

Gatesville Retail Center

HEB SHADOW ANCHORED RETAIL



OFFERING MEMORANDUM

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1409 E Main Street
Gatesville, TX 76528



Gatesville Retail Center

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1409 E Main Street Gatesville TX 76528
COUNTY	Coryell
MARKET	Killeen-Temple
SUBMARKET	Outlying Coryell
GLA (SF)	17,768 SF
LAND ACRES	1.52
YEAR BUILT	1977
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,650,000
PRICE PSF	\$149.14
OCCUPANCY	100%
NOI (CURRENT)	\$178,847
NOI (Year 1)	\$207,631
CAP RATE (CURRENT)	6.75%
CAP RATE (YEAR 1)	7.84%
CASH ON CASH (CURRENT)	2.90%

PROPOSED FINANCING

Bank	
LOAN TYPE	Amortized
DOWN PAYMENT	\$830,000
LOAN AMOUNT	\$1,820,000
INTEREST RATE	6.50%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$147,469
LOAN TO VALUE	69%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	3,397	13,824	19,482
2025 Median HH Income	\$66,824	\$69,198	\$70,777
2025 Average HH Income	\$86,483	\$90,084	\$90,100



The Offering

- RESOLUT RE is pleased to present Gatesville Retail Center, a 100% leased, ±17,768-square-foot multi-tenant retail center on the primary retail corridor of Gatesville, Texas — the seat of Coryell County. The property is anchored by UTMB (The University of Texas Medical Branch), a State of Texas / UT System credit, and is complemented by East Garden Chinese Buffet and a nationally branded Anytime Fitness franchise. The center sits directly across E. Main Street from a shadow-anchoring H-E-B, Texas's dominant grocer. The property is offered at \$2,650,000 — a 7.84% capitalization rate on Year 1 stabilized net operating income (\$149.14 per square foot).

Investment Summary

- Gatesville Retail Center is a 100% leased, ±17,768 SF multi-tenant center anchored by UTMB (The University of Texas Medical Branch) — a State of Texas / UT System credit occupying roughly a third of the GLA and over half of base rent under a gross lease with two five-year options. The rent roll has effectively been recapitalized: UTMB (2025) and East Garden Chinese Buffet (2026) are newly executed and Anytime Fitness renewed in 2023. Net operating income climbs from \$178,847 today to a stabilized \$207,631 in Year 1 as East Garden reaches full rent in January 2027 — a 7.84% cap at the \$2,650,000 price, with growth already written into signed leases. The asset pairs an internet-resistant medical-restaurant-fitness mix with an H-E-B shadow anchor on E. Main Street and a supply-constrained corridor with limited competing retail, plus a value-add lever in an Anytime Fitness blend-and-extend ahead of its 2028 expiration.

Investment Highlights

- Institutional medical credit anchor. UTMB (Board of Regents of The University of Texas System) — a State of Texas / UT System credit — anchors Suites A-B on a lease running into 2030–2031 with two five-year options and an exclusive-use clause. UTMB represents ~34% of GLA and over half of base rent — an investment-grade anchor rarely found in small-market retail.
- 100% leased with fresh leases. All three suites are occupied under recent leases — UTMB (2025) and East Garden (2026) newly executed, Anytime Fitness renewed (2023) — converting the center from a lease-up story into stabilized, income-producing real estate.
- Built-in NOI growth to \$207,631. Net operating income climbs from \$178,847 currently to a stabilized \$207,631 in Year 1 as East Garden reaches full rent (\$58,940) in January 2027, reinforced by ~2% annual UTMB escalations — durable income growth already under signed leases.
- H-E-B shadow anchor. The center is in proximity of an H-E-B grocery store — Texas's dominant grocer — a consistent traffic generator that underwrites the corridor's daily-needs demand.
- Internet-resistant, daily-needs mix. Medical office, sit-down restaurant, and fitness uses are service- and experience-based, insulating cash flow from e-commerce disruption.
- Prime Main Street corridor. Visible positioning on Gatesville's primary E. Main Street retail corridor (U.S. Hwy 84 / State Hwy 36) at ±18,024 vehicles per day, with 106 parking spaces (5.84 per 1,000 SF).
- Scarcity-driven submarket. Outlying Coryell County supports rent durability and defends pricing against market-size discounts.
- Clear value-add lever. An Anytime Fitness blend-and-extend ahead of its October 2028 expiration would lengthen WALT and could drive meaningful cap-rate compression and value creation.
- 1031- and financing-friendly. A sub-institutional check size backed by a credit anchor is highly financeable and well-suited to 1031 exchange and private-capital buyers.
- Stable, growing trade area. Coryell County seat with steady projected population growth (~2%) and a stable institutional/government employment base, supported by proximity to the Fort Cavazos (Fort Hood) reservation and the broader Central Texas market.



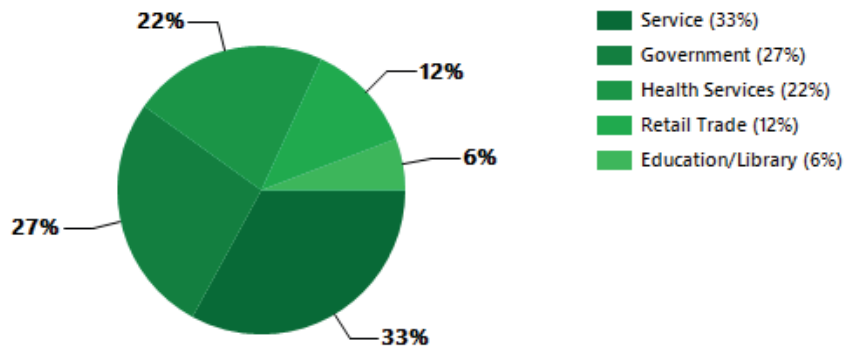
02

Location

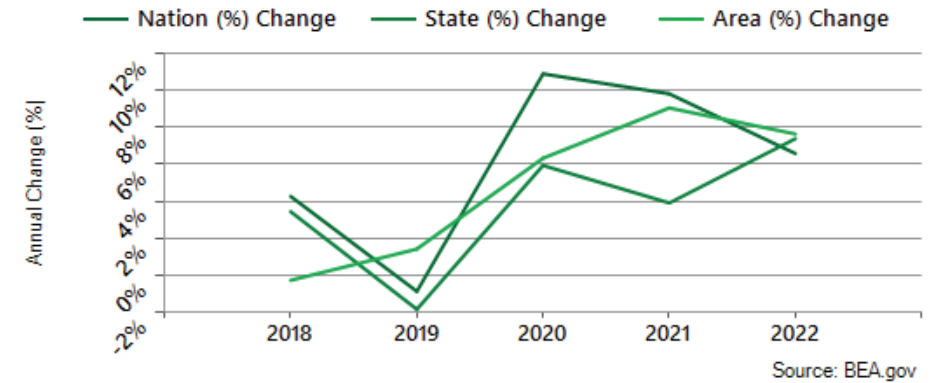
- Location Summary
- Aerial View Map
- Drive Times (Heat Map)

- The property is situated on E Main Street in Gatesville, TX, a prominent thoroughfare in the city that sees significant daily traffic flows.
- The surrounding area is predominantly commercial, with a mix of retail stores, restaurants, and service businesses nearby. Examples include Walmart, McDonald's, and several local shops and eateries.
- Gatesville is a growing city with a strong local economy, driven by industries such as healthcare, education, and government services due to its proximity to Fort Hood.
- The property's location offers good visibility and accessibility, making it attractive for businesses seeking high exposure to potential customers.
- The city has a stable housing market and a diverse population mix, providing a solid customer base for businesses in the area.

Major Industries by Employee Count



Coryell County GDP Trend

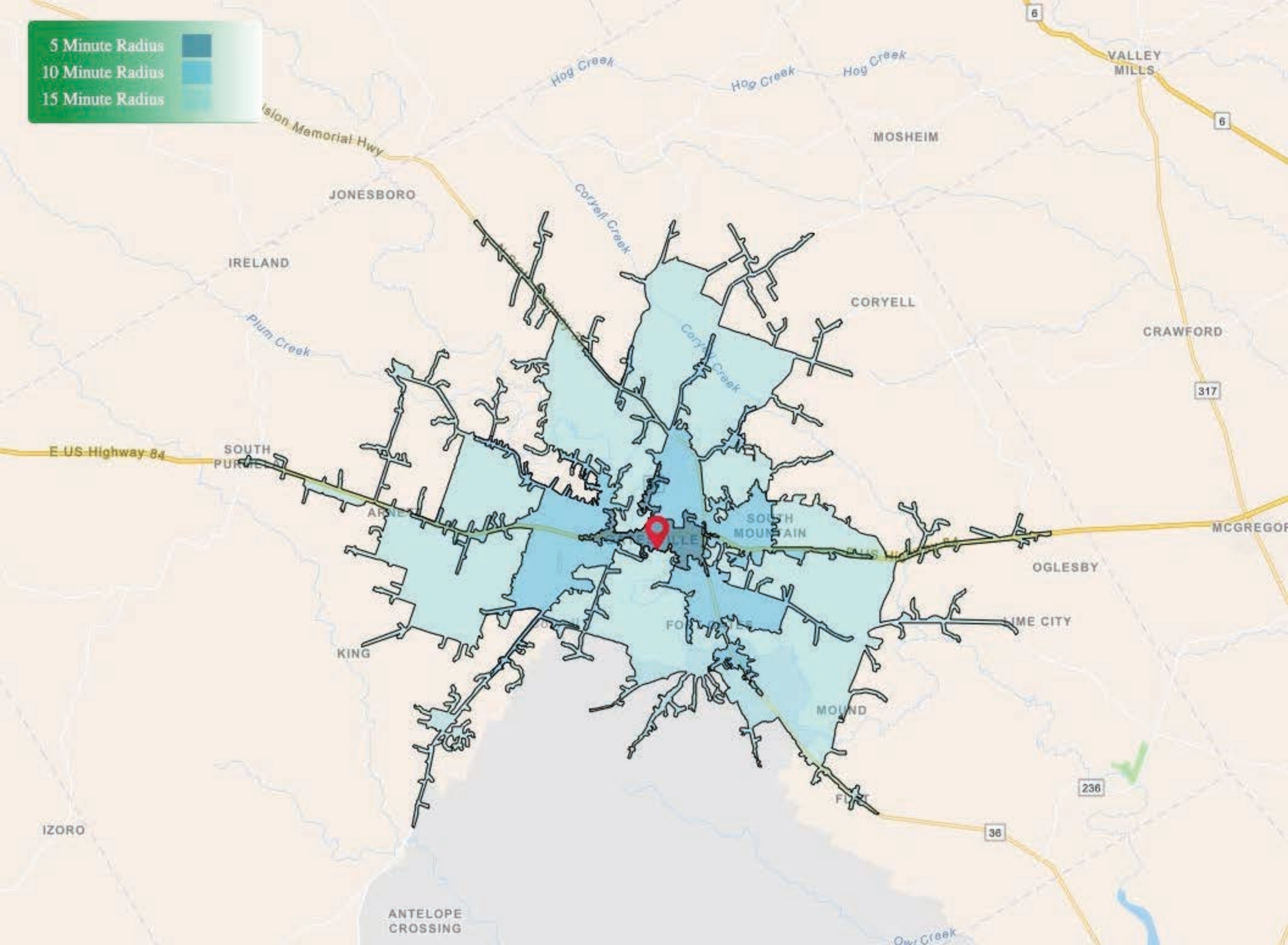


SUBJECT PROPERTY

1409 E MAIN ST

GATESVILLE, TX







03

Property Description

Property Features
Flood Map

PROPERTY FEATURES

NUMBER OF TENANTS	3
GLA (SF)	17,768
LAND ACRES	1.52
YEAR BUILT	1977
# OF PARCELS	1
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	106
PARKING RATIO	5.84/1,000 SF
STREET FRONTAGE	204' N 15th Street
TRAFFIC COUNTS	18,024 E Main Street
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Main Street Frontage
EAST	Residential/Commercial
WEST	H-E-B

MECHANICAL

HVAC	RTU
ELECTRICAL / POWER	Local Provider
WATER / SEWER	Local Provider

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	TPO

TENANT INFORMATION

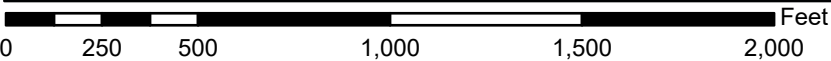
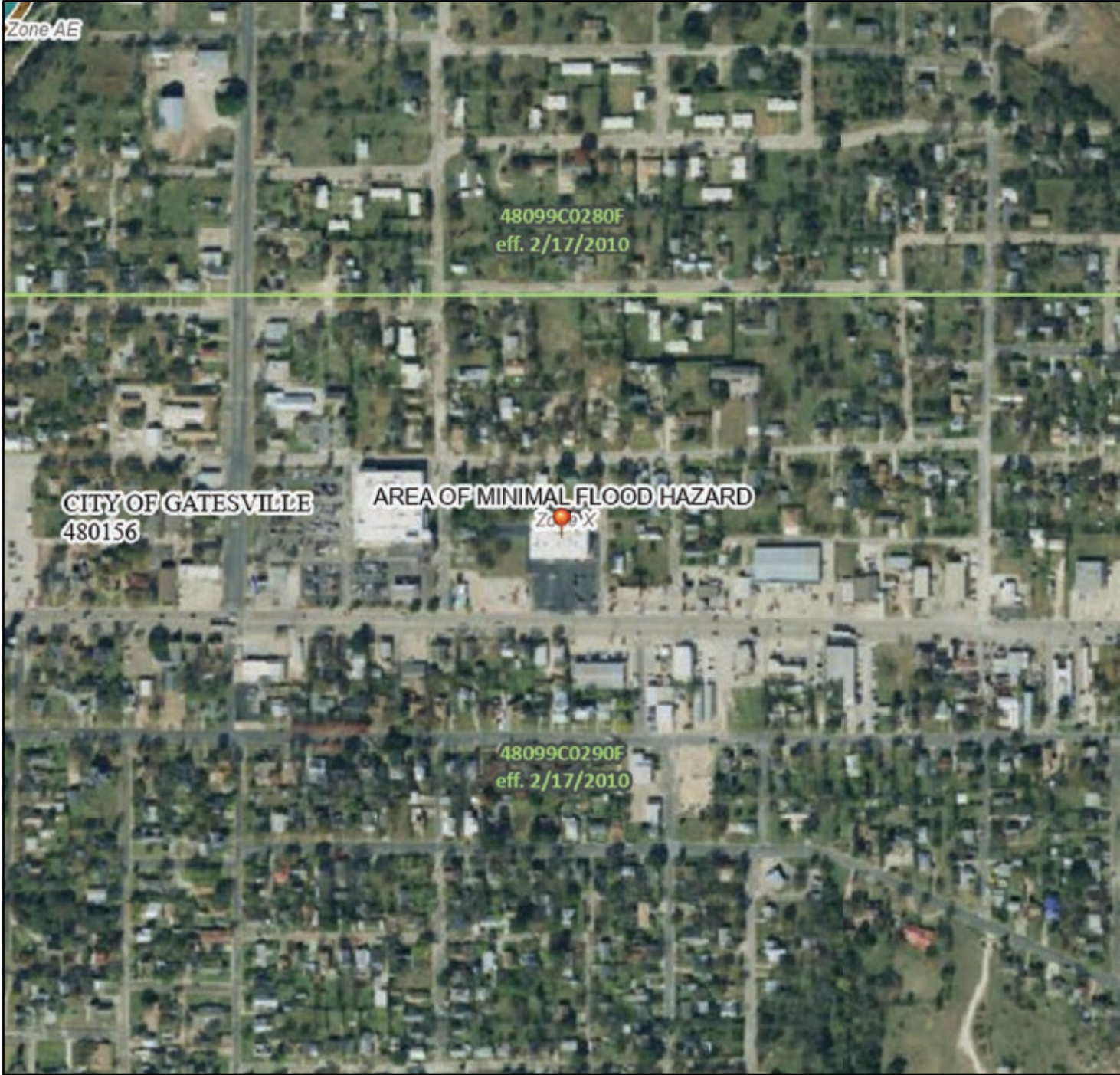
MAJOR TENANT/S	University of Texas Medical Branch
SHADOW ANCHOR	H-E-B
LEASE TYPE	NNN / Gross



National Flood Hazard Layer FIRMMette



97°44'47"W 31°26'23"N



1:6,000

97°44'10"W 31°25'53"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/11/2026 at 2:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



04

Rent Roll

Rent Roll
Tenant Profile

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
A-B	UTMB	6,084	34.24%	10/22/25	04/30/31	CURRENT	\$10,647	\$1.75	\$127,764	\$21.00		Gross	Two 5-Year Options
						05/01/2027	\$10,887	\$1.79	\$130,639	\$21.48			
						05/01/2028	\$11,132	\$1.83	\$133,578	\$21.96			
						05/01/2029	\$11,382	\$1.87	\$136,584	\$22.44			
						05/01/2030	\$11,638	\$1.91	\$139,657	\$22.92			
C	East Garden Chinese Buffet	5,894	33.17%	06/08/26	06/30/31	CURRENT	\$2,456	\$0.42	\$29,472	\$5.00	\$24,224	NNN	Rent ramps per lease — \$0 (mo. 1-3); \$2,456 (mo. 4-6; Oct-Dec), then stabilizes at \$4,912 (mo.7 - Jan.2027) w/ escalations.
						01/01/2027	\$4,912	\$0.83	\$58,940	\$9.96			
						07/07/2028	\$5,059	\$0.86	\$60,708	\$10.32			
						07/01/2029	\$5,448	\$0.92	\$65,371	\$11.04			
D	Anytime Fitness	5,790	32.59%	06/01/17	10/31/28	CURRENT	\$4,777	\$0.83	\$57,324	\$9.90	\$23,797	NNN	Renewed 11/1/23 for 5 more years.
Totals:		17,768					\$17,880				\$48,021		





Company

Trade Name	The University of Texas Medical Branch
Headquartered	Galveston, Texas
# of Locations	100+ locations across Southeast Texas and growing
Website	https://www.utmb.edu/

Description

The University of Texas Medical Branch (UTMB) is a leading academic health science center dedicated to advancing health, education, and research. With over 100 locations across Southeast Texas, UTMB offers exceptional patient care, innovative research, and comprehensive education programs. Its dedicated professionals work tirelessly to improve the health and well-being of communities, making a significant impact on the future of healthcare.



Company

Trade Name	Anytime Fitness
Headquartered	Woodbury, Minnesota
# of Locations	2,305 locations
Website	https://www.anytimefitness.com

Description

Anytime Fitness is a global leader in fitness, offering 24/7 access to state-of-the-art equipment and personalized training programs. With over 2,300 locations worldwide, they provide a supportive community for individuals at all fitness levels. Their commitment to convenience and quality makes achieving fitness goals accessible and enjoyable for everyone.



05

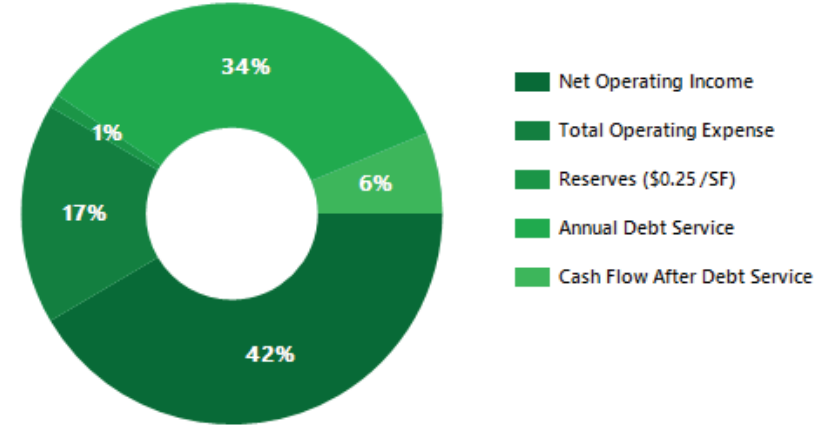
Financial Analysis

Income & Expense Analysis
Cash Flow Analysis
Financial Metrics

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		YEAR 1	
Gross Scheduled Rent	\$214,560	81.7%	\$245,944	83.3%
CAM Revenue	\$48,021	18.3%	\$49,462	16.7%
Total Gross Revenue	\$262,581		\$295,406	
General Vacancy	-5.00%		-5.00%	
Effective Gross Income	\$251,853		\$283,109	
Less Expenses	\$73,006	28.98%	\$75,478	26.66%
Net Operating Income	\$178,847		\$207,631	
Annual Debt Service	\$147,469		\$147,469	
Cash flow	\$26,936		\$55,609	
Debt Coverage Ratio	1.21		1.41	



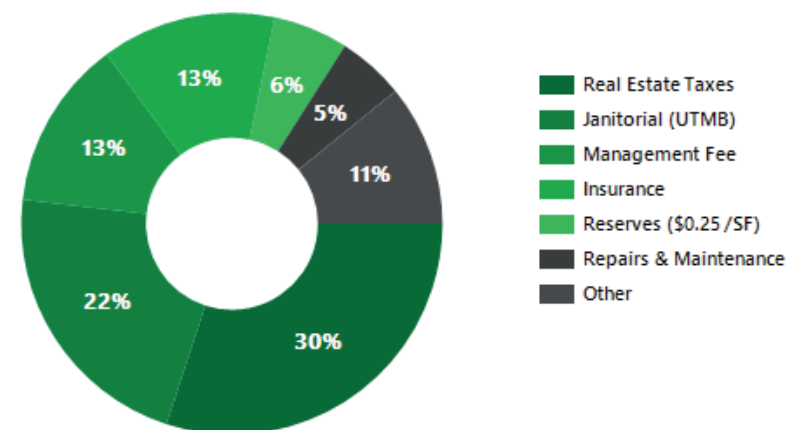
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	\$23,257	\$23,490
Insurance	\$10,403	\$10,715
Management Fee (4.00% of EGI)	\$10,074	\$11,324
Clean-Up / Power Wash	\$200	\$205
Landscaping (as-needed)	\$1,120	\$1,148
Sweeping / Parking (as-needed)	\$650	\$666
Janitorial (UTMB)	\$16,887	\$17,309
Common Area Electric	\$1,625	\$1,666
UTMB-Space Electric	\$1,837	\$1,883
Repairs & Maintenance	\$4,000	\$4,100
LED Lighting Equipment Lease (BCE)*	\$2,203	\$2,203
Pest Control	\$750	\$769
Total Operating Expense	\$73,006	\$75,478
Reserves (\$0.25 /SF)	\$4,442	\$4,553
Annual Debt Service	\$147,469	\$147,469
Expense / SF	\$4.11	\$4.25
% of EGI	28.98%	26.66%

Expense Notes: *Represents the annual lease payment under a 10-year Equipment Lease Agreement with Bee Cave Energy, LLC dated 3/1/2020 for LED lighting equipment. Recovered from tenants as Common Area Maintenance. See Encumbrances disclosure for terms regarding assignment/assumption at sale.

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

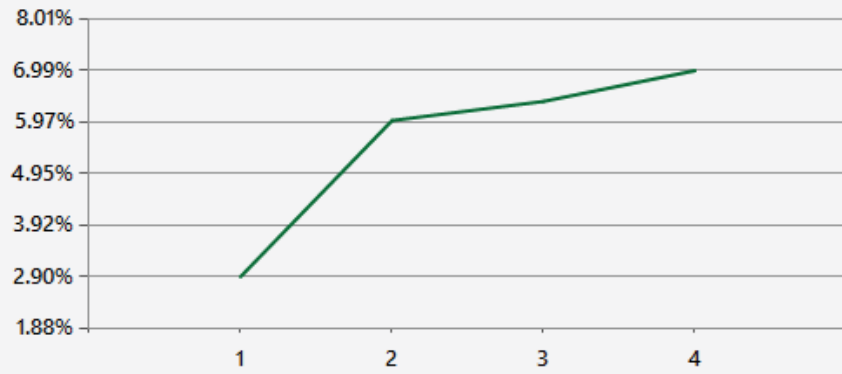
Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4
Gross Revenue					
Gross Scheduled Rent	\$214,560	\$245,944	\$249,746	\$255,945	\$261,327
CAM Revenue	\$48,021	\$49,462	\$50,946	\$52,474	\$54,048
Total Gross Revenue	\$262,581	\$295,406	\$300,692	\$308,419	\$315,375
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$251,853	\$283,109	\$288,205	\$295,622	\$302,309
Operating Expenses					
Real Estate Taxes	\$23,257	\$23,490	\$23,724	\$23,962	\$24,201
Insurance	\$10,403	\$10,715	\$11,037	\$11,368	\$11,709
Management Fee	\$10,074	\$11,324	\$11,528	\$11,825	\$12,092
Clean-Up / Power Wash	\$200	\$205	\$210	\$215	\$221
Landscaping (as-needed)	\$1,120	\$1,148	\$1,177	\$1,206	\$1,236
Sweeping / Parking (as-needed)	\$650	\$666	\$683	\$700	\$717
Janitorial (UTMB)	\$16,887	\$17,309	\$17,742	\$18,185	\$18,640
Common Area Electric	\$1,625	\$1,666	\$1,707	\$1,750	\$1,794
UTMB-Space Electric	\$1,837	\$1,883	\$1,930	\$1,978	\$2,028
Repairs & Maintenance	\$4,000	\$4,100	\$4,203	\$4,308	\$4,415
LED Lighting Equipment Lease (BCE)*	\$2,203	\$2,203	\$2,203	\$2,203	\$2,203
Pest Control	\$750	\$769	\$788	\$808	\$828
Total Operating Expense	\$73,006	\$75,478	\$76,932	\$78,508	\$80,084
Net Operating Income	\$178,847	\$207,631	\$211,273	\$217,114	\$222,225
Capital Costs					
Reserves (\$0.25 /SF)	\$4,442	\$4,553	\$4,667	\$4,784	\$4,903
Total Capital Costs	\$4,442	\$4,553	\$4,667	\$4,784	\$4,903
Annual Debt Service	\$147,469	\$147,469	\$147,469	\$147,469	\$147,469
Cash Flow	\$26,936	\$55,609	\$59,137	\$64,861	\$69,852

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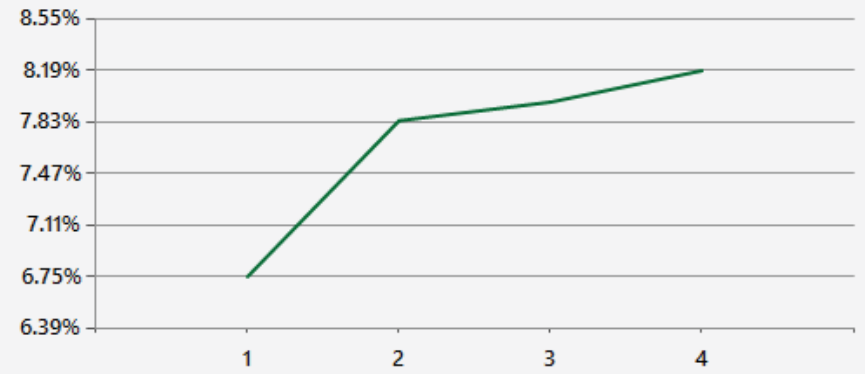
Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4
Cash on Cash Return b/t	2.90%	6.00%	6.38%	6.99%	7.53%
CAP Rate	6.75%	7.84%	7.97%	8.19%	8.39%
Debt Coverage Ratio	1.21	1.41	1.43	1.47	1.51
Operating Expense Ratio	28.98%	26.66%	26.69%	26.55%	26.49%
Loan to Value	68.69%	67.58%	66.31%	65.01%	63.69%
Breakeven Ratio	83.96%	75.47%	74.63%	73.27%	72.15%
Price / SF	\$149.14	\$149.14	\$149.14	\$149.14	\$149.14
Income / SF	\$14.17	\$15.93	\$16.22	\$16.63	\$17.01
Expense / SF	\$4.10	\$4.24	\$4.32	\$4.41	\$4.50

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Cash on Cash



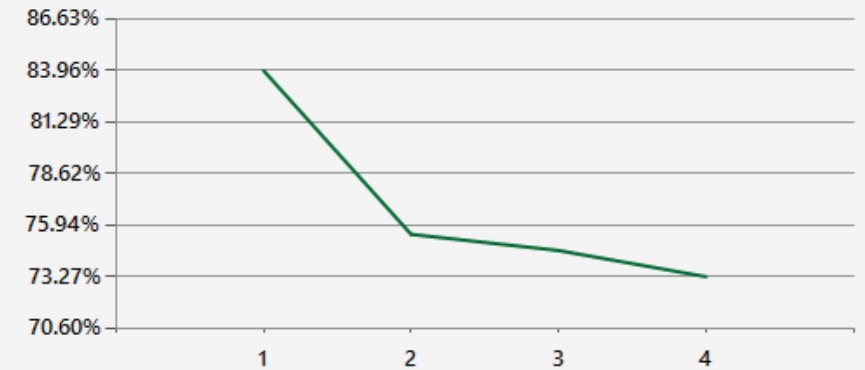
Cap Rate



Operating Expense Ratio



Breakeven Ratio





06

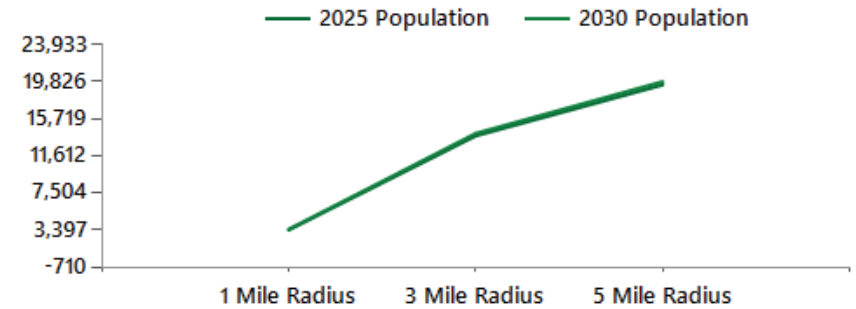
Demographics

General Demographics

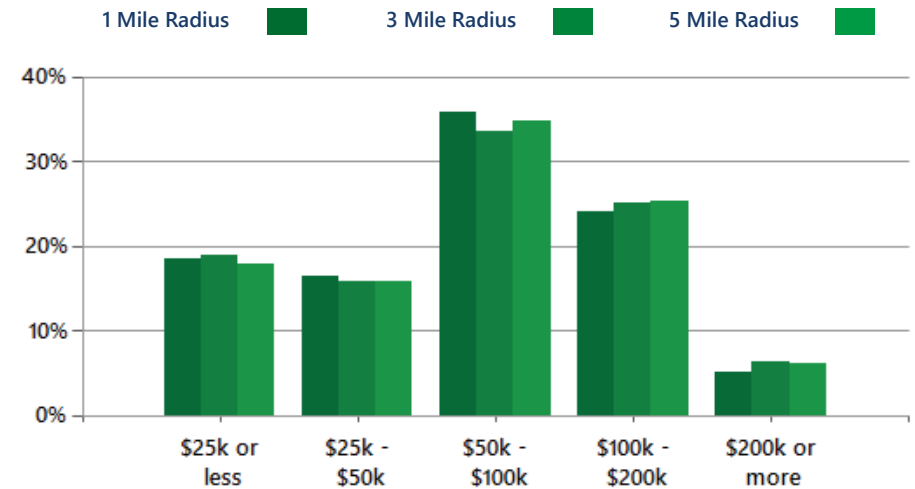
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,952	13,403	18,657
2010 Population	3,232	13,423	18,948
2025 Population	3,397	13,824	19,482
2030 Population	3,471	14,091	19,826
2025 African American	186	1,314	2,538
2025 American Indian	41	111	134
2025 Asian	26	98	130
2025 Hispanic	779	2,904	4,246
2025 Other Race	334	1,621	2,720
2025 White	2,379	9,544	12,597
2025 Multiracial	421	1,118	1,340
2025-2030: Population: Growth Rate	2.15%	1.90%	1.75%

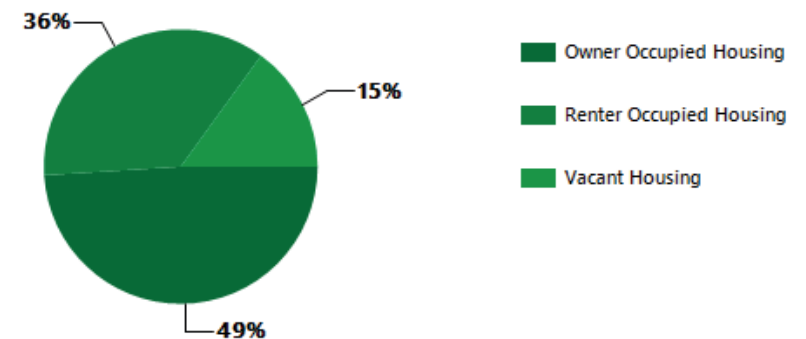
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	109	381	448
\$15,000-\$24,999	142	376	428
\$25,000-\$34,999	72	307	383
\$35,000-\$49,999	151	325	392
\$50,000-\$74,999	284	729	917
\$75,000-\$99,999	204	609	794
\$100,000-\$149,999	236	675	824
\$150,000-\$199,999	90	321	420
\$200,000 or greater	70	254	302
Median HH Income	\$66,824	\$69,198	\$70,777
Average HH Income	\$86,483	\$90,084	\$90,100



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

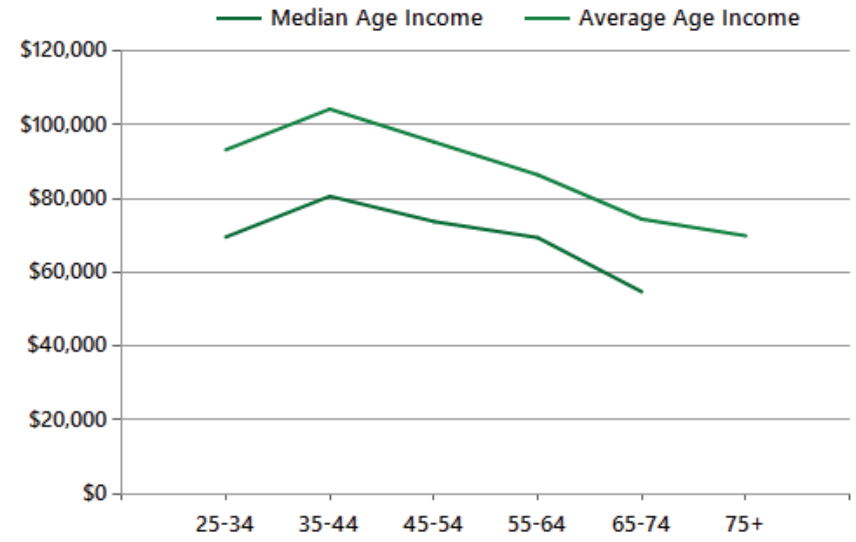
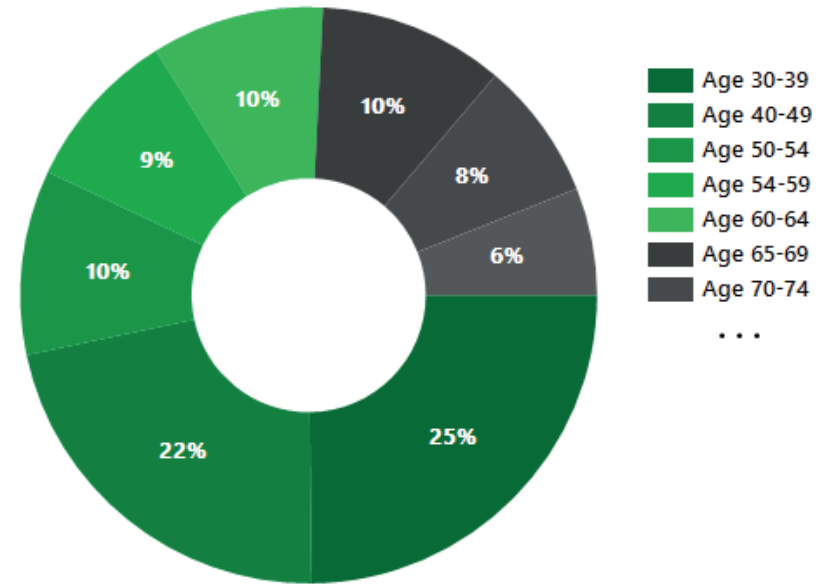


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	223	1,246	1,813
2025 Population Age 35-39	247	1,307	1,991
2025 Population Age 40-44	228	1,173	1,872
2025 Population Age 45-49	185	959	1,534
2025 Population Age 50-54	196	920	1,421
2025 Population Age 55-59	172	765	1,174
2025 Population Age 60-64	183	706	989
2025 Population Age 65-69	197	623	811
2025 Population Age 70-74	147	493	627
2025 Population Age 75-79	114	384	473
2025 Population Age 80-84	78	271	334
2025 Population Age 85+	64	219	270
2025 Population Age 18+	2,616	11,496	16,626
2025 Median Age	37	39	39
2030 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,592	\$71,790	\$73,683
Average Household Income 25-34	\$93,247	\$96,455	\$95,726
Median Household Income 35-44	\$80,634	\$85,058	\$85,634
Average Household Income 35-44	\$104,287	\$108,936	\$109,027
Median Household Income 45-54	\$73,793	\$81,325	\$82,907
Average Household Income 45-54	\$95,370	\$102,778	\$102,990
Median Household Income 55-64	\$69,423	\$73,020	\$75,340
Average Household Income 55-64	\$86,455	\$88,949	\$89,942
Median Household Income 65-74	\$54,738	\$58,534	\$60,331
Average Household Income 65-74	\$74,437	\$81,360	\$81,640
Average Household Income 75+	\$69,922	\$68,832	\$68,394

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	69	72
Diversity Index (current year)	67	66	70
Diversity Index (2020)	64	64	68
Diversity Index (2010)	54	54	57

POPULATION BY RACE



1 MILE



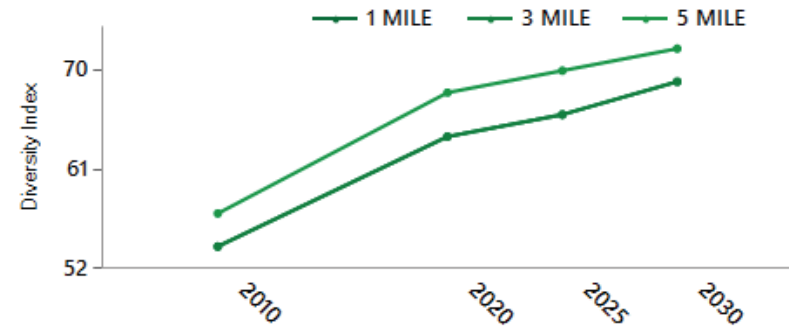
3 MILE



5 MILE

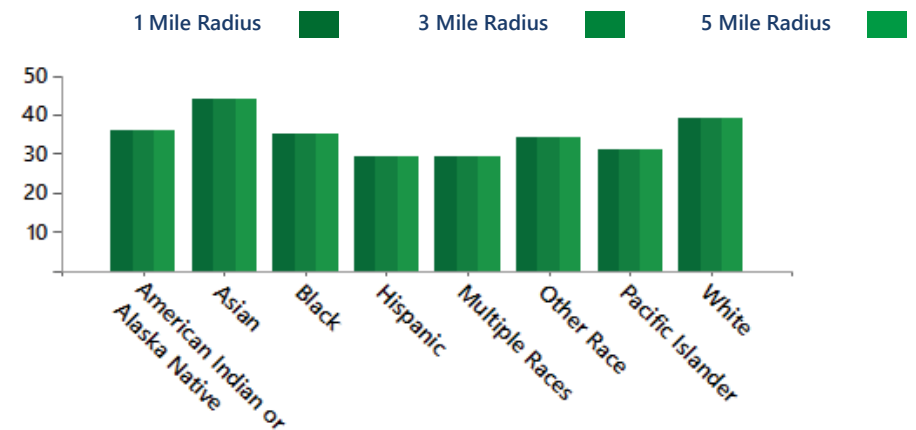
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	8%	11%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	19%	17%	18%
Multiracial	10%	7%	6%
Other Race	8%	10%	11%
White	57%	57%	53%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	38	37
Median Asian Age	44	43	44
Median Black Age	35	36	38
Median Hispanic Age	29	33	35
Median Multiple Races Age	29	28	28
Median Other Race Age	34	36	38
Median Pacific Islander Age	31	24	31
Median White Age	39	41	41

2025 MEDIAN AGE BY RACE





07

Information About Brokerage Services

IABS-Ray_Kang



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 "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
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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

Gatesville Retail Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RESOLUT RE and it should not be made available to any other person or entity without the written consent of RESOLUT RE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RESOLUT RE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RESOLUT RE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RESOLUT RE has not verified, and will not verify, any of the information contained herein, nor has RESOLUT RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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