

# WALMART SHADOW-ANCHORED RETAIL CENTER

8653 NORTH BEACH STREET, FORT WORTH, TX 76244



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**LRG**<sup>TM</sup>  
THE LEVY RETAIL GROUP

OFFERING MEMORANDUM

## Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



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### Contents

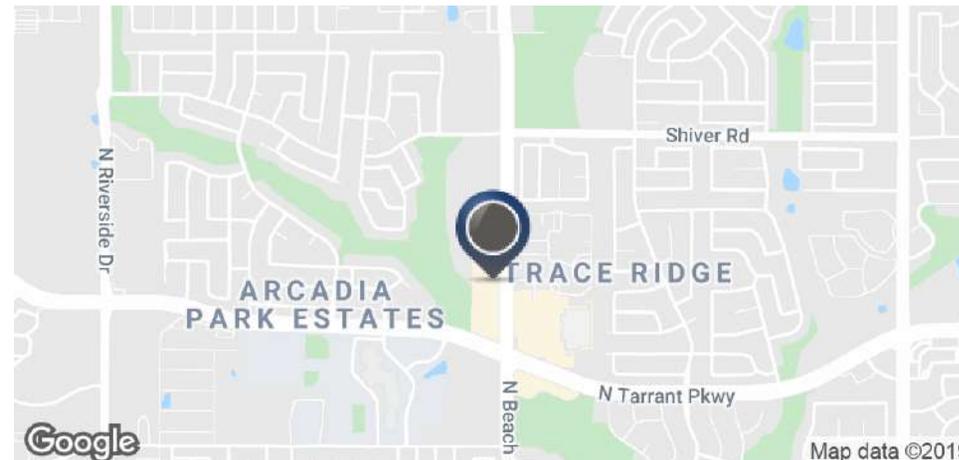
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Section 1 **PROPERTY INFORMATION**



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



## OFFERING SUMMARY

Sale Price:	\$6,180,000
Cap Rate:	6.85%
NOI:	\$423,329
Lot Size:	2.22 Acres
Year Built:	2006
Building Size:	17,322
Price / SF:	\$356.77

## PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer the opportunity to acquire a 17,322-square foot Walmart shadow-anchored multi-tenant retail center in Fort Worth, Texas.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,748	39,136	89,543
Total Population	18,125	118,639	261,066
Average HH Income	\$108,703	\$100,750	\$98,891

## Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



### PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer the opportunity to acquire a 17,322-square foot Walmart shadow-anchored multi-tenant retail center in Fort Worth, Texas. The shopping center is 100 percent occupied, and all leases are triple-net. Tenants consist of Goodwill, Sushi Nomi, Pho Reral, Crown Wireless, Just Cut It, Fit Meal Prep, King Finger, Little Caesar's Pizza, Pro-Techs, Modern Nail Bar, Check 'N Go, and Tang's Bistro. Additional income is derived from a cell tower lease. More than 65 percent of the tenants have annual rent escalations during their primary terms. Constructed in 2006, the building is situated on 2.215 acres with paved parking.

### LOCATION DESCRIPTION

The subject property is located on North Beach Street just north of the signalized intersection of North Tarrant Parkway, with ingress and egress points from both roads. Traffic counts on North Beach Street are approximately 26,630 vehicles per day and 26,810 vehicles per day on North Tarrant Parkway. Walmart Supercenter is directly across North Beach Street. Neighboring national and regional retailers include Subway, The UPS Store, GameStop, Joe's Pizza & Pasta, Chase Bank, Bank of America, Wells Fargo Bank, AutoZone, Dairy Queen, Chicken Express, Taco Villa, Sonic Drive-In, Pep Boys, CVS, Walgreens, Taco Bell, and others. The property is located in an affluent, dense residential area. The average household income within one mile is \$97,000, and the five-mile population is approximately 247,000 residents. Nearby schools include Fossil Ridge High School, Heritage Elementary School, Chisholm Trail Intermediate School, Fossil Hill Middle School, North Riverside Elementary, and Eagle Ridge Elementary School.

The property is located in far north Fort Worth bordering the city of Keller. Keller is located in Northern Tarrant County in the heart of the Dallas-Fort Worth Metroplex with easy access to major business and activity centers. The city is approximately 15 miles northeast of downtown Fort Worth, 25 miles northwest of downtown Dallas, and nine miles west of Dallas-Fort Worth International Airport.

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



## BUILDING INFORMATION

Cap Rate	6.85
Occupancy %	100.0%
Year Built	2006

## PROPERTY HIGHLIGHTS

- Walmart Shadow-Anchored Multi-Tenant Retail Center in Desirable North Fort Worth-Keller Location
- 100% Occupied and All Tenants are Triple-Net
- Complementary Mix of Credit and Local Tenants
- 65% of the Gross Leasable Area has Annual Rent Bumps Remaining During the Primary Term
- Additional Income is Derived from a Long-Term Cell Tower Lease with Three Five-Year Renewal Options, Including Rent Bumps Every Five Years
- Building Constructed in 2006 | Situated on a 2.2-Acre Lot with Ample Paved Parking
- Located in the Northwestern Quadrant of North Beach Street and North Tarrant Parkway, Two Major Thoroughfares | Ingress and Egress Points from Both Roads
- 26,630 Vehicles per Day on North Beach Street | 26,810 Vehicles per Day on North Tarrant Parkway
- Located in a Dense Residential Area with Strong Demographics | More than 261,000 Residents Within Five Miles | Average Household Income of \$108,703 Within One Mile of the Property

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



Section 2 LOCATION INFORMATION



Walmart 

**SUBJECT  
PROPERTY**

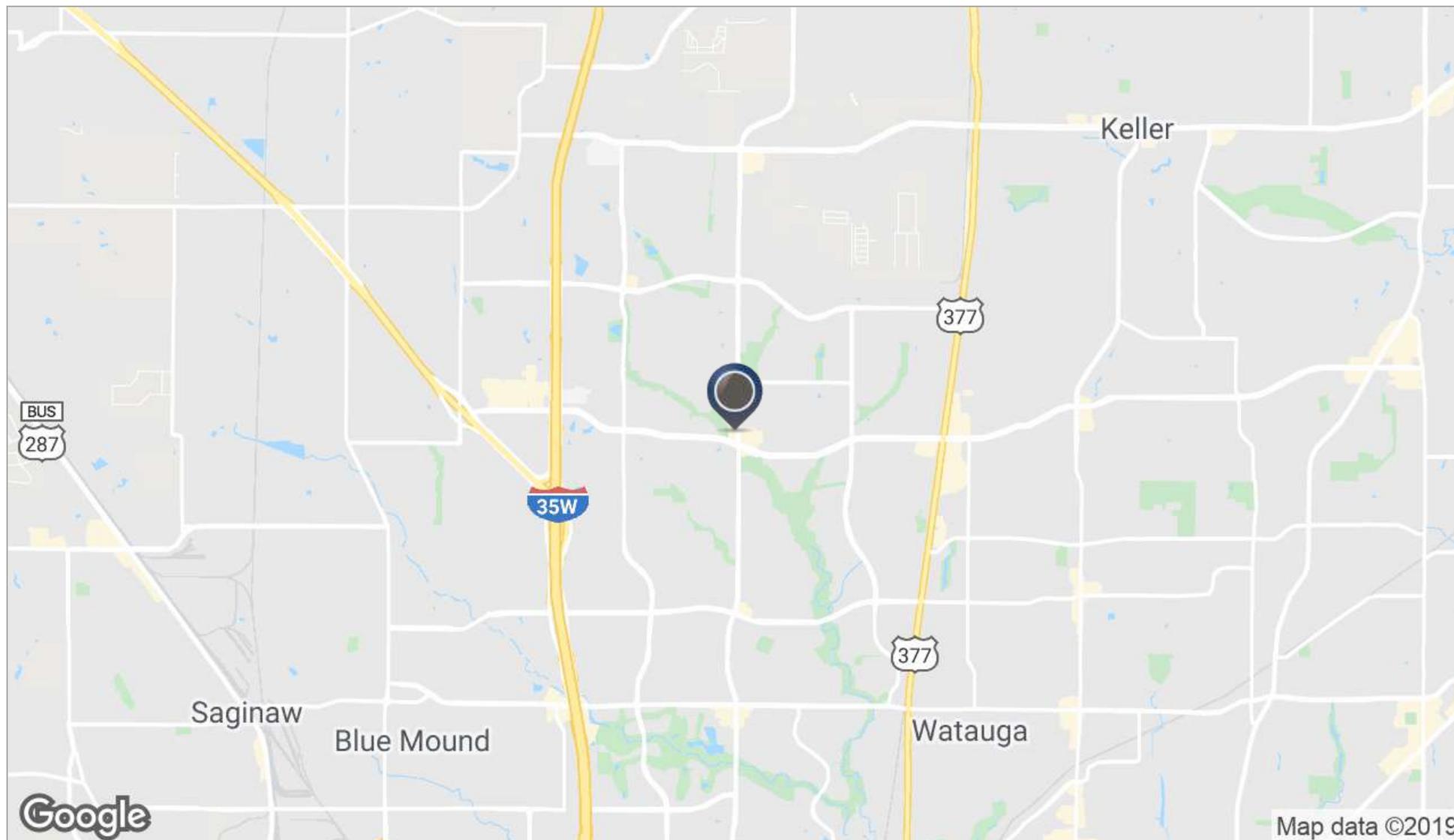
# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



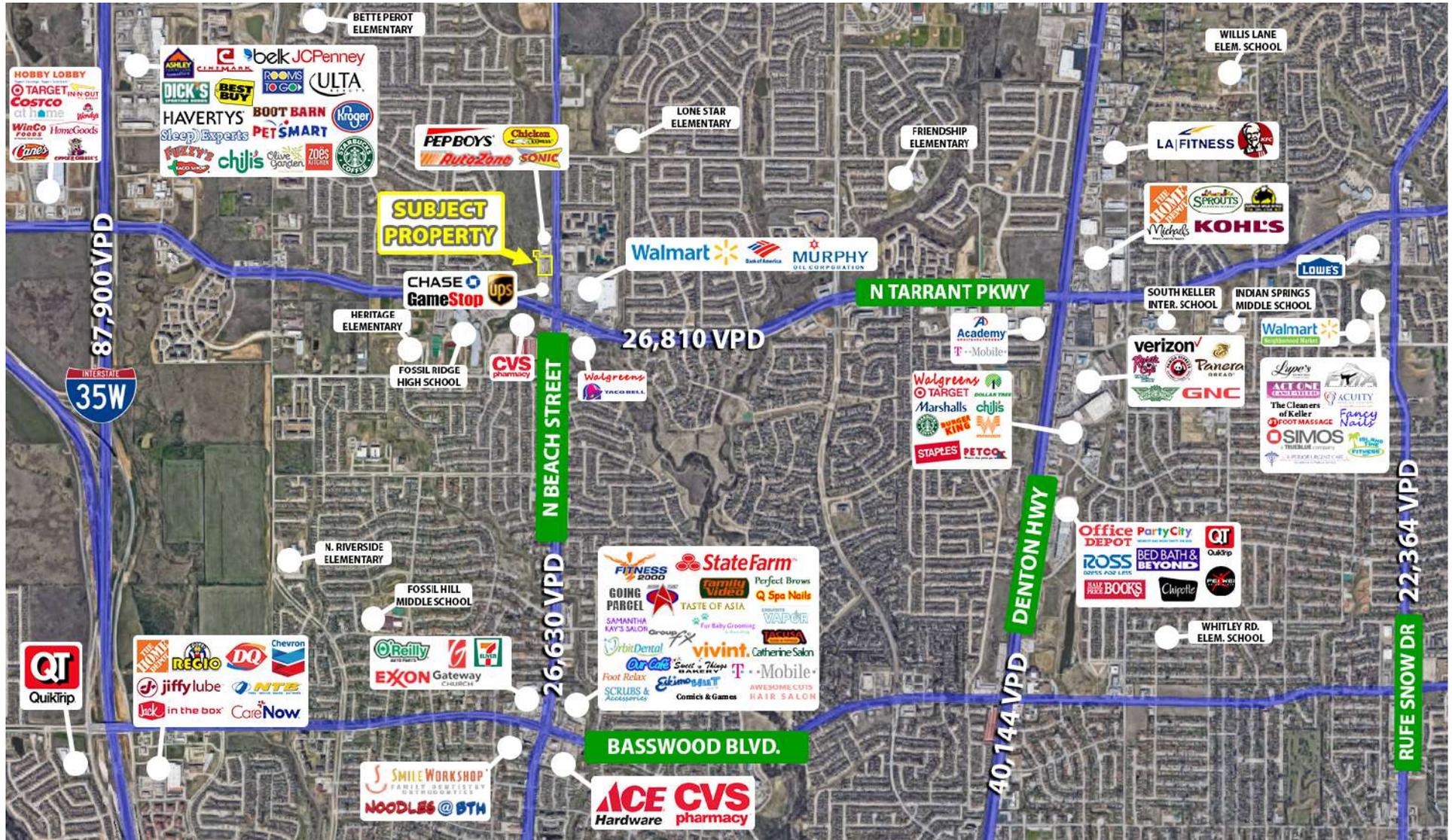
## Walmart Shadow-Anchored Retail Center

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# Section 3 FINANCIAL ANALYSIS



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



## INVESTMENT OVERVIEW

Price	\$6,180,000
Price per SF	\$356.77
CAP Rate	6.85 %
Total Return (yr 1)	\$423,329

## OPERATING DATA

Gross Income	\$616,026
Operating Expenses	\$192,697
Net Operating Income	\$423,329

## FINANCING DATA

Down Payment	\$6,180,000
Loan Type	All Cash

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



INCOME SUMMARY		PER SF
Base Rent	\$423,329	\$24.44
Real Estate Taxes Reimbursements	\$110,405	\$6.37
Insurance Reimbursements	\$8,336	\$0.48
CAM Reimbursements	\$57,125	\$3.30
Management Fee	\$16,831	\$0.97
<b>Gross Income</b>	<b>\$616,026</b>	<b>\$35.56</b>
<b>EXPENSE SUMMARY</b>		
		<b>PER SF</b>
Real Estate Taxes	\$110,405	\$6.37
Insurance	\$8,336	\$0.48
Utilities & Trash Disposal	\$49,170	\$2.84
Landscaping Services	\$4,212	\$0.24
Security/FireSafety	\$3,315	\$0.19
Ground/Lot	\$428	\$0.02
Management Fee	\$16,831	\$0.97
<b>Gross Expenses</b>	<b>\$192,697</b>	<b>\$11.12</b>
<b>Net Operating Income</b>	<b>\$423,329</b>	<b>\$24.44</b>

\*Total Base Rent is based on the future base rent of \$423,329 as of 12/01/2020. Current actual rent is \$415,820. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



TENANT NAME	UNIT	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	PRICE PER YEAR	LEASE TYPE	OPTION	EXPENSE REIMBURSEMENT
Goodwill	201	1,200	6.93	11/12/13	2/28/24	\$30,450		\$25.38	NNN	(1) 5-Yr @ Mkt	\$13,353.90
							3/1/2021	\$25.75			
							3/1/2022	\$26.14			
							3/1/2023	\$26.53			
Sushi Nomi	205	1,040	6.0	9/01/17	8/31/22	\$23,410		\$22.51	NNN	None	\$11,561.82
							9/1/2021	\$23.18			
Pho Reral	207	2,061	11.9	2/01/20	4/30/25	\$41,220		\$20.00	NNN	(2) 5-Yr @ 5%	\$22,930.94
							5/1/2021	\$20.75			
							5/1/2022	\$21.50			
							5/1/2023	\$22.25			
							5/1/2024	\$23.00			
Crown Wireless	209	1,280	7.39	8/27/13	1/31/23	\$30,080		\$23.50	NNN	None	\$14,259.58
Just Cut It	211	1,166	6.73	9/12/12	11/30/22	\$28,672		\$24.59	NNN	(1) 5-Yr @ Mkt	\$12,968.51
							12/1/2021	\$25.32			
Fit Meal Prep	215	1,000	5.77	8/01/14	10/31/24	\$23,690		\$23.69	NNN	(1) 5-Yr @ Mkt	\$11,118.62
							11/1/2021	\$24.40			
							11/1/2022	\$25.13			
							11/1/2023	\$25.88			
King Finger	217	975	5.63	2/01/19	5/31/24	\$22,425		\$23.00	NNN	(2) 5-Yr @ Mkt	\$10,848.84
Little Caesar's	219	1,400	8.08	6/22/07	11/30/22	\$35,150		\$25.11	NNN	(2) 5-Yr @ 10%	\$15,569.92
Pro-Techs	221	1,000	5.77	4/01/17	4/30/20	\$19,500		\$19.50	NNN	(2) 3-Yr	\$11,118.62

## Walmart Shadow-Anchored Retail Center

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TENANT NAME	UNIT	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	PRICE PER YEAR	LEASE TYPE	OPTION	EXPENSE REIMBURSEMENT
Modern Nail Bar	225	2,000	11.55	11/29/12	11/30/22	\$44,558		\$22.28	NNN	(1) 5-Yr @ Mkt	\$22,256.50
							12/1/2021	\$23.64			
Check 'N Go	229	1,400	8.08	3/26/06	1/31/21	\$35,308		\$25.22	NNN	None	\$15,569.92
Tang's Bistro	237	2,800	16.16	4/21/07	4/30/23	\$70,672		\$25.24	NNN	None	\$31,139.84
							5/1/2021	\$25.62			
							5/1/2022	\$26.00			
Cell Tower				6/01/14	5/31/29	\$18,194		\$18,193.90	Gross	(3) 5-Yr	
							6/1/2024	\$19,200.00			
<b>Totals/Averages</b>		<b>17,322</b>				<b>\$423,329</b>		<b>\$24.44</b>			<b>\$192,697.01</b>

\*Total Base Rent is based on the future base rent of \$423,329 as of 12/01/2020. Current actual rent is \$415,820. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

# Section 4 SALE COMPARABLES



# Walmart Shadow-Anchored Retail Center

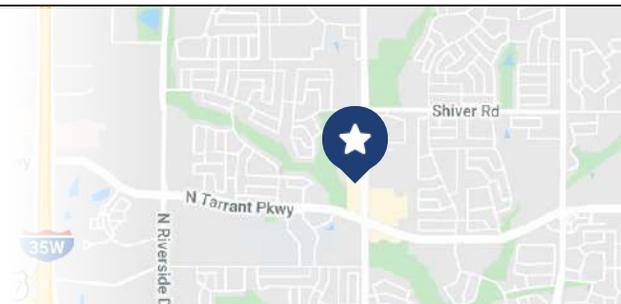
8653 North Beach Street, Fort Worth, TX 76244



## SUBJECT PROPERTY

8653 North Beach Street | Fort Worth, TX 76244

Sale Price:	\$6,180,000	Lot Size:	2.22 AC
Year Built:	2006	Building SF:	17,322 SF
Price PSF:	\$356.77	Cap:	6.85%
NOI:	\$423,329		

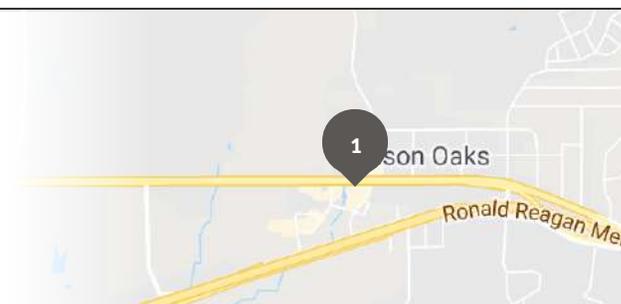


## STARBUCKS RETAIL AT HUDSON OAKS

2970 Fort Worth Highway | Hudson Oaks, TX 76087

Sale Price:	\$4,550,500	Lot Size:	0.94 AC
Year Built:	2017	Building SF:	9,109 SF
Price PSF:	\$499.56	CAP:	6.07%
Closed:	04/18/2018	Occupancy:	100%

Starbucks, GNC, Metro PCS, Sports Clips, 702 Nail Lounge, Hacienda Pools

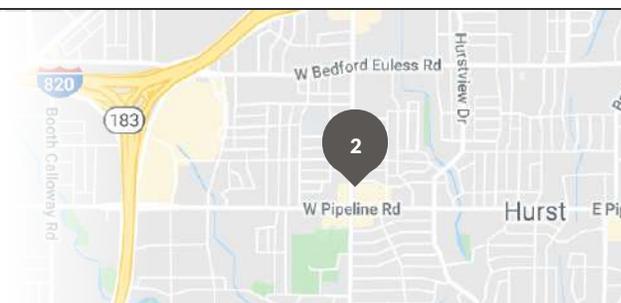


## ADVANCE AUTO PARTS & DOLLAR TREE RETAIL STRIP

740-760 West Pipeline Road | Hurst, TX 76053

Sale Price:	\$4,700,000	Lot Size:	2.06 AC
Year Built:	2015	Building SF:	22,066 SF
Price PSF:	\$213.00	CAP:	6.43%
Closed:	06/14/2017	Occupancy:	89%

Advanced Auto Parts, Dollar Tree, National Vision



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



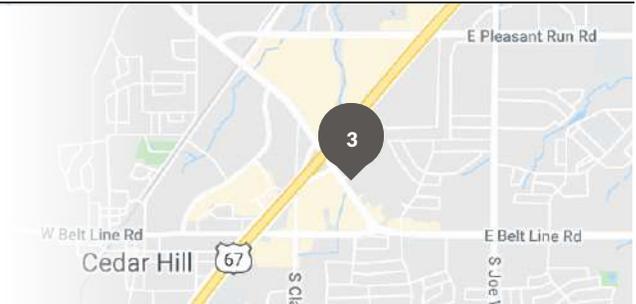
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## CEDAR HILL RETAIL

379 E FM 1382 | Cedar Hill, TX 75104

Sale Price:	\$4,150,000	Lot Size:	0.97 AC
Year Built:	2017	Building SF:	7,500 SF
Price PSF:	\$553.33	CAP:	6.49%
Closed:	03/23/2018	Occupancy:	100%

McAlister's Deli, Smoothie King, ATI Physical Therapy



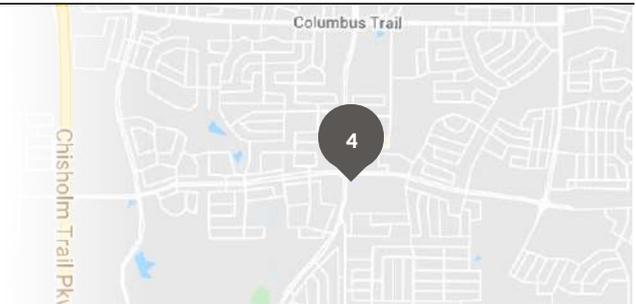
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## HULEN CROSSING

8615 South Hulen Street | Fort Worth, TX 76123

Sale Price:	\$1,775,000	Lot Size:	1.09 AC
Year Built:	2006	Building SF:	9,730 SF
Price PSF:	\$182.43	CAP:	6.58%
Closed:	07/09/2018	Occupancy:	84%

Hulen Crossing Family Dental, Little Caesars, Nail Salon and Spa, Cleaner's Corner



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## EDMONDS PLAZA EAST AND WEST

771 West Round Grove Road | Lewisville, TX 75067

Sale Price:	\$4,450,000	Lot Size:	1.86 AC
Year Built:	2014	Building SF:	15,500 SF
Price PSF:	\$287.10	CAP:	6.59%
Closed:	11/15/2018	Occupancy:	100%

Park Dental, The Liquor Outpost, Victoria Nail Bar, BurgerIM



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	
	<b>Walmart Shadow-Anchored Retail Center</b> 8653 North Beach Street Fort Worth, TX 76244	\$6,180,000	17,322 SF	\$356.77	6.85%	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	<b>Starbucks Retail at Hudson Oaks</b> 2970 Fort Worth Highway Hudson Oaks, TX 76087	\$4,550,500	9,109 SF	\$499.56	6.07%	04/18/2018
	<b>Advance Auto Parts &amp; Dollar Tree Retail Strip</b> 740-760 West Pipeline Road Hurst, TX 76053	\$4,700,000	22,066 SF	\$213.00	6.43%	06/14/2017
	<b>Cedar Hill Retail</b> 379 E FM 1382 Cedar Hill, TX 75104	\$4,150,000	7,500 SF	\$553.33	6.49%	03/23/2018
	<b>Hulen Crossing</b> 8615 South Hulen Street Fort Worth, TX 76123	\$1,775,000	9,730 SF	\$182.43	6.58%	07/09/2018
	<b>Edmonds Plaza East and West</b> 771 West Round Grove Road Lewisville, TX 75067	\$4,450,000	15,500 SF	\$287.10	6.59%	11/15/2018
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
<b>Totals/Averages</b>		<b>\$3,925,100</b>	<b>12,781 SF</b>	<b>\$307.10</b>	<b>6.43%</b>	

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



**SUBJECT PROPERTY**

8653 North Beach Street | Fort Worth, TX 76244

**1 STARBUCKS RETAIL AT HUDSON OAKS**

2970 Fort Worth Highway  
Hudson Oaks, TX 76087

**2 ADVANCE AUTO PARTS & DOLLAR TREE RETAIL STRIP**

740-760 West Pipeline Road  
Hurst, TX 76053

**3 CEDAR HILL RETAIL**

379 E FM 1382  
Cedar Hill, TX 75104

**4 HULEN CROSSING**

8615 South Hulen Street  
Fort Worth, TX 76123

**5 EDMONDS PLAZA EAST AND WEST**

771 West Round Grove Road  
Lewisville, TX 75067

## Section 5 RENT COMPARABLES



# Walmart Shadow-Anchored Retail Center

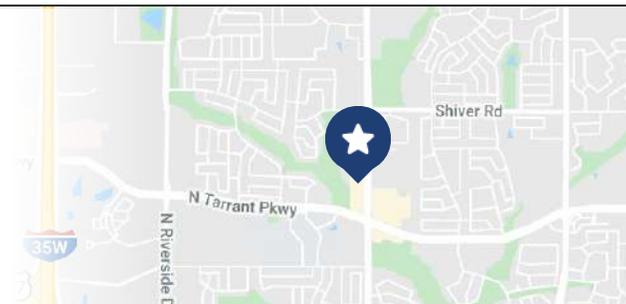
8653 North Beach Street, Fort Worth, TX 76244



## SUBJECT PROPERTY

8653 North Beach Street | Fort Worth, TX 76244

Lease Rate:	\$24.44 SF/YR	Lease Type:	NNN
Space Size:	0 SF	Year Built:	2006
Lot Size:	2.22 AC		



1

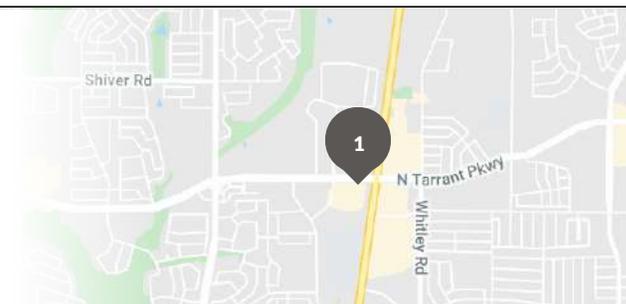


## 5860-5864 NORTH TARRANT PARKWAY

Fort Worth, TX 76244

Lease Rate:	\$29.00 SF	Lease Type:	NNN
Space Size:	5,270 SF	Year Built:	2009
Bldg Size:	8,750 SF	Lot Size:	2.26 AC
Occupancy:	39.8%		

T-Mobile, Pearle Vision



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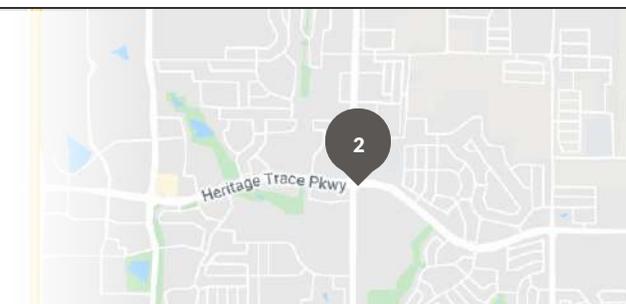


## 4500 HERITAGE TRACE PARKWAY

Fort Worth, TX 76244

Lease Rate:	\$29.67 SF	Lease Type:	NNN
Space Size:	0 SF	Year Built:	2018
Bldg Size:	9,047 SF	Lot Size:	1.07 AC
Occupancy:	100%		

F45 Training, Resort Nail Spa, Massage Life



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



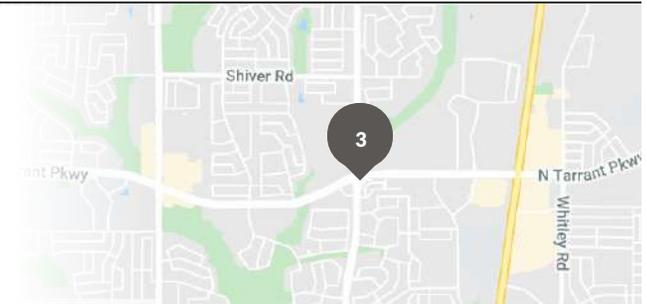
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## 5200 NORTH TARRANT PARKWAY

Fort Worth, TX 76137

Lease Rate:	\$25.00 SF	Lease Type:	NNN
Space Size:	2,800 SF	Year Built:	2010
Bldg Size:	6,011 SF	Lot Size:	1.56 AC
Occupancy:	53%		

7-Eleven, Liberty Tax, Sun Spa



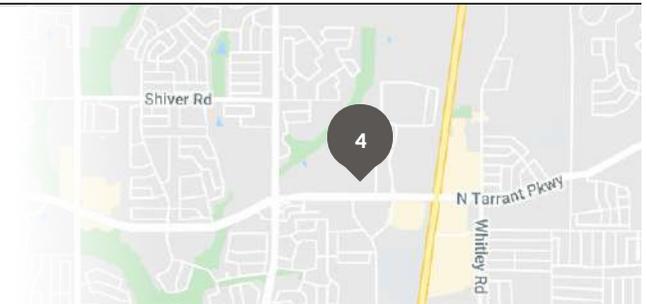
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## 5601 NORTH TARRANT PARKWAY

Fort Worth, TX 76244

Lease Rate:	\$30.00 SF	Lease Type:	NNN
Space Size:	SF	Year Built:	2018
Bldg Size:	11,750 SF	Lot Size:	2.31 AC
Occupancy:	100%		

Tropical Smoothie, Opulent Nail Bar, Deka Lash, Spice 8



# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	<b>Walmart Shadow-Anchored Retail Center</b> 8653 North Beach Street Fort Worth, TX 76244	\$24.44 SF/yr (NNN)	0 SF	17,322 SF	100.0%
	<b>Parkwood Shopping Center</b> 5860-5864 North Tarrant Parkway Fort Worth, TX 76244	\$29.00	5,270 SF	8,750 SF	39.8%
	<b>4500 Heritage Trace Parkway</b> Fort Worth, TX 76244	\$29.67	0 SF	9,047 SF	100%
	<b>SoHigh</b> 5200 North Tarrant Parkway Fort Worth, TX 76137	\$25.00	2,800 SF	6,011 SF	53%
	<b>Shops at North Tarrant</b> 5601 North Tarrant Parkway Fort Worth, TX 76244	\$30.00	-	11,750 SF	100%
		<b>PRICE/SF/YR</b>	<b>AVAILABLE SF</b>	<b>BLDG SF</b>	<b>OCCUPANCY %</b>
	<b>Totals/Averages</b>	<b>\$28.42</b>	<b>4,035 SF</b>	<b>8,890 SF</b>	<b>73.2%</b>

# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



**SUBJECT PROPERTY**

8653 North Beach Street | Fort Worth, TX 76244

1

**PARKWOOD SHOPPING CENTER**

5860-5864 North Tarrant Parkway  
Fort Worth, TX 76244

2

**4500 HERITAGE TRACE PARKWAY**

Fort Worth, TX  
76244

3

**SOHIGH**

5200 North Tarrant Parkway  
Fort Worth, TX 76137

4

**SHOPS AT NORTH TARRANT**

5601 North Tarrant Parkway  
Fort Worth, TX 76244

Section 6 **DEMOGRAPHICS**



**SUBJECT PROPERTY**



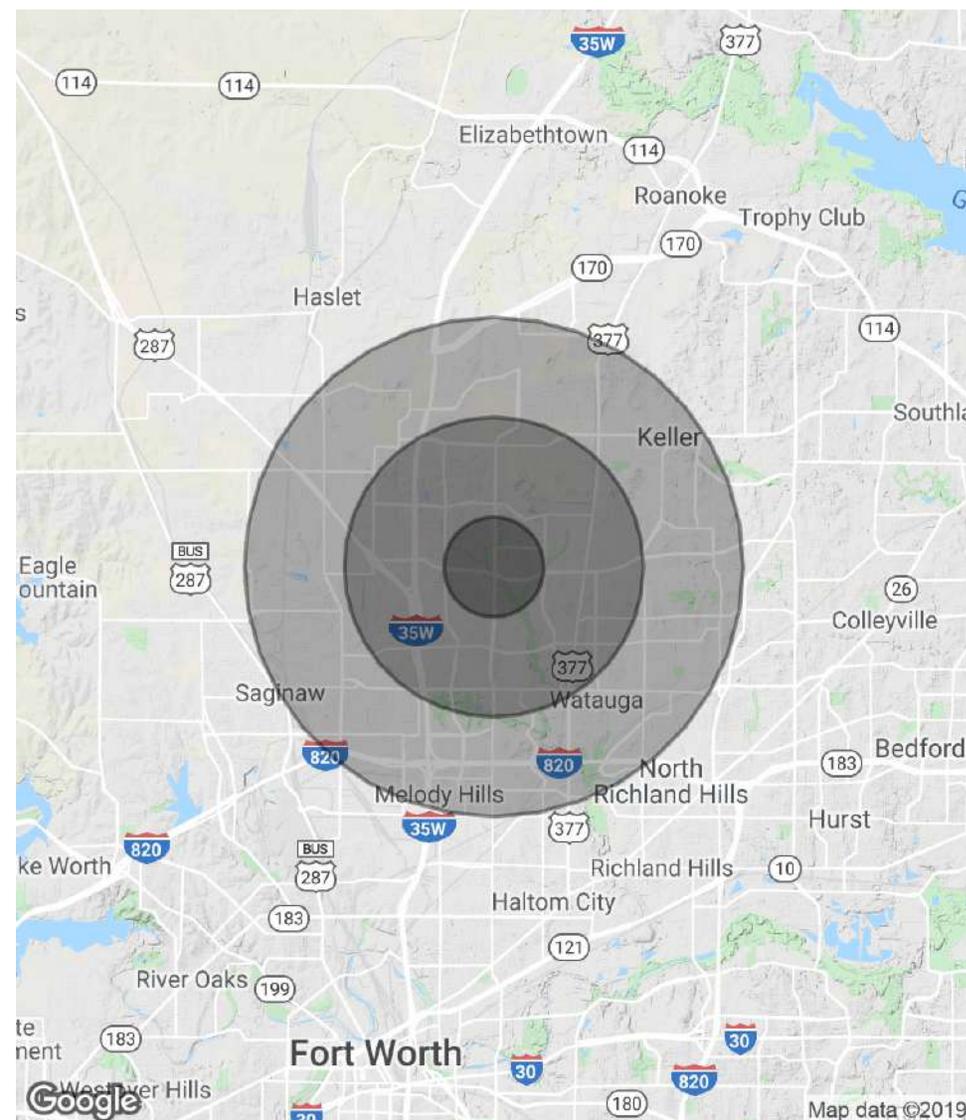
# Walmart Shadow-Anchored Retail Center

8653 North Beach Street, Fort Worth, TX 76244



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,125	118,639	261,066
Median age	32.2	33.2	34.1
Median age (Male)	31.6	32.5	33.4
Median age (Female)	32.7	33.8	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,748	39,136	89,543
# of persons per HH	3.1	3	2.9
Average HH income	\$108,703	\$100,750	\$98,891
Average house value	\$176,014	\$177,133	\$185,094
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	18.8%	20.6%	20.5%
RACE	1 MILE	3 MILES	5 MILES
% White	75.8%	76.4%	79.6%
% Black	8.7%	10.0%	8.8%
% Asian	11.7%	9.4%	7.7%
% Hawaiian	0.3%	0.3%	0.2%
% American Indian	0.5%	0.7%	0.8%
% Other	3.0%	3.2%	2.9%

\* Demographic data derived CoStar Realty Information





## 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.

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 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.

\_\_\_\_\_  
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# LRG

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