

SHOPS AT WEST OAKS

SEQ Hwy 6 & Westheimer
2673 Highway 6
Houston, TX 77082

RESOLUT



7.0%
CAP RATE



\$4,134,000
Price

ALAN RUST

Principal, Investment Sales
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MARTIN TURNER

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JIM THOMPSON

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SHOPS AT WEST OAKS

- RESOLUT RE is pleased to offer the Fee Simple sale of The Shops at West Oaks, a 13,466 SF, 81% NNN leased retail center, located in densely populated West Houston on the SE quadrant of Highway 6 S and Westheimer (west of downtown Houston)
- This asset is on a signalized intersection and is directly across the street from the West Oaks Mall. It is also less than 1/2 mile from the Shell Oil Technology Center, which is where over 2,000 engineers and scientists are based
- The center enjoys rock solid demographics with a population of more than 235k (average household income over \$85k) and 97k daytime employees within 5 miles. The strength of the immediate area for retail is clearly demonstrated by the exhaustive list of national and regional stores surrounding the site.
- Traffic volume is strong with over 65,000 VPD on Hwy 6 in front of the property and over 40k vpd on Westheimer (located less than two tenths of a mile north of the site)
- The leases are all NNN and have staggered expirations. West Oaks Cleaners recently signed a multi-year lease extension with regular rent increases
- A New roof was just installed in 2022 and the red brick facade presents a quality image for tenants
- All store fronts enjoy excellent visibility to Hwy 6 and the property includes a large and prominent pylon sign

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
HOUSTON



40,848 VPD



South Highway 6

65,724 VPD

Westheimer Road



West Oak Mall





Brand new roof 2022



PRICE:
\$4,134,000



CAP RATE:
7.0%

INVESTMENT PROPERTY

Price	\$4,134,000
Capitalization Rate	7.0%
Terms	Cash to Seller

PROPERTY HIGHLIGHTS

Property Address	2673 Highway 6 S, Houston, TX 77082
Location	SEQ Hwy 6 & Westheimer
County	Harris
Gross Leasable Area	13,466 SF
Construction Type	Brick
Lot Size	44,431 SF (1.02 acre)
Year Built	1993
Number of Tenants	6
Occupancy	81% occupied (2,500 SF vacancy, comprised of one suite). The Seller will master lease the vacant space for 18 months after Closing"
Roof	brand new in 2022

George Bush Park

West Oaks Mall

A'GACI CHAMPS

Dillard's Bath & Body Works

claire's

REGAL CINEMAS KRISPY KREME KIDZ

BROW Art 23 Foot Locker

Rainbow FORTIS

Visionworks

VICTORIA'S SECRET Tutti Frutti

THE OUTLET AT WEST OAKS



WEST OAKS

Shell

Technology Center
(Over 2,000 scientists and engineers)



Westheimer Rd 40,848 VPD

6

RE

6

65,724 VPD

Richmond Ave 20,390 VPD

AREA TRAFFIC GENERATORS INCLUDE

Walmart Supercenter Burlington Olive Garden Red Lobster

CVS pharmacy PNC Budget WING STOP ROSS DRESS FOR LESS

five BELOW O'Reilly AUTO PARTS WELLS FARGO TACO BELL Hooters HARBOR FREIGHT TOOLS Starbucks

Academy Popeye's TARGET SMOOTHIE KING Jack in the box

OPERATING EXPENSES

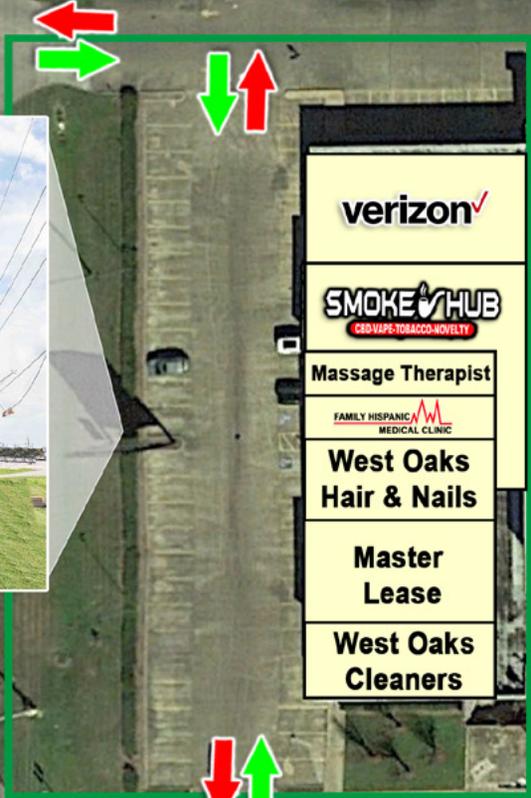


2021 ACTUAL OPERATING EXPENSES

OPERATING EXPENSES	TOTAL EXPENSE	PER SQ. FT.
Property Taxes	\$58,411	\$4.34
Property Tax protest	\$500	\$0.04
Insurance	\$7,557	\$0.56
Waste Removal	\$2,983	\$0.22
Powerwashing	\$1,867	\$0.14
Window Washing	\$331	\$0.02
Landscaping	\$1,894	\$0.14
Water & Sewer	\$1,250	\$0.09
Plumbing	\$4,540	\$0.34
Electrical Maintenance	\$169	\$0.01
Electric	\$1,319	\$0.10
General Maintenance	\$3,886	\$0.29
Parking Lot Maintenance	\$135	\$0.01
Porter	\$2,614	\$0.19
Painting	\$1,353	\$0.10
Signage	\$1,326	\$0.10
Property Management	\$12,000	\$0.89
Total	\$102,135	\$7.58

TENANT LAYOUT, MASTER LEASE & BUILDING TOTALS

65,724 VPD



Search Outlet is now
AMERICAN FREIGHT
(NOT A PART)

Parkhollow Drive

Master Lease (#2693)

% of Total GLA	19%
Square Feet	2,500
Lease Start	Date of Closing
Lease End	18 months from Closing
Base Rent PSF/Yr	\$20.00
Base Rent Annual	\$50,000
Base rent Monthly	\$4,166.67
NNN Reimbursement Annual	\$18,962
NNN PSF	\$7.58
Notes	Seller will master lease this space for 18 months after Closing

BUILDING TOTAL (SHOPS AT WEST OAKS)

% of Total GLA	100%
Square Feet	13,466 SF
Base Rent Annual	\$289,372
Base rent Monthly	\$24,114
NNN Reimbursement Annual	\$102,135

NET OPERATING INCOME (NOI)



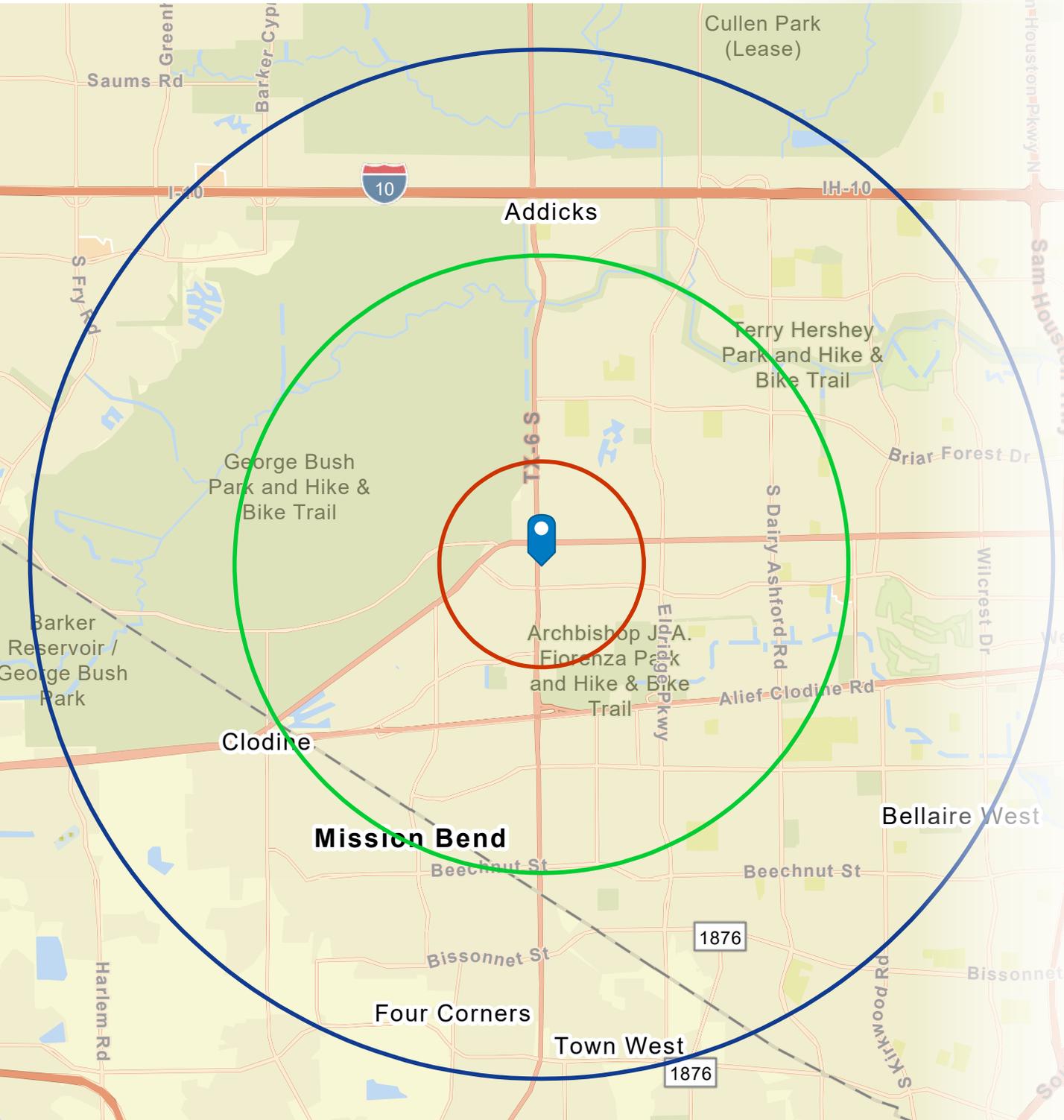
NET OPERATING INCOME (NOI)

Base Rent	\$289,372
NNN Reimbursements	\$102,135
Total Income	\$391,507
Operating Expenses	\$102,135
NOI	\$289,372



Highway 6 65,724 VPD

1, 3, 5 MILE RADIUS MAP



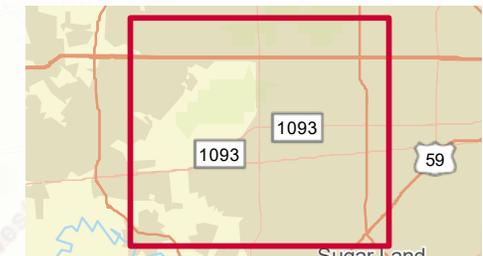
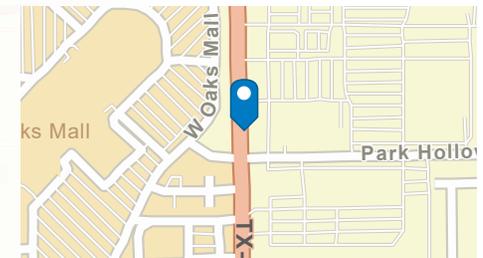
POPULATION

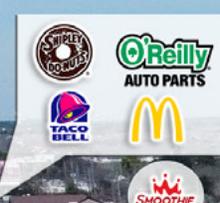
	1 MILE	3 MILE	5 MILE
2021 Population	8,526	83,995	236,832
2026 Population Projection	9,253	90,388	253,121
Annual Growth 2021-2026	1.65%	1.48%	1.34%
Total Employees	13,222	28,245	97,640



INCOME

	1 MILE	3 MILE	5 MILE
2021 Avg Household Income	\$71,303	\$82,742	\$85,727
2026 Avg Household Income	\$79,140	\$91,841	\$94,814





South Highway 6

65,724 VPD ONLY

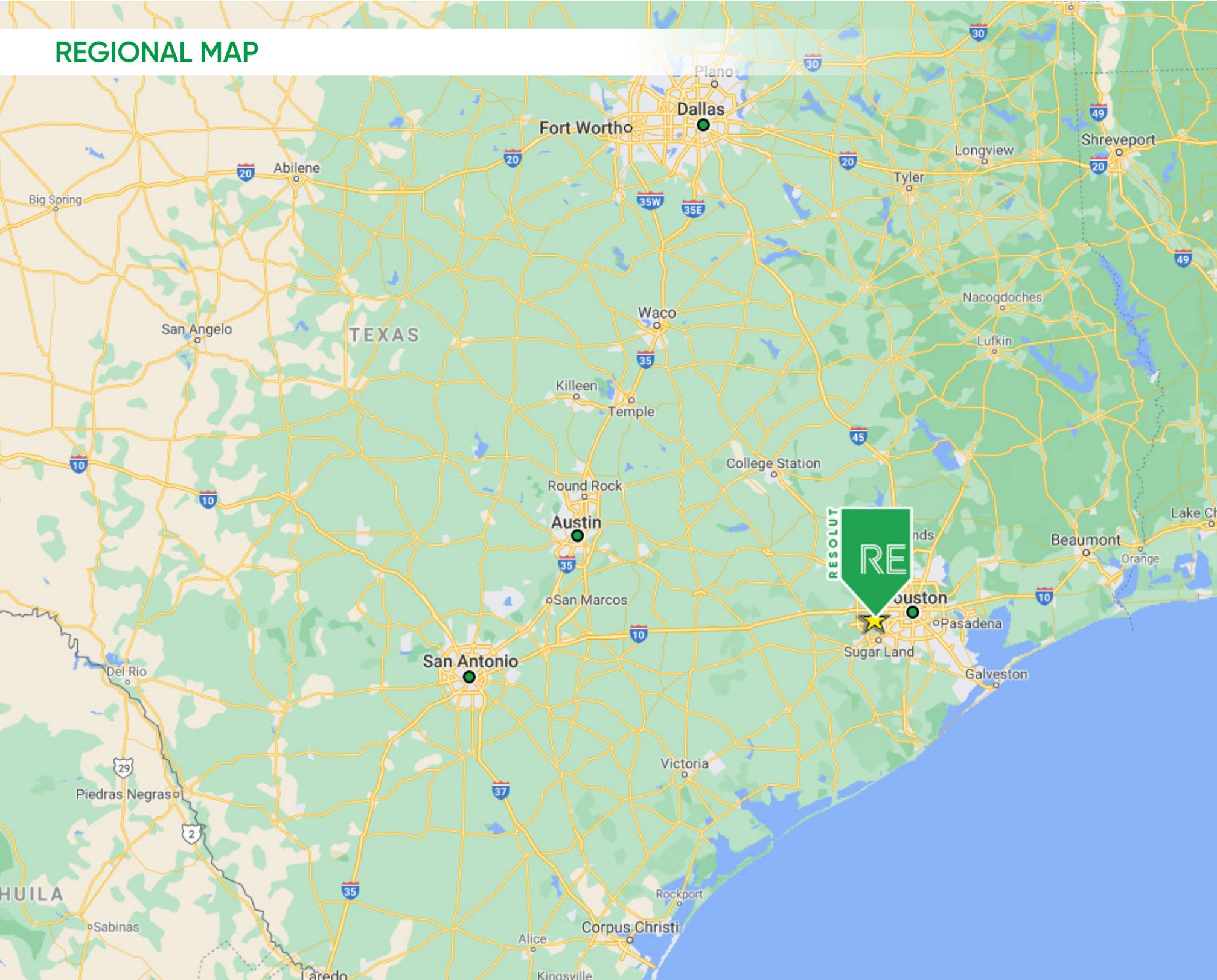


Park hollow

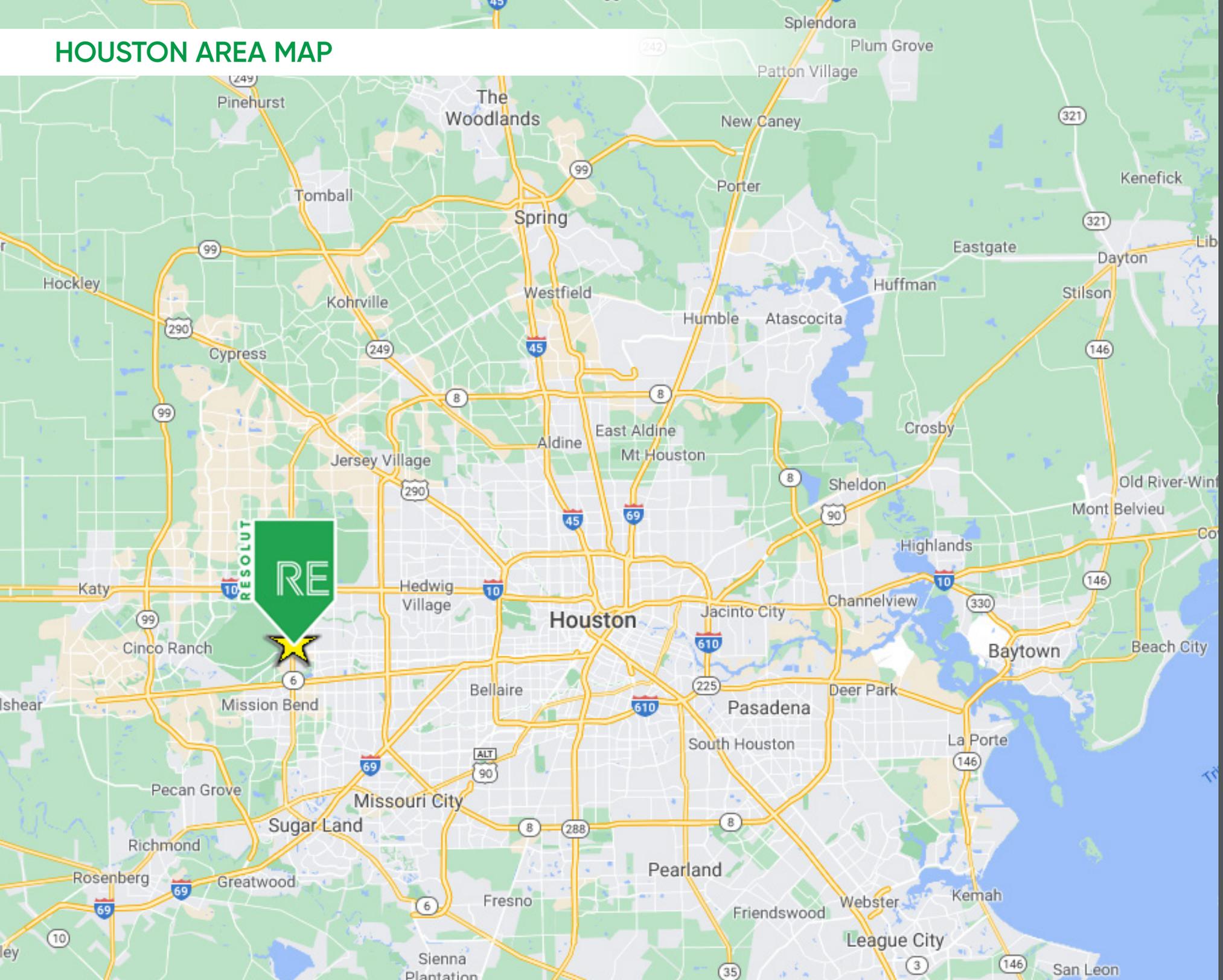
SPEED LIMIT 45

LOCATION OVERVIEW

REGIONAL MAP



HOUSTON AREA MAP



LOCATION OVERVIEW

VISIT *HOUSTON*

Market Overview

The Houston-Woodlands-Sugar Land, TX MSA is the second-most populous MSA in the state of Texas and the 4th largest metropolitan area in the U.S. by land mass. The Greater Houston area is comprised of nine counties in southeastern Texas, adjacent to the Gulf of Mexico. The city has organically grown multiple business districts rather than one single CBD: Downtown, Texas Medical Center (TMC), Uptown, The Energy Corridor, Westchase, and Greenspoint.

Growth

Since 2010, the Houston MSA has been the second fastest growing MSA in the country by both absolute population and population percentage per the U.S. Census. The MSA has consistently ranked in the top 3 nationally for corporate relocations by Site Selection magazine, often competing with Dallas. This is a significant indicator of growth, as the magazine does not track retail or government expansion, and limits tracked expansion to projects which meet at least one of the following criteria: capital investment of at least \$1 million, at least 20 new jobs created, or adding/developing at least 20,000 square feet of new floor area.

Unique Aspects

The city of Houston was founded in 1836, the same year that the city's namesake, General Sam Houston won independence for the Republic of Texas. The founders, Augustus and John Allen, purchased the land of the future city for \$9,298.80. Shortly after incorporation, Houston became the capital of the new republic. In 1840, a group of local businessmen formed the Houston Chamber of Commerce, and the city has been promoting growth through a business-friendly environment ever since.

Today, the city of Houston is organized around freeway access geographically, culturally and socially. The freeway system is spoke and wheel and resembles a dartboard centered on two loops which are bisected by Interstates 10, 45 and 59. Common local references to geography include "Inside the Loop", which refers to areas on the interior of Interstate 610, which encompasses the inner ring of the city of Houston and "Inside the Beltway" which generally refers to areas outside of 610 but which are inside of the secondary circle created by Beltway 8. To the locals, the Inner Loop is considered to be more urban cosmopolitan, while areas bordering the Beltway are considered more suburban, spacious and affordable.

The Houston MSA is the most diverse in America, with 90 different languages spoken locally. Amidst all of the restaurants, culture and cosmopolitan-ness Inside the Loop, Houston remains Texas through-and-through. Houston's rodeo and livestock show is the largest in the world, drawing in 2.5 million visitors for the bull riding, barbecue and other events. Lastly, Houston is the hometown of Beyoncé Knowles, and the Geto Boys – the rap group which made the famous song played in the most epic scene in the movie "Office Space". home..

HOUSTON MAJOR EMPLOYERS



Apache

BAKER HUGHES

CenterPoint Energy

FRONTIER

HALLIBURTON

KINDER MORGAN

KBR

Marathon Oil Corporation

ConocoPhillips

SYSCO

WM WASTE MANAGEMENT, INC.

MEMORIAL HERMANN

Administaff

COMPAQ

Continental Airlines

Southwestern Bell

noble energy

Academy SPORTS & OUTDOORS

GOYA

ABOUT HARRIS COUNTY

HARRIS COUNTY, TX



About Harris County

Harris County is the principal county in the Houston MSA, with a population of 4.1M and the city of Houston as its seat. It is the third most populous county in the U.S. and accounts for 16% of the population of the state of Texas. The Central Business District and Midtown Houston represent the largest hub of office and entertainment activity in the county and the Houston MSA, while West Houston is the second largest hub of economic activity within Harris County.

Economy

Harris County is headquarters to several large corporate employers including: ConocoPhillips, Marathon Oil, Sysco, Halliburton, Baker Hughes, Waste Management, Apache Corporation, KBR, Kinder Morgan, CenterPoint Energy, Frontier Oil, Administaff, Compaq, Continental Airlines, Hermann Memorial Healthcare System, and Southwestern Bell, the corporate headquarters of Academy Sports & Outdoors, Goya Foods, and Noble Energy. Harris County is a major regional draw for both businesses and a skilled workforce because it is a strong economic center that offers a low cost of living relative to other major cities.

www.crexi.com



	1 mile	3 miles	5 miles
Population			
2020 Total Daytime Population	14,653	78,672	222,456
2000 Population	3,591	53,773	162,125
2010 Population	7,012	70,476	213,081
2021 Population	8,526	83,995	236,832
2026 Population	9,253	90,388	253,121
2000-2010 Annual Rate	6.92%	2.74%	2.77%
2010-2021 Annual Rate	1.75%	1.57%	0.94%
2021-2026 Annual Rate	1.65%	1.48%	1.34%
2021 Male Population	47.5%	48.2%	48.4%
2021 Female Population	52.5%	51.8%	51.6%
2021 Median Age	33.6	34.8	34.8

In the identified area, the current year population is 8,526. In 2010, the Census count in the area was 7,012. The rate of change since 2010 was 1.75% annually. The five-year projection for the population in the area is 9,253 representing a change of 1.65% annually from 2021 to 2026. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	32.6%	38.7%	37.8%
2021 Black Alone	39.7%	28.8%	26.8%
2021 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2021 Asian Alone	14.9%	17.3%	19.3%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	7.9%	10.4%	11.4%
2021 Two or More Races	4.6%	4.4%	4.2%
2021 Hispanic Origin (Any Race)	26.6%	32.1%	32.3%

Persons of Hispanic origin represent 26.6% 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 82.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	52	74	82
2000 Households	1,715	21,782	63,318
2010 Households	3,176	27,460	80,234
2021 Total Households	3,725	32,595	89,015
2026 Total Households	4,010	35,034	94,794
2000-2010 Annual Rate	6.36%	2.34%	2.40%
2010-2021 Annual Rate	1.43%	1.54%	0.93%
2021-2026 Annual Rate	1.49%	1.45%	1.27%
2021 Average Household Size	2.29	2.57	2.65

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	16.3%	16.7%	17.0%
Median Household Income			
2021 Median Household Income	\$54,315	\$57,144	\$57,519
2026 Median Household Income	\$57,548	\$61,591	\$62,437
2021-2026 Annual Rate	1.16%	1.51%	1.65%
Average Household Income			
2021 Average Household Income	\$71,303	\$82,742	\$85,727
2026 Average Household Income	\$79,140	\$91,841	\$94,814
2021-2026 Annual Rate	2.11%	2.11%	2.04%
Per Capita Income			
2021 Per Capita Income	\$28,983	\$32,016	\$32,137
2026 Per Capita Income	\$31,923	\$35,516	\$35,412
2021-2026 Annual Rate	1.95%	2.10%	1.96%
Households by Income			

Current median household income is \$54,315 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$57,548 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,303 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,140 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,983 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,923 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	113	115	114
2000 Total Housing Units	2,084	24,273	68,853
2000 Owner Occupied Housing Units	607	9,957	31,266
2000 Renter Occupied Housing Units	1,109	11,826	32,052
2000 Vacant Housing Units	368	2,490	5,535
2010 Total Housing Units	3,854	31,504	88,691
2010 Owner Occupied Housing Units	1,144	12,109	39,437
2010 Renter Occupied Housing Units	2,032	15,351	40,797
2010 Vacant Housing Units	678	4,044	8,457
2021 Total Housing Units	4,294	35,877	96,413
2021 Owner Occupied Housing Units	1,158	12,908	40,576
2021 Renter Occupied Housing Units	2,567	19,687	48,440
2021 Vacant Housing Units	569	3,282	7,398
2026 Total Housing Units	4,622	38,489	102,552
2026 Owner Occupied Housing Units	1,341	14,195	43,988
2026 Renter Occupied Housing Units	2,668	20,839	50,806
2026 Vacant Housing Units	612	3,455	7,758

LISTING AGENTS



ALAN RUST

Principal, Investment Sales

512.373.2814

alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of 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 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 international CCIM community.

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

AUSTIN

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LISTING AGENTS



MARTIN TURNER
Chief Executive Officer
281.445.0033
martin@resolutre.com

In 2016, Martin Turner was appointed to serve as RESOLUT RE's Chief Executive Officer, previously leading its Houston division.

In his tenure as CEO, Turner expanded the company's footprint and revenue considerably. This momentum landed RESOLUT RE a spot on the prestigious Inc. 5000 list of Fastest Growing Companies in America, and a ranking of #1 Real Estate Services Firm in America by Entrepreneur Magazine.

Real Estate Forum Magazine also recognized RESOLUT as one of the nation's fastest growing real estate companies, and featured Turner on its "Fifty Under Forty" list of Commercial Real Estate Rising Stars in 2018. In 2021, Turner was selected to the Houston Business Journal's list of Most Admired CEOs.

Turner originally joined RESOLUT (called Retail Solutions at the time) in 2010 during its formative years, and earned recognition as an Austin Business Journal Heavy Hitter. In 2013, Turner relocated to run the company's Houston division. While leading this team, Turner tripled office revenues for three consecutive years, built a 20-person office, and serviced a large portfolio of properties, national tenant accounts and compiled an impressive list of investment sales transactions. By 2016, the division was a top producer, joining the ranks of Houston's largest commercial real estate brokerages, per the Houston Business Journal (a distinction it still holds).

Prior to joining Retail Solutions, Turner managed a two million square foot portfolio of properties across Texas & Louisiana as a Leasing Executive with Weingarten Realty Investors (NYSE: WRI).

He attended the University of California at Davis, where he studied Economics and played on the men's varsity tennis team. He earned an MBA with a concentration in Finance from Rice University in Texas. Turner lives in Houston with his wife and their three kids, who are rapidly growing up with larger than life personalities!

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LISTING AGENTS



JIM THOMPSON
Senior Vice President
281.445.0033
jim@resolutre.com

Prior to joining RESOLUT RE in June of 2015, Jim Thompson had served as a managing director with Newmark Grubb Knight Frank Retail since 1999. A licensed, Texas real estate broker since 1977, Jim has over 40 years of experience in Houston real estate, including extensive experience representing tenants and landlords in retail and office leasing affecting the disposition of excess real estate for major retailers and financial institutions. His background also includes the sale of retail and office building properties. His responsibilities have included site selection and lease negotiations, helping to gather information for the creation of business plans, negotiating the terms and conditions of leases, coordinating the work of environmental engineers & contractors and acting as the liaison between landlord and tenant.

Some of Jim's notable clients include: Applebee's, Childtime Childcare, Inc., Schlotzsky's, Shell Oil Company, Verizon Wireless, Phillips Petroleum, Chicken Express, & Home Consignment Centers. He is a member of ICSC and earned his bachelor's degree in marketing from the University of Houston.

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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.

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Buyer/Tenant/Seller/Landlord Initials _____

Date _____