

BRAND NEW CONSTRUCTION | MAY 2025

BRAND NEW 15 YEAR ABSOLUTE NNN LEASE

BEST IN CLASS CORPORATE GUARANTY FROM
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

HOUSTON MSA - ONE OF THE FASTEST GROWING
AND 5TH LARGEST IN THE COUNTRY



#1 Grocer in the Country
-Dunnhumby, a national data science firm

Averages nearly \$100 million in sales per store

435 stores with \$44 billion in sales making it the largest
privately held company in Texas

Dominant anchor tenant creating unmatched retail synergy



CHASE 

24802 MORTON RANCH ROAD, KATY (HOUSTON), TX 77493

OPENING MAY 2025

TABLE OF CONTENTS

DOWNTOWN HOUSTON ±30.4 MILES AWAY

3

7

8

9

THE OAK
AT KATY PARK
348 UNITS -
BUILT 2024

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Chad Kurz & Kevin Puder, 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.

CHASE

**KATY PARK YOUTH
SPORTS COMPLEX**
700,000 VISITORS PER YEAR

MORTON RANCH RD ±23,643 VPD

H-E-B

KATY HOCKLEY CUT OFF RD ±21,948 VPD

EXECUTIVE OVERVIEW

TROPHY BEST IN CLASS INVESTMENT GRADE TENANT (S&P: A+)

- Corporate lease to JP Morgan Chase (NYSE: "JPM"), rated "A+" by S&P.
- Chase Bank is one of the world's leading financial institutions with nearly \$4.2T in assets as of September 2024 and a Market Cap of \$675 Billion.
- JP Morgan Chase reported approximately \$53B of TTM net profit.
- 16,000 ATMs and more than 4,700 Branches.

OUTPARCEL TO NEW CONSTRUCTION HEB & 348 LUXURY APARTMENTS - SURROUNDED BY NEW DEVELOPMENT

- Strategically located outparcel with street frontage and visibility to a new construction, dominant grocer, H-E-B (with gas) & brand new "The Oak At Katy Park" apartments (348 Units) amongst ±146,603 SF of other new retail including McDonald's, Whataburger, Valvoline, and other planned future development.
- H-E-B is rated the #1 grocer again in the country by consumers per Dunnhumby, a national data science firm. It averages nearly \$100 million in sales per store, and continues to be a dominant force in creating retail synergy.
- Hard, signalized intersection off of Morton Rd (±23,643 VPD) & Katy Hockley Cutoff Rd (±21,948 VPD) at entrance of the Center.
- One block away from the new Katy Court residential community, with lots for 180 new single-family homes.
- Down the street from another new large residential community with 1,283 single-family lots called Morton Creek Ranch, among others.

BRAND NEW 15-YEAR ABSOLUTE NNN GROUND LEASE WITH INCREASES

- New 15-year absolute NNN ground lease with 10% rental increases every 5 Years and Four, 5-Year renewal options.
- No landlord management, ideal for a passive or out-of-area investor.
- Texas is a no income tax state.

ACROSS THE STREET FROM KATY PARK YOUTH SPORTS COMPLEX - 700K VISITORS PER YEAR

- Katy Park is a 100-acre park made up of 17 soccer fields, 15 baseball/softball fields, and other related youth sports amenities – regularly hosting youth sporting tournaments where teams travel from all over the state and country to attend.

AFFLUENT AND RAPIDLY GROWING MARKET

- Located in an affluent area with an average household income of \$126,107 within a one-mile radius.
- Surrounded by a strong residential base, with ±13,131 residents (and growing) within one mile and ±184,201 residents (and growing) within five miles.
- Katy has experienced significant population growth, illustrated by a 5.6% increase in residents within a one-mile radius since 2020, outpacing the state and country as a whole.
- Harris County projected growth rate is 13.58% in a 3 mile radius over the next 5 years, averaging 250 people per day, or 1 person every 5 minutes.



#1 GROCER IN THE COUNTRY BY DUNNHUMBY, A NATIONAL DATA SCIENCE FIRM

AVERAGES NEARLY \$100 MILLION IN SALES PER STORE

435 STORES WITH \$44 BILLION IN SALES MAKING IT THE LARGEST PRIVATELY HELD COMPANY IN TEXAS

DOMINANT ANCHOR TENANT CREATING UNMATCHED RETAIL SYNERGY

 CAMILLO LAKES
635 HOMES


THE OAK
AT KATY PARK
 348 UNITS -
BUILT 2024

DOWNTOWN HOUSTON
±30.4 MILES AWAY



FUTURE DEVELOPMENT
COMING SOON

**KATY PARK YOUTH
SPORTS COMPLEX**
700,000 VISITORS PER YEAR



MORTON RANCH RD ±23,643 VPD



KATY HOCKLEY CUT OFF RD ±21,948 VPD



**KATY COURT
(NEW SFR DEVELOPMENT)**



**CAMILLO LAKES
635 HOMES**



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AVERAGES NEARLY \$100 MILLION IN SALES PER STORE
435 STORES WITH \$44 BILLION IN SALES MAKING IT THE LARGEST PRIVATELY HELD COMPANY IN TEXAS
DOMINANT ANCHOR TENANT CREATING UNMATCHED RETAIL SYNERGY



**THE MARKET AT
Katy Park**



**THE OAK
AT KATY PARK
348 UNITS -
BUILT 2024**



**KATY HOCKLEY CUT OFF RD
±21,948 VPD**



**FUTURE DEVELOPMENT
COMING SOON**



MORTON RANCH RD ±23,643 VPD

**KATY PARK YOUTH
SPORTS COMPLEX
700,000 VISITORS PER YEAR**

**KATY PARK YOUTH
SPORTS COMPLEX
700,000 VISITORS PER YEAR**

SUITE	TENANT	SIZE
Tract 1	Mavis Tire & Brakes	±0.98 AC
Tract 2	Available Pad	±0.87 AC
Tract 3	Chase Bank	±1.18 AC
Tract 4	McDonald's	±1.54 AC
Parcel C	Available	1.34 AC

SUITE	TENANT	SIZE
1	H-E-B	122,735 SF
2	Pacific Dental	3,200 SF
3	Longhorn Liquor	3,500 SF
4	Eye Eye Doc	1,600 SF
5	Bang Le Hair Salon	1,200 SF
6	Venetian Nail Spa	3,000 SF
7	Available	2,100 SF
8	Airi Ramen	1,400 SF
9	Crust Pizza	2,300 SF
10	Available	5,568 SF

SUITE	TENANT	SIZE
11	Postal Plus	1,158 SF
12	Great Clips	1,125 SF
13	Go Health	4,000 SF
14	Available	1,627 SF
15	Rita's Italian Ice	1,358 SF
16	Coco's Crepes	2,300 SF
17	Available	3,200 SF
18	Available	2,480 SF
19	Available	4,400 SF

KATY HOCKLEY CUTOFF RD 21,948 CPD



THE OAK
AT KATY PARK

Luxury Multi-Family Apartments
348 Units
Now Open!

MORTON RD 23,643 CPD



FINANCIAL OVERVIEW



\$3,333,333
LIST PRICE



\$150,000
NOI



4.50%
CAP RATE



± 15 YEARS
LEASE TERM



2024
YEAR BUILT



ABSOLUTE NNN
LEASE TYPE



10% EVERY 5 YEARS
RENTAL INCREASES

LEASE SUMMARY

Tenant	JP Morgan Chase Bank
Lease Guarantor	Corporate
Lease Term Remaining	±15 Years
Current Annual Rent	\$150,000
Rent Increases	10% every 5-Years
Rent Commencement Date	3/2/2025
Rent Expiration Date	3/31/2040
Option Periods	Four, 5-Year Options
Lease Type	Absolute NNN
Type of Ownership	Ground Lease

ANNUALIZED OPERATING DATA

Lease Term	Monthly Rent	Annual Rent	Rent Increases
3/2/2025 - 3/31/2030	\$12,500.00	\$150,000.00	-
4/1/2030 - 3/31/2035	\$13,750.00	\$165,000.00	10.00%
4/1/2035 - 3/31/2040	\$15,125.00	\$181,500.00	10.00%
Option 1: 4/1/2040 - 3/31/2045	\$16,637.50	\$199,650.00	10.00%
Option 2: 4/1/2045 - 3/31/2050	\$18,301.25	\$219,615.00	10.00%
Option 3: 4/1/2050 - 3/31/2055	\$20,131.38	\$241,576.50	10.00%
Option 4: 4/1/2055 - 3/31/2060	\$22,144.51	\$265,734.15	10.00%

FINANCING INQUIRIES

For financing options please reach out to:

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TENANT OVERVIEW

CHASE



JPMORGAN CHASE BANK IS THE LARGEST BANK IN AMERICA

CHASE

Chase Bank, officially known as JPMorgan Chase Bank, N.A., is a leading national bank headquartered in New York City. It operates as the consumer and commercial banking subsidiary of JPMorgan Chase & Co., one of the largest and most prominent financial institutions in the world. Established in 1799, Chase Bank has a rich history and serves millions of customers across the United States and globally. The bank offers a wide range of financial services, including personal banking, credit cards, mortgages, auto financing, investment advice, and business banking. With a robust digital platform and an extensive network of over 4,700 branches and 16,000 ATMs, Chase Bank is committed to providing accessible and innovative banking solutions. Its parent company, JPMorgan Chase, consistently ranks as a leader in the financial services industry, emphasizing its commitment to customer service, technological innovation, and community development.

309,926+
EMPLOYEES

1799
YEAR FOUNDED

NEW YORK, NY
HEADQUARTERS

4,700+
BRANCHES

\$699.75 BILLION
MARKET CAP

\$239.43 BILLION
2023 REVENUE

\$3.875 TRILLION
TOTAL ASSETS

80 MILLION
CUSTOMERS

\$78.1 BILLION
EBITDA

A
S&P CREDIT RATING

AREA

OVERVIEW KATY, TX

5 - MILE DEMOGRAPHICS

#2 HOTTEST ZIP CODES - KATY, TX

- OPENDOOR (2024)

#1 SCHOOL DISTRICT IN HOUSTON AREA

- OPENDOOR (2024)

HARRIS COUNTY - FASTEST GROWING COUNTY IN AMERICA

- U.S. CENSUS BUREAU (2023)



184,201

TOTAL POPULATION



\$118,959

AVG HH INCOME



\$93,611

MED HH INCOME



61,097

HOUSEHOLDS



27.91%

POPULATION WITH BACHELOR'S DEGREE



35.73

MEDIAN AGE

PROJECTED GROWTH RATE OF 13.58% IN A 3-MILE RADIUS OVER THE NEXT 5 YEARS

Katy, Texas, is a vibrant and growing suburb located about 30 miles west of downtown Houston. Known for its outstanding quality of life, Katy attracts families, young professionals, and retirees alike, offering a well-rounded suburban lifestyle with easy access to Houston's urban amenities. Katy's residential options are diverse, offering a mix of established neighborhoods, luxurious gated communities, and modern apartment complexes to suit various lifestyles and budgets. Newer developments like Cinco Ranch, Cross Creek Ranch, and Elyson showcase master-planned communities with resort-style amenities, including golf courses, hiking trails, lakes, and pools. These communities offer residents a balance of beautiful, green spaces and convenient access to retail, dining, and recreational facilities. With its combination of excellent schools, a variety of housing options, ample recreational activities, and a thriving local economy, Katy continues to attract residents looking for a high quality of life in a suburban setting. Its unique blend of modern conveniences, and community-centered values make it one of the most desirable places to live in Texas.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	11,731	63,476	166,494
2024 Estimate	13,131	73,892	184,201
2029 Projection	14,606	83,927	201,911
5 Year Projected Growth	11.23%	13.58%	9.61%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	3,556	21,039	55,115
2024 Estimate	3,986	24,568	61,097
2029 Projection	4,439	27,970	67,104
5 Year Projected Growth	11.37%	13.85%	9.83%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$126,107	\$117,198	\$118,959

HOUSTON, TX - MSA

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

#1 RELOCATION DESTINATION IN US

- HOUSTON CHRONICLE (2024)

#2 FASTEST GROWING U.S. METRO

- U.S. CENSUS BUREAU (2023)

AVERAGING 250 / DAY, 1 PERSON / 5 MINUTES

5TH LARGEST MSA CURRENTLY

BY 2100, HOUSTON IS EXPECTED TO BE THE 2ND LARGEST MSA IN THE COUNTRY, WITH OVER 31MM PEOPLE

2.25X LARGER THAN TAMPA

3X LARGER THAN AUSTIN

3.5X LARGER THAN NASHVILLE

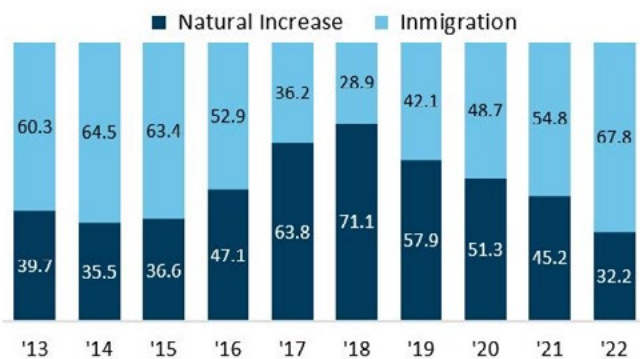
9X LARGER THAN BOISE

GDP WOULD BE THE 23RD LARGEST IN THE WORLD

13.58% HARRIS COUNTY GROWTH RATE

PROJECTED IN 5 YEARS IN A 3 MILE RADIUS

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#3 IN BEST PLACES TO LIVE IN TEXAS

- U.S. NEWS AND WORLD REPORT 2022-2023



MAJOR EMPLOYERS	# OF EMPLOYEES
Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

ATTRACTIONS

DOWNTOWN HOUSTON

Houston’s downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston’s Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston’s epicureans offerings.

THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With more than 26 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy’s.

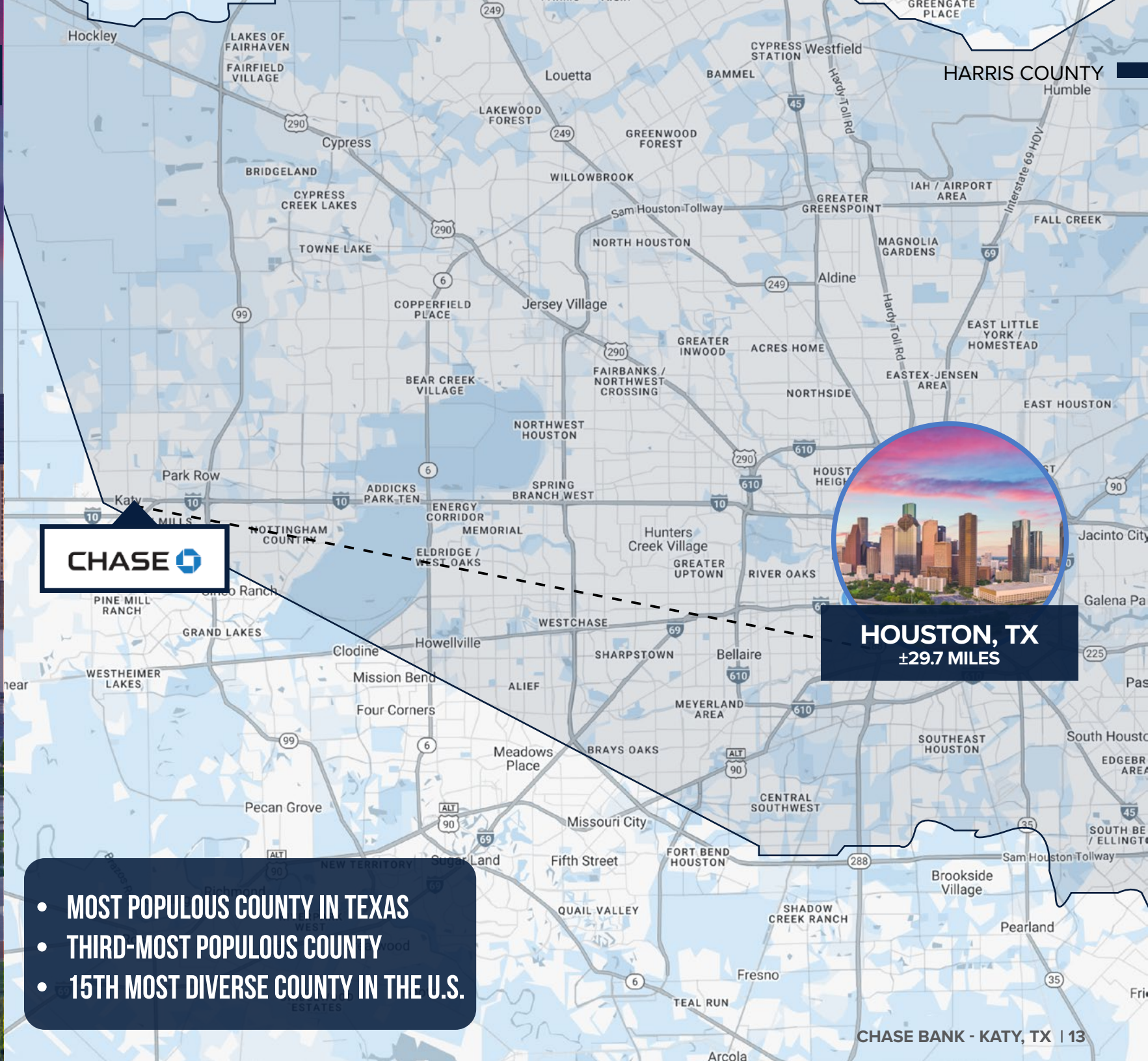
SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration’s (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts including the Apollo 17 command module, the Saturn V, and more.



DISTANCE MAP

KATY / HOUSTON



HOUSTON, TX
±29.7 MILES

- MOST POPULOUS COUNTY IN TEXAS
- THIRD-MOST POPULOUS COUNTY
- 15TH MOST DIVERSE COUNTY IN THE U.S.

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 **24802 Morton Ranch Road, Katy (Houston), TX 77493** (“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.



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OFFERING MEMORANDUM

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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.

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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0