



**Grand Prairie, TX (Dallas-Fort Worth MSA)**



***Subject Property***



***Long-Term Lease With 2.5%  
Annual Rent Increases in  
Base Term & Options***



***WellMed has 383 Locations  
Throughout Florida and  
Texas***



***WellMed is a Network of  
Medical Professionals Serving  
700,000+ Patients***



***Population Nearly 250,000  
Within a Five-Mile Radius of  
Property***



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# Marcus & Millichap

## NET LEASED DISCLAIMER

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.





## Seven WellMed locations listed by the Wolfe-Lipsky Retail Group

*Available separate or as a portfolio*

*Contact listing agents for more information*



# WELLMED

### Pricing Summary

	Address	City/State	GLA	NOI	Lease Exp.	Cap Rate	Price
1	8303 Military Drive W.	San Antonio, TX	8,400	\$137,500	11/1/2030	5.85%	\$2,350,427
2	501 N. Yarborough, Bldg B	El Paso, TX	13,087	\$245,158	10/31/2030	6.00%	\$4,085,966
3	507 W. Alexander Street	Plant City, FL	14,025	\$238,357	7/31/2030	6.25%	\$3,813,712
4	5846 Wooldridge Road	Corpus Christi, TX	9,202	\$174,838	6/30/2030	5.85%	\$2,988,683
5	1801 S. Carrier Pkwy	Grand Prairie, TX	4,000	\$62,640	10/31/2025	6.85%	\$914,452
6	801 S. Main Street, Suite C	McAllen, TX	11,006	\$197,564	4/1/2030	6.15%	\$3,212,422
7	200 W. Kearney Street	Mesquite, TX	3,700	\$57,165	10/30/2024	6.95%	\$822,517
<b>Total:</b>				<b>\$1,113,222</b>			<b>\$18,188,179</b>





**2.5%  
Annual  
Rent  
Increases**

### Overview

1801 S. Carrier Parkway, Grand Prairie, TX 75051

<b>Price:</b>	<b>\$914,452</b>
<b>Cap Rate:</b>	<b>6.85%</b>
Rentable Square Feet:	4,000
Annual Rent:	\$62,640
Price PSF:	\$228.61
Land Area:	0.53 Acres
Year Built/Renovated:	2009/2016

### Lease Summary

Tenant:	WellMed
Website:	<a href="http://www.WellMedHealthcare.com">www.WellMedHealthcare.com</a>
Lease Guarantor:	Wellmed
Lease Type:	NN
Option Periods:	2, 5-Year Options
Rent Increases:	2.5% Annually
Roof & Structure:	Landlord
Commencement:	10/30/2015
Lease Expiration:	10/31/2025

### Rent Schedule

Base Term	Annual	Rent PSF	Cap Rate
11/1/2020 – 10/31/2021:	\$62,640	\$15.66	6.85%
11/1/2021 – 10/31/2022:	\$64,206	\$16.05	7.02%
11/1/2022 – 10/31/2023:	\$65,811	\$16.45	7.20%
11/1/2023 – 10/31/2024:	\$67,456	\$16.86	7.38%
11/1/2024 – 10/31/2025:	\$69,143	\$17.29	7.56%

Option Periods	Annual	Rent PSF	Cap Rate
Option 1, Year 1:	\$70,871	\$17.72	7.75%
Option 1, Year 2:	\$72,643	\$18.16	7.94%
Option 1, Year 3:	\$74,459	\$18.61	8.14%
Option 1, Year 4:	\$76,321	\$19.08	8.35%
Option 1, Year 5:	\$78,229	\$19.56	8.55%
Option 2, Year 1:	\$80,184	\$20.05	8.77%
Option 2, Year 2:	\$82,189	\$20.55	8.99%
Option 2, Year 3:	\$84,244	\$21.06	9.21%
Option 2, Year 4:	\$86,350	\$21.59	9.44%
Option 2, Year 5:	\$88,509	\$22.13	9.68%



1801 S. Carrier Parkway  
Grand Prairie, Texas 75051

## INVESTMENT HIGHLIGHTS

### Long-Term Lease With Annual Increases

- Double Net (NN) Lease with Five Years Remaining on Base Term
- Two, Five-Year Tenant Renewal Options with 2.5 Percent Annual Rent Increases in Base Term and Option Periods
- Property was Remodeled in 2016 with \$250,000 in Renovations

### WellMed | Texas & Florida

- WellMed is a Multibillion-Dollar Revenue Healthcare Company Serving the Senior Population Primarily in Texas and Florida
- WellMed is Part of Optum, a UnitedHealth Group Company
- WellMed is a Network of Doctors, Specialists and Other Medical Professionals Serving Over 700,000 Older Adults
- 383 Primary Care and Specialist Locations

### Strong Demographics | Surrounding Area

- Population Nearly 250,000 Within a Five-Mile Radius of Property
- Within Walking Distance to Retail Corridor off Pioneer Parkway with 31,000 Vehicles Per Day
- Surrounding National Retailers Include Ikea, Walmart Supercenter, Kohl's, HomeGoods, Ross, Burlington, Petco, Aldi, Kroger, Planet Fitness, Rent-A-Center, Family Dollar, Dollar Tree, Ulta Beauty, Olive Garden, Blaze Pizza, Chick fil A, Dunkin Donuts, Taco Bell, Walgreens, CVS and Many More
- Two Miles from Epic Waters Indoor Park – Currently Open

### Major Points of Interest

- Five Miles from Dallas Baptist University with an Enrollment of 5,000 Students
- Six Miles from the University of Texas at Dallas with an Enrollment of More Than 29,500 Students, and Six Flags Over Texas – Currently Open
- 15 Miles from University of Dallas with an Enrollment of Nearly 2,5000 Students
- 16 Miles from the University of North Texas at Dallas and 17 Miles from Texas Woman's University
- 19 Miles from Dallas Love Field Airport

### Dallas/Fort Worth Metropolitan Area

- Conveniently Situated East of Fort Worth and West of Dallas
- 16 Miles South of the Dallas/Fort Worth (DFW) International Airport, the Primary Airport Serving the Dallas–Fort Worth Metro, and the Fourth Busiest Airport in the World
- Fourth-Most Populous Metro in the Nation with a Total Population of Nearly 7.5 Million Residents – 1.3 Million in Dallas Alone
- The Population Growth in Recent Years Ranks Among the Highest in the U.S. for a Major Metro
- One of the Nation's Largest Employment Markets, with nearly 3.9 Million Jobs
- The Economic and Cultural Hub of North Texas
- Region is Home to 23 Fortune 500 Companies in a Variety of Sectors
- Median Income is Nearly \$7,000 Above the National Level





George M. Rapier III, MD, founded WellMed in 1990 as a single clinic in the Medical Center area of San Antonio, Texas. His idea was simple: deliver proactive, preventive care and build strong relationships with his senior patients. He believed that if he could keep his patients healthy instead of responding to symptoms after they become ill, then he could positively affect their quality of life and prevent complications and lengthy hospital stays.

Today, WellMed is a network of doctors, specialists and other medical professionals that specialize in providing care for more than 700,000 older adults with over 16,000 doctors' offices in Texas and Florida.

WellMed is a multibillion-dollar revenue healthcare company serving the senior population and working hard to keep older adults healthy. They are proud to provide extra support for those with multiple chronic conditions such as diabetes and heart disease. We empower patients to live healthier through the support of an entire medical team that works together to provide the best care possible. Specialists include cardiology, podiatry, dermatology, rheumatology, neurology, palliative care, wound care, hospital medicine and more.

In 2011, a federally funded, independent, peer-reviewed case study by the Robert Graham Center examined health outcomes for tens of thousands of WellMed patients in the San Antonio area. The study found WellMed patients, on average, are older and live longer than the 65+ population in Texas.



### Lease Abstract

*Landlord pays the property tax direct and is reimbursed by the Tenant (WellMed) through the monthly CAM and/or reconciled annually. Insurance is paid direct to the Insurance Company by Tenant. Tenant is required to maintain all insurance coverage – property, casualty, liability & umbrella.*

*Landlord agrees to repair, replace, and maintain the roof, foundation, and structural soundness of the exterior walls, doors and windows.*



In 2011, WellMed partnered with OptumCare, one of the nation's largest health and wellness companies with more than 53,000 doctors and 1,450 neighborhood clinics across the country. WellMed is now part of OptumCare as they work hard to provide specialized care to keep patients empowered and engaged in their own health.





Population  
Nearly 250,000  
Within Five  
Miles of the  
Property

Walmart

STARBUCKS COFFEE

Wendy's

Chick-fil-A

WHATABURGER

PANDA EXPRESS CHINESE KITCHEN

WELLMED

ALDI

AT&T

AutoZone

Kroger

FAMILY DOLLAR

T-Mobile

DUNKIN' DONUTS

KFC

25,000  
Daily

Carrier Parkway

Pioneer Parkway

31,000  
Daily

epicwaters  
INDOOR WATERPARK

Burlington coat factory

ULTA BEAUTY

HomeGoods

BLAZE PIZZA

PETCO

FirstWatch The Daytime Cafe

ROSS DRESS FOR LESS

DOLLAR TREE

Olive Garden ITALIAN KITCHEN

Canoe's

T-Mobile

FIREHOUSE SUBS

RAC

planet fitness

boost mobile

WELLS FARGO

metro by T-Mobile

KOHL'S

verizon wireless

7 ELEVEN

TACO BELL

IKEA

Google







## DALLAS-FORT WORTH OVERVIEW

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.5 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.

### METRO HIGHLIGHTS



#### SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro.



#### LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



#### MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.







## TRANSPORTATION

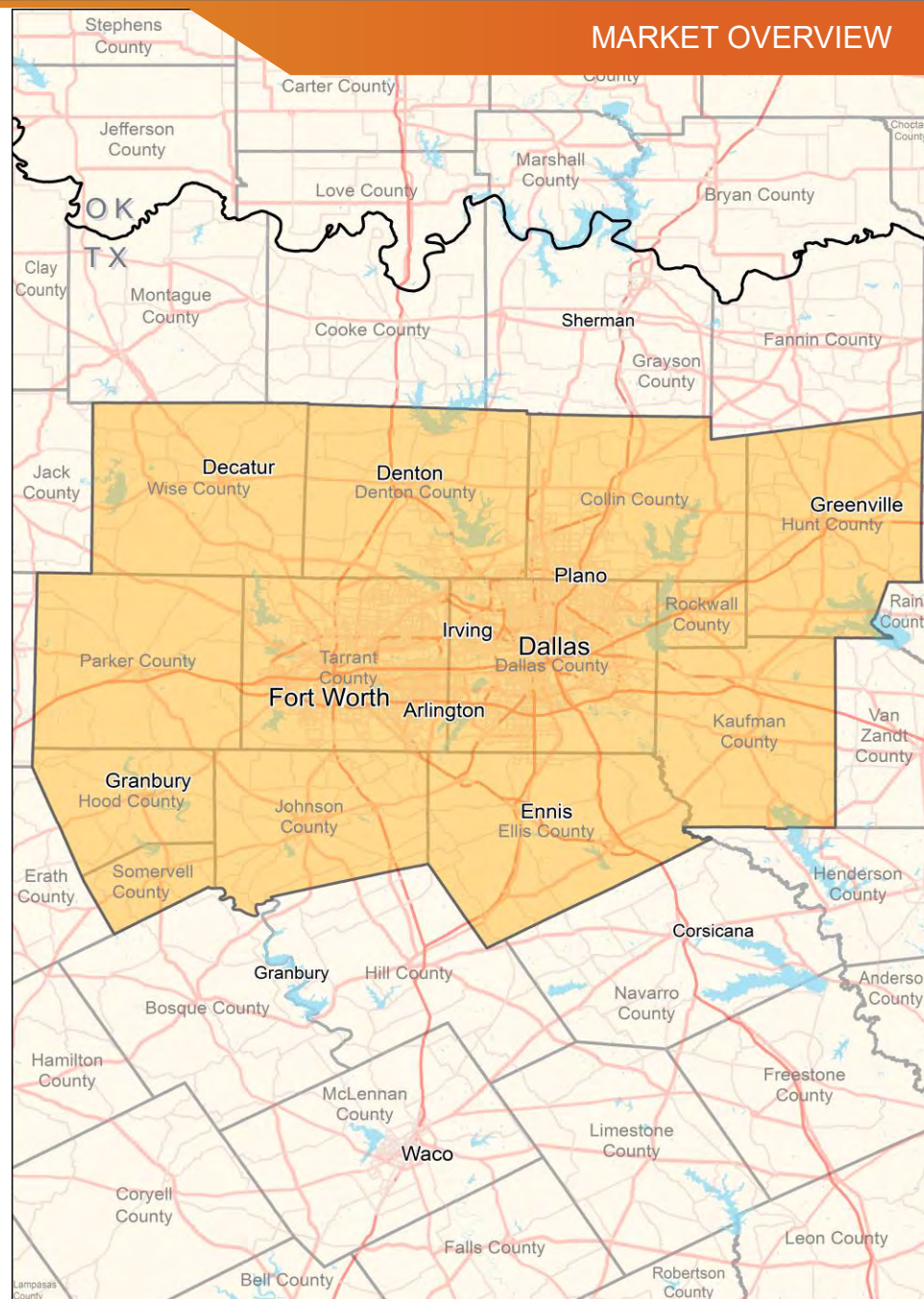
- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820.
- DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of busses and a light-rail system.
- Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth.
- Trinity Railway Express and Amtrak provide passenger rail service.
- Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade.
- Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.



MORE THAN  
**93**

MILES OF A LIGHT-RAIL SYSTEM  
SERVING DALLAS AND  
SURROUNDING CITIES

## MARKET OVERVIEW



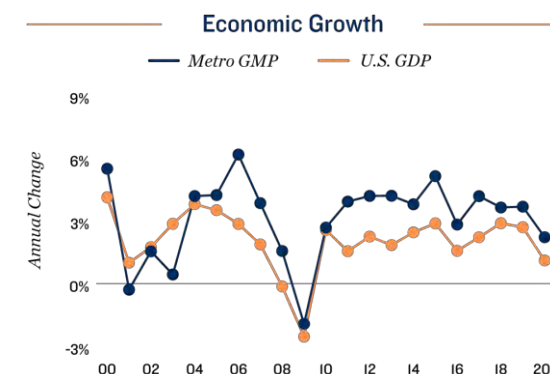


## ECONOMY

- The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.9 million jobs.
- The region is home to 23 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney.
- The area is forecast to add jobs at an annual rate of 1.6 percent through 2024, more than double the U.S. level.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

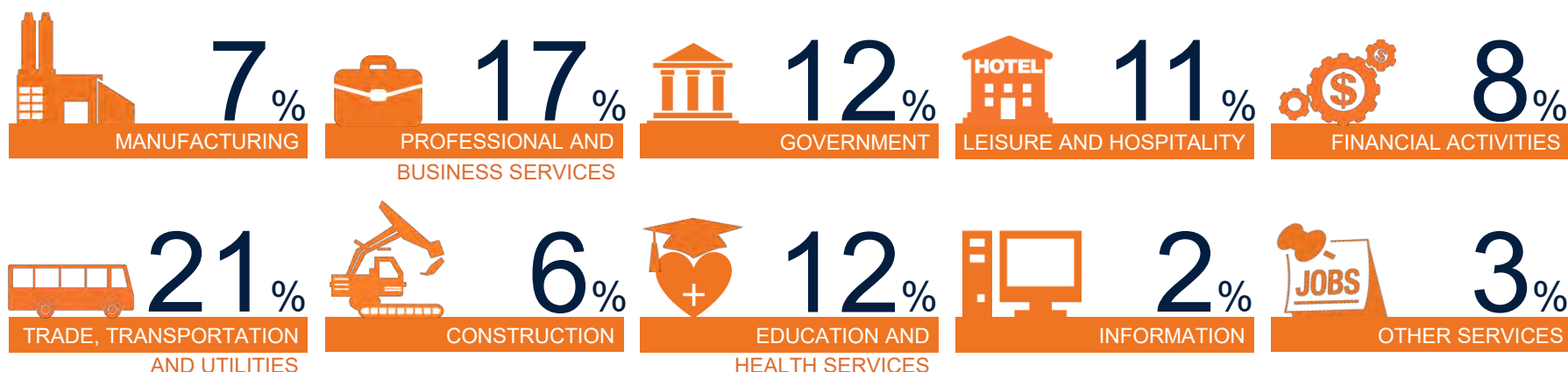
### MAJOR AREA EMPLOYERS

AMR/American Airlines
AT&T
Texas Health Resources
Baylor Health Care System
Bank of America
Lockheed Martin
NAS-Fort Worth-JRB
JPMorgan Chase
HCA North Texas Division
UT-Southwestern Medical Center



\* Forecast

### SHARE OF 2019 TOTAL EMPLOYMENT



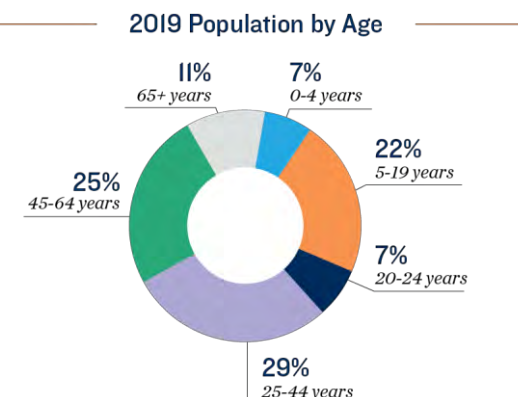
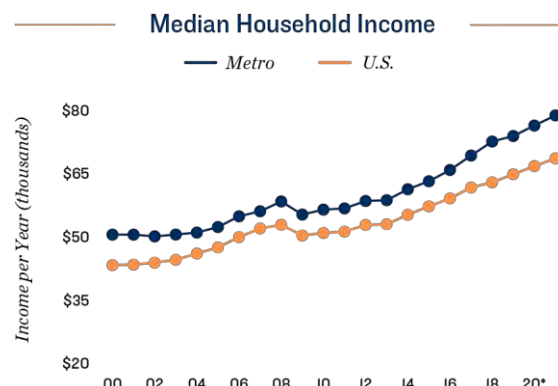
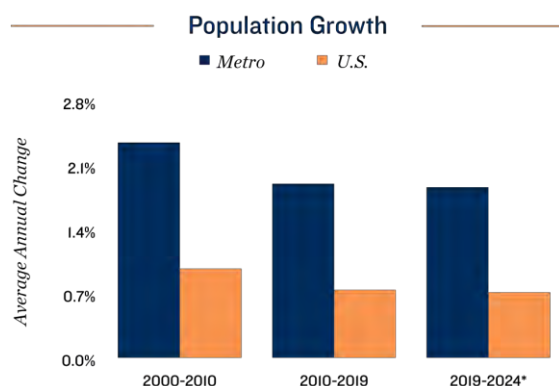
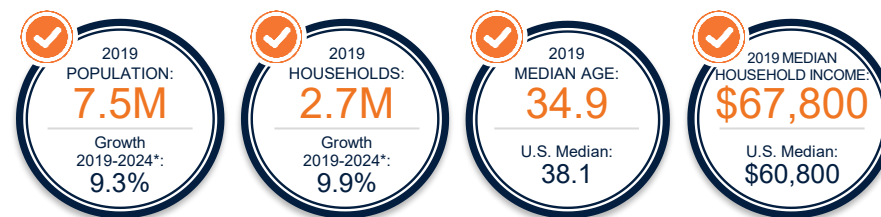




## DEMOGRAPHICS

- Roughly 698,800 new people are expected through 2024, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 271,500 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex as indicated by a median age that is well below that of the U.S.
- An educated population provides a skilled labor pool and higher incomes. Nearly 33 percent of residents age 25 and older have at least a bachelor's degree, compared with 30 percent for the nation. The median income is nearly \$7,000 above the national level.
- More residents are choosing to rent as indicated by a contracting homeownership rate. During 2019, approximately 57 percent of residents own their home on par with the U.S. rate.

## QUICK FACTS



\* Forecast





## QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas/Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to an educated workforce. The University of Texas at Dallas, University of North Texas, Texas Woman's University-Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher-education institutions in the region. Metroplex residents are proximate to nationally recognized health centers including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas/Fort Worth's excellent healthcare providers.

**\$274,000**

MEDIAN HOME PRICE



**150+**

MUSEUMS AND  
ART GALLERIES



**150**

PUBLIC & PRIVATE  
GOLF COURSES



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



SMU

UNT | DALLAS  
UNIVERSITY OF NORTH TEXAS AT DALLAS



## ARTS & ENTERTAINMENT

Per[earth]t  
Museum of Nature and Science

The Modern

Kimbell  
Art Museum



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	15,286	106,782	224,600
2020 Population	15,884	119,677	246,785
2025 Population	15,982	125,967	256,534
2020 Female Population	7,569	58,336	120,863
2020 Male Population	8,315	61,341	125,923
2020 Median Age	30.8	30.3	30.9

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.9%	0.9%	0.8%
Asian	3.4%	5.0%	6.9%
Black	12.9%	18.4%	21.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	56.4%	47.5%	45.9%
Other	22.4%	24.4%	21.2%
Multi-Race	4.0%	3.8%	3.9%
Hispanic Ethnicity	61.5%	59.5%	51.3%
Not of Hispanic Ethnicity	38.5%	40.5%	48.7%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$42,333	\$54,024	\$58,980
2020 Avg Household Income	\$51,407	\$63,253	\$68,343
2025 Avg Household Income	\$57,432	\$70,370	\$76,170
2010 Med. Household Income	\$32,315	\$41,725	\$45,192
2020 Med. Household Income	\$40,488	\$50,834	\$54,761
2025 Med. Household Income	\$44,840	\$56,975	\$61,305
2010 Per Capita Income	\$14,148	\$17,288	\$19,432
2020 Per Capita Income	\$17,312	\$20,264	\$22,667
2025 Per Capita Income	\$19,493	\$22,558	\$25,330

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	5,108	34,105	73,786
2020 Households	5,348	38,279	81,654
2025 Households	5,423	40,325	85,129



Click to View in  
Google Maps

Or in Google  
Street View



# Marcus & Millichap

## WOLFE-LIPSKY RETAIL GROUP

The Wolfe-Lipsky Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling 571 separate commercial properties with a market value exceeding \$1.65 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe-Lipsky Retail Group or to view all of our available listings, visit [www.WolfeRetailGroup.com](http://www.WolfeRetailGroup.com)



### About Marcus & Millichap

*With nearly 2,000 investment professionals located throughout the U.S. and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed more than 9,400 transactions in 2018 with a value of approximately \$46.3 billion.*

*Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.*



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# Marcus & Millichap

**SPECIAL COVID-19 NOTICE:** All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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's Initials		Date	

Regulated by the Texas Real Estate Commission

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