



## OFFERING MEMORANDUM



BRADY, TX



BROWNWOOD, TX



SAN ANGELO, TX



ABILENE, TX

# DELEK US (NYSE:DK)

TEXAS CONVENIENCE STORE PORTFOLIO





SAN ANGELO, TX



ABILENE, TX

## EXCLUSIVELY LISTED BY

### ALEX GOODMAN

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### BROKER OF RECORD

KYLE MATTHEWS

License No. 9005919 (TX)

*Alex Goodman & Keegan Mulcahy (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)*



# INVESTMENT HIGHLIGHTS

- » **Master Lease** – Absolute NNN – Passive Lease Structure
- » **Publicly Traded Parent Company** – Delek US (NYSE: DK) had an adjusted EBITDA of \$1,185,800,000 in 2022
  - » Parent Company has a market cap of \$1.55 Billion
- » **Strong Guarantor** – Skinny's LLC operates 72 locations across Texas & New Mexico
- » **Long Operating History** – Tenant has successfully operated at these locations for over 23 years
- » **Renovations Pending** – Tenant recently announced plans to renovate its properties to its modern prototype (where able and applicable) showing commitment to the sites
- » **Depreciation Benefits** – Investors can take advantage of 80% Bonus Depreciation in year one (Please consult with CPA to confirm)
- » **Texas is an Income Tax Free State**



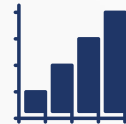
BROWNWOOD, TX

# PORTFOLIO OVERVIEW



**\$3,281,400**

LIST PRICE



**8.00%**

CAP RATE



**\$262,512**

NOI

TENANT SUMMARY	
Tenant Name	DK
Type of Ownership	Fee Simple
Lease Type	NNN
Guarantor	Skinny's, LLC (72 Units)
(Roof/Structure)	Tenant Responsible
Lease Commencement Date	March 10, 1999
Lease Expiration Date	May 31, 2026
Term Remaining	±3 Years
Increases	See Annualized Operating Data
Options	Three, 5-Year Options
Right of First Refusal	Yes (20 Days)

ANNUALIZED OPERATING DATA	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - May 31, 2026	\$21,876.00	\$262,512.00	8.00%
Option 1	\$22,944.00	\$275,328.00	8.39%
Option 2	\$22,944.00	\$275,328.00	8.39%
Option 3	CPI Increase	CPI Increase	CPI Increase

For financing options reach out to:

**GREGORY KAVOKLIS**  
**(818) 206-5835**  
[gregory.kavoklis@matthews.com](mailto:gregory.kavoklis@matthews.com)

# BRADY, TX OVERVIEW



**\$359.80**  
PPSF



**\$28.78**  
RENT SF

## SITE DESCRIPTION

Address	614 N Bridge St, Brady, TX 76825
Tenant Trade Name	DK
Lot Size	±0.52 Acres (±22,738 SF)
Year Built	1960
GLA	±2,280 SF







DOLLAR GENERAL



Walmart



stripes

**DK**  
SUBJECT PROPERTY

TEXAS FORTS TRAIL ± 13,000 VPD



# BROWNWOOD, TX OVERVIEW



**\$341.81**  
PPSF



**\$27.35**  
RENT SF

SITE DESCRIPTION	
Address	1501 Coggin Ave, Brownwood, TX 76801
Tenant Trade Name	DK
Lot Size	±0.44 Acres (±19,201 SF)
Year Built	1981
GLA	±2,400 SF







DOLLAR GENERAL



AUSTIN AVE ± 13,000 VPD



**DK**  
SUBJECT PROPERTY

COGGIN AVE ± 10,000 VPD



# SAN ANGELO, TX OVERVIEW



**\$266.78**  
PPSF



**\$21.34**  
RENT SF

SITE DESCRIPTION	
Address	4140 S Bryant Blvd, San Angelo, TX 76903
Tenant Trade Name	DK
Lot Size	±1.44 Acres (±62,639 SF)
Year Built	1985
GLA	±3,075 SF





Firestone

SMOOTHIE KING  
Little Caesars  
pure barre

Jason's deli

ERSTEIN BROS  
BAGELS

RIVER RANCH APARTMENTS

Cheddar's  
SCRATCH KITCHEN

ANGELO STATE  
UNIVERSITY

QUALITY  
INN & SUITES

Walmart

BURGER KING  
DQ  
SONIC  
tropical CAFE  
GOLDEN CHICK  
meineke  
SUBWAY  
FAMILY DOLLAR

TACO BELL  
CHIPOTLE  
Cane's  
Chick-fil-A

WINGATE  
BY WYNDHAM  
STAYBRIDGE  
SUITES  
Fairfield  
BY MARRIOTT

ALON

TOYOTA  
TWIN PEAKS  
EATS + DRINKS + SCENIC VIEWS

stripes

RIO VILLAS

RedRoof

87

± 14,000 VPD

Great Clips  
AT&T  
ACE Hardware

DK  
SUBJECT PROPERTY

SHANNON  
Medical Center - Women's & Children's Hospital - Clinic  
600+ BEDS





# ABILENE, TX OVERVIEW



**\$273.18**  
PPSF



**\$21.85**  
RENT SF

## SITE DESCRIPTION

Address	4150 Ridgemont Dr, Abilene, TX 79606
Tenant Trade Name	DK
Lot Size	±0.59 Acres (±25,700 SF)
Year Built	1985
GLA	±3,003 SF







ROSS DRESS FOR LESS  
jason's deli  
Conn's  
DAVID'S BRIDAL  
TORCHYS TACOS  
COLD STONE CREAMERY  
PETSMART  
AMERICA'S BEST CONTACTS & EYEGLASSES  
carter's  
BED BATH & BEYOND  
MICHAEL'S  
TJ-MAXX  
SALLY BEAUTY  
MATTRESS FIRM  
AARON'S sleep & number  
OLD NAVY  
KIRKLAND'S MEN'S WEARHOUSE\*

BIG LOTS!  
lash  
DOLLAR TREE  
verizon  
OfficeMax  
T Mobile  
JOANN  
Chick-fil-A

Panera Bread  
Party City  
crumbl cookies  
Burlington  
petco  
five BELOW  
Academy Sports & Outdoors

Arby's  
SONIC  
Fuzzy's  
Chicken Express  
Aspen Dental

TARGET

BURGER KING

ihop

Fairfield BY MARRIOTT

Ashley HOMESTORE

THE HOME DEPOT

Orangetheory

DOLLAR GENERAL

Cane's  
Denny's  
Olive Garden  
McAlister's DELI  
NATURAL GROCERS

Walmart

TOYOTA

TSC TRACTOR SUPPLY CO

ALDI  
KOHLS  
KIA

LOWE'S

Days Inn BY WYNDHAM

ALON

OUTBACK STEAKHOUSE

DK  
SUBJECT PROPERTY

84 ± 40,000 VPD

RIDGEMONT DR ± 12,000 VPD

MALL OF ABILENE  
87 ± STORES  
ACROSS THE STREET





Dillard's EXPRESS

KAY JEWELERS sunglass hut

MALL OF ABILENE

RIDGEMONT DR ± 12,000 VPD

WHERE FLAVOR GETS ITS WINGS

ALON

COMMUNITIES OF ABILENE  
Federal Credit Union



# TENANT PROFILE



Delek US Holdings, Inc. (NYSE: DK) is a diversified downstream energy company with assets in petroleum refining, logistics, renewable fuels and convenience store retailing.

The refining assets consist of refineries operated in Tyler and Big Spring, Texas, El Dorado, Arkansas and Krotz Springs, Louisiana with a combined nameplate crude throughput capacity of 302,000 barrels per day. Our refining segment also includes our renewables operations which provide approximately 40 million gallons of annual biodiesel production capacity across three facilities located in Crossett, Arkansas, Cleburne, Texas and New Albany, Mississippi

The logistics operations primarily consist of Delek Logistics Partners, LP (NYSE: DKL). Delek US Holdings, Inc. and its affiliates own approximately 80% of Delek Logistics Partners, LP, which is a growth-oriented master limited partnership focused on owning and operating midstream energy infrastructure assets as well as investing in strategic midstream joint ventures.

The convenience store retail business operates approximately 250 convenience stores (as of September 30, 2020) which also market motor fuels in central and west Texas and New Mexico, under either Delek US Holdings, Inc.'s DK or Alon brands or under the 7-Eleven brand (pursuant to a licensing agreement).

## HEADQUARTERS

Brentwood, TN

## FOUNDED

2001

## 2022 REVENUE

\$20.2B

## LOCATIONS

260+



BROWNWOOD, TX



# AREA OVERVIEW



## BRADY, TX

Brady, TX refers to as the “Heart of Texas” as it’s located in the center of the state and operates as the county seat of McCulloch County. The town offers a small-knit family-orientated feel with a population of over 5,000 people. The town attracts families looking to settle down because of its fantastic community. It is situated in a prime area that offers a wide range of activities that are kid-friendly, fun, and safe. The town hosts monthly community events, attractions, museums, and lodging for its residents and visitors to enjoy. A few popular events include the Annual heart of Texas County Music Festival, Farm to Table, and Smoke on the Hill Cook-off. Attractions include dining, shopping, and outdoor activities. Downtown Square is a quaint area with exquisite murals, historic sites, delicious food, and local retail stores. The town’s Aquatic center is an enjoyable destination for family fun with its huge swimming pool, water features, picnic tables, sports courts, and more. Outdoor attractions include Brady Lake, Richards Park, and Brady Municipal Golf Course.

Appreciate the outdoors with 25 miles of shoreline at Brady Lake as well as a Marina and activities to appreciate such as boating, skiing, camping, and fishing. Richards Park is a jewel of Brady with 44 acres of green for sports enthusiasts, campers, or just to relax to use. The Heart of Texas Historical Museum shows the rich history of Brady and is called the “best small-town museum in Texas”. the Heart of Texas Country Music Museum is filled with memorabilia from the country music industry and features over 100 artists’ narratives and collectibles. The city of Brady Curtis Field Airport was established in 1941 as a United States army flying school and now serves the city with a runaway, aircraft parking, pilot training programs, and more. Overall, Brady is a great small town with numerous shopping and dining options, a great downtown, and beautiful outdoors making it a exquisite place to call home.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	2,541	5,211	5,563
Current Year Estimate	2,652	5,423	5,779
2020 Census	2,740	5,589	5,947
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	1,071	2,203	2,358
Current Year Estimate	1,101	2,270	2,426
2020 Census	1,122	2,318	2,474
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$63,819	\$69,916	\$70,392



# AREA OVERVIEW



## BROWNWOOD, TX

Brownwood is a lovely Hill Country city located in the center of Texas and is a favorite with both locals and tourists. Brownwood is a thriving community with plenty of entertainment options because it serves as the regional center for eight counties and the county seat of Brown County. The city has a population of over 18,800 people. The city is surrounded by a stunning natural setting with many outdoor activities available, including hiking, boating, and a 7,300-acre lake. It also has a distinctive downtown with a rich history, remarkable retail and a lovely food scene. As the city's economic growth, retail expansion, and tourist attractions continue, it is expanding quickly and luring new residents and businesses.

One major development is the approximately \$15 million multipurpose event center complex project in Brownwood that is expected to be completed in 2024. It will be a rentable multipurpose event space with both indoor and outdoor elements to assist in the facilitation of events and conferences. The center will have a huge economic impact on the regional economy and business expansion in the area. The creation of a Ice House Stage and Pavilion, exterior improvements, an Event Center, and other developments are all part of the Brownwood development project. With a seating capacity of 7,500, the Ice House Stage/Pavilion will serve as a venue for big events, concerts and performances. A festival ground, viewing lawn, and area for outdoor events will be located around the Ice House. The Timmins building will undergo redevelopment to become the event center, which will serve as a venue for conventions, weddings, and more. The projected tourism and economic growth will be a great boost for the city and its local businesses.

Brownwood's competitive geographical location is supported by a highly efficient network of highways and rails that connects Brownwood's local business and industry in major Texas, US, and international markets. This allows for the efficient transportation of commodities in and out of the city. The city has industrial sites to offer 50 acres of un-platted land and 90 acres of shovel-ready land with available utilities. Brownwood has a wide mix of sectors, from large industrial firms to healthcare and education. 3M is an innovative global company that serves hundreds of millions of people across the world with worldwide logistics, manufacturing, and distribution. It has been manufacturing in Brownwood since 1965 and provides over 500+ local jobs. The facility is located on 163 acres with a 910,000 sq ft facility.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	7,312	19,481	24,315
Current Year Estimate	7,468	19,719	24,510
2020 Census	7,580	19,862	24,610
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	2,750	7,622	9,326
Current Year Estimate	2,801	7,712	9,394
2020 Census	2,834	7,761	9,421
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,352	\$70,590	\$74,484



# AREA OVERVIEW



## SAN ANGELO, TX

San Angelo is located in the Concho Valley, the oasis of West Texas with a population of just under 100,000 residents. The city is located at the intersection of the three branches of the Concho River. This has produced an extraordinary location with three lakes and the beautiful concho rivers flowing through the center. The city is proud to be home to Angelo State University, Goodfellow Air Force Base, the International Waterlily Collection, first-rate medical facilities, and numerous cultural events.

The San Angelo State Park contributed to the city's ranking as the second-best place to ride a bike on Livability.com's list of the top places. The American Planning Association's annual Great Places in America list has named the Concho River Walk as one of five Great Public Spaces. One of the top small cities for business and employment is routinely San Angelo. Forbes Magazine listed San Angelo as one of the top 25 locations to retire in 2015. San Angelo was recently listed by Forbes Magazine as one of the top small cities for businesses and careers in 2019. San Angelo presents a beautiful blend of West Texas arts and culture with its sophisticated symphony, municipal ballet, folk dances of Mexico, and fine arts museums. The city attracts current and future residents for its attractions, outdoor activities, low cost of living, culture, and safe environment.

Most cities in West Texas are dispersed across the region. San Angelo, one of the bigger cities in West Central Texas, is a top regional hub for business, politics, healthcare, and religion. Three U.S. highways and one state route pass through San Angelo, connecting to major Texas cities. The city of Austin is located 210 miles southeast of San Angelo. The San Angelo Regional Airport (Mathis Field) provides flights that link the community to national and international airlines. San Angelo's economy is well-diversified, with manufacturing, healthcare, education, trade, business services, and the military among its key industries. San Angelo is the regional business and agricultural service hub serving fourteen counties. The Ethicon division of Johnson and Johnson, Hirschfeld Steel, Shannon Medical Center, Goodfellow Air Force Base, and many other local businesses support the economic capability of the city.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	2,873	41,729	91,576
Current Year Estimate	2,854	41,491	90,651
2020 Census	2,854	41,576	90,563
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	1,297	16,837	36,517
Current Year Estimate	1,298	16,728	36,100
2020 Census	1,308	16,754	36,043
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$79,190	\$87,745	\$84,279



# AREA OVERVIEW



## ABILENE, TX

Abilene is a city in West Texas located off Interstate 20 about 150 miles west of Fort Worth, Texas. Home to more than 125,000 residents, it is the county seat of Taylor County and the principal city in the Abilene Metropolitan Statistical Area. The area is supported by manufacturing, three small colleges and universities, and the Dyess Air Force Base. Abilene's cultural aspects are centered on this mix of the local college and university campuses, the agriculture community of the surrounding area, and the established evangelical churches.

Downtown is typical Texas western, with an attractive mix of older and newer buildings. Abilene is the economic, educational, medical, and cultural center of the west-central Texas area. The city's major industries include defense, manufacturing, and education. The presence of the Dyess Air Force Base economically impacts the well-being of the community as it is home to the 7th Bomb Wing of the Air Force Global Strike Command and the 317th Air Lift Group of Air Mobility Command. Abilene also has lots of manufacturing plants in its vicinity that produce beverages, baked goods, animal foods, engines, shipping containers, and many other products. The city is also home to three major private universities: Abilene Christian University, Hardin-Simmons University, and McMurry University. The fastest-growing sections of the city are growing to the southwest, along Southwest Drive, the Winters Freeway, and the Buffalo Gap Road corridor; the southeast, along Loop 322, Oldham Lane, Industrial Drive, and Maple Street; and in the northeast near the intersection of SH 351 and I-20. Many developments have begun in these three areas within the last few years. Overall, Abilene has a gross metro product of \$8.1 billion and has a cost of living 7% below the national average.

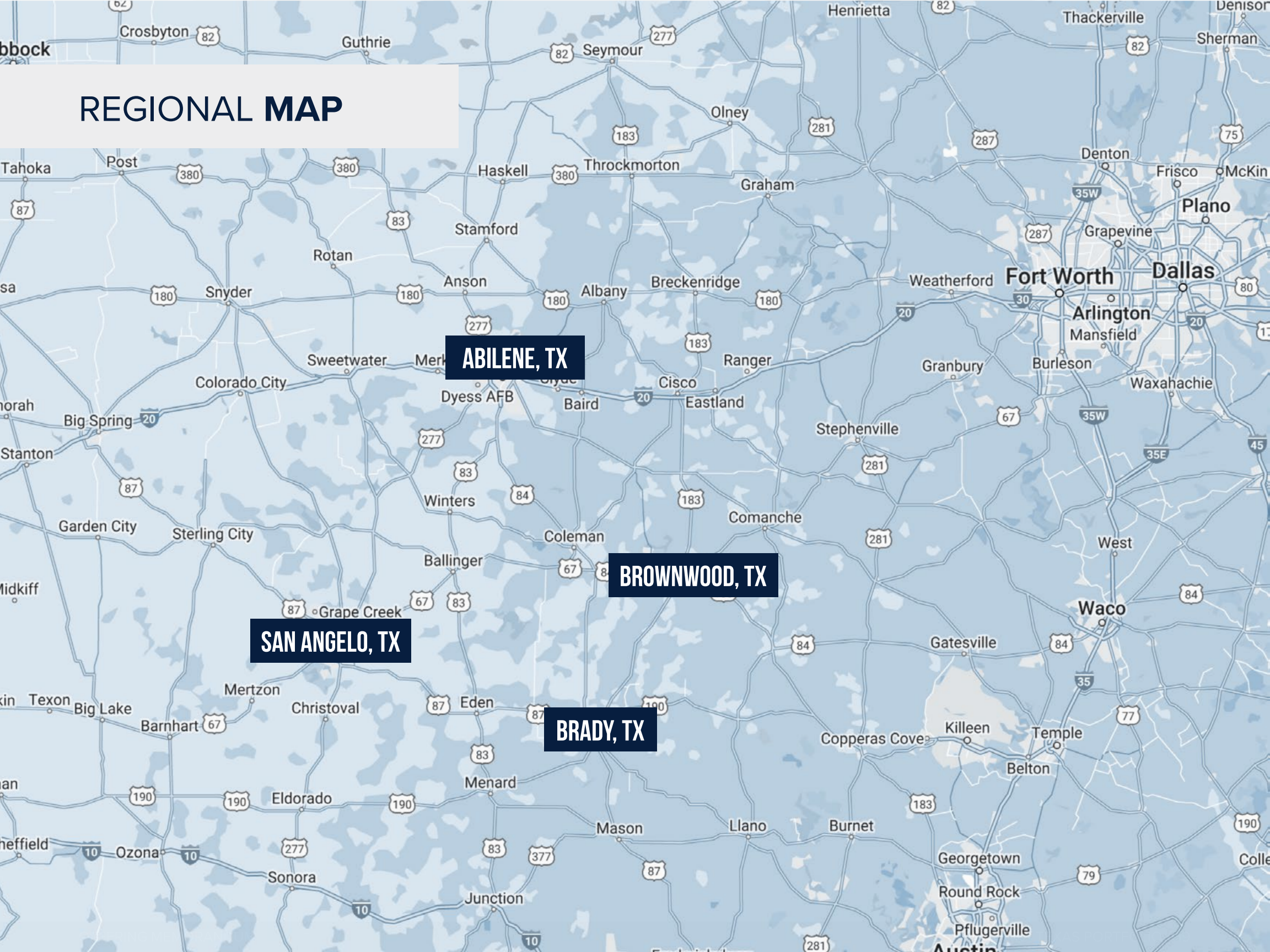
A railroad divides the city down the center into north and south. The historic downtown area is on the north side of the railroad. There are three lakes in the immediate area: Lytle Lake on the western edge of Abilene Regional Airport, Kirby Lake on the southeast corner of the US 83/84 and Loop 322 interchange, and Lake Fort Phantom Hill in Jones County in northern Abilene providing numerous opportunities for water recreation to residents and visitors alike.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	9,232	51,781	101,045
Current Year Estimate	9,212	50,959	99,679
2020 Census	9,244	50,528	99,013
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	4,237	20,875	39,167
Current Year Estimate	4,232	20,628	38,775
2020 Census	4,256	20,527	38,634
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$78,972	\$82,456	\$81,554



## REGIONAL MAP



**ABILENE, TX**

**BROWNWOOD, TX**

**SAN ANGELO, TX**

**BRADY, TX**



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **614 N Bridge St, Brady, TX 76825 & 1501 Coggin Ave, Brownwood, TX 76801 & 4140 S Bryant Blvd, San Angelo, TX 76903 & 4150 Ridgemont Dr, Abilene, TX 79606** (“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. Neither 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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



**EXCLUSIVELY LISTED BY:**

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**ASSOCIATE**

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**TEXAS CONVENIENCE STORE PORTFOLIO**

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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.

11-2-2015



### 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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