

# RARE AUSTIN, TX NNN INVESTMENT – SURROUNDED BY NEW APARTMENTS, RESTAURANTS & EMPLOYERS

2205 E. 7th St. | Austin, TX 78702

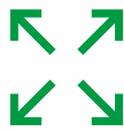
RESOLUT



**SOLD**  
CAP RATE



**SOLD**  
Price



**3,000 SF**  
GLA



**Fred Loya Insurance**  
corporate tenant since  
2006

**ALAN RUST, CCIM**  
Principal – Investment Sales  
512.373.2814  
alan@resolutre.com  
resolutre.com

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RESOLUT

RE

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## RARE AUSTIN, TX NNN INVESTMENT – SURROUNDED BY NEW APARTMENTS, RESTAURANTS & EMPLOYERS

- Extremely attractive 100% NNN leased 3-tenant investment on prominent hard corner in booming east Austin. Rent increases ahead.
- Population of 187,000+ with Avg. HH income over \$94k within 3 miles. 355,000+ with Avg. HH income over \$99k within 5 miles.
- Within approx. 2 miles of the TX state capital, Dell Seton Medical Center, The University of Texas at Austin, Austin Convention Center & Austin City Hall
- Fred Loya Insurance (corporate) has been a tenant since 2006
- Mobilelink is the largest authorized Cricket retailer with over 550 locations (per their website)
- Nail salon has nearly 6 years remaining of their 10 year lease
- Surrounded by recently built up-scale multi-story apartment buildings. Blocks from Houston-Tillotson University and the technology development center for HEB's joint effort with Favor

# Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Downtown Austin

CHASE

FLYRITE  
Digital Laboratory

University of Texas  
Elementary School

Robert T Martinez Jr St

Er7th Street

22-362 VPD

Hidalgo St



**ASIS NAIL SPA**

**FRED LOYA  
INSURANCE**

**cricket**



**PRICE:  
SOLD**



**CAP RATE:  
SOLD**

#### INVESTMENT SUMMARY

Price (Cap Rate)	SOLD
Lease Type	NNN Leases

#### PROPERTY INFORMATION

Property Address	2205 E. 7th St. Austin, TX 78702
Location	SE corner of E. 7th St. & Robert T. Martinez Jr. St.
County	Travis (PID: 192045)
Gross Leasable Area	3,000 SF
Construction Type	Concrete block, stucco & stone
Lot Size	.3492 acre (15,209 SF)
Year Built	2006
Number of Tenants	3
Occupancy	100%
Legal Description	LOT A *RESUB OF LTS 1-3 BLK 13 OLT 23 DIV A LINCOLN PLACE



22,362 VPD

E 7th Street

Hidalgo St

Robert T Martinez Jr St

### AREA TRAFFIC GENERATORS



D&B Hoovers

INNOTECH  
INNOVATION | TECHNOLOGY | EVENTS

## TENANT PROFILES



# FRED LOYA INSURANCE



Founded In  
**1974**



Employees:  
**3,500+**

Annual Revenue



**\$975 Million**  
(per Dun and Bradstreet)

**18th largest**



**Hispanic-owned  
company in the U.S.**

Website: [www.fredloya.com](http://www.fredloya.com)

## TENANT PROFILES (CONT.)



# cricket<sup>SM</sup> wireless

Website: [www.cricketwireless.com](http://www.cricketwireless.com)

Founded In  
**1999**



Founded as Leap Wireless in 1999.  
AT&T acquired Leap Wireless in 2014.



One of the fastest  
growing pre-paid  
wireless companies



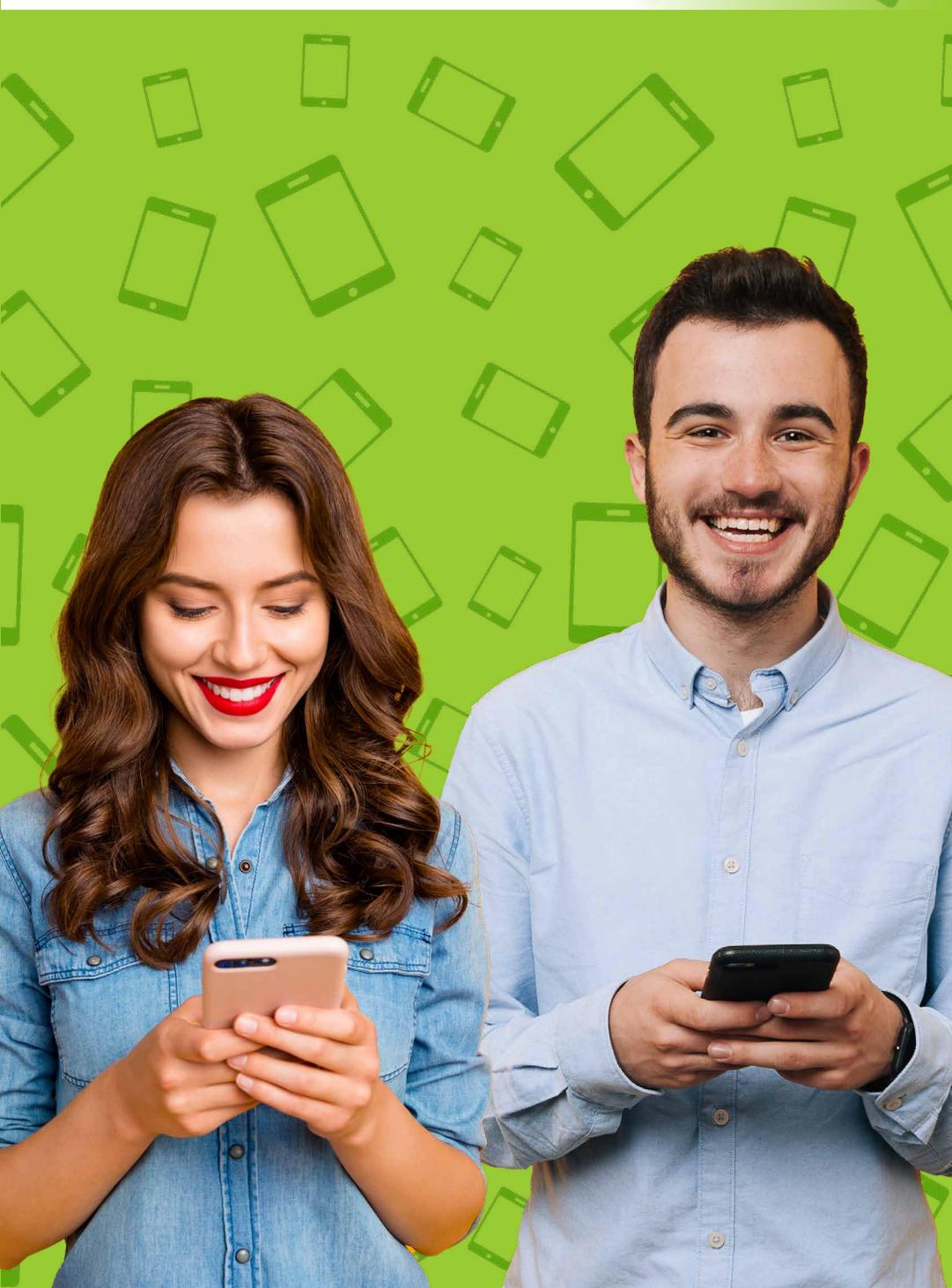
Franchisee:  
**Mobilelink Corpus Christi**



**10 million**  
subscribers in the U.S.



## TENANT PROFILES (CONT.)



[www.mobilelinkusa.com](http://www.mobilelinkusa.com)



[Mobilelink: About | LinkedIn](#)

Founded In  
**2005**



**Over 550**  
locations and currently the  
largest authorized retailer for  
Cricket wireless nationwide

## TENANT PROFILES (CONT.)



Founded In  
**2017**



**4**

stars on Yelp  
(115 reviews)



**4.2**

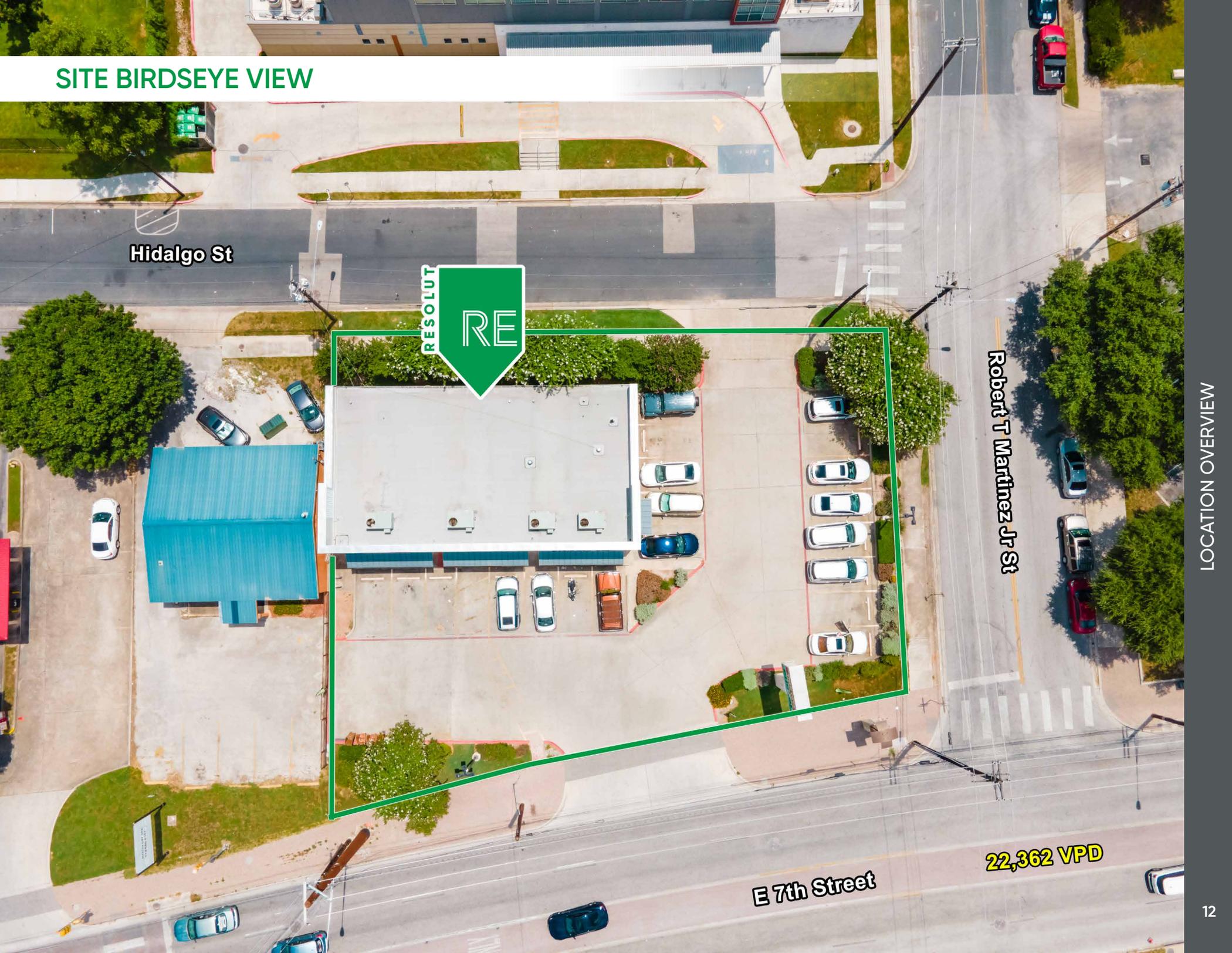
stars on Google Reviews  
(177 reviews)



Website: <https://oasis-nailspa.business.site/>



# SITE BIRDSEYE VIEW



Hidalgo St



Robert T Martinez Jr St

E 7th Street

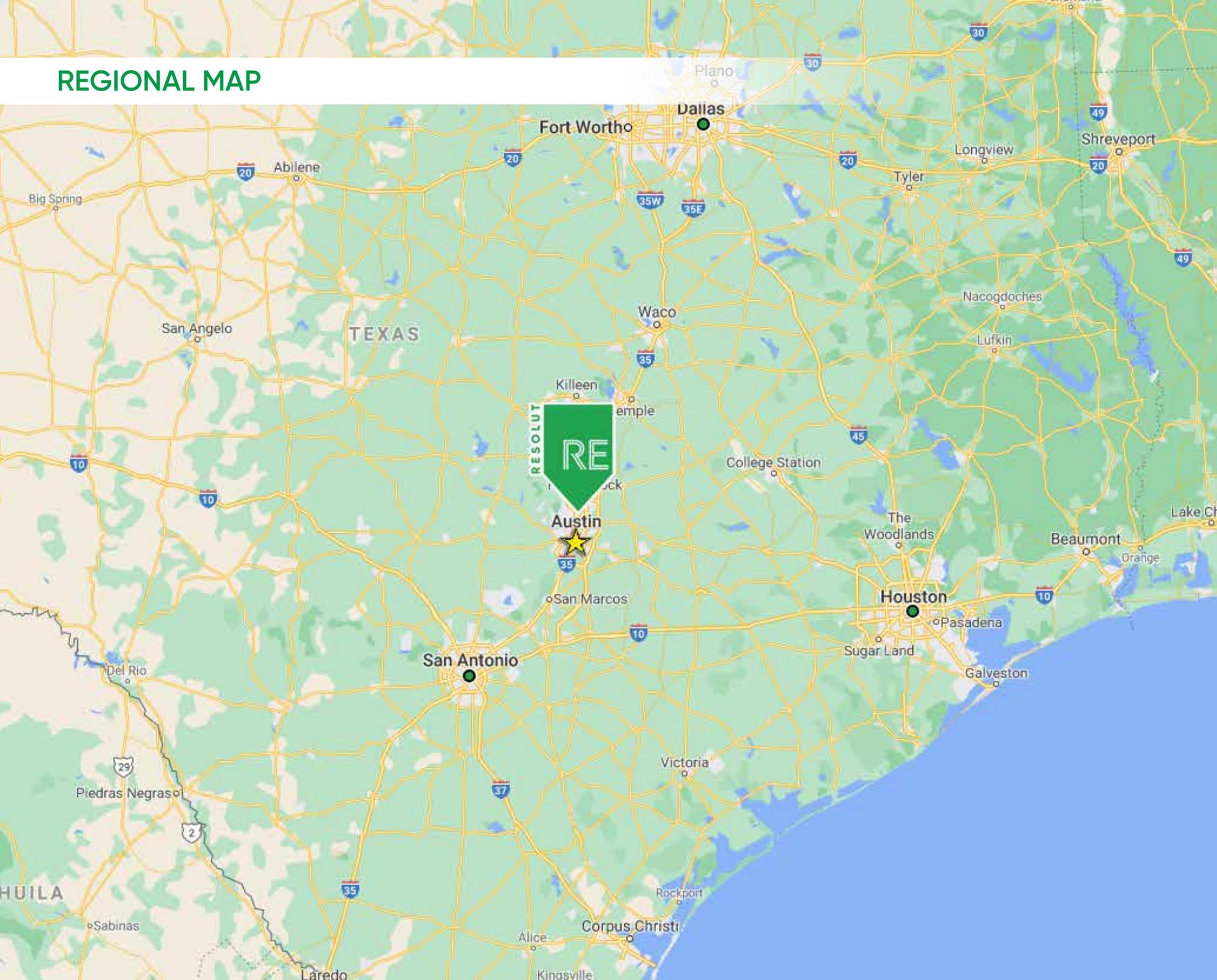
22,362 VPD

# RETAIL AERIAL MAP



LOCATION OVERVIEW

# REGIONAL MAP



LOCATION OVERVIEW

# VISIT Austin

1. Austin is the No. 2 real estate market for 2021 in annual PwC/ ULI trends and forecast report.



(PwC/Urban Land Institute, 10/15/2020)

[Source](#)

2. Austin is the No. 4 metro for number of Inc. 5000 firms and No. 9 for the concentration Inc. 5000 firms on a per capita basis.

(Site Selection Investor Watch, 09/04/2020)

[Source](#)

3. For the 2nd consecutive year, Austin claims the No. 1 spot as the U.S. metropolitan area that offers technology professionals and tech businesses that most appealing combination of opportunity and livability.

(Comp TIA, 11/10/2020)

[Source](#)

4. Texas is No. 1 in the executive survey, and ties 4th overall, in Site Selection's annual State Business Climate Rankings.

(Site Selection, 11/09/2020)

[Source](#)

5. Austin ranks 4th for economic impact of the tech sector - tech accounts for 24% of Austin's economy.

(Comp TIA, 04/21/2020)

[Source](#)

### The top 10 real estate markets for 2021

- ① Raleigh/Durham, N.C.
- ② **Austin, Texas**
- ③ Nashville, Tenn.
- ④ Dallas/Fort Worth, Texas
- ⑤ Charlotte, N.C.
- ⑥ Tampa/St. Petersburg, Fla.
- ⑦ Salt Lake City, Utah
- ⑧ Washington D.C./North Va.
- ⑨ Boston, Mass.
- ⑩ Long Island, N.Y.

# VISIT Austin

**6. Austin ranks 2nd on annual \*STEM Job Growth Index ranking of \*STEM job growth momentum and other factors correlated with \*STEM job growth in the 38 largest U.S. metros.**

\*STEM = Science Technology Engineering & Math  
(RCLCO Real Estate Advisors, 07/21/2020)

[Source](#)

**7. Austin is one of the Top 10 Best Places to Buy a House based on comparison of 300 cities across key indicators of housing market attractiveness and economic strength.**

(WalletHub, 08/25/2020)

[Source](#)

**8. Austin is the 9th Most Educated Metro according to ranking of the 150 largest U.S. metros based on 11 measures of educational attainment, education quality, and attainment gaps.**

(WalletHub, 07/20/2020)

[Source](#)

**9. For the 16th year in a row, Texas was named the Best State for Business by Chief Executive**

(Chief Executive, 06/02/2020)

[Source](#)

### STEMdex Rankings Over Time

RANK	2020 STEMDEX	2019 STEMDEX	2017 STEMDEX	2016 STEMDEX
1	Charlotte	Austin	Austin	Austin
2	Austin	Raleigh	Raleigh	Dallas
3	Denver	Charlotte	Charlotte	Raleigh
4	Seattle	Seattle	San Jose	Houston
5	Raleigh	Denver	San Francisco	Phoenix
6	Atlanta	Atlanta	Seattle	Seattle
7	Orlando	Phoenix	Dallas	Atlanta
8	San Francisco	San Francisco	Denver	San Jose
9	Portland	Las Vegas	Atlanta	Charlotte
10	Phoenix	San Jose	Houston	San Francisco

# AUSTIN MAJOR EMPLOYERS

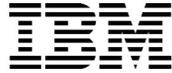


Ascension Seton

Headquarters



Headquarters



Austin  
Semiconductor  
Headquarters

accenture



charles SCHWAB

Headquarters  
of Tx Ops



Innovation  
Center

indeed®

Headquarters



Headquarters



Headquarters



TESLA



Headquarters



CIRRUS LOGIC®

Headquarters



Google



Headquarters



EMERSON

Headquarters



FARMERS

Regional  
Headquarters

legalzoom

Regional  
Headquarters



U.S. Army  
Futures  
Command

Headquarters

YETI

Headquarters



Headquarters

# THE UNIVERSITY OF TEXAS AT AUSTIN



- The University of Texas (UT) is an economic, cultural and social powerhouse
- With 50,950 Students and over 13,500 employees
- Hosting over 200 sporting events – attracting over 860,000 visitors a year
- The new 458,000 SF McCombs School of Business, Rowling Hall
- UT has earned 51 national championships since 1949 and have claimed more Big 12 Conference titles than any other school since the league began in 1996
- The university was founded in 1883 and now has well over 450,000 alumni



## \$1 BILLION APPLE CAMPUS COMING TO AUSTIN



### **Revised Apple campus site plan in Northwest Austin includes new 6-story hotel**

(Community Impact Newsletter, 05/21/2020)

A revised site plan submitted earlier this year by Apple Inc. includes a new 6-story hotel at the technology giant's upcoming Northwest Austin campus.

The new plan, approved by the city on April 29, includes a map that shows the new 75,500-square-foot hotel at the intersection of Dallas Drive and West Parmer Lane. According to the revised site plan, this new hotel will feature 192 rooms.

No hotel brand is listed on the new site plan documents.

Apple originally unveiled its plans in December 2018 for its newest campus, located at 6900 W. Parmer Lane on a 133-acre tract of land in the Williamson County portion of Northwest Austin on the roughly 8,000-acre Robinson Ranch property. At that time, Kristina Raspe, Apple's vice president of local real estate, said the first buildings at this campus will begin operations sometime in 2021.

On Nov. 20 of last year, Apple announced it broke ground on its new \$1 billion campus and updated its timeline for opening the first buildings to 2022.

The company has previously stated it will immediately employ 5,000 new workers at the new campus off Parmer. Ultimately, the company has stated this new site can house up to 15,000 workers. Approximately 7,000 Apple employees currently work in Austin, including at its existing Americas Operations Campus located less than 1 mile away at 5501-5505 W. Parmer Lane, Austin.

The site plan shows Apple intends to build more than 2.3 million square feet of office space to house workers at the new campus site.

The international technology brand already has a manufacturing presence in Northwest Austin, where the company makes its Mac Pro computers.

In a September news release, Apple reported that it and its manufacturing partners invested more than \$200 million in the 244,000-square-foot Mac Pro facility for a complex assembly line. The first shipment of the Mac Pro computers built at the Northwest Austin facility were shipped out in December, according to the news release.



**SOURCE**

## ABOUT TRAVIS COUNTY

### Travis County, TX

Travis County is the 5th most populous county in the state of Texas and is anchored by the city of Austin. As of 2017, the population was 1,226,698. The median household income in the county is roughly \$54,000 per year. The largest cities in the county are Austin and Pflugerville. Austin is the fourth most populous city in the state of Texas, and the second most populous state capital, behind Phoenix, AZ.

The Austin CBD is the epicenter of the county, and the home of much of the high rise, Class A office space in the MSA, however the largest supply of office space in the market is located in the suburban Northwest/Far Northwest portion of town. The latter of which is sometimes referred to as Austin's "second downtown," and is adjacent to the Travis County portion of Round Rock, which primarily falls within the border of the neighboring Williamson County.

Southeast Austin also boasts a dynamic commercial real estate market, anchored by the Rollingwood Center – 214,000 square foot of Class A suburban office space.

### Economy

The economy of Travis County is anchored primarily by state and federal government because it is anchored by Austin, the state capital. In addition, several institutions of higher education are located in the county including the University of Texas at Austin, St. Edward's University, Huston-Tillotson University, Concordia University Texas and Austin Community College. The engineering and computer science graduates from UT Austin and other universities have fueled the significant growth and expansion of technology and defense firms in the county and greater Austin MSA. Professional, scientific and tech services are the largest industry cluster in the county at 13% of the workforce per the U.S. Census Bureau.

SOURCE: [www.crexi.com](http://www.crexi.com)

## TESLA GIGAFACTORY



TESLA

Electric carmaker Tesla's highly anticipated Travis County manufacturing plant is **slated for completion before the end of 2021**, with some operations potentially coming online as soon as May. CEO Elon Musk has previously confirmed that the gigafactory will produce the company's new Cybertruck as well as the Tesla Model Y and Tesla Semi.

**The \$1 billion, 4 million-5 million-square-foot plant, referred to by Musk as Giga Texas, should finish construction by the fourth quarter of this year, Musk said in an annual shareholders meeting in October.** But local presentations by Tesla representatives last fall indicated May 1, 2021, as the "first substantial completion date"—the time at which construction will be complete enough to sustain some level of operations, per American Institute of Architect standards.

**Giga Texas is expected to create 5,000-plus jobs over the next four years.** Tesla is already hiring a number of manufacturing positions for the factory as well as engineers. One recent job posting seeks a manufacturing engineering manager to lead battery production. Musk outlined a broad shift toward in-house battery production for Tesla's electric cars at the October shareholders meeting, including plans to focus on battery production at a gigafactory under construction in Berlin. He has not announced whether the Texas facility will have a significant focus on battery production.

**SOURCE:** [www.communityimpact.com](http://www.communityimpact.com)

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,923	130,019	272,970
2010 Population	14,753	141,612	287,107
2021 Population	22,517	187,580	355,578
2026 Population	25,056	215,608	399,272
2000-2010 Annual Rate	-0.76%	0.86%	0.51%
2010-2021 Annual Rate	3.83%	2.53%	1.92%
2021-2026 Annual Rate	2.16%	2.82%	2.35%
2021 Male Population	50.3%	51.7%	51.6%
2021 Female Population	49.7%	48.3%	48.4%
2021 Median Age	33.8	28.4	30.5

In the identified area, the current year population is 355,578. In 2010, the Census count in the area was 287,107. The rate of change since 2010 was 1.92% annually. The five-year projection for the population in the area is 399,272 representing a change of 2.35% annually from 2021 to 2026. Currently, the population is 51.6% male and 48.4% female.

## Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	54.4%	62.4%	64.2%
2021 Black Alone	13.6%	9.8%	9.6%
2021 American Indian/Alaska Native Alone	1.3%	0.8%	0.8%
2021 Asian Alone	1.4%	8.0%	5.9%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	25.5%	15.2%	15.6%
2021 Two or More Races	3.7%	3.8%	3.8%
2021 Hispanic Origin (Any Race)	61.5%	38.7%	39.1%

Persons of Hispanic origin represent 39.1% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.8 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	68	73	83
2000 Households	4,840	52,078	111,177
2010 Households	5,353	57,523	118,752
2021 Total Households	8,463	80,103	151,257
2026 Total Households	9,476	93,532	171,346
2000-2010 Annual Rate	1.01%	1.00%	0.66%
2010-2021 Annual Rate	4.16%	2.99%	2.17%
2021-2026 Annual Rate	2.29%	3.15%	2.53%
2021 Average Household Size	2.61	2.16	2.23

The household count in this area has changed from 118,752 in 2010 to 151,257 in the current year, a change of 2.17% annually. The five-year projection of households is 171,346, a change of 2.53% annually from the current year total. Average household size is currently 2.23, compared to 2.27 in the year 2010. The number of families in the current year is 60,059 in the specified area.

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	31.9%	32.5%	29.1%
<b>Median Household Income</b>			
2021 Median Household Income	\$61,204	\$60,935	\$65,691
2026 Median Household Income	\$73,470	\$71,936	\$75,751
2021-2026 Annual Rate	3.72%	3.38%	2.89%
<b>Average Household Income</b>			
2021 Average Household Income	\$88,833	\$94,639	\$99,986
2026 Average Household Income	\$100,620	\$105,981	\$110,385
2021-2026 Annual Rate	2.52%	2.29%	2.00%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$34,464	\$40,590	\$42,713
2026 Per Capita Income	\$39,362	\$46,099	\$47,532
2021-2026 Annual Rate	2.69%	2.58%	2.16%

### Households by Income

Current median household income is \$65,691 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$75,751 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$99,986 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$110,385 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$42,713 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$47,532 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	65	63	71
2000 Total Housing Units	5,105	54,620	115,988
2000 Owner Occupied Housing Units	2,263	14,433	38,158
2000 Renter Occupied Housing Units	2,577	37,646	73,018
2000 Vacant Housing Units	265	2,541	4,812
2010 Total Housing Units	5,886	65,352	132,650
2010 Owner Occupied Housing Units	2,451	16,802	41,533
2010 Renter Occupied Housing Units	2,902	40,721	77,219
2010 Vacant Housing Units	533	7,829	13,898
2021 Total Housing Units	9,097	89,208	166,938
2021 Owner Occupied Housing Units	3,180	24,595	54,836
2021 Renter Occupied Housing Units	5,283	55,508	96,421
2021 Vacant Housing Units	634	9,105	15,681
2026 Total Housing Units	10,108	102,909	187,519
2026 Owner Occupied Housing Units	3,471	26,887	59,376
2026 Renter Occupied Housing Units	6,005	66,645	111,970
2026 Vacant Housing Units	632	9,377	16,173

Currently, 32.8% of the 166,938 housing units in the area are owner occupied; 57.8%, renter occupied; and 9.4% are vacant. Currently in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 132,650 housing units in the area - 31.3% owner occupied, 58.2% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 10.76%. Median home value in the area is \$455,627, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.88% annually to \$476,113.

## LISTING AGENT



### **ALAN RUST, CCIM**

Principal - Investment Sales

Office 512.474.5557

Direct 512.373.2814

alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](http://resolutre.com)

### **AUSTIN**

6805 N Capital of Texas Hwy  
Suite 250  
Austin, Texas 78731

### **DALLAS**

5151 Belt Line Rd  
Suite 620  
Dallas, Texas 75254

### **HOUSTON**

9432 Katy Freeway  
Suite 300  
Houston, Texas 77055

### **SOUTH TEXAS**

PO Box 1616  
McAllen, Texas 78501

### **WEST TEXAS**

4607 Pine Meadow Drive  
Suite 2  
Midland, Texas 79705

### **SAN ANTONIO**

8000 IH 10 W  
Suite 1517  
San Antonio, TX 78230

### **LOUISIANA**

600 Jefferson Street  
Suite 407  
Lafayette, Louisiana 70501

### **ALBUQUERQUE**

2155 Louisiana Blvd N.E.  
Suite 7200  
Albuquerque, NM 87110



# 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_