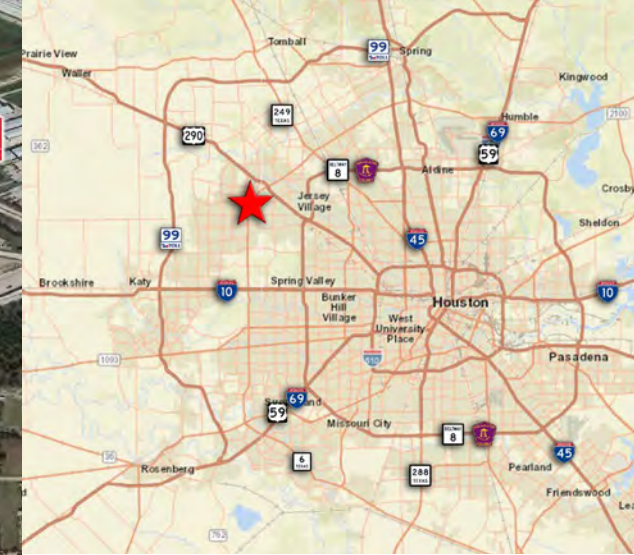
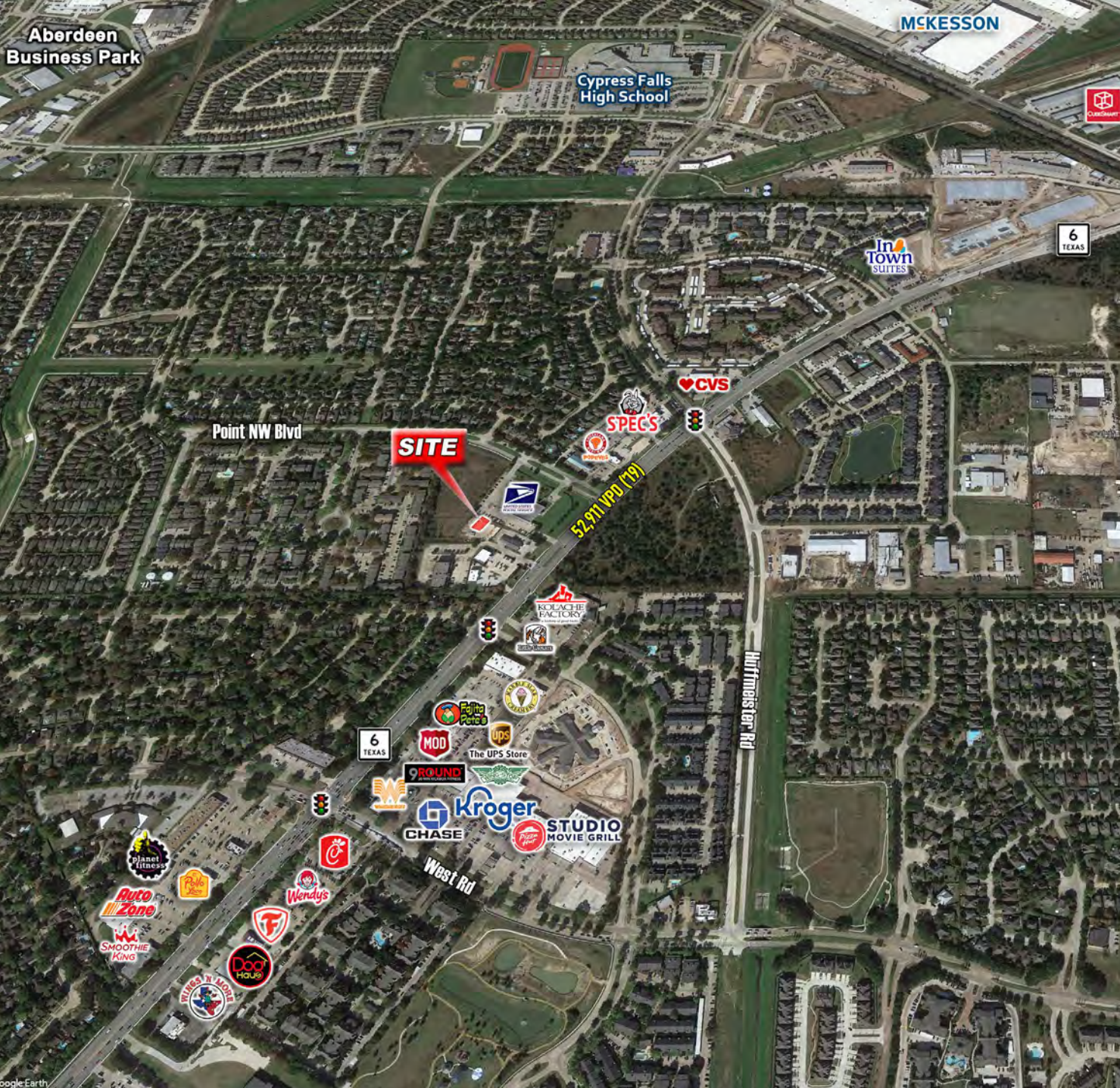
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### INVESTMENT DETAILS:

- 2,400 SF freestanding building
- Built in 2020
- Three years remaining on lease
- Annual increases
- Corporate guaranty
- Call for Pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2021 Population	17,933	128,127	335,905
2026 Population Est.	18,819	133,462	355,531
Daytime Population	16,095	122,313	325,908
Average HH Income	\$93,886	\$94,257	\$101,665

### TRAFFIC COUNTS:

Hwy 6: 52,911 VPD northeast of site  
 West Rd: 23,250 VPD  
 Huffmeister Rd: 15,403 VPD  
 (TXDOT 2019)



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## TENANT OVERVIEW



Third Coast Bank SSB was established in March of 2008 by a group of local organizers seeking to create a relationship oriented bank committed to personal service and community contribution. We distinguish ourselves by anticipating and exceeding the expectations of our customers, building sustainable partnerships, maintaining the highest standards of ethical business conduct, being aware of and responsive to the needs of our community, and always being mindful of the fact that customers have a choice.

Our approach is to be the best bank by offering the latest, state of the art technology, sophisticated banking tools and products (Opens in a new Window) including a high tech suite of treasury management solutions (Opens in a new Window) with our personal touch and community banking service. We know it's personal to you, that's why our relationship bankers will always be available to talk to you.

Third Coast Bank is proud to be locally owned with grassroots values and an entrepreneurial spirit. Our employees are empowered to do the right thing and encouraged to make a difference in our communities. It has been said that we are the "grease in the economic engine" as we have helped numerous businesses grow and profit (Opens in a new Window). Those profits allow our customers more freedom for "doing good in their communities."

**2008:** Third Coast Bank SSB was chartered and opened the first office in Humble, Texas. The bank starts with \$17 million in total assets.

**2009:** The Bank surpasses \$100 million in total assets.

**2011:** The Bank exceeds \$200 million in total assets.

**2013:** Third Coast Bancshares, Inc. is formed as the holding company for Third Coast Bank & The Bank surpasses \$275 million in total assets.

**2017:** The Bank surpasses \$650 million in total assets.

**2018:** Third Coast Bank SSB celebrates its 10 year anniversary & The Bank exceeds \$800 million in total assets.

**2019:** Third Coast Bank SSB announces the merger of Heritage Bank in Pearland with other locations in Lake Jackson, Nixon, LaVernia and Detroit, Texas.

**2020:** As of January 1st, Heritage Bank officially became Third Coast Bank SSB and the bank exceeds \$1.3 billion in total assets.





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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	11,286	81,861	185,870
2010 Total Population	16,339	119,221	291,509
2021 Total Population	17,933	128,127	335,905
2021 Group Quarters	0	115	534
2026 Total Population	18,819	133,462	355,531
2021-2026 Annual Rate	0.97%	1.14%	
2021 Total Daytime Population	16,095	127,313	323,908
Workers	8,198	64,851	154,647
Residents	7,897	62,462	169,261
<b>Household Summary</b>			
2000 Households	4,469	28,885	63,853
2000 Average Household Size	2.52	2.83	2.90
2010 Households	6,578	42,690	98,885
2010 Average Household Size	2.48	2.79	2.94
2021 Households	7,178	45,623	112,509
2021 Average Household Size	2.50	2.81	2.98
2026 Households	7,502	47,335	118,342
2026 Average Household Size	2.51	2.82	3.00
2021-2026 Annual Rate	0.89%	0.74%	1.02%
2010 Families	4,236	30,852	74,937
2010 Average Family Size	3.10	3.31	3.40
2021 Families	4,580	32,824	85,296
2021 Average Family Size	3.13	3.33	3.44
2026 Families	4,786	34,088	89,874
2026 Average Family Size	3.14	3.34	3.46
2021-2026 Annual Rate	0.88%	0.76%	1.05%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,731	30,402	66,645
Owner Occupied Housing Units	57.0%	65.3%	69.4%
Renter Occupied Housing Units	37.5%	29.7%	26.4%
Vacant Housing Units	5.5%	5.0%	4.2%
2010 Housing Units	7,085	45,324	104,754
Owner Occupied Housing Units	41.7%	58.8%	65.1%
Renter Occupied Housing Units	51.2%	35.3%	29.3%
Vacant Housing Units	7.2%	5.8%	5.6%
2021 Housing Units	7,447	47,517	117,277
Owner Occupied Housing Units	42.6%	58.2%	65.6%
Renter Occupied Housing Units	53.8%	37.8%	30.4%
Vacant Housing Units	3.6%	4.0%	4.1%
2026 Housing Units	7,771	49,193	122,939
Owner Occupied Housing Units	43.6%	59.5%	66.3%
Renter Occupied Housing Units	52.9%	36.8%	29.9%
Vacant Housing Units	3.5%	3.8%	3.7%
<b>Median Household Income</b>			
2021	\$70,107	\$72,400	\$76,969
2026	\$76,538	\$78,027	\$83,145
<b>Median Home Value</b>			
2021	\$220,025	\$220,096	\$233,950
2026	\$243,332	\$262,038	\$292,299
<b>Per Capita Income</b>			
2021	\$36,934	\$33,506	\$34,006
2026	\$40,526	\$36,861	\$37,622
<b>Median Age</b>			
2010	30.9	32.9	32.8
2021	33.3	34.6	34.5
2026	33.4	35.0	34.5
<b>2021 Households by Income</b>			
Household Income Base	7,178	45,623	112,509
<\$15,000	5.1%	5.9%	5.5%
\$15,000 - \$24,999	4.6%	5.9%	5.4%
\$25,000 - \$34,999	8.9%	7.5%	6.6%
\$35,000 - \$49,999	15.3%	13.2%	12.2%
\$50,000 - \$74,999	18.9%	18.9%	18.8%
\$75,000 - \$99,999	11.9%	14.0%	14.2%
\$100,000 - \$149,999	20.6%	18.2%	17.8%
\$150,000 - \$199,999	6.5%	8.7%	9.7%
\$200,000+	8.2%	7.7%	9.8%
Average Household Income	\$93,886	\$94,257	\$101,665

	1 mile	3 miles	5 miles
<b>2026 Households by Income</b>			
Household Income Base	7,502	47,335	118,342
<\$15,000	4.4%	5.0%	4.6%
\$15,000 - \$24,999	4.1%	5.0%	4.6%
\$25,000 - \$34,999	7.7%	6.7%	5.8%
\$35,000 - \$49,999	14.0%	12.6%	11.4%
\$50,000 - \$74,999	18.9%	18.5%	18.1%
\$75,000 - \$99,999	11.5%	13.7%	14.0%
\$100,000 - \$149,999	22.2%	19.4%	18.8%
\$150,000 - \$199,999	8.1%	10.4%	11.4%
\$200,000+	9.0%	8.7%	11.2%
Average Household Income	\$103,483	\$104,161	\$113,199
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	3,174	27,641	76,898
<\$50,000	0.2%	0.6%	0.5%
\$50,000 - \$99,999	0.4%	1.9%	1.7%
\$100,000 - \$149,999	5.9%	11.2%	10.7%
\$150,000 - \$199,999	28.6%	25.4%	23.4%
\$200,000 - \$249,999	37.2%	27.4%	20.2%
\$250,000 - \$299,999	17.8%	15.2%	12.4%
\$300,000 - \$399,999	7.4%	13.3%	17.2%
\$400,000 - \$499,999	2.3%	3.8%	7.5%
\$500,000 - \$749,999	0.2%	0.5%	4.9%
\$750,000 - \$999,999	0.0%	0.5%	0.9%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$228,269	\$239,578	\$278,099
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	3,391	29,238	81,536
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.1%	0.4%	0.3%
\$100,000 - \$149,999	1.5%	3.2%	2.9%
\$150,000 - \$199,999	16.4%	13.2%	12.6%
\$200,000 - \$249,999	37.0%	28.4%	20.7%
\$250,000 - \$299,999	24.9%	19.7%	15.8%
\$300,000 - \$399,999	12.5%	24.0%	25.4%
\$400,000 - \$499,999	7.0%	8.2%	11.7%
\$500,000 - \$749,999	0.4%	1.3%	8.4%
\$750,000 - \$999,999	0.1%	1.0%	1.1%
\$1,000,000 - \$1,499,999	0.1%	0.2%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.2%
Average Home Value	\$262,644	\$292,720	\$334,152
<b>2010 Population by Age</b>			
Total	16,340	119,220	291,507
0 - 4	7.9%	7.7%	8.0%
5 - 9	6.9%	7.9%	8.4%
10 - 14	6.9%	8.2%	8.4%
15 - 24	16.6%	14.3%	13.7%
25 - 34	18.1%	15.0%	14.7%
35 - 44	14.3%	15.5%	16.0%
45 - 54	14.7%	15.3%	14.9%
55 - 64	9.7%	10.1%	9.8%
65 - 74	3.1%	3.7%	3.9%
75 - 84	1.4%	1.6%	1.6%
85 +	0.4%	0.6%	0.5%
18 +	73.8%	71.3%	70.2%

	1 mile	3 miles	5 miles
<b>2021 Population by Age</b>			
Total	17,933	128,127	335,906
0 - 4	7.1%	6.8%	7.2%
5 - 9	6.7%	7.0%	7.5%
10 - 14	6.4%	7.1%	7.5%
15 - 24	13.4%	13.3%	12.9%
25 - 34	19.8%	16.3%	15.6%
35 - 44	14.3%	14.2%	14.6%
45 - 54	11.8%	12.7%	13.0%
55 - 64	11.5%	12.1%	11.5%
65 - 74	6.5%	7.3%	7.1%
75 - 84	2.0%	2.4%	2.4%
85 +	0.5%	0.7%	0.6%
18 +	76.5%	75.1%	73.6%

	1 mile	3 miles	5 miles
<b>2026 Population by Age</b>			
Total	18,819	133,460	355,531
0 - 4	7.5%	7.0%	7.4%
5 - 9	6.7%	6.9%	7.4%
10 - 14	6.4%	6.9%	7.4%
15 - 24	13.5%	12.5%	12.2%
25 - 34	19.1%	16.7%	16.4%
35 - 44	16.1%	15.3%	15.3%
45 - 54	10.8%	11.8%	12.1%
55 - 64	9.7%	10.5%	10.1%
65 - 74	7.1%	8.3%	7.7%
75 - 84	2.6%	3.4%	3.2%
85 +	0.5%	0.8%	0.7%
18 +	76.0%	75.4%	73.7%

	1 mile	3 miles	5 miles
<b>2010 Population by Sex</b>			
Males	8,017	58,100	143,047
Females	8,322	61,121	148,462

	1 mile	3 miles	5 miles
<b>2021 Population by Sex</b>			
Males	8,812	62,521	164,600
Females	9,121	65,606	171,305

	1 mile	3 miles	5 miles
<b>2026 Population by Sex</b>			
Males	9,170	65,039	174,015
Females	9,649	68,422	181,516

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	16,340	119,222	291,509
White Alone	58.0%	61.6%	61.0%
Black Alone	18.7%	14.6%	13.7%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	11.2%	10.4%	10.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.2%	9.4%	10.8%
Two or More Races	3.3%	3.3%	3.4%
Hispanic Origin	24.8%	28.6%	32.0%
Diversity Index	75.9	75.6	77.3

	1 mile	3 miles	5 miles
<b>2021 Population by Race/Ethnicity</b>			
Total	17,933	128,127	335,905
White Alone	51.5%	55.5%	55.5%
Black Alone	20.8%	16.4%	15.1%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	13.1%	12.3%	12.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.9%	11.3%	12.3%
Two or More Races	4.1%	4.1%	4.2%
Hispanic Origin	29.8%	34.0%	36.8%
Diversity Index	81.1	80.7	81.5

	1 mile	3 miles	5 miles
<b>2026 Population by Race/Ethnicity</b>			
Total	18,819	133,461	355,531
White Alone	49.1%	53.2%	53.4%
Black Alone	21.4%	16.9%	15.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	14.0%	13.1%	13.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	10.5%	11.9%	12.9%
Two or More Races	4.4%	4.5%	4.4%
Hispanic Origin	32.3%	36.6%	39.3%
Diversity Index	82.8	82.4	82.9

	1 mile	3 miles	5 miles
<b>2010 Population by Relationship and Household</b>			
Total	16,339	119,221	291,509
In Households	100.0%	99.9%	99.8%
In Family Households	82.6%	87.8%	89.5%
Householder	25.5%	25.9%	25.7%
Spouse	17.5%	19.2%	19.5%
Child	32.4%	35.6%	36.7%
Other relative	5.1%	5.1%	5.5%
Nonrelative	2.2%	2.0%	2.1%
In Nonfamily Households	17.4%	12.2%	10.3%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.1%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

	1 mile	3 miles	5 miles
<b>2021 Population 25+ by Educational Attainment</b>			
Total	11,907	84,209	217,832
Less than 9th Grade	3.1%	4.7%	5.3%
9th - 12th Grade, No Diploma	3.1%	5.3%	5.7%
High School Graduate	21.6%	20.2%	18.9%
GED/Alternative Credential	2.1%	2.7%	2.9%
Some College, No Degree	23.7%	23.3%	21.8%
Associate Degree	6.5%	8.0%	8.3%
Bachelor's Degree	27.0%	24.8%	25.5%
Graduate/Professional Degree	12.9%	11.0%	11.6%

	1 mile	3 miles	5 miles
<b>2021 Population 15+ by Marital Status</b>			
Total	14,310	101,305	261,081
Never Married	38.7%	33.1%	31.5%
Married	47.7%	51.5%	54.7%
Widowed	2.7%	4.4%	4.0%
Divorced	10.9%	11.0%	9.8%

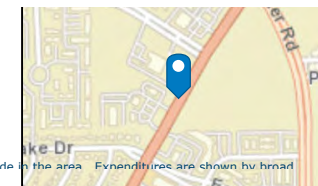
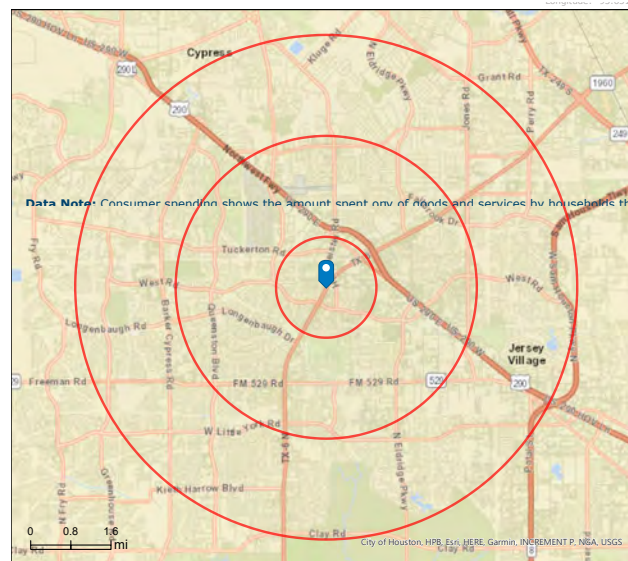
	1 mile	3 miles	5 miles
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,613	70,056	177,875
Population 16+ Employed	95.3%	94.6%	94.6%
Population 16+ Unemployment rate	4.7%	5.4%	5.4%
Population 16-24 Employed	11.1%	11.0%	10.3%
Population 16-24 Unemployment rate	6.6%	10.4%	11.0%
Population 25-54 Employed	68.8%	67.5%	68.7%
Population 25-54 Unemployment rate	4.6%	5.1%	4.8%
Population 55-64 Employed	16.2%	16.3%	16.0%
Population 55-64 Unemployment rate	1.6%	3.1%	4.3%
Population 65+ Employed	3.9%	5.1%	5.1%
Population 65+ Unemployment rate	13.4%	6.4%	5.4%

	1 mile	3 miles	5 miles
<b>2021 Employed Population 16+ by Industry</b>			
Total	10,111	66,244	168,266
Agriculture/Mining	5.2%	4.0%	3.9%
Construction	6.2%	6.6%	7.4%
Manufacturing	12.7%	11.8%	11.3%
Wholesale Trade	6.6%	5.1%	4.9%
Retail Trade	11.5%	11.2%	10.5%
Transportation/Utilities	8.0%	6.5%	6.6%
Information	1.4%	1.0%	1.2%
Finance/Insurance/Real Estate	8.3%	7.5%	7.7%
Services	38.8%	43.8%	44.1%
Public Administration	1.2%	2.5%	2.5%



	1 mile	3 miles	5 miles
<b>2021 Employed Population 16+ by Occupation</b>			
Total	10,110	66,245	168,269
White Collar	71.4%	68.9%	69.3%
Management/Business/Financial	24.4%	21.8%	21.8%
Professional	23.4%	24.3%	25.1%
Sales	11.6%	10.8%	11.0%
Administrative Support	12.0%	11.9%	11.5%
Services	9.3%	11.0%	10.7%
Blue Collar	19.3%	20.1%	20.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.3%	4.4%	4.8%
Installation/Maintenance/Repair	2.0%	3.3%	3.1%
Production	5.7%	5.1%	5.3%
Transportation/Material Moving	8.3%	7.3%	6.8%
<b>2010 Households by Type</b>			
Total	6,578	42,691	98,885
Households with 1 Person	28.7%	22.5%	19.4%
Households with 2+ People	71.3%	77.5%	80.6%
Family Households	64.4%	72.3%	75.8%
Husband-wife Families	44.3%	53.7%	57.5%
With Related Children	23.7%	30.0%	33.0%
Other Family (No Spouse Present)	20.1%	18.6%	18.3%
Other Family with Male Householder	5.8%	5.1%	5.2%
With Related Children	3.6%	3.3%	3.3%
Other Family with Female Householder	14.3%	13.5%	13.2%
With Related Children	10.4%	9.7%	9.4%
Nonfamily Households	6.9%	5.2%	4.8%
All Households with Children	38.1%	43.4%	46.1%
Multigenerational Households	4.0%	5.2%	5.8%
Unmarried Partner Households	7.0%	6.0%	5.9%
Male-female	6.2%	5.3%	5.2%
Same-sex	0.8%	0.7%	0.7%
<b>2010 Households by Size</b>			
Total	6,578	42,689	98,886
1 Person Household	28.7%	22.5%	19.4%
2 Person Household	29.8%	28.3%	28.0%
3 Person Household	17.6%	18.6%	18.7%
4 Person Household	13.8%	17.0%	18.2%
5 Person Household	6.4%	8.2%	9.3%
6 Person Household	2.4%	3.3%	3.8%
7 + Person Household	1.3%	2.0%	2.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,578	42,690	98,885
Owner Occupied	44.9%	62.5%	68.9%
Owned with a Mortgage/Loan	37.7%	51.9%	57.2%
Owned Free and Clear	7.2%	10.5%	11.8%
Renter Occupied	55.1%	37.5%	31.1%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	146	152	149
Percent of Income for Mortgage	13.2%	12.8%	12.8%
Wealth Index	89	97	109
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,085	45,324	104,754
Housing Units Inside Urbanized Area	100.0%	100.0%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	16,339	119,221	291,509
Population Inside Urbanized Area	100.0%	100.0%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.6%
<b>Top 3 Tapestry Segments</b>			
1.	and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Young and Restless (11B)	Home Improvement (4B)	Boomburbs (1C)
3.	Young Professionals (8C)	Young and Restless (11B)	Home Improvement (4B)

	1 mile	3 miles	5 miles
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$16,215,750	\$100,031,300	\$263,398,559
Average Spent	\$2,259.09	\$2,192.56	\$2,341.13
Spending Potential Index	107	103	110
Education: Total \$	\$12,220,202	\$78,463,403	\$203,968,504
Average Spent	\$1,702.45	\$1,719.82	\$1,812.91
Spending Potential Index	99	100	105
Entertainment/Recreation: Total \$	\$23,113,206	\$146,892,912	\$390,237,693
Average Spent	\$3,220.01	\$3,219.71	\$3,468.50
Spending Potential Index	100	100	107
Food at Home: Total \$	\$40,217,943	\$249,503,732	\$656,154,984
Average Spent	\$5,602.95	\$5,468.81	\$5,832.02
Spending Potential Index	103	100	107
Food Away from Home: Total \$	\$29,141,489	\$180,359,504	\$476,431,767
Average Spent	\$4,059.83	\$3,953.26	\$4,234.61
Spending Potential Index	107	104	112
Health Care: Total \$	\$43,933,099	\$279,027,041	\$740,938,535
Average Spent	\$6,120.52	\$6,115.93	\$6,585.59
Spending Potential Index	98	98	106
HH Furnishings & Equipment: Total \$	\$16,807,771	\$106,378,004	\$284,072,409
Average Spent	\$2,341.57	\$2,331.67	\$2,524.89
Spending Potential Index	104	103	112
Personal Care Products & Services: Total \$	\$6,717,071	\$42,116,197	\$111,278,933
Average Spent	\$935.79	\$923.14	\$989.07
Spending Potential Index	104	103	110
Shelter: Total \$	\$148,668,858	\$939,752,899	\$2,481,551,596
Average Spent	\$20,711.74	\$20,598.23	\$22,056.47
Spending Potential Index	103	102	109
Support Payments/Cash Contributions/Gifts in Kind	\$17,768,779	\$113,540,040	\$308,712,026
Average Spent	\$2,475.45	\$2,488.66	\$2,743.89
Spending Potential Index	104	104	115
Travel: Total \$	\$18,053,841	\$118,588,427	\$318,123,772
Average Spent	\$2,515.16	\$2,599.31	\$2,827.54
Spending Potential Index	99	103	112
Vehicle Maintenance & Repairs: Total \$	\$8,493,317	\$51,983,500	\$137,507,753
Average Spent	\$1,183.24	\$1,139.41	\$1,222.19
Spending Potential Index	107	103	110







# 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