

Torchy's Tacos & Mo' Bettahs Shops A

The Village at Ownsby Farms

3505 S Preston Rd. Celina, TX 75009



OFFERING
MEMORANDUM



GOMEZ GROUP



CUSHMAN &
WAKEFIELD



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Torchy's Tacos & Mo' Bettahs - Shops A

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DEMOGRAPHICS

Torchy's Tacos & Mo' Bettahs - Shops A

3505 S Preston Rd.
Celina, TX 75009



GOMEZGROUP

Year Built:

2025

Land:

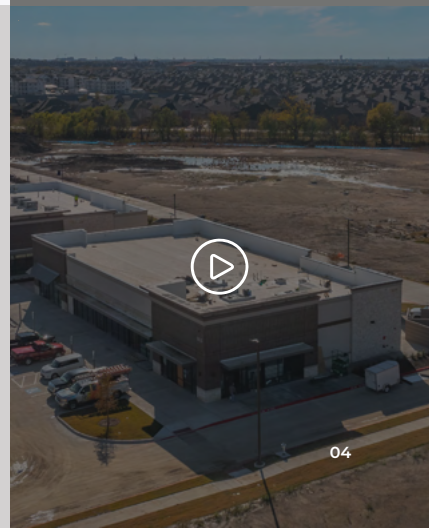
1.74 Acres
(75,795 SqFt)

Bldg:

10,611 SqFt

Parking:

58 Surface Spaces





- 100% Occupied
- All Tenants on NNN Leases
- Brand New 2025 Construction
- Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- Celina, TX Ranked 4th Fastest-Growing City in the U.S. According to 2025 Census Bureau

- 314% Population Increase, Ranking #3 in Top 10 Fastest-Growing Cities Over the Last Decade According to dallas.culturemap.com
- 1.74 Acre Lot with Ample Parking and Drive Thru
- The Village at Owsby Farms, a +100 Acre Development Anchored by Costco, with Lowe's, EoS, Academy Sports and More
- Located on Preston Rd. (9,680 VPD), a Major North-South Corridor with Prime Visibility, Frontage and Accessibility
- Directly Across Owsby Pkwy from the Brand New The Home Depot, Estimated Opening August 2026

▶ WATCH PROPERTY VIDEO



- ❑ Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- ❑ Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
- ❑ 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai
- ❑ Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK's Sporting Goods, and Kohl's

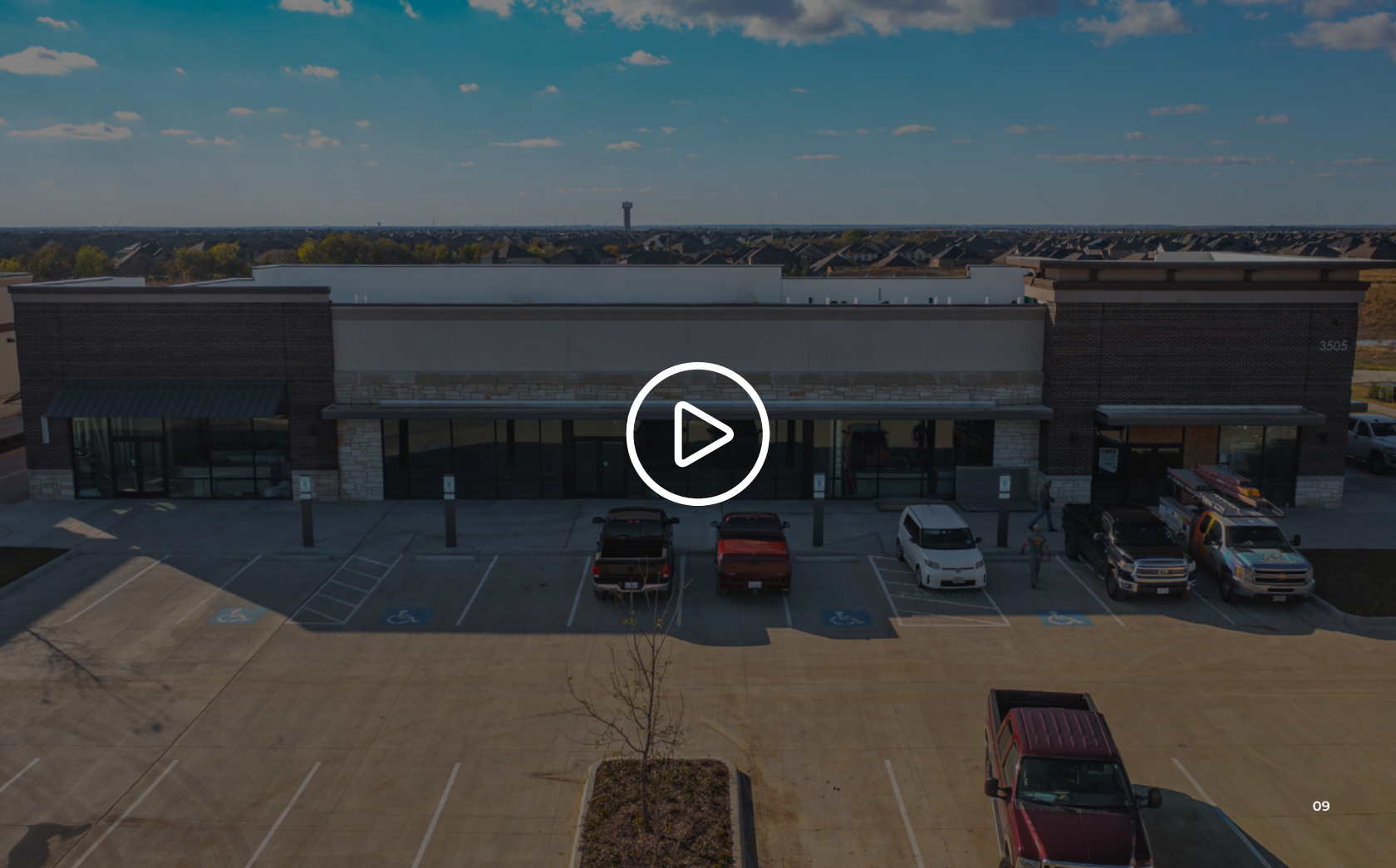


► SITE PLAN



TORCHY'S TACOS & MO' BETTAHS - SHOPS A

TENANTS	AREA (SQFT)
TORCHY'S TACOS	3,800
SOAK NAILS	4,161
MO' BETTAHS	2,650





FIREHOUSE SUBS DELIVER STAR CAFE
COLD STONE CREAMERY **Touchdown Taphouse**

FIVE GUYS BLACK HOLE COFFEE BAR
BURGERS and FRIES
TOTALCARE EMERGENCY ROOM **HunterDouglas**

LunaGrill mediterranean kitchen **SportClips** HAIRCUTS
PACIFIC DENTAL SERVICES **Pickman's** RESTAURANT

TORCHY'S TACOS
MO' BETTA HAWAIIAN STYLE POOP **SOAK** BAR SPA - LOUNGE

Curry INDIAN RESTAURANT **MILANO NAILS** MANICURE & PEDICURE
RP REPAIR & REFINISH **Rockin' n' Roll**

PETSMART

Academy SPORTS & OUTDOORS

The Ownsby Apartments
396 Units

Bojangles

PNC

COSTCO WHOLESALE

THE HOME DEPOT
Opening August 2026

S. PRESTON RD (9,680 VPD)
Retail Development Coming Soon

S. PRESTON RD (9,680 VPD)



FIVE GUYS
BURGERS and FRIES
TOTALCARE
EMERGENCY ROOM
BLACK ROCK COFFEE BAR
HunterDouglas

FIREHOUSE
SUBS
COLD STONE CREAMERY
Touchdown Taphouse
Culina Star Cafe

Luna Grill
mediterranean kitchen
Sport Clips
CLIPPING SALON
PACIFIC
DENTAL SERVICES
Reckman's
DENTISTRY

TORCHY'S TACOS
MO' BETTA
HAWAIIAN STYLE FOOD
SOAK
NAIL SPA - LOUNGE

Bojangles

PNC

Cherry
RP
CUB AND NAILS
NAILS
DONUTS & GELATIN

PETSMART

Academy
SPORTS + OUTDOORS

COSTCO
WHOLESALE

Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)





LILYANA BY HILLWOOD COMMUNITIES
400-Acre Master
Planned Community

SecurCare
Self Storage

RETAIL
DEVELOPMENT
COMING SOON

**TORCHY'S TACOS & MO' BETTAHS - SHOPS A
THE VILLAGE AT OWNSBY FARMS**

3505 S. Preston Rd., Celina, TX 75009

289

9,680 VPD
S PRESTON RD

JOHN CAMPBELL TRL

FUTURE
DEVELOPMENT

COSTCO
WHOLESALE

CHASE
SUPER CUTS
ANYTIME FITNESS
SAIAD
Brakes plus
Kroger

7
ELEVEN

McDonald's

brakes plus

DREAMWASH

WINDMILL

HIGHFIELD PRESTON
251 Units

LAUGHLIN TWO
EIGHTY NINE
268 Units

PROSPER ISD CHILDREN'S
HEALTH STADIUM
34,000 SqFt Natatorium

LIGHT FARMS
1,070-Acre
Master Planned
Community
+3,000 Homes

HunterDouglas

FIVE GUYS
BURGERS AND FRIES

Bojangles

Pacific

PACIFIC
GENERAL SERVICES

BLACK ROCK

TOTALCARE

PNC

SportClips

Luna Grill

CELINA STAR CAFE

RP

FOSS

Academy
SPORTS+OUTDOORS

MILANO NAILS

Peak n Play

PETSMART

CURRY PIZZA HOUSE

FIREHOUSE
SUBS

CHD STYRE

TOUCHDOWN



GREEN MEADOWS BY
CASTLEROCK COMMUNITIES

1,400 Acres
+4,000 Homes

TORCHY'S TACOS & MO' BETTAHS - SHOPS A
THE VILLAGE AT OWNSBY FARMS

3505 S. Preston Rd., Celina, TX 75009

71-Acre Community
165 Units

COVENTRY HOMES
HILLSIDE VILLAGE

ATLAS BLUEWOOD APARTMENTS

272 Units

BLUEWOOD BY
HILLWOOD COMMUNITIES

1,380-Acre Master
Planned Community

MUSTANG LAKES

681-Acre Master
Planned Community
Approx. 3,400 Homes

THE OWNSBY APARTMENTS

396 Units

CHRISTOPHER TODD NEIGHBORHOODS
CELINA PARK

108 Units

LIGHT FARMS

1,070-Acre
Master Planned
Community
+3,000 Homes

THE ROYALTON AT
CREEKS OF LEGACY

270 Units

LAUGHLIN TWO
EIGHTY NINE

268 Units

LILYANA BY
HILLWOOD COMMUNITIES

400-Acre Master
Planned Community

PROSPER CROSSINGS

324 Units

LEGACY MANSIONS BY
HAMRA HOMES

+180 Acres
Part of Legacy Hills
Master Planned
Community with
3,200 Acres

STAR TRAIL
MASTER-PLANNED COMMUNITY

900 Acres

HIGHFIELD PRESTON

251 Units

THE MANSIONS
OF PROSPER

450 Units

289

S PRESTON RD
9,680 VPD

FRONTIER PKWY
12,204 VPD

Green Meadows by CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide

ACE Hardware **SONIC**

ExtraSpace Storage

Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes

S. DALLAS PKWY

Tommie Dobie Bothwell Elementary School
Approx. 466 Students

Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development

Sundance Celina
261 Units

Christopher Todd Neighborhoods Celina Park
108 Units

THE VILLAGE AT OWNSBY FARMS

Atlas Bluewood Apartments
272 Units

Bluewood by Hillwood Communities
1,380-Acre Master Planned Community

Mustang Lakes
681-Acre Master Planned Community; Approx. 3,400 Homes

Light Farms, 1,070-Acre Master Planned Community
+3,000 Homes

The Ownsby Apartments
396 Units

Laughlin Two Eighty Nine
268 Units

Ralph and Mary Lynn Boyer Elementary
±851 Students

The Royalton at Creeks of Legacy
270 Units

Prosper ISD Children's Health Stadium
34,000 SqFt Natatorium

Prosper High School
±3,722 Students

Highfield Preston
251 Units

Prosper Ridge by Southgate Homes

Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

W. PROSPER TRAIL

Public Storage

HOBBY LOBBY **Durlington** **KOHL'S** **TJ-MAXX** **Walmart Supercenter** **TEXAS TARGET** **Chick-fil-A** **HomeGoods**

7-Eleven **McDonald's** **Starbucks** **Winn-Dixie** **SecurCare Self Storage** **Chase** **CrossFit** **RESALE** **ADVANTAGE** **LEGACY** **LUMINOUS** **MoneyGram Pharmacy** **Bluebird** **redbox** **Audi** **Ernesto's MEXICAN RESTAURANT** **dental** **sushi bene** **Sugarboy** **THE MANSIONS OF PROSPER**

S. PRESTON RD (9,680 VPD)

E. OUTER LP

CHOWATE PKWY

S. COIT RD

E. FRONTIER PKWY (12,204 VPD)

LAUD HOWELL PKWY

N. CUSTER RD

PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

E. FIRST ST **COUNTRY RD** **E. FIRST ST**

Cynthia A. Cockrell Elementary School
±754 Students

The Mansions of Prosper
450 Units

15

Green Meadows by CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide

Tommie Dobie Bothwell Elementary School
Approx. 466 Students

Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development

Sundance Celina
261 Units

Christopher Todd Neighborhoods Celina Park
108 Units

The Royalton at Creeks of Legacy
270 Units

Legacy Mansions by Hamra Homes
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper Ridge by Southgate Homes

Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

The Ownsby Apartments
396 Units

Light Farms, 1,070-Acre Master Planned Community
+3,000 Homes

Laughlin Two Eighty Nine
268 Units

Prosper ISD Children's Health Stadium
34,000 SqFt Natatorium

Prosper High School
±3,722 Students

Highfield Preston
251 Units

The Mansions of Prosper
450 Units

Cynthia A. Cockrell Elementary School
±754 Students

Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes

Atlas Bluewood Apartments
272 Units

Bluewood by Hillwood Communities
1,380-Acre Master Planned Community

Mustang Lakes
681-Acre Master Planned Community; Approx. 3,400 Homes

Sam Johnson Elementary School
±614 Students

Lilyana By Hillwood Communities
400-Acre Master Planned Community

Lilyana Elementary School
±802 Students

Kroger Marketplace

The Villages at Ownsby Farms

E. Outer LP

Ghoate Pkwy

S. Preston Rd (9,680 VPD)

S. Scott Rd

N. Custer Rd

W. Prosper Trail

Dallas Pkwy

Parvin Rd

E. First St

Country Rd

E. Frontier Pkwy (12,204 VPD)

Laud Howell Pkwy

American Publishers

E. First St

Country Rd

E. First St



**TORCHY'S TACOS & MO' BETTAHS - SHOPS A
THE VILLAGE AT OWNSBY FARMS**
3505 S. Preston Rd., Celina, TX 75009

COLLIN COLLEGE

2.2 Miles
±2,500 Students

**THE UNIVERSITY OF
TEXAS AT DALLAS**

27.3 Miles
±29,886 Average Annual
Student Enrollment

UNIVERSITY OF DALLAS

40.3 Miles
±2,538 Average Annual
Student Enrollment

**DALLAS FORT WORTH
INTERNATIONAL AIRPORT**

34.7 Miles
88MM Passengers in 2024

DALLAS ZOO

40.5 Miles
Over 1MM
Annual Visitors

**THE DALLAS ARBORETUM
AND BOTANICAL GARDEN**

40.2 Miles Over
1.1MM Annual Visitors



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
TORCHY'S TACOS*	NNN	3,800	10/01/2025	10/31/2035	\$167,200	\$44	\$183,920	10/01/2030	TWO 5-YEAR: 10/35 @\$53.24 10/40 @\$58.56
SOAK NAILS	NNN	4,161	10/01/2025	10/31/2035	\$166,440	\$40	\$183,084	10/01/2030	TWO 5-YEAR: 10/35 @\$46.20 10/40 @\$48.51
MO' BETTAHS	NNN	2,650	10/01/2025	10/31/2035	\$127,200	\$48	\$139,920	10/01/2030	TWO 5-YEAR: 10/35 @\$58.08 10/40 @\$63.29
TOTALS		10,611	100%		\$460,840		\$506,924		

INCOME

BASE RENT	\$460,840
TAX	\$49,830
CAM/INS	\$34,817
TOTAL REVENUE	\$545,487

EXPENSES

TAX	-\$49,830
CAM/INS	-\$34,817
TOTAL OPEX	-\$84,647

NOI**\$460,840****NOI**
\$460,840**Cap Rate**
6.00%**Price**
\$7,680,666**Price/ft Land**
\$101.33



Founded in 2006 originally as a food trailer in Austin, Texas, Torchy's Tacos has become an expanding brand in the restaurant industry for its award-winning tacos and queso. In 2020, they sold a stake valued at \$400MM to private equity firm General Atlantic which helped the rapid expansion. Torchy's Tacos fast casual taco chain currently has 132 locations across 16 states with plans to expand in growing markets. In 2024, the company launched a new menu with several changes and partnered with the Kansas City Chiefs, celebrating their 18th year in business. Torchy's Tacos has received numerous awards and rankings and was named in the top 20 of Restaurant Business Magazine's annual "Future 50".



SOAK Nails + Lounge is a premier luxury nail spa offering high-end products and an extensive menu of services, including manicures, pedicures, nail extensions, and exclusive membership programs. Designed to embody first-class standards, the spa emphasizes comfort, wellness, beauty, and overall health.



Mo' Bettahs is a Hawaiian-style fast-casual restaurant chain founded in 2008 by brothers Kimo and Kalani Mack, headquartered in Lehi, Utah. The company began with the mission of bringing authentic Hawaiian plate lunches to the mainland U.S. and has since grown into a thriving chain. It operates as a private company and was acquired in October 2024 by private equity firms Blue Marlin Partners and Trive Capital. Mo' Bettahs has between 501-1,000 employees and has 65 locations across Idaho, Oklahoma, Texas, Missouri, Kansas, Nevada, and a strong presence in Utah. Reported annual revenue for 2024 was over \$100MM and finished with approximately \$80MM in sales the year prior. Mo' Bettahs has been ranked 14th among 634 active competitors in the limited-service restaurant sector, competing with brands like Burger King, First Watch, and Cracker Barrel. The acquisition by Trive Capital signals plans for accelerated growth, with a focus on expanding its footprint and strengthening its brand identity.

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.



[WATCH PROPERTY VIDEO](#)

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received Innovation Awards for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the Forbes Travel Guide, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

▶ WATCH PROPERTY VIDEO

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	7,760	44,684	83,857
2029 Population Projection	9,201	52,935	98,521
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Median Age	34.6	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%
U.S. Armed Forces	0	40	102

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2024 Households	2,305	13,280	25,266
2029 Household Projection	2,737	15,760	29,746
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Owner Occupied Households	2,466	14,522	26,297
Renter Occupied Households	271	1,239	3,449
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$118.9MM	\$700.8MM	\$1.3B

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



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Executive Director
Capital Markets | Net Lease Group
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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 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