



394 E Stacy Rd | Allen, TX 75002

OFFERING MEMORANDUM

LISTED BY

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KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9005919 (TX)



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INVESTMENT HIGHLIGHTS

- Long term 10-year lease providing for generational cash flow for passive investors
- Lease is backed by Jack in the Box Corporate
- Absolute NNN ownership ideal for hands-off landlords while still capitalizing on depreciation with ownership of the building
- Strong hedge against inflation as rent increases with the Consumer Price Index however not to exceed 8% every 5 years
- Standing across the street from Fairview Town Center Shopping Mall with over 2,000,000 SF of retail shopping anchored by tenants such as Old Navy, Macy's, JC Penney, Dillard's, and Whole Foods to name a few
- Sitting along Stacy Rd, Jack in the Box is positioned to be seen by over 39,000 CPD on this main thoroughfare
- Directly behind and adjacent to the site are two large shopping centers, The Village at Allen which is also over 2,000,000 SF and anchored by Best Buy, Target, Dick's, and Top Golf as well as the Allen Even Center. Additionally, in proximity to this site, sits the Allen Premium Outlets which is the main Outlet shopping center in DFW and has tenants such as Nike, Adidas, PUMA, Michael Kors, Tory Burch,
- Population in Allen has more than doubled over the past two decades. In the next 5 years Allen is expected to see another surge of over 16%







\$4,125,777

LIST PRICE



\$185,660

NOI



4.50%

CAP RATE

BUILDING INFO

Address	394 E Stacy Rd Allen, TX 75002
Year Built	2010
GLA of Building	±2,838 SF
Lot Size	±40,480 SF (±0.98 AC)

TENANT SUMMARY

Lease Type	Absolute NNN
Tenant	Jack in the Box Eastern Division LP
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Rent Commencement Date	2/3/11
Lease Expiration Date	2/2/31
Lease Term	10 Years
Rental Increases	CPI not to surpass 8% every 5 years
Renewal Options	Four (4) Five (5) Year
Right of First Refusal	30 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	CAP
Year 11	\$185,660.00	4.50%
Year 15*	\$200,512.00	4.86%

*projecting an 8% increased based on previous CPI

DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%

RATE: 3.950%

AMORTIZATION: 30

JESSE LILLARD

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±2,250

NO. OF LOCATIONS



San Diego, CA

HEADQUARTERS



1951

YEAR FOUNDED

TENANT OVERVIEW

Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,250 of its flagship hamburger outlets in California, Texas, and more than 20 other states. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

STRATEGY

Unlike some of its fast-food rivals, Jack in the Box has traditionally had a large number of corporate locations compared to its franchised outlets. In recent fiscal years, the company has moved towards franchising more locations to bring its franchise ownership rate closer to 80%. Jack in the Box leans on quirky marketing efforts and an almost constant stream of new menu items. Additionally, Jack in the Box has also been working to upgrade many of its outlets with modern interior designs, complete with flat-screen televisions and ceramic tile floors.





FAIRVIEW TOWN CENTER

SHOPPING CENTER



DILLARDS
WHOLE FOODS MARKET
BUCKLE
FRENZI
JOS. A. BANKS
RALLY HOUSE
THE POINT SKATE SHOP
AMAZING LASH
BLUE LION SALON SUITES
FAIRVIEW NAILS & SPA
HELLO GORGEOUS

SEPHORA
FAIRVIEW TOWN HALL
CHEEKY MONKEYS
KILLARNEY'S LIVE
ROCKY CREEK CANDLE CO
SLEEP NUMBER STORE
HOME2SUITES
RESIDENCE INN
24 HOUR FITNESS
BOWLERO
ETC.

LA Z BOY
FURNITURE GALLERIES®

CyrusOne

NEW HOTEL DEVELOPMENT
UNDER CONSTRUCTION

tierpoint
Secure. Connect. Transform.

PORSCHE

MCKINNEY ISD
COMMUNITY EVENT CENTER

Medical City
McKinney

75

± 137,000 VPD

McDonald's

TACO BELL

Origin Bank
Member FDIC

Pollo Loco

WHATABURGER

Jack
in the box

OCEAN BLUE

E. STACY RD
± 39,657 VPD

RBFCU

Firestone
Walgreens

BUENO
Taco Bueno

brakes plus
Complete Auto Service

Christian Brothers Automotive

N. GREENVILLE AVE
± 16,000 VPD

THE VILLAGE AT ALLEN

SHOPPING CENTER



ARMOR COFFEE CO.
BONEFISH GRILL
BURLINGTON
BEST BUY
BJ'S BREWHOUSE
CABELA'S
CLUB PILATES
CHASE BANK
FIVE BELOW
GNC
JAMES AVERY

KIRKLAND'S
PETSMART
PIER ONE IMPORTS
ROSS
SALLY BEAUTY
THE VITAMIN SHOPPE
TUESDAY MORNING
VIBE YOGA
VISIONWORKS
WHICH WICH
ETC.

FAIRVIEW TOWN CENTER

SHOPPING CENTER



DILLARDS
WHOLE FOODS MARKET
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HOME2SUITES
RESIDENCE INN
24 HOUR FITNESS
BOWLERO
ETC.

STACY GREEN

SHOPPING MALL



ALLEN PREMIUM OUTLETS

SHOPPING CENTER



AERIE
ALDO
AMERICAN EAGLE
BARE BEAUTY
BATH AND BODY WORKS
CALVIN KLEIN
COLUMBIA
CONVERSE
DKNY
FOSSIL
GAP

GUESS
H&M
HURLEY
J. CREW
KATE SPADE
LOFT
MISS A
NAUTICA
PACSUN
PAPAYA
ETC.

LA Z BOY
FURNITURE GALLERIES®



75

± 137,000 VPD

E. STACY RD
± 39,657 VPD



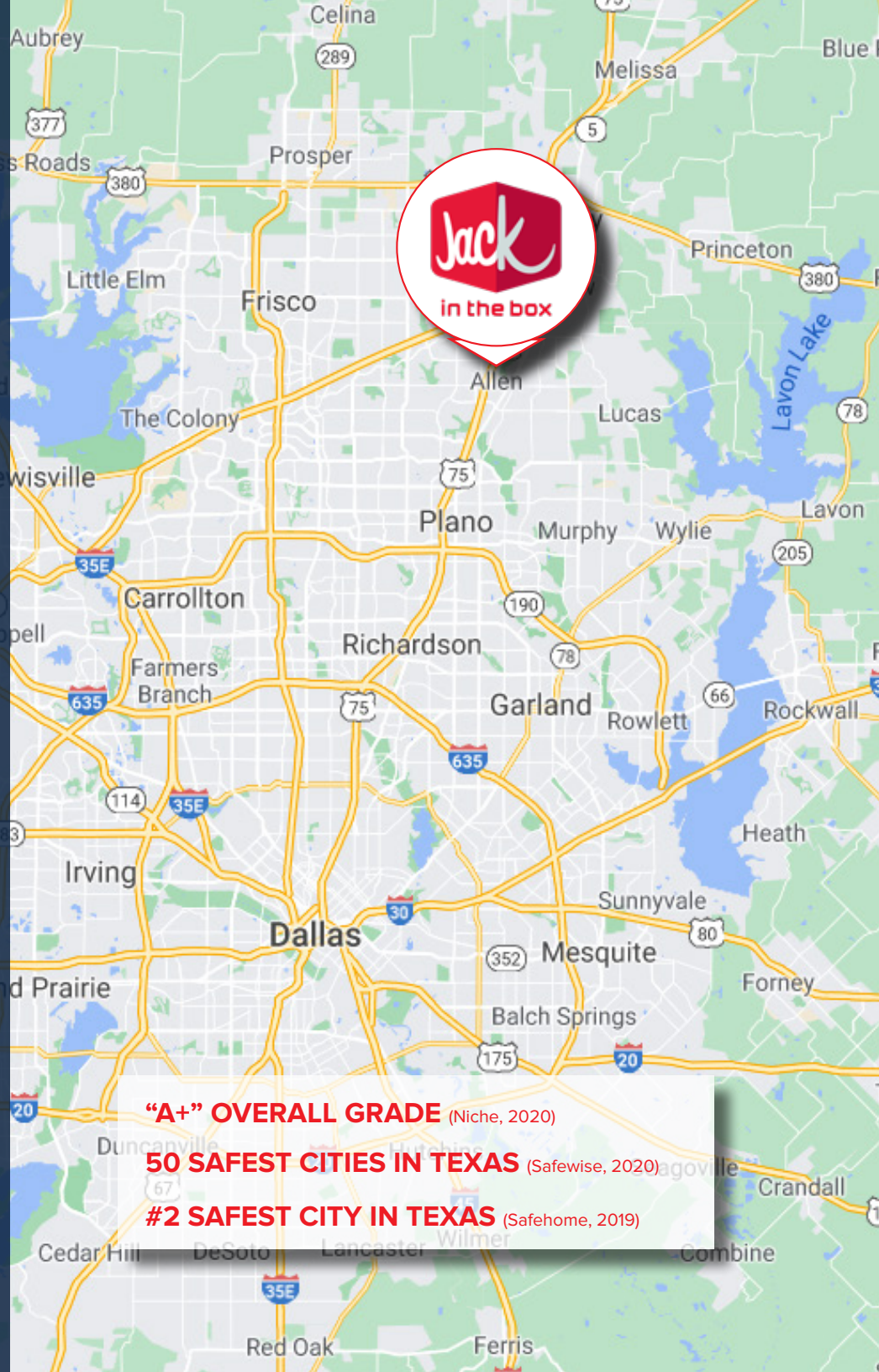
ALLEN, TX

Allen is located in north central Texas, approximately 20 miles north of downtown Dallas. It is the fourth largest city in Collin County. Allen is a part of the Dallas-Fort Worth metropolitan area. Allen serves as the corporate headquarters for the following companies: MonkeySports, CVE Technology, PFSweb, WatchGuard Video, PINSTACK, Boss Fight Entertainment, Brass Roots Technologies, Cytracom, No Magic, Lyrick Studios, WiQuest Communications, and Credit Union of Texas.

The city also has a 79,000-square-foot convention center (Watters Creek Convention Center) that is owned and operated by Marriott Hotels. Allen also boasts many luxury hotels often used by visitors and business-people: Hyatt Place Dallas/Allen, Hilton Garden Inn Dallas-Allen, Courtyard by Marriott Dallas Allen at Allen Event Center, and Delta Hotels by Marriott Dallas Allen. In addition, Allen also has a multi-purpose arena, the 7,500-seat Allen Event Center, which is owned and operated by the City of Allen. There are three major malls/shopping complexes in the city: Allen Premium Outlets, Watters Creek, and The Village at Allen. These shopping complexes attract many visitors to Allen, Texas on a daily basis.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	13,202	103,506	264,184
2020 Estimate	11,284	88,435	228,151
2010 Census	7,545	64,598	168,749
2020-2025 Growth	17.00%	17.04%	15.79%
2010-2020 Growth	49.56%	36.90%	35.20%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	4,643	36,507	94,226
2020 Estimate	4,089	32,188	82,847
2010 Census	2,478	22,075	58,096
2020-2025 Growth	13.56%	13.42%	13.73%
2010-2020 Growth	64.99%	45.81%	42.60%
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est Avg HH Income	\$124,085	\$129,226	\$128,824



"A+" OVERALL GRADE (Niche, 2020)

50 SAFEST CITIES IN TEXAS (Safewise, 2020)

#2 SAFEST CITY IN TEXAS (Safehome, 2019)

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



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 50
COMPANIES



3rd Largest
U.S. METROPOLITAN
AREA

MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

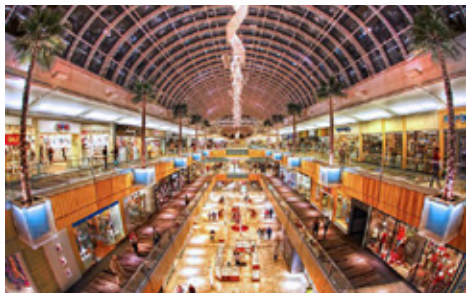
In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

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 cultural 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.



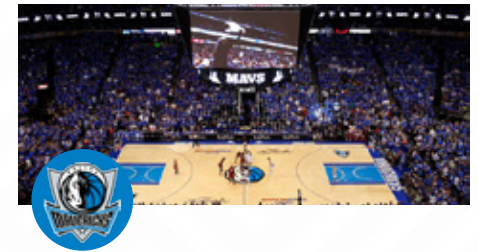
TEXAS RANGERS

(Major League Baseball)



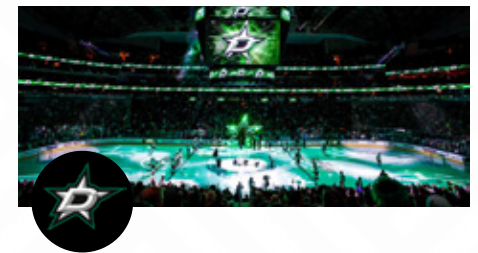
DALLAS COWBOYS

(National Football League)



DALLAS MAVERICKS

(National Basketball Association)



DALLAS STARS

(National Hockey League)

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.



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



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.



**GRAPEVINE/SOUTHLAKE/
COPPELL/WESTLAKE**

CORE-MARK**
GAMESTOP
SABRE

DENTON

SALLY BEAUTY
GUTTERTH

MCKINNEY

TORCHMARK CORP.

PLANO

J.C. PENNEY
YUM CHINA HOLDINGS
ALLIANCE DATA SYSTEMS
CINEMARK HOLDINGS
RENT-A-CENTER

IRVING

EXXON MOBILE
MCKESSON
FLUOR
KIMBERLY-CLARK
PIONEER NATURAL RESOURCES
VISTRA ENERGY
CELANESE
MICHAELS COS.
COMMERCIAL METALS
FLOWERVE
DARLING INGREDIENTS
NEXSTAR MEDIA GROUP

RICHARDSON

LENNOX INTERNATIONAL
FOSSIL GROUP

DALLAS-LBJ CORRIDOR

TEXAS INSTRUMENTS
BRINKER INTERNATIONAL
ATMOS ENERGY

FORT WORTH

AMERICAN AIRLINES GROUP
RANGE RESOURCES

ARLINGTON

D.R. HORTON

DALLAS LOVE FIELD

SOUTHWEST AIRLINES

DOWNTOWN DALLAS

AT&T
ENERGY TRANSFER EQ.
TENET HEALTHCARE
HOLLYFRONTIER
JACOBS ENGINEERING GROUP
DEAN FOODS
BUILDERS FIRSTSOURCE
ENLINK MIDSTREAM
NEIMAN MARCUS GROUP
COMERICA
PRIMORIS SERVICES
TRINITY INDUSTRIES



“DFW RANKING **23RD** IN THE **U.S. METROPOLITAN**
AREAS WITH THE MOST FORTUNE 500
COMPANIES” — DALLAS ECONOMIC DEVELOPMENT GUIDE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jack In The Box** located at **394 E Stacy Rd, Allen, TX 75002** (“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.



in the box

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LICENSE NO. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

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