



# **CALIBER COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE\*

**4720 S COLLINS STREET**

**ARLINGTON, TX 76018**

REPRESENTATIVE PHOTO

# CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

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## LISTING AGENTS

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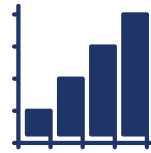
LIC # 9005919 (TX)

# INVESTMENT HIGHLIGHTS



## LIST PRICE

\$3,072,000



## CAP RATE

6.25%



## YEAR BUILT

1995

## INVESTMENT HIGHLIGHTS

- **Excellent Location:** Located 10 minutes from Grand Prairie Municipal Airport and located half a mile down the road from the Arlington Municipal Airport.
- **Strong Retail Synergy with nearby tenants that include:** Chicken Express, McDonald's, Subway, Sonic, Taco Bueno, Taco Bell, Whataburger, Jack in the Box, Starbucks, Taco Casa, Exxon, Golden Corral, Chuy's, P.F. Chang's, Dave & Buster's, Home Depot, Walmart, Chick-fil-A, Olive Garden.
- **Strong attractions that are located less than 10 minutes away from the subject property:** the Parks Mall at Arlington, one of the leading shopping malls in the entire DFW Metroplex, and houses a total of 180 stores.
- **High Traffic Counts:** the subject property is located off of Ronald Reagan Memorial Highway I-20.
- **I-20 is a major east-west Interstate Highway in the Southern United States.**
- **DFW Top MSA in the country** – DFW is ranked the number 4 metroplex in all of the United States.
- **DFW is continuing to grow at a rapid rate:** with nearly 300 people moving to the area each day.
- **Texas is a tax income free state** which is extremely vital to all types of investors.
- **Strong Guarantee:** Caliber Collision is a national tenant with over 1,000 locations. Strong guarantees are important for investors who want security with investments.
- **Minimal Landlord Responsibilities:** NN+ Investment where the landlord is responsible for roof and structure.
- **National Tenant Caliber Collision was started in 1997** and has become one of the primary market leaders in the entire auto repair industry.
- **Caliber Collision and Abra Auto Body and Glass:** in February of 2019 Caliber announced they have closed on their merger transaction. This powerful combination creates a company that unites two proven talented teams operating more than 1,000 collision centers in 37 states and the District of Columbia.
- **Great Demographics:** 144,000 people living in a three-mile radius and 343,695 people living in a 5-mile radius.
- **Strong Household Income:** In a 5-mile radius is \$80,790. (National Average is \$68,703)
- **Lease Commencement Date:** April 22, 2014 with a 10-year lease. Lease Expires April 22, 2024. The tenant has the option to extend the Original Term for 5 years each.
- **Net Operating Income:** Gross Rent \$15,000 during the first year of the term. Commencing on the third (3rd) anniversary of the Commencement Date, and on each subsequent three (3) year anniversary during the Original Term and any Extended Term, the Gross Rent shall be adjusted proportionately with any increase in the Consumer Price Index for All Urban Consumers in the Dallas-Fort Worth area (or, if such CPI index ceases to be compiled during the term, another index serving the same purpose agreed on in good faith by the parties) from (a) the Commencement Date (for the first adjustment) or (b) the prior adjustment (for any subsequent adjustment); provided, however, that the Gross Rent following any such adjustment shall never exceed 106% of the prior applicable Gross Rent.

## ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	CAP
Current	\$16,000.00	\$192,000.00	6.25%
Option 1	\$16,960.00	\$203,520.00	6.63%
Option 2	\$17,977.60	\$215,731.20	7.02%

## TENANT SUMMARY

Tenant Trade Name	Caliber Collision
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement	4/22/14
Rent Commencement	4/22/14
Lease Expiration Date	4/22/24
Term Remaining	±3 Years
Increases	CPI or 6%
Options	Two - Five Year Options

For Financing Information, Please Contact a Matthews™ Capital Markets Agent:

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(214) 620-1939

## TENANT OVERVIEW



**CALIBER**  
**COLLISION**

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» COMPANY NAME  
Caliber Collision

» YEAR FOUNDED  
1997

» INDUSTRY  
Auto Repair

» HEADQUARTERS  
Lewisville, TX

## ABOUT CALIBER COLLISION

Caliber Collision became the nation's largest collision repair company dating back to 1997. Caliber is committed to everything they do and they put their customers first. Caliber stands out by its culture and the people who cultivate it. Caliber is responsible for 285 vehicles gifted to veterans and their families. They have also worked towards 19 million meals being raised for local food banks. Giving back sits at the core of everything Caliber Collision does which is why they remain a Manufacturer-Approved Repair Specialist. Caliber Collision and Abra Auto Body Repair of America today announced a definitive merger agreement that brings together the companies' teams, brands, and operations to better serve their customers and insurance clients with the "highest-quality repairs and a seamless customer experience." The merger brings together two complementary leaders in the \$47-billion-a-year collision repair industry and puts the combined company in a better position to make investments that benefit customers and teammates, which include enhanced technologies, high-level customer experience, and expanded best operational practices.

# AREA OVERVIEW

## ARLINGTON, TX

Located in Tarrant County and sitting directly in between the cities of Dallas and Fort Worth, Arlington is the third-largest municipality in the DFW Metropolitan Area. Dallas/Fort Worth is a thriving metropolis of over 6.5 million people that spans in every direction and Arlington is in the center of the action, allowing businesses to enjoy convenient access to both cities. The City of Arlington has been recognized as the best run City in Texas by WalletHub for the second consecutive year and recently received recognition from the Bloomberg Foundation as one of 13 cities in the United States that best use innovation to improve service.

Positioned along Union Pacific Railroad's main transcontinental route, intersected by two major interstates, and within proximity to multiple major air cargo facilities, logistically, Arlington is an obvious choice for national and international businesses. Arlington is only 8 miles from DFW International Airport, providing access to non-stop flights to over 200 destinations. Arlington is also home to the Arlington Municipal Airport, one of DFW's major reliever airports.

With an unemployment rate well below the state and national averages, Arlington has a healthy economy. The largest industries in the city are manufacturing and construction. Future job growth over the next 10 years is projected to be 38.3%, which is higher than the national average.



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,904	152,177	363,199
2020 Population	7,482	144,004	343,695
2010 Population	6,898	132,488	312,004
Annual Growth 2020-2025	1.1%	1.1%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,730	50,322	119,868
2020 Population	2,589	47,727	113,623
2010 Population	2,400	44,292	103,827
Annual Growth 2020-2025	1.1%	1.1%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$72,760	\$74,741	\$80,790

## ATTRACTIONS

Arlington attracts North Texas visitors with a \$250 million entertainment complex that includes sports teams, theme parks, shopping, hotels, and restaurants. Home of the Dallas Cowboys, the Texas Rangers, Six Flags Over Texas Theme Park, Texas Live!, and a host of other attractions, Arlington is the entertainment capital of North Texas, seeing over 48.9 million visitors annually. North Texas tourists create an estimated economic impact of \$1.4 billion. In recent years, Arlington has hosted the Super Bowl, NBA Final Four, College Football National Championship, and The Country Music Awards.

Arlington is also home to the University of Texas at Arlington, the largest university in North Texas. UT Arlington is a growing research powerhouse, conducting cutting edge research in aerospace, manufacturing, medical sciences, and general engineering with over 42,000 students. UTA cultivates talent and invests in research and development, and has an estimated annual economic impact of \$17.1 billion.



# AREA OVERVIEW



## AT&T STADIUM

AT&T Stadium is home to the Dallas Cowboys, the most valuable sports franchise in the world as well as the annual Cotton Bowl Classic and the Big 12 Championship Game. The Cowboys moved to Arlington in 2009 after the completion of AT&T Stadium, a \$1.5 billion project. AT&T Stadium is the largest special events venue in North America with capacity for 105,000+ patrons. The stadium seats 80,000 guests, making it the fourth largest stadium in the NFL by seating capacity. AT&T also has the world's 2nd largest high definition video screen. The stadium is used for much more than football games: concerts, basketball games, soccer matches, rodeos, motocross races, and many more activities are held at AT&T each year.



## GLOBE LIFE PARK

Globe Life Park is home to the Texas Rangers and the Texas Rangers Baseball Hall of Fame. In November 2016, voters approved an extension of hotel and sales taxes to fund Globe Life Field, a new \$1.1 billion ballpark development set to be built in the area adjacent to the current ballpark and open in March 2020. Globe Life Park in Arlington contains approximately 1,400,000 square feet. The ballpark measures 114 feet from street level to the top of the roof canopy. Because of the venue size, design, central location, and state-of-the-art technology, Globe Life Field will host a multitude of events like collegiate sports, concerts, festivals, and other professional sporting events.



## SIX FLAGS OVER TEXAS

Sitting on 212 acres, Six Flags Over Texas was the first Six Flags Theme Park location, opening in 1961. Six Flags is the world's largest regional theme park company. The company recently reported that 2018 marked its 9th consecutive year of record growth for both revenue and annual visitors. Six Flags over Texas features more than 100 rides, shows, and attractions including 13 world-class roller coasters and the neighboring Hurricane Harbor Water Park, which houses over 40 rides and attractions. The company's headquarters are in Grand Prairie, Texas, just 5 miles down the road from the park.

# AREA OVERVIEW

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## TEXAS LIVE!

Texas Live! is a unique attraction that combines entertainment, restaurants, and accommodations into one exciting destination. The complex is nestled between three legendary arenas, AT&T Stadium, Globe Life Field and Globe Life Park in Arlington. An upscale experience in an unbeatable location, Texas Live! is the place you'll want to be before, after, or during a game. One thrilling part is Arlington Backyard, an outdoor concert venue unlike any other. With spectacular views of AT&T Stadium, the 5,000-person venue hosts festivals and cultural events in addition to live music. Join fellow fans at the Live! Arena, a multilevel sports bar and gathering space with a 100-foot LED HD screen. With over 200,000 square feet and seven distinct venues to choose from, this state-of-the-art event complex can easily accommodate 20 to 10,000 guests. Options include a lush beer garden, intimate private lounges, glamorous hotel ballroom, or the spacious outdoor pavilion.



## LIVE! BY LOEWS

When visitors look for the most exciting dining and entertainment in the Dallas-Fort Worth Metroplex, they find themselves at Texas Live!, the recreation hub nestled among the Dallas Cowboys' AT&T Stadium, the Texas Rangers' Globe Life Field, and the Esports Stadium & Expo Center. Staying at Live! by Loews – Arlington puts visitors at the center of all the action, with all the benefits of a stylish, modern retreat. The new \$150 million Live! by Loews hotel is the first of its kind in the nation. Step inside the expansive lobby after a busy day of meetings or a night out at Texas Live! and experience the best in true Texas hospitality. The hotel has a long list of amenities including a stunning terrace pool and bar with views of AT&T Stadium, in-room dining, complimentary Wi-Fi, a 24-hour business center, and a high-end fitness club.



## ESPORTS STADIUM

At 100,000 sqft., Esports Stadium Arlington is the largest dedicated esports facility in North America. The facility serves as a turnkey solution for esports events and productions, built to serve the unique needs and demands of the esports community by following the four pillars of versatility, community, excellence, and hospitality. The world-class stadium includes a 90 ft. LED stage display with theatrical lights and sound and 2,500 seating capacity. While enjoying the Gaming Center, gamers can enjoy a variety of food, snacks, and beverages, as well as have full access to a full range of merchandise for purchase—including various esports brand apparel—in the ES Arlington retail store. Additionally, the stadium is available for birthday parties, boot camps, and private events.

## AREA OVERVIEW

# DFW

## DALLAS-FORT WORTH

The Dallas-Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas-Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



**7.6M**  
DFW  
MSA POPULATION



**\$620.6B**  
GROSS METRO  
PRODUCT



**24**  
FORTUNE 500  
COMPANIES



**3rd Largest**  
U.S. METROPOLITAN  
AREA



## BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.

Bank of America

JPMorganChase



State Farm

Ameritrade



## INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms

Microsoft

TEXAS  
INSTRUMENTS



DELL

SAMSUNG

NOKIA

CISCO

FUJITSU



Frontier  
COMMUNICATIONS

alcatel



Google



## COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



## DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."

## BEST PLACE TO RETIRE 2020

- FORBES 2020

## #2 BEST PLACE FOR BUSINESS AND CAREERS

- FORBES 2019

## #1 VISITOR AND LEISURE DESTINATION IN TEXAS

- VISIT DALLAS



# MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



## DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cul-tural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



## DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



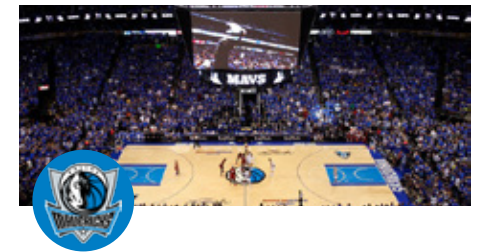
### TEXAS RANGERS

(Major League Baseball)



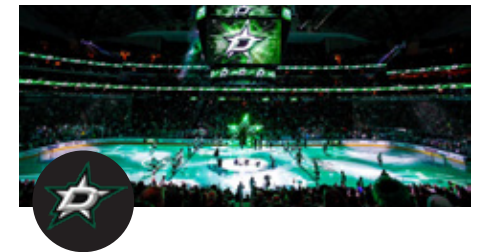
### DALLAS COWBOYS

(National Football League)



### DALLAS MAVERICKS

(National Basketball Association)



### DALLAS STARS

(National Hockey League)

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Caliber Collision** located at **4720 S Collins Street, Arlington, TX 76018** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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## LISTING AGENTS

### FRANK COLUNGA

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BROKER OF RECORD

LIC # 9005919 (TX)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# Information About Brokerage Services

11-2-2015

*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.

Kyle Matthews/Matthews Retail Group Inc.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
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