

Pacific Dental/Luna Grill/Sport Clips Shops B

The Village at Ownsby Farms

3515 S Preston Rd. Celina, TX 75009



OFFERING
MEMORANDUM



GOMEZGROUP



CUSHMAN &
WAKEFIELD



RYAN GOMEZ

Executive Director

Capital Markets | Net Lease Group

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933

Listed in Conjunction with

Texas Broker of Record:

Kristopher Von-Hohn

TX Lic 612661



Pacific Dental/Luna Grill/Sport Clips - Shops B

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DEMOGRAPHICS

**Pacific Dental/Luna
Grill/Sport Clips
Shops B**

3515 S Preston Rd.
Celina, TX 75009



GOMEZGROUP

Year Built:

2025

Parking:

52 Surface Spaces

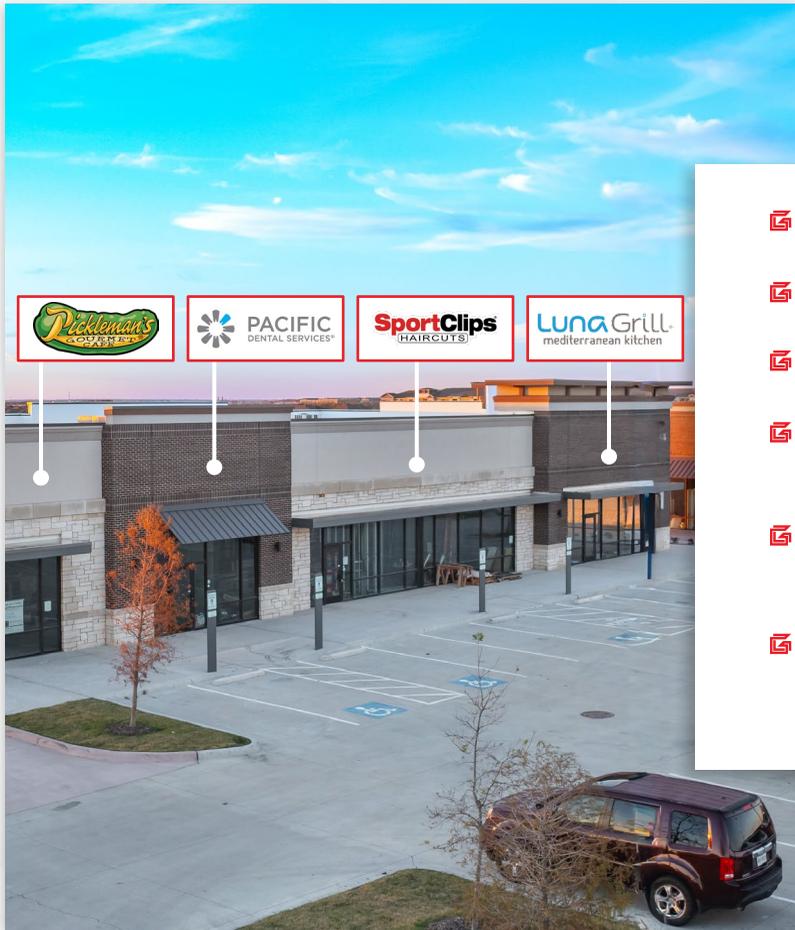
Land:

1.36 Acres
(59,242 SqFt)

Bldg:

9,303 SqFt





- 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
- 📍 1.36 Acre Lot with Ample Parking and Drive Thru
- 📍 The Village at Ownsby 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 Ownsby 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



**PACIFIC DENTAL/LUNA GRILL
SPORT CLIPS - SHOPS B**

TENANTS	AREA (SQFT)
LUNA GRILL	2,274
SPORT CLIPS	1,172
PACIFIC DENTAL	3,202
PICKLEMAN'S	2,655





The Ownsby Apartments
396 Units

S. PRESTON RD (9,680 VPD)

Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)



FIVE GUYS
BURGERS and FRIES

BLACK ROCK
COFFEE BAR

TOTALCARE
EMERGENCY ROOM

HunterDouglas

FIREHOUSE
SUBS

Celina Star Cafe

COLD STONE
CREAMERY

Touchdown
Taphouse

Luna Grill
mediterranean kitchen

SportClips
HAIRCUTS!

PACIFIC
DENTAL SERVICES

Nickeloni's
CIGARETTES

TORCHYS TACOS

NO. 1 BATTAL
RESTAURANT STYLE FOOD

SOAK
SAUNA HOUSE

Bojangles

PNC

Quincy
PROPERTY

RP
REPRESENTATIVE

QUB AND NUS
KIOSK

Donor
CLOTHING

PET SMART

Academy
SPORTS & OUTDOORS

COSTCO
WHOLESALE

S. PRESTON RD (9,680 VPD)

Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)



CHASE
 ANYTIME FITNESS
 SUPERCUTS
 SATAB
 RUCO Zone
 Kroger

HIGHFIELD PRESTON
 251 Units

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

LILYANA BY
 HILLWOOD COMMUNITIES
 400-Acre Master
 Planned Community

LAUGHLIN TWO
 EIGHTY NINE
 268 Units

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

SecurCare
 Self Storage

JOHN CAMPBELL TRL

9,680 VPD
 S PRESTON RD

RETAIL
 DEVELOPMENT
 COMING SOON

PACIFIC DENTAL/LUNA GRILL/SPORT CLIPS - SHOPS B
 THE VILLAGE AT OWNSBY FARMS
 3515 S. Preston Rd., Celina, TX 75009

TOUCHDOWN

FIREHOUSE
 SUBS

MIJANO
 NAILS

Peak n Play

HunterDouglas

BLACK ROCK
 ROCKWELL

Bojangles

FIVE GUYS
 BURGERS AND FRIES

TOTALCARE

CELINA STAR CAFE

PETSMART

PNC

RP

FOSS
 SWIM SCHOOL

289

WILD
 ESTABLISHMENT
 STEAK HOUSE

SOAK
 SPA & SALON

A Academy
 SPORTS & OUTDOORS

TORCHY'S
 TACOS

FUTURE
 DEVELOPMENT

COSTCO
 WHOLESALE



**PACIFIC DENTAL/LUNA GRILL/SPORT CLIPS - SHOPS B
THE VILLAGE AT OWNSBY FARMS**

3515 S. Preston Rd., Celina, TX 75009

**GREEN MEADOWS BY
CASTLEROCK COMMUNITIES**
1,400 Acres
+4,000 Homes



**71-Acre Community
165 Units**
**COVENTRY HOMES
HILLSIDE VILLAGE**



ATLAS BLUEWOOD APARTMENTS
272 Units



THE OWNSBY APARTMENTS
376 Units



**BLUEWOOD BY
HILLWOOD COMMUNITIES**
1,380-Acre Master
Planned Community



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



**CHRISTOPHER TODD NEIGHBORHOODS
CELINA PARK**
108 Units



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



**LAUGHLIN TWO
EIGHTY NINE**
268 Units



**LILYANA BY
HILLWOOD COMMUNITIES**
400-Acre Master
Planned Community



**THE ROYALTON AT
CREEKS OF LEGACY**
270 Units



FRONTIER PKWY 12,204 VPD

PROSPER CROSSINGS
324 Units



HIGHFIELD PRESTON
251 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



THE MANSIONS OF PROSPER
450 Units



289

S PRESTON RD
9,680 VPD

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



Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes



Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development



E. OUTER LP

Atlas Bluewood Apartments
272 Units

GHOATE PKWY

Sundance Celina
261 Units

The Ownsby Apartments
396 Units

THE VILLAGE AT OWNSBY FARMS

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

Christopher Todd Neighborhoods Celina Park
108 Units

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



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



Laughlin Two Eighty Nine
268 Units



The Royalton at Creeks of Legacy
270 Units

Ralph and Mary Lynn Boyer Elementary
±851 Students



Sam Johnson Elementary School
±614 Students



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



Lilyana By Hillwood Communities
400-Acre Master Planned Community

LAUD HOWELL PKWY

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

Prosper High School
±3,722 Students



Lilyana Elementary School
±802 Students

PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

Prosper Ridge by Southgate Homes

Highfield Preston
251 Units



KROGER MARKETPLACE

PROSPER TRAIL (11,345 VPD)

The Mansions of Prosper
450 Units

Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

DALLAS PKWY



Cynthia A. Cockrell Elementary School
±754 Students

E. FIRST ST

COUNTRY RD

E. FIRST ST



**PACIFIC DENTAL/LUNA GRILL/SPORT CLIPS - SHOPS B
THE VILLAGE AT OWNSBY FARMS**

3515 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

**THE DALLAS ARBORETUM
AND BOTANICAL GARDEN**

40.2 Miles Over
1.1MM Annual Visitors

DALLAS ZOO

40.5 Miles
Over 1MM
Annual Visitors

**DALLAS FORT WORTH
INTERNATIONAL AIRPORT**

34.7 Miles
88MM Passengers in 2024

287





TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS	NOTES
LUNA GRILL	NNN	2,274	07/01/2026	06/30/2036	\$106,878	\$47	\$120,226	07/01/3031	TWO 5-YEAR AT FMV	5% CAP ON CAM
SPORT CLIPS	NNN	1,172	10/01/2025	01/31/2031	\$46,880	\$40	\$46,880	N/A	TWO 5-YEAR: 02/31 @\$44.00 02/36 @\$48.40	6% CAP ON CAM
PACIFIC DENTAL	NNN	3,202	10/01/2025	10/31/2035	\$134,484	\$42	\$147,932	10/01/2030	TWO 5-YEAR: 10/35 @\$50.82 10/40 @\$55.90	7% CAP ON CAM
PICKLEMAN'S	NNN	2,655	10/01/2025	10/31/2035	\$125,449	\$47	\$138,006	10/01/2030	TWO 5-YEAR: 10/35 @\$57.17 10/40 @\$62.89	5% CAP ON CAM
TOTALS		9,303	100%		\$413,691		\$453,046			

INCOME

BASE RENT	\$413,691
TAX	\$44,914
CAM/INS	\$28,377
TOTAL REVENUE	\$486,982

EXPENSES

TAX	-\$44,914
CAM/INS	-\$28,377
TOTAL OPEX	-\$73,291

NOI**\$413,691**NOI
\$413,691Cap Rate
6.00% %Price
\$6,894,846Price/ft Land
\$116.38



Luna Grill, founded in 2004 by Sean and Maria Pourteymour, is a privately held fast-casual Mediterranean restaurant brand known for its kabobs, wraps, and salads. Based in San Diego, the company operates locations across California and the Dallas-Fort Worth area, focusing on wholesome, made-from-scratch meals. The chain now includes 54 restaurants, including a new Arizona location that opened in November 2025, with additional expansion planned for 2026. Owned by Premier Food Concepts, LLC, Luna Grill remains a family-run business, and Rich Pinella assumed the CEO role in August 2025 to lead its next phase of growth.



Sport Clips, founded in 1993 by Gordon Logan, is the nation's only hair care franchise with a presence in all fifty states, specializing in men's and boys' haircuts in a sports-inspired setting. The company is headquartered in Georgetown, Texas, and has earned recognition from *Entrepreneur Magazine* as one of the "Fastest-Growing Franchises," while also securing the #52 spot on the "Franchise 500" list. Operating as a private business, Sport Clips employs an estimated 10,000+ people across its corporate and franchise network. As of November 2025, the brand boasts more than 1,850 locations throughout the United States and Canada, including 83 company-owned stores.



Pacific Dental Services (PDS), founded in 1994 by Stephen Thorne, is a privately held dental support organization based in Irvine, California. The company delivers comprehensive business and operational services to dental practices, allowing clinicians to concentrate on patient care while PDS oversees technology, staffing, and administrative functions. With more than 14,800 employees, PDS supports over 1,000 practices across 24 states, positioning it among the largest dental support organizations in the nation. Widely recognized for its rapid growth and industry leadership, PDS has earned accolades for workplace culture, innovation, and community impact, including honors from the *Inc. 5000* list and *Best Places to Work*.



Pickleman's Gourmet Café, founded in 2005 and headquartered in Columbia, Missouri, is a privately held fast-casual restaurant chain known for its gourmet sandwiches, soups, salads, pizzas, and catering services. The brand emphasizes quality ingredients, including preservative-free artisan bread and antibiotic-free proteins, to deliver a cleaner dining experience. Since its inception, Pickleman's has expanded to more than 30 locations across Missouri, Kansas, Arkansas, Oklahoma, Indiana, Nebraska, and Texas, establishing itself as a rising regional player in the fast-casual segment. Competing with chains such as Portillo's, Mission BBQ, and Jack's Family Restaurants, Pickleman's continues to grow its footprint, with plans to open a new restaurant in Glendale, Arizona in 2025 and add 14 additional locations in the Dallas-Fort Worth area over the next five years.

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



RYAN GOMEZ

Executive Director

Capital Markets | Net Lease Group

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933



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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