

RETAIL SPACE ON ROJAS DR

11245 ROJAS DR | EL PASO, TX 79936



The information contained herein was obtained from sources deemed reliable; however, REPcre makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. REPcre, which provides real estate brokerage services, is a affilate of RESOLUT RE.



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PROPERTY HIGHLIGHTS



AREA TRAFFIC GENERATORS



Sergio Tinjero Sergio@REPcre.com | 915.886.8608

DEMOGRAPHIC SNAPSHOT 2024



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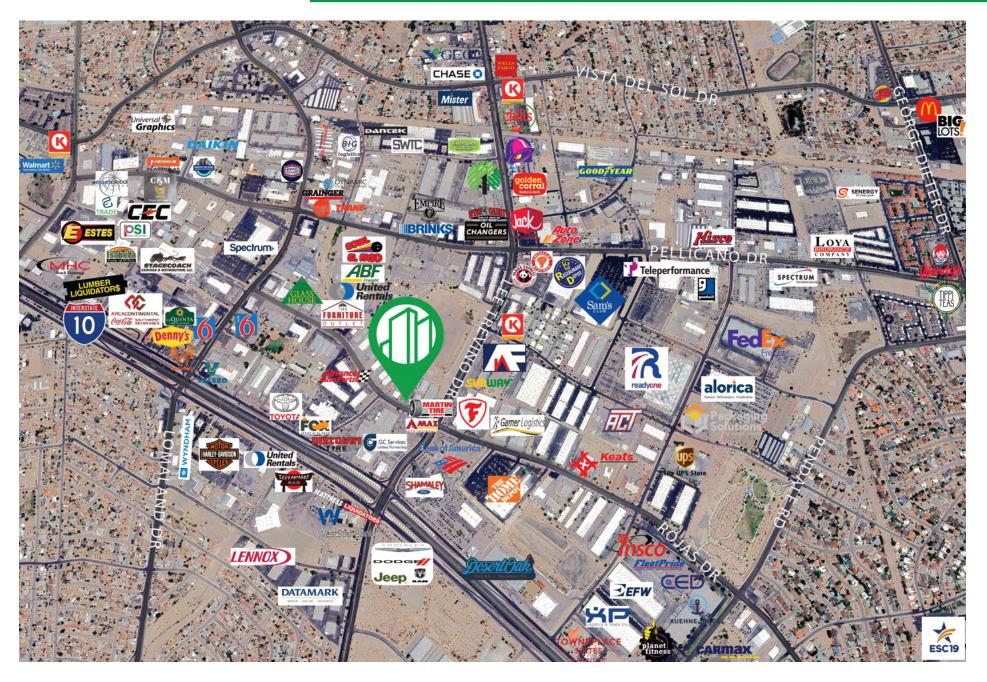




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INFORMATION ABOUT **BROKERAGE SERVICES**

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS TENANTS, SELLERS AND LANDLORDS



11-2-2015

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 REPRESENTA PARTY IN 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 dutiesabove 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

ELP REAL ESTATE GROUP LLC DBA REPOR	RE 693047	CGAMB	OA@REPCR	E.COM	915.422.2242
Broker Firm Name	License No.	Email CGAMBOA@REPCRE.COM		Phone 915.422.2242	
CHRIS GAMBOA	693047				
Designated Broker of Firm	License No.		Email		Phone
Associate's Name	License No.		Email		Phone
6006 N. Mesa Ste	e 110 I	El Paso, TX 79912	I	915.422.2242	
r/l andlard lattice		Regulated by the Te	exas Real Esta	te Commission Inf	formation available at

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NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2024 PART I – BROKER DUTIES DISCLOSURE

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A:

All Brokers in this transaction owe the following broker duties to *ALL* buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:

- 1. Honesty and reasonable care and ethical and professional conduct;
- Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License
 Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
- 3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
- Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to;
 A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
- **B.** Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
- **C.** Any matching interest endots by a business, personal of rammy nature that the block has in the datasetton, of transaction agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction
- 5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B:

In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

- Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction, including:

 timely presentation of and response to all written offers or counteroffers; and
 - **B.** active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.

- 2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
- 3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
- 4. Prompt accounting for all money or property received by the broker;
- Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
- 6. Written disclosure of brokerage relationship option available in New Mexico:
- A. Exclusive agency: an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
- **B.** Dual agency: an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
- C. Transaction Broker: The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
- Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
 - A. that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
 - B. that the seller will agree to financing terms other than those offered;
 - C. the seller's motivation for selling/leasing; or
 - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
- 3. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
 - A. that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
- **B.** the buyer's motivation for buying; or
- C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW.

NMAR Form 1401 (2021 JAN) Co	ver Page 1 of 3 ©2008 N	ew Mexico Association of REALTORS®		Initials
ELP Real Estate Group LLC, d.b.a REPcre, 6006	5 N. Mesa St. Suite 110 El Paso TX 79912	Phone: 9154	222242 Fax:	1137 Barranca Dr
Sergio Tinajero	Produced with zipForm® by zipLogix	18070 Fifteen Mile Road, Fraser, Michigan 48026	www.zipl.ogix.com	



NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2024



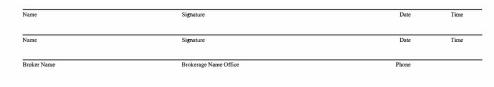
PART II - OTHER REQUIRED DISCLOSURES Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. Broker has a written brokerage relationship with any other party(ies) to the transaction.
- 2. Broker(s) has any CONFLICT OF INTEREST (including any material interest or relationship of a business, personal, or family nature in the transaction).
- 3. Broker(s) knows of ADVERSE MATERIAL FACTS about the Property or Transaction.
- 4. Broker(s) has a written agreement with a **TRANSACTION COORDINATOR** who will be providing services related to the transaction. **BROKER DUTIES**: TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction B. TCs:
- 5. PROPERTY MANAGEMENT ONLY. TO TENANT: If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: AGENT TRANSACTION BROKER OTHER. If "OTHER", explain:

APPLICABLE PARTY

PARTY IS A SELLER BUYER LANDLORD (OWNER) TENANT



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