



**SAINT VALENTINE, SWITCH FITNESS & ALANIA MEDITERRANEAN**  
**4800, 4806, 4812 BRYAN STREET,**  
**1319 N FITZHUGH AVENUE, DALLAS, TEXAS 75024**



CONFIDENTIAL OFFERING MEMORANDUM

**SHOP** CO.

SHOP<sup>COS.</sup>

CONFIDENTIAL OFFERING MEMORANDUM

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SAINT VALENTINE,  
SWITCH FITNESS & ALANIA  
MEDITERRANEAN

LOCATION

4800, 4806, 4812 BRYAN STREET  
1319 N FITZHUGH AVENUE  
DALLAS, TEXAS 75024

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OFFERED BY

*Tommy Tucker*

TTUCKER@SHOPCOMPANIES.COM / 214-960-2887 / 4809 COLE AVE STE 330, DALLAS, TX 75205

*Tyler Albin*

TALBIN@SHOPCOMPANIES.COM / 469-382-9318 / 4809 COLE AVE STE 330, DALLAS, TX 75205



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*Tommy Tucker* / [TTUCKER@SHOPCOMPANIES.COM](mailto:TTUCKER@SHOPCOMPANIES.COM) / 214-960-2887

*Tyler Albin* / [TALBIN@SHOPCOMPANIES.COM](mailto:TALBIN@SHOPCOMPANIES.COM) / 469-382-9318

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DISCLAIMER: This confidential Offering Memorandum has been prepared by Shop Investment Sales, LLC ("SIS") for use by a limited number of parties and has been obtained from sources believed to be reliable. The material contained herein shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of SIS. SIS and Owner make no guarantee, warranty or representation about the information contained herein. It is your responsibility to confirm, independently, its accuracy and completeness. You should conduct your own independent investigation and assessment of the contents of this Offering Memorandum, make such additional inquiries as you deem necessary or appropriate and form your own projections without reliance upon the material contained herein. No representation is made by SIS or Owner as to the accuracy or completeness of the information, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained in this presentation is highly confidential and subject to change. By accepting and reviewing this Offering Memorandum, you agree to maintain the confidentiality of the information contained herein and agree that you will not reproduce or distribute such information to any other person or use such information for any purpose other than to evaluate your potential interest in the Property and will not use the presentation or any of the contents in any manner detrimental to the interest of the Owner or SIS. SIS expressly disclaims any and all liability for statements or representations, express or implied, contained herein or for omissions from the Offering Memorandum or for any other written, oral or other format of communication transmitted to any entity/prospective investor in the course of its evaluation of the proposed transaction. At their sole discretion Owner and SIS each expressly reserve the right to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity/prospective investor at any time with or without notice. Owner shall have no legal commitment or obligations to any entity/prospective investor reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

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# EXECUTIVE SUMMARY

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**SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Saint Valentine, Switch Fitness & Alania Mediterranean (the "Property"), a fully leased, urban infill, multi-tenant retail center with significant parking located on Bryan Street in the heart of the historical Old East Dallas neighborhood. The Property is 100% leased to a complimentary mix of bar, restaurant, and fitness tenants with rents averaging \$33.36 PSF NNN. Bryan & Fitzhugh Retail benefits from strong demographics in which average household income exceeds \$159,000 and \$150,200 in three- and five-mile radii, respectively.**

## INVESTMENT OVERVIEW

- Multi-Tenant Asset at Hard Corner Location at Prairie & Bryan in High Growth East Dallas Community
- Walking Distance to Jimmy's Food Store & Numerous New Townhome/Multifamily Developments Including The Flynn, The Collection at Live Oak, 4600 Ross, Eko Park & The Block on Bennett (690+ Total Units)
- Average Lease Expiration of November 2030 & Average Rents of \$33.36 PSF NNN
- All Three (3) Tenants Have Annual Rent Increases & Beautiful Interior Finish Out
- 70 On Site Parking Spaces with Multiple Ingress/Egress Points
- Approximately 2,000 New Residential Units Planned, Under Construction or Recently Built in East Dallas (Dallas Morning News)
- Average HH Income Exceeds \$159,000 & \$150,200 in 3- & 5-Mile Radii, Respectively
- Proximity to Downtown, Uptown, Knox-Henderson, Lower Greenville, Lakewood & Deep Ellum
- Baylor University Medical Center Sits Less Than 5 Minutes from the Property & Contains 914 Licensed Beds & Cares for 300,000+ People Each Year

Saint Valentine, Switch Fitness & Alania Mediterranean is a 7,725 square foot multi-tenant asset located in Dallas, Texas. Positioned just 10 minutes north and east of Downtown Dallas, the Property sits on approximately 38,000 square feet of land at the signalized hard corner of Prairie Avenue and Bryan Street in the rapidly growing East Dallas community. Current rent for Bryan & Fitzhugh retail averages \$32.79 per square foot NNN with leases ending in November of 2030 on average. The Property benefits from a large highly visible two-sided monument sign, exceptional visibility with parallel frontage to Bryan Street and multiple ingress/egress points. Bryan & Fitzhugh Retail is conveniently located within walking distance to numerous new residential developments, popular local favorite eatery Jimmy's Food Store (catty-corner) and other existing retail in the area. The Property benefits from strong demographics in which average household income exceeds \$159,000 and \$150,200 in three- and five-mile radii, respectively.

Positioned within the emerging East Dallas submarket, the Property benefits from its hard corner location at the intersection of Prairie Avenue and Bryan Street. East Dallas is favorably located with quick access to numerous prominent communities including Downtown, Uptown, Park Cities, Knox-Henderson, Lower Greenville, Lakewood and Deep Ellum. Additionally, major North Texas thoroughfares U.S. 75 (Central Expressway) and I-30E extend around the north, west and south sides of the neighborhood. East Dallas is among the most active revival communities in the city with nearly 2,000 new residential units planned, under construction or recently built (Dallas Morning News). Among the new construction in the immediate area is Bryan Heights Phase II, a townhouse development recently constructed less than 300 feet from Bryan & Fitzhugh Retail at Bryan Street and Grigsby Avenue. Bryan Heights has 135 homes constructed with prices ranging from \$355,000 to \$365,000. The Collection at Greenville, which

opened in 2024, consists of 13 two-bedroom townhomes located directly adjacent to the Property. With completion anticipated within 30 days, The Flynn at Live Oak is a 327 unit 5-story luxury apartment complex located just 1 block away with 340+ units. The Block on Bennett and Eko Park are two townhome developments located just minutes from Bryan & Fitzhugh Retail on Bennett Avenue that feature a total of 34 townhomes starting at \$364,000 and \$429,000, respectively. Additionally, a new 294-unit, Class-A multifamily development 4600 Ross is just moments away from The Property at Ross and Annex Avenue (former Credit Union of Texas). The Property is situated just moments from Greenville Avenue, a historic north/south Dallas artery with extremely high barriers to entry and home to many high profile, traditional, reputable and new retail establishments that serve core and east Dallas. Located less than 5 minutes southwest of Saint Valentine, Switch Fitness & Alania Mediterranean, the nationally recognized Baylor University Medical Center consists of 914 licensed beds, care for over 300,000 people each year and serves as the flagship hospital of Baylor Scott & White North Texas. White Rock Lake and its surrounding parks sit approximately 10 minutes east of the Property attracting countless boaters, rowers, joggers, bikers and out-of-town visitors and are home to numerous special events and runs including the Dallas Marathon. The popular Dallas Arboretum and Botanical Garden, recognized as one of the top arboretums in the world, is situated on the lake's eastern shore and consistently has attendance of over 1 million visitors per year. The Dallasite benefits from its location in a densely populated area with over 403,800 people in a 5-mile radius complemented by average household incomes that exceed \$159,000 and \$150,200 within a 3 and 5-mile radii, respectively. Overall, Saint Valentine, Switch Fitness & Alania Mediterranean Retail offers an investor the opportunity to acquire a multi-tenant asset in a well located at a hard corner intersection in a revitalized DFW community.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

4800, 3806, 4812 Bryan Street &  
1319 North Fitzhugh Street  
Dallas, Texas 75204

**ALANIA  
MEDITERRANEAN  
GRILL**

**Saint Valentine**

**SWITCH**  
FITNESS

**YEAR BUILT/RENOVATED**

1972/2018

**PERCENT LEASED**

100%

**BUILDING SIZE**

7,725 SF

**LAND AREA**

0.88 Acres

**PRICING**

\$4,058,000

**CAP RATE**

6.35%

**TRAFFIC COUNTS**

Fitzhugh Avenue  
Bryan Street

21,212 VPD-25  
12,770 VPD-25

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
Alania Mediterranean	2,000 SF	25.89%	December 2030
Switch Fitness	2,880 SF	37.28%	January 2029
Saint Valentine	2,845 SF	36.83%	July 2032

Saint Valentine Reviews:

<https://www.yelp.com/biz/saint-valentine-dallas>

<https://lakewood.advocatemag.com/misti-norris-st-valentine/>

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	33,019	199,823	403,835
2025 Avg. Household Income	\$122,824	\$159,005	\$150,284
2025 Total Households	17,902	108,013	197,759

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# ADDITIONAL INFORMATION



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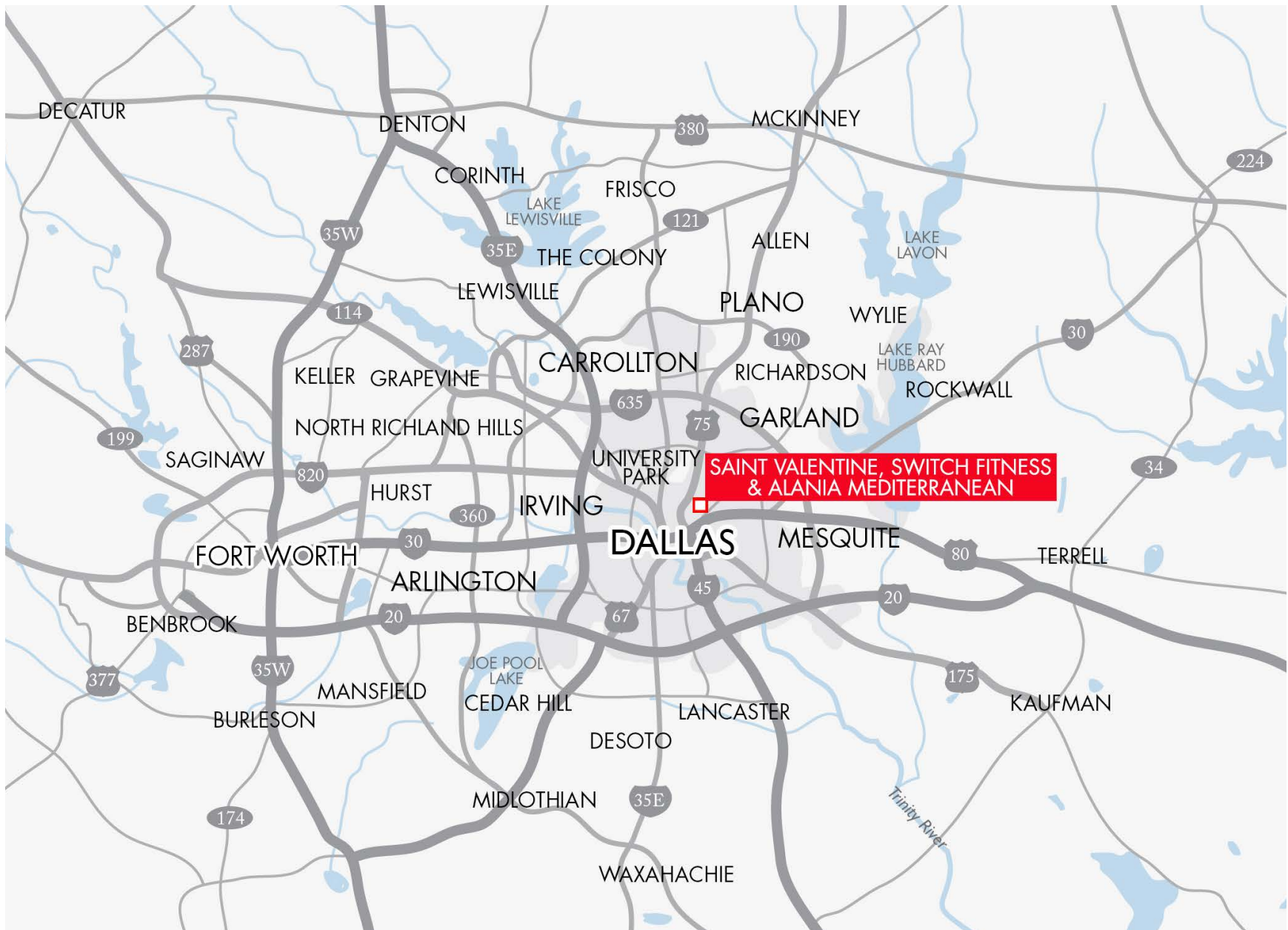
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*Tommy Tucker* / **TTUCKER@SHOPCOMPANIES.COM** / **214-960-2887**

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The Central Mixed Use Development Proposed to include:  
 27 Acres  
 2,000 Units  
 2.5M SF Office  
 110,000 SF Retail

**SAINT VALENTINE, SWITCH FITNESS & ALANIA MEDITERRANEAN**

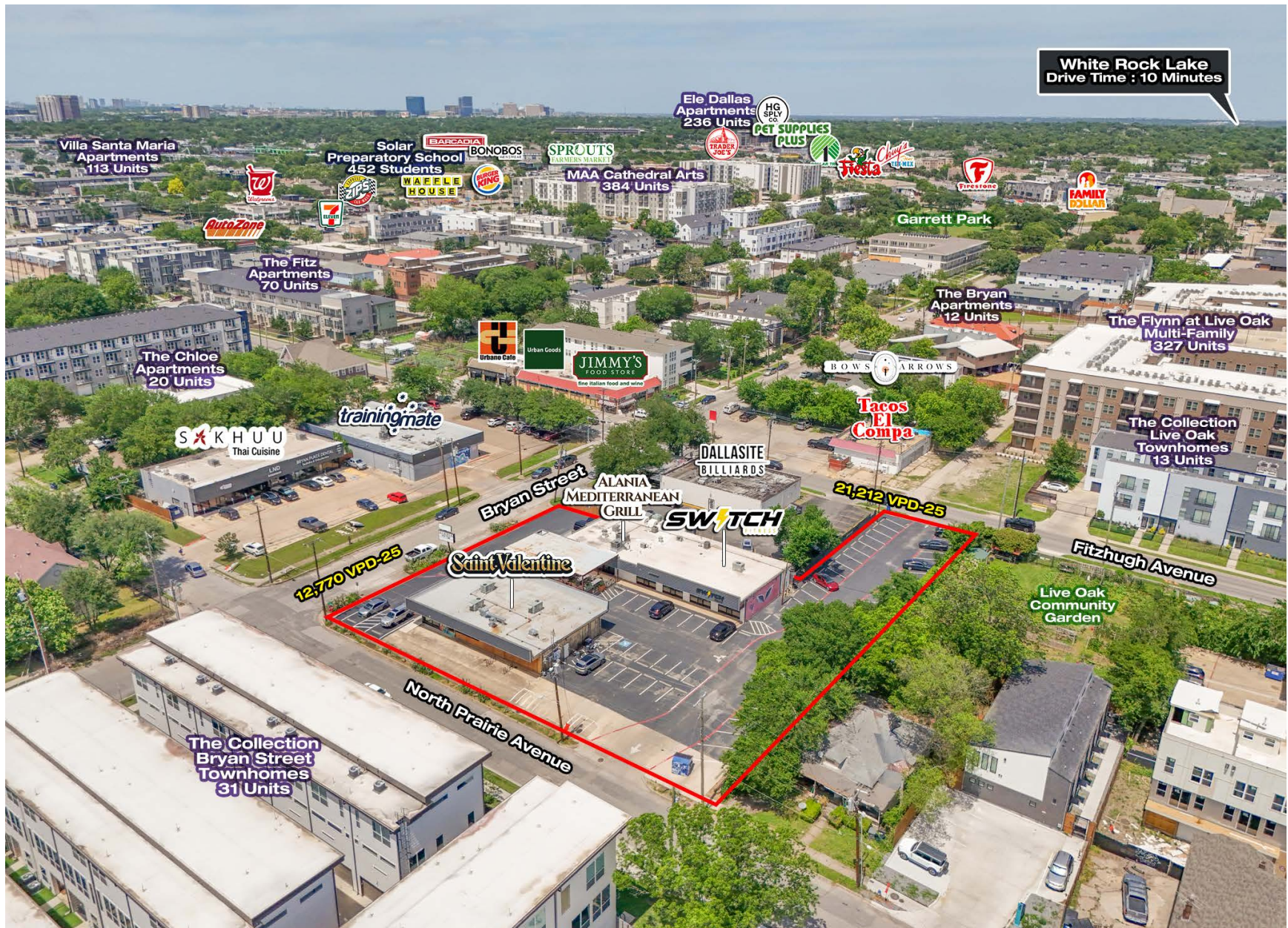
The Flynn at Live Oak Multi-Family 327 Units

Icon at Ross Apartments 372 Units

Baylor University Medical Center 4,865 Employees 952 Beds



# PROPERTY OVERVIEW



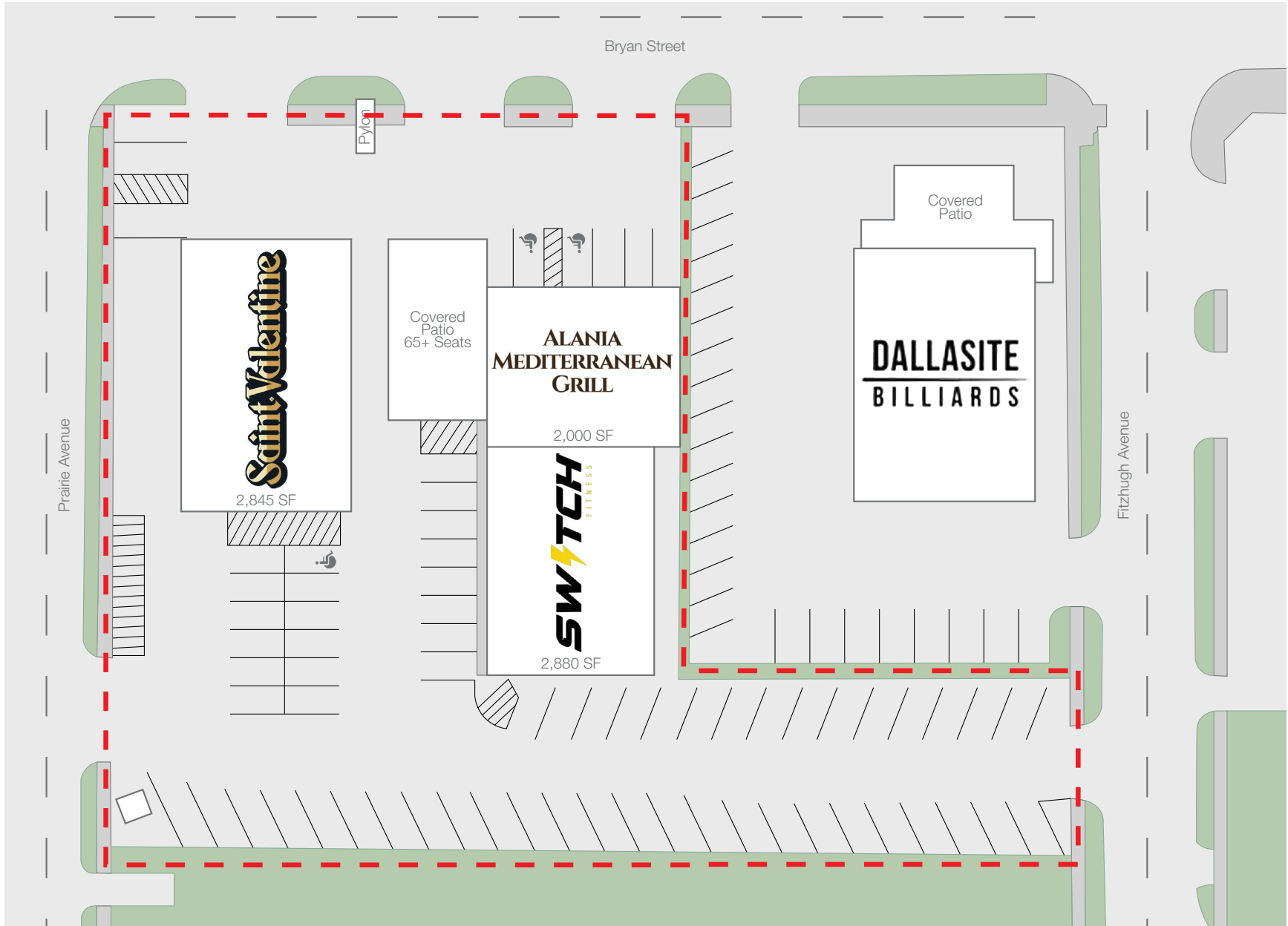
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# PROPERTY OVERVIEW



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# SITE PLAN

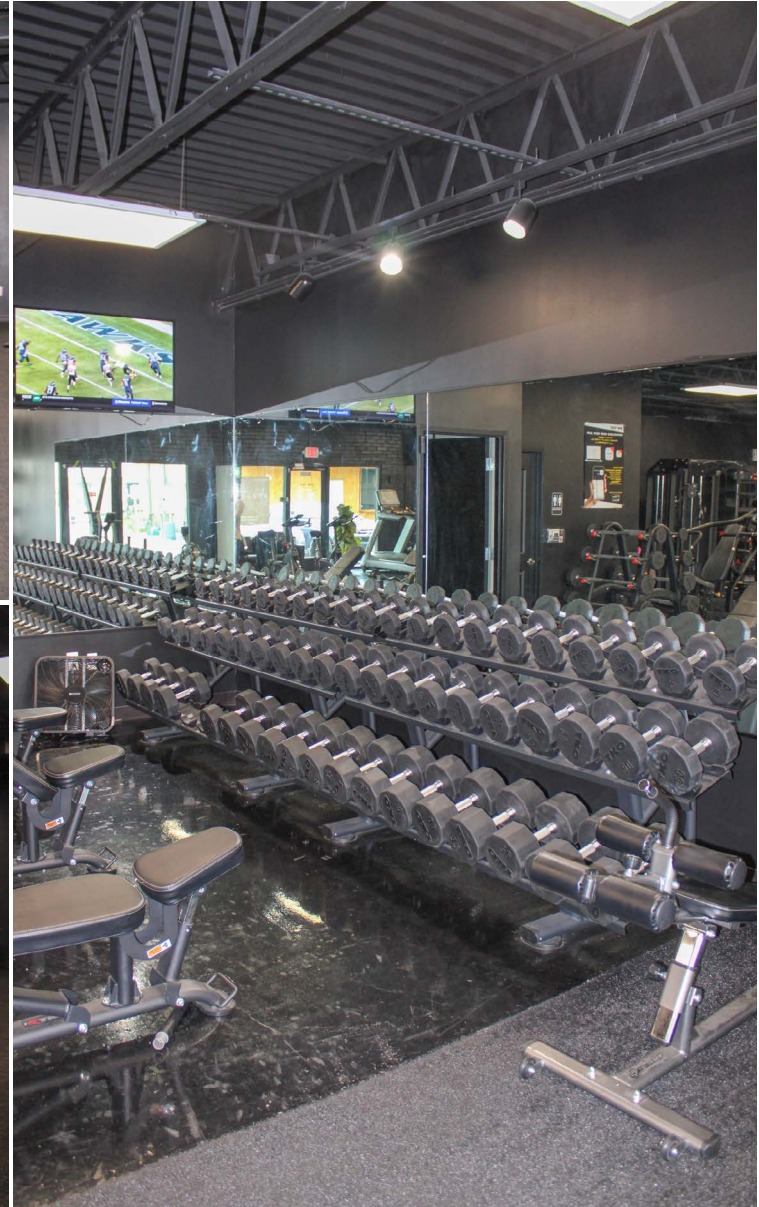
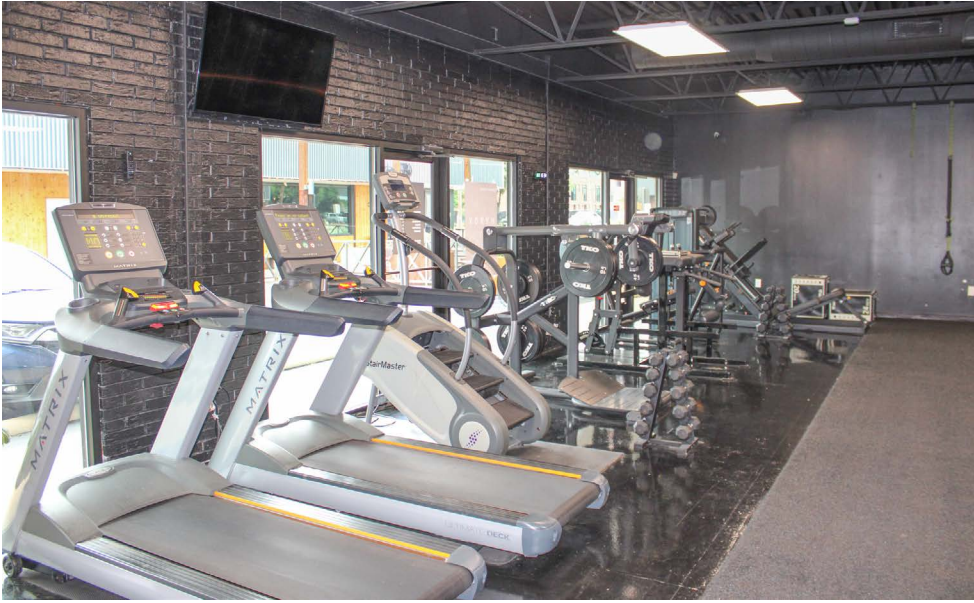


# ALANIA MEDITERRANEAN - INTERIOR PHOTOS



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# SWITCH FITNESS - INTERIOR PHOTOS



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# SAINT VALENTINE : INTERIOR PICTURES



# THE FLYNN AT LIVE OAK LUXURY APARTMENTS WITHIN 100 YARD WALK, 327 UNITS, 2026 DELIVERY



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**FINANCIAL OVERVIEW**  
**FINANCIAL SUMMARY**

Property	GLA	Percent Leased	Projected Year 1 NOI
Saint Valentine, Switch Fitness & Alania Mediterranean	7,725 SF	100%	\$257,742

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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**FINANCIAL OVERVIEW**  
**RENT ROLL**

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	Alania Mediterranean Grill	2,000	25.89%	Dec-25	Dec-30	\$34.00	\$68,000	Dec-26	\$35.02	\$70,040	NNN	One 5-year option at: 1st: Market Value
								Dec-27	\$36.07	\$72,140		
								Dec-28	\$37.15	\$74,300		
								Dec-29	\$38.27	\$76,540		
102 & 103	Switch Fitness	2,880	37.28%	Jan-24	Jan-29	\$29.71	\$85,565	Jan-27	\$30.60	\$88,128	NNN	One 5-year option at: 1st: Market Value
								Jan-28	\$31.51	\$90,749		
C	Saint Valentine	2,845	36.83%	Jul-22	Jul-32	\$35.54	\$101,111	Jul-27	\$36.43	\$103,643	NNN	Two 5-year options at: 1st: Market Value; 2nd: Market Value
								Jul-28	\$37.34	\$106,232		
								Jul-29	\$38.27	\$108,878		
								Jul-30	\$39.23	\$111,609		
								Jul-31	\$40.21	\$114,397		
TOTAL AREA:		7,725					\$254,676					
TOTAL LEASED AREA:		7,725	100.00%									
TOTAL VACANT AREA:		0	0.00%									

## FINANCIAL OVERVIEW

# INCOME/EXPENSE

### EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
Common Area Maintenance	\$24,102	\$3.12
Management Fee (4.00%)	\$13,905	\$1.80
<b>TOTAL EXPENSES</b>	<b>\$103,775</b>	<b>\$13.43</b>

### INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$257,742	\$33.36
<b>GROSS POTENTIAL RENT</b>	<b>\$257,742</b>	<b>\$33.36</b>
Expense Reimbursements		
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
CAM	\$24,102	\$3.12
Management Fee	\$13,905	\$1.80
<b>Total Expense Reimbursements</b>	<b>\$103,775</b>	<b>\$13.43</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$361,518</b>	<b>\$46.80</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$361,518</b>	<b>\$46.80</b>
Expenses		
Real Estate Taxes	\$55,910	\$7.24
Insurance	\$9,859	\$1.28
Common Area Maintenance	\$24,102	\$3.12
Management Fee (4.00%)	\$13,905	\$1.80
<b>Total Expenses</b>	<b>\$103,775</b>	<b>\$13.43</b>
<b>NET OPERATING INCOME</b>	<b>\$257,742</b>	<b>\$33.36</b>



## FINANCIAL OVERVIEW

# PRICING

PRICE	\$4,058,000	GLA	7,725 SF
CAP RATE	6.35%	NOI	\$257,742
AVERAGE RENT PSF	\$33.08 PSF	AVG RETAIL LEASE EXPIRATION	November 2030



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**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
<b>MTM</b>							
	Total MTM			0	0.00%	0	
<b>2026</b>							
	Total for Year Ending 2026			0	0.00%	0	
<b>2027</b>							
	Total for Year Ending 2027			0	0.00%	0	
<b>2028</b>							
	Total for Year Ending 2028			0	0.00%	0	
2029	Switch Fitness	102 & 103	Jan-29	2,880	37.28%		
	Total for Year Ending 2029			2,880	37.28%	2,880	37.28%
<b>2030</b>							
	Total for Year Ending 2030			0	0.00%	2,880	37.28%
2031+	Alania Restaurant	100	Dec-30	2,000	25.89%		
	Saint Valentine	C	Jul-32	2,845	36.83%		
	Total for Year Ending 2023+			4,845	62.72%	7,725	100.00%
TOTAL LEASED SQUARE FOOTAGE:				7,725	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				7,725	100.00%		

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



Saint Valentine	
Square Feet:	2,845 SF
% of Building GLA:	36.83%
In-Place Rent PSF:	\$35.54
Lease Expiration:	July 2032
Company Website:	saintvalentine.com

**Saine Valentine Reviews:**

- <https://www.yelp.com/biz/saint-valentine-dallas>
- <https://lakewood.advocatemag.com/misti-norris-st-valentine/>

Saint Valentine, with 135 Google reviews averaging 4.8 stars, is a vibrant cocktail bar and neighborhood hangout in Dallas celebrated for its creative drinks, lively atmosphere, and welcoming vibe. Founded by well-known local bartenders, the bar brings a mix of classic and original cocktails alongside a menu of casual bar bites, making it a favorite spot for evenings out and social gatherings. As of October, acclaimed chef Misti Norris (formerly of Petra and the Beast) joined Saint Valentine as executive chef, further elevating the bar’s food program. With stylish indoor spaces and outdoor seating, Saint Valentine has quickly become a standout in East Dallas’s nightlife scene, appealing to locals and visitors alike with its fun, relaxed energy and thoughtful drink offerings.



Switch Fitness	
Square Feet:	2,880 SF
% of Building GLA:	37.28%
In-Place Rent PSF:	\$29.71
Lease Expiration:	January 2029
Company Website:	switchfitness.com

Switch Fitness is a dynamic fitness and training facility in Dallas that combines personalized coaching with a supportive gym environment to help members achieve their health and performance goals. Known for offering tailored personal training, gym access, and recovery options like physical therapy and sauna features, it creates a high-energy space focused on transformation and progress. With expert trainers and flexible programming designed to push clients beyond their limits, Switch Fitness emphasizes individualized attention and results-driven workouts that cater to both beginners and seasoned athletes alike.



Alania Mediterranean	
Square Feet:	2,000 SF
% of Building GLA:	25.89%
In-Place Rent PSF:	\$34.00
Lease Expiration:	December 2030
Company Website:	alaniarestaurant.com

Alania Mediterranean Grill is an upcoming Mediterranean dining concept in Dallas that brings together fresh ingredients, bold flavors, and time-honored Mediterranean recipes in a modern, inviting setting. The restaurant highlights classic Mediterranean staples like kebabs, hummus, pita, and fresh salads, focusing on quality, simplicity, and vibrant flavors. Designed as a welcoming neighborhood spot, Alania aims to offer a warm atmosphere where guests can enjoy both casual meals and shared dining experiences, adding to Dallas’s expanding lineup of globally inspired cuisine.



## TRADE AREA OVERVIEW

# DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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**TRADE AREA OVERVIEW**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2025 Total Population	33,019	199,823	403,835
2030 Total Population (Esri)	34,311	213,233	423,762
2010 Total Population (U.S. Census)	31,001	160,019	342,922
2000 Total Population (U.S. Census)	37,565	156,518	354,784
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	-1.02%	0.98%	0.43%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.77%	1.31%	0.97%
2025 Total Daytime Population (Esri)	35,495	332,415	595,366
2025 Median Age (Esri)	33.0	33.7	34.4
2025 Total Households (Esri)	17,902	108,013	197,759
2030 Total Households (Esri)	18,792	117,724	211,823
2010 Total Households (U.S. Census)	13,163	75,381	148,056
2000 Total Households (U.S. Census)	12,782	65,095	142,159
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.95%	1.30%	0.96%
2025 Average Household Income (Esri)	\$122,824	\$159,005	\$150,284
2025 Median Household Income (Esri)	\$79,728	\$100,040	\$87,919
2025 Per Capita Income (Esri)	\$67,450	\$86,243	\$73,588
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	5%	3%	5%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	5%	4%	5%
2025 Population Age 25+: High School Diploma (Esri) (%)	11%	9%	12%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	12%	10%	11%
2025 Population Age 25+: Associate's Degree (Esri) (%)	7%	5%	6%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	38%	39%	34%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	20%	27%	25%
2025 Total (SIC01-99) Businesses	1,377	18,409	29,400
2025 Total (SIC01-99) Employees	16,090	215,902	345,861

# 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. An owner’s agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

**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 informational 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.

SHOP Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Tyler Albin	850939	talbin@shopcompanies.com	469-382-9318
Sales Agent/Associate’s Name	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission



*Tommy Tucker*

4809 COLE AVE STE 330, DALLAS, TX 75205

TTUCKER@SHOPCOMPANIES.COM

214-960-2887

*Tyler Albin*

4809 COLE AVE STE 330, DALLAS, TX 75205

TALBIN@SHOPCOMPANIES.COM

469-382-9318

SHOP <sup>COS.</sup>