

MAYS CROSSING SHOPPING CENTER

1201 S. INTERSTATE 35 | ROUND ROCK, TX 78664



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Marcus & Millichap
LEVY RETAIL GROUP

Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664

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

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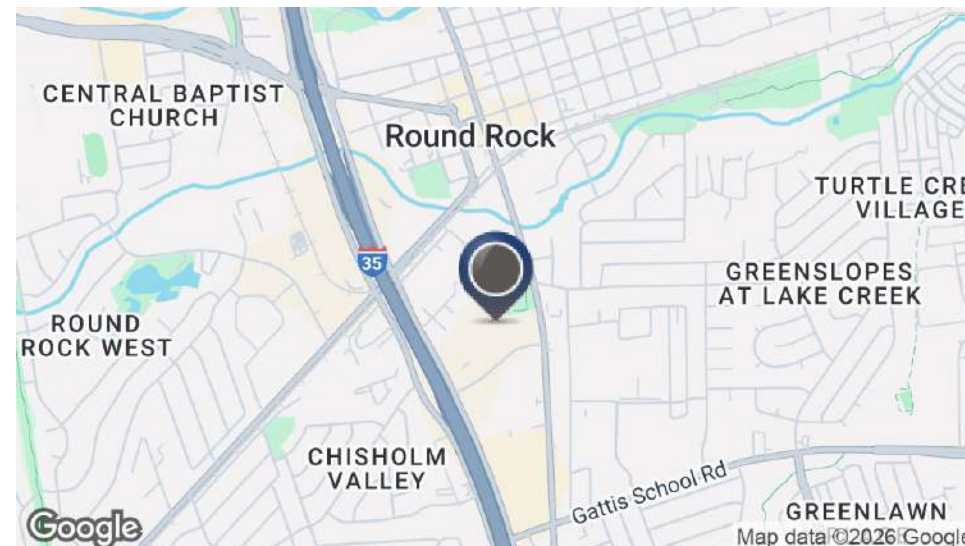
Section 1 **PROPERTY INFORMATION**



Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664

Marcus & Millichap
LEVY RETAIL GROUP



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$20,828,300 |
| Building Size: | 63,627 SF |
| Lot Size: | 7.65 Acres |
| Price / SF: | \$327.35 |
| Cap Rate: | 7.25% |
| NOI: | \$1,510,053 |
| Year Built: | 2005 |

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Mays Crossing Shopping Center, a fully stabilized 63,627-square-foot, multi-tenant community center located off Interstate 35 in the northern Austin suburb of Round Rock, Texas. Anchored by a new seven-year lease with Los Campeones Gym, the center features a strong tenant mix of national and local retail businesses, well positioned to serve a densely populated surrounding area.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 4,863 | 40,085 | 92,843 |
| Total Population | 12,557 | 103,857 | 250,451 |
| Average HH Income | \$77,764 | \$95,891 | \$112,452 |

Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664



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PROPERTY DESCRIPTION

Mays Crossing Shopping Center is 63,627-square-foot, multi-tenant retail center located in Round Rock, Texas. The building is 100 percent leased, and all leases are triple-net. Anchored by a new seven-year lease with Los Campeones Gym, the tenant base consists of a complementary mix of national and local retailers including 777 Computer Games, Reavis Rehab & Wellness Center, Ready Go Swim, Cosmo Spa & Nail, Carousel Pediatrics, Mama Hona African Market, Bricks & Minifigs, Playa Fades, Brident Dental & Orthodontics, Sushi Yume, Little Princess Spa, 365 Vape Shop, and Papa John's Pizza. The subject property was constructed in 2005 and is situated on a large 7.65-acre parcel with ample paved parking. Landlord reports a new roof was installed in 2022.

LOCATION DESCRIPTION

Mays Crossing Shopping Center is located on South Interstate 35 at the intersection with Mays Crossing Drive and benefits from extremely high traffic counts of 197,000 vehicles per day. Directly east of subject property is the future home of The Place at Mays Crossing, approved for 244 multifamily units, which will provide additional foot traffic to the center. Neighboring retailers include Academy Sports + Outdoor, O'Reilly Auto Parts, Pluckers Wing Bar, La Michoacana Meat Market, NTB-National Tire & Battery, Sprouts Farmers Market, McDonald's, Starbucks, Cold Stone Creamery, The Home Depot, Walmart Supercenter, Target, Best Buy, Discount Tire, Michaels, H-E-B, and many others.

Also in close proximity is La Frontera, a mixed-use development consisting of retail, residential and office properties. The 330-acre project combines offices and company headquarters, more than one million square feet of retail including La Frontera Village. Mays Crossing is located less than two miles north of the international headquarters of Dell Technologies, employing approximately 13,000 people at its Round Rock facilities.

The surrounding area has excellent demographics, with a five-mile population of 250,451 residents and an average household income of \$112,452. Round Rock is located 15 miles north of Austin in the Central Texas Hill Country. The city has maintained a high quality of life while becoming a major center for economic growth in Central Texas, with industry clusters in clean energy, advanced manufacturing, life sciences, and computer/software development.

Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664

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BUILDING INFORMATION

| | |
|----------------|------------|
| Occupancy % | 100.0% |
| Year Built | 2005 |
| County | Williamson |
| Ownership Type | Fee Simple |

PROPERTY HIGHLIGHTS

- 63,627-Square-Foot, Multi-Tenant Retail Center | Fully Stabilized Asset | 100% Occupied | 100% Triple-Net Leases
- Anchored by New Seven-Year Lease with Los Campeones Gym | 15 Current Los Campeones Locations in Six States and Growing through Franchise Opportunities
- Tenants are a Complementary Mix of Internet-Resistant National and Local Retailers
- Majority of the Leases have Annual Rent Increases for Year-over-Year Income Growth
- Current Average Rents are Well Below Market
- Landlord Reports a New Roof was Installed in 2022 with 15-Year Warranty
- Adjacent to 2.7-Acre Pad Site | Future Development of The Place at Mays Crossing, a 224-Unit Multifamily Apartment Complex
- Strategic Freeway Location on the East Side of S IH-35 at the Intersection with Mays Crossing Drive | Extremely High Traffic Counts Exceeding 197,000 Vehicles per Day
- Nearby National and Regional Retailers Including Academy Sports + Outdoor, O'Reilly Auto Parts, La Michoacana Meat Market, Sprouts Farmers Market, Starbucks and More
- Less than Two Miles North of Dell's Global Headquarters | Employs Approximately 13,000 People at its Round Rock Facilities
- Close Proximity to La Frontera | 330-Acre Mixed-Use Development Consisting of Retail, Residential and Office Properties
- Excellent Demographics | 250,451 Residents Within Five Miles, having an Average Household Income of \$112,452
- Round Rock is Situated 15 Miles North of Austin in the Central Texas Hill Country

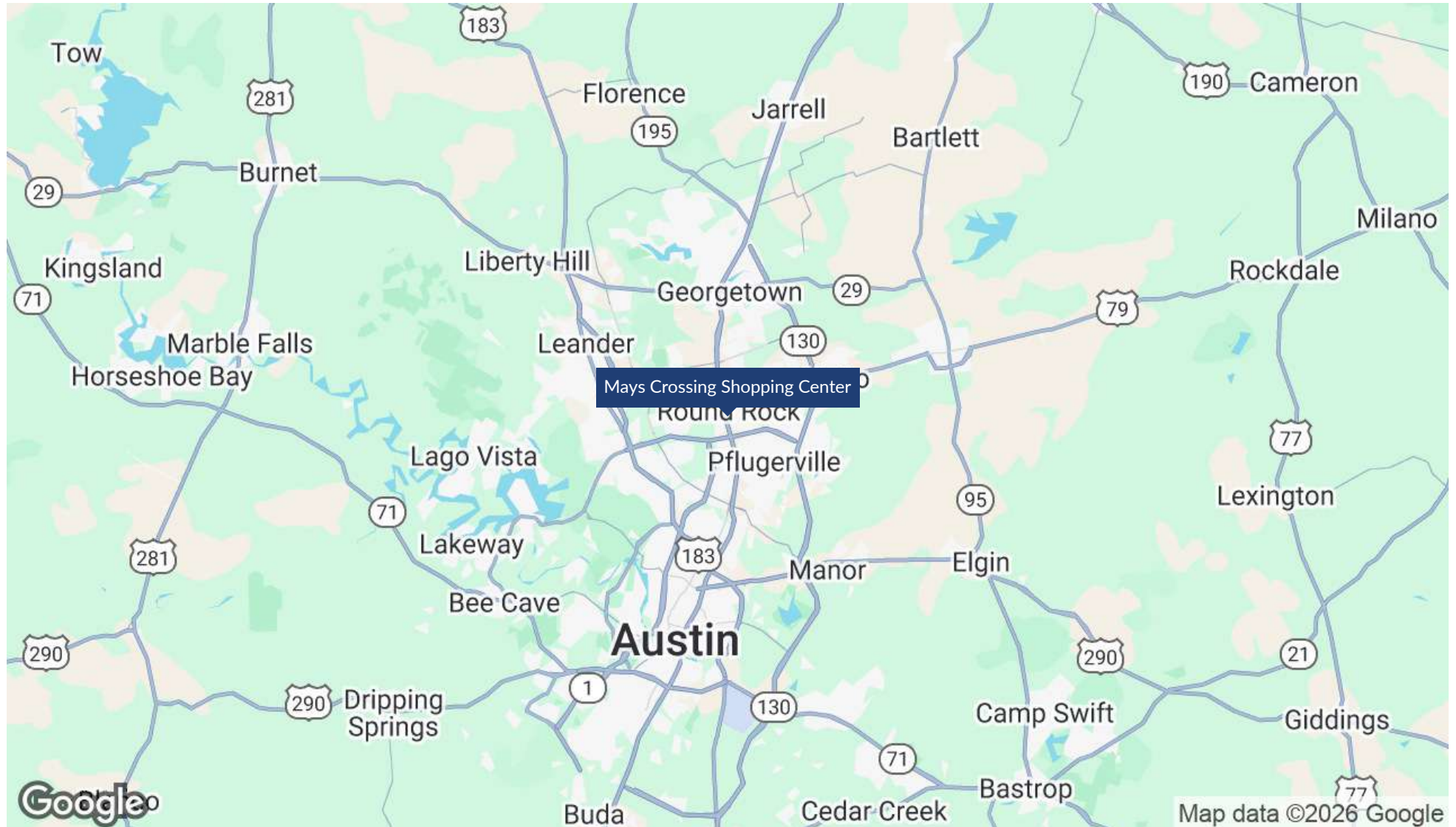
Section 2 LOCATION INFORMATION



Mays Crossing Shopping Center

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Section 3 FINANCIAL ANALYSIS



Mays Crossing Shopping Center

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INVESTMENT OVERVIEW

| | CURRENT |
|---------------------|----------------|
| Price | \$20,828,300 |
| Price per SF | \$327 |
| CAP Rate | 7.25% |
| Total Return (yr 1) | \$1,510,053 |

OPERATING DATA

| | CURRENT |
|----------------------|----------------|
| Gross Income | \$1,855,612 |
| Operating Expenses | \$345,559 |
| Net Operating Income | \$1,510,053 |

Mays Crossing Shopping Center

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| INCOME SUMMARY | CURRENT | PER SF |
|--|--------------------|----------------|
| Base Rent | \$1,510,053 | \$23.73 |
| Real Estate Taxes Reimbursements | \$157,788 | \$2.48 |
| Insurance Reimbursements | \$58,040 | \$0.91 |
| Common Area Maintenance Reimbursements | \$49,731 | \$0.78 |
| Management Fee Reimbursements | \$80,000 | \$1.26 |
| GROSS INCOME | \$1,855,612 | \$29.16 |
| EXPENSE SUMMARY | CURRENT | PER SF |
| Real Estate Taxes | \$157,788 | \$2.48 |
| Insurance | \$58,040 | \$0.91 |
| Utilities | \$18,563 | \$0.29 |
| Landscaping | \$21,760 | \$0.34 |
| Porter Service | \$9,408 | \$0.15 |
| Management Fees | \$80,000 | \$1.26 |
| GROSS EXPENSES | \$345,559 | \$5.43 |
| NET OPERATING INCOME | \$1,510,053 | \$23.73 |

*Base rent is calculated on the future base rent of \$1,510,053 as of 12/01/2026. Current actual rent is \$1,468,838 as of 12/01/2025. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

Mays Crossing Shopping Center

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| SUITE | TENANT NAME | UNIT SIZE (SF) | % OF GLA | LEASE START | LEASE END | ANNUAL RENT | RENT/SF | CHANGES ON | CHANGES TO | EXPENSE REIMBURSEMENT | OPTIONS | LEASE TYPE |
|-------|--------------------------------|----------------|----------|-------------|------------|--------------|---------|------------|------------|-----------------------|----------------------------------|------------|
| 101 | 777 Computer Games (1) | 1,300 | 2.04% | 12/1/2025 | 11/31/2028 | \$49,200.00 | \$37.85 | 12/01/27 | \$51,600 | \$7,060 | | NNN |
| 105 | Reavis Rehab & Wellness Center | 8,598 | 13.51% | 5/1/2016 | 6/1/2026 | \$163,362.00 | \$19.00 | | | \$46,696 | (2) 5-Yr @ FMV | NNN |
| 115 | Ready Go Swim | 3,199 | 5.03% | 10/1/2017 | 3/15/2028 | \$68,779.00 | \$21.50 | 3/15/27 | \$70,378 | \$17,374 | | NNN |
| 200 | Los Campeones Gym | 30,000 | 47.15% | 12/1/2025 | 11/30/2032 | \$645,780.00 | \$21.53 | 12/01/27 | \$661,920 | \$162,930 | (2) 5-Yr @ 2.5% annual increases | NNN |
| | | | | | | | | 12/01/28 | \$678,480 | | | |
| | | | | | | | | 12/01/29 | \$695,400 | | | |
| | | | | | | | | 12/01/30 | \$712,800 | | | |
| | | | | | | | | 12/01/31 | \$730,620 | | | |
| 301 | Cosmo Spa & Nail | 1,200 | 1.89% | 10/1/2004 | 9/30/2029 | \$36,000.00 | \$30.00 | 10/01/27 | \$38,400 | \$6,517 | None | NNN |
| | | | | | | | | 10/01/28 | \$40,800 | | | |
| 303 | Carousel Pediatrics (2) | 3,030 | 4.76% | 9/1/2017 | 8/30/2027 | \$60,600.00 | \$20.00 | | | \$16,456 | | NNN |
| 306 | Mama Hono African Market | 1,660 | 2.61% | 1/1/2022 | 3/31/2030 | \$51,600.00 | \$31.08 | 4/01/27 | \$53,400 | \$9,015 | None | NNN |
| | | | | | | | | 4/01/28 | \$55,200 | | | |
| | | | | | | | | 4/01/29 | \$57,000 | | | |
| 310 | Playa Fades | 1,400 | 2.20% | 2/1/2026 | 1/31/2030 | \$47,604.00 | \$34.00 | 2/01/27 | \$49,032 | \$7,603 | (1) 5-Yr @ FMV | NNN |
| | | | | | | | | 2/01/28 | \$50,496 | | | |
| | | | | | | | | 2/01/29 | \$52,008 | | | |
| 312 | Bricks & Minifigs | 2,145 | 3.37% | 2/1/2026 | 1/31/2031 | \$72,924.00 | \$34.00 | 2/01/27 | \$75,120 | \$11,650 | (1) 5-Yr @ 3% Annual Increases | NNN |
| | | | | | | | | 2/01/28 | \$77,364 | | | |
| | | | | | | | | 2/01/29 | \$79,692 | | | |
| | | | | | | | | 2/01/30 | \$82,080 | | | |
| 318 | Brident Dental & Orthodontics | 3,883 | 6.10% | 1/1/2007 | 9/30/2031 | \$98,880.00 | \$25.46 | 10/01/27 | \$101,846 | \$21,089 | None | NNN |
| | | | | | | | | 10/01/28 | \$104,902 | | | |
| | | | | | | | | 10/01/29 | \$108,049 | | | |

Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664

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| SUITE | TENANT NAME | UNIT SIZE (SF) | % OF GLA | LEASE START | LEASE END | ANNUAL RENT | RENT/SF | CHANGES ON | CHANGES TO | EXPENSE REIMBURSEMENT | OPTIONS | LEASE TYPE |
|-----------------------|---------------------|----------------|-------------|-------------|------------|--------------------|---------|------------|------------|-----------------------|----------------|------------|
| | | | | | | | | 10/01/30 | \$111,290 | | | |
| 320 | Sushi Yume | 1,650 | 2.59% | 5/1/2024 | 4/30/2029 | \$61,200.00 | \$37.09 | 5/01/27 | \$63,600 | \$8,961 | (2) 5-Yr @ FMV | NNN |
| | | | | | | | | 5/01/28 | \$66,000 | | | |
| 103 | Little Princess Spa | 1,446 | 2.27% | 3/15/2018 | 7/30/2030 | \$37,440.00 | \$25.89 | 8/01/27 | \$38,880 | \$7,853 | None | NNN |
| | | | | | | | | 8/01/28 | \$40,320 | | | |
| | | | | | | | | 8/01/29 | \$41,760 | | | |
| 315 | 365 Vape Shop (3) | 2,200 | 3.46% | 5/21/2025 | 4/30/2030 | \$75,720.00 | \$34.42 | 5/01/27 | \$78,000 | \$11,948 | (1) 5-Yr @ FMV | NNN |
| | | | | | | | | 5/01/28 | \$80,316 | | | |
| | | | | | | | | 5/01/29 | \$82,728 | | | |
| 314 | Papa John's Pizza | 1,916 | 3.01% | 5/1/2014 | 10/30/2029 | \$40,964.00 | \$21.38 | 11/01/27 | \$42,210 | \$10,406 | None | NNN |
| | | | | | | | | 11/01/28 | \$43,474 | | | |
| TOTAL VACANT | | 0 | 0% | | | | | | | | | |
| TOTAL OCCUPIED | | 63,627 | 100% | | | | | | | | | |
| TOTAL | | 63,627 | 100% | | | \$1,510,053 | | | | \$345,559 | | |

NOTES:

(1) Tenant has a Termination Clause, in the event there is a change in gaming laws that prohibits or materially restricts the Tenant's ability to operate its business as a sweepstakes and gaming lounge.

(2) Right of First Refusal: if at any time Smile Dental Office or its assignee (currently in Suite 318) permanently cease operating a dental clinic at the center, Tenant shall have the right to provide dental services in the shopping center, provided such right is exercised within 60 days after the Right of First Refusal Event. If Tenant exercises such right, the Landlord will not grant another tenant the exclusive right to operate a dental clinic in the shopping center during the term.

(3) In the event a governmental authority establishes a law, regulation, or administrative rule which creates a material, adverse, and demonstrable economic effect on Tenant's ability to operate a retail smoke and vape shop, Tenant shall have the right to terminate the lease by providing a 6-day written notice.

*Total annual rent is calculated on the future base rent of \$1,510,053 as of 12/01/2026. Current actual rent is \$1,468,838 as of 12/01/2025. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

Mays Crossing Shopping Center

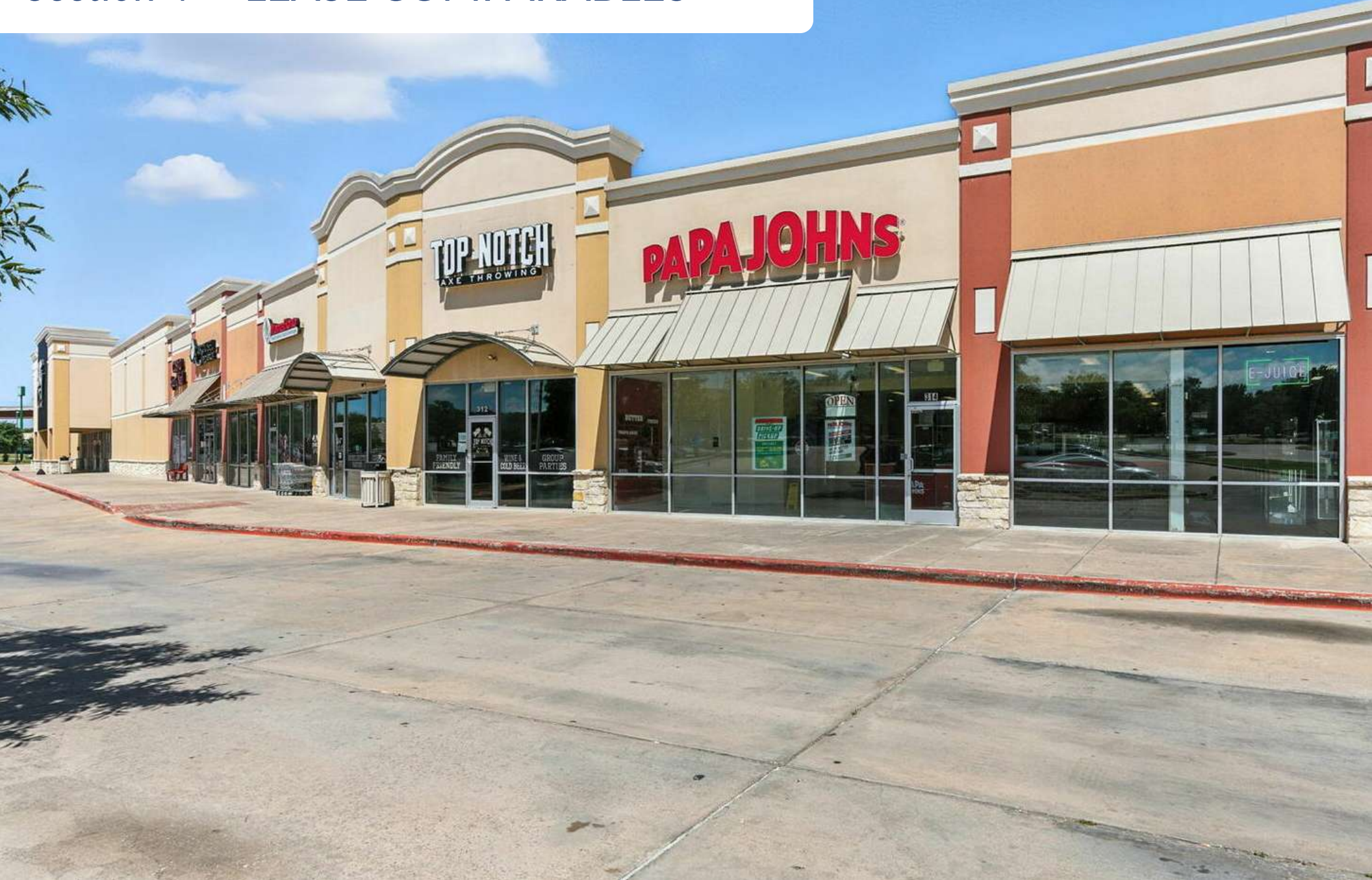
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| SUITE | TENANT NAME | UNIT SIZE (SF) |
|-------|--------------------------------|----------------|
| 101 | 777 COMPUTER GAMES | 1,300 |
| 105 | REAVIS REHAB & WELLNESS CENTER | 8,598 |
| 115 | READY GO SWIM | 3,199 |
| 200 | LOS CAMPEONES GYM | 30,000 |
| 301 | COSMO SPA & NAIL | 1,200 |
| 303 | CAROUSEL PEDIATRICS | 3,030 |
| 306 | MAMA HONO AFRICAN MARKET | 1,660 |
| 310 | PLAYA FADES | 1,400 |
| 312 | BRICKS & MINIFIGS | 2,145 |
| 318 | BRIDENT DENTAL & ORTHODONTICS | 3,883 |
| 320 | SUSHI YUME | 1,650 |
| 103 | LITTLE PRINCESS SPA | 1,446 |
| 315 | 365 VAPE SHOP | 2,200 |
| 314 | PAPA JOHN'S PIZZA | 1,916 |



Section 4 LEASE COMPARABLES



Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664



MAYS CROSSING SHOPPING CENTER

1201 S. Interstate 35, Round Rock, TX 78664

Lease Rate: \$23.73 /SF/yr Lease Type: NNN
 Space Size: 3,309 SF

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PFLUGERVILLE PARKWAY RETAIL

1300 W Pflugerville Parkway, Round Rock, TX 78664

Lease Rate \$33.00 /SF/yr Lease Type: NNN
 Space Size: 1,375 SF



DIAMOND 79 PLAZA - BUILDING A

2980 Joe Dimaggio Blvd, Round Rock, TX 78665

Lease Rate \$33.00 /SF/yr Lease Type: NNN
 Space Size: 1,234 SF



Mays Crossing Shopping Center

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ROUND ROCK CROSSING

3203 S Interstate 35, Round Rock, TX 78664

Lease Rate: \$33.00 /SF/yr Lease Type: NNN
 Space Size: 2,500 SF



THE SHOPS AT GREENLAWN

3200 Greenlawn Blvd, Round Rock, TX 78664

Lease Rate: \$33.00 /SF/yr Lease Type: NNN
 Space Size: 4,000 SF

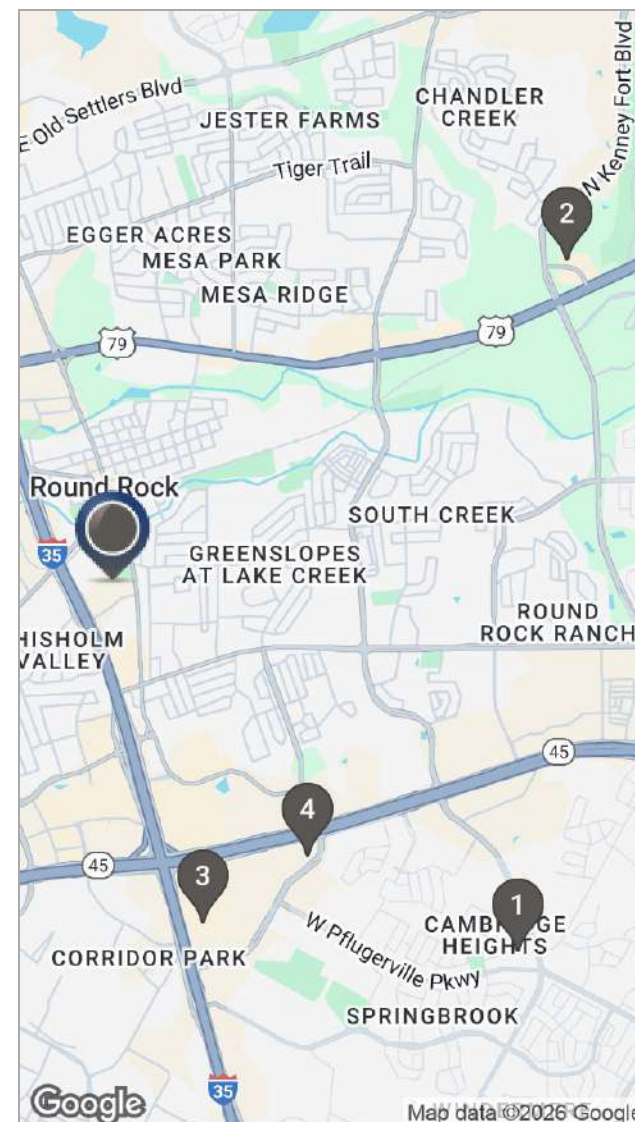


Mays Crossing Shopping Center

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| | NAME/ADDRESS | LEASE RATE | LEASE TYPE | SPACE SIZE |
|-----------------|---|-----------------------|------------|-----------------|
| ★ | Mays Crossing Shopping Center 1201 S. Interstate 35 Round Rock, TX | \$23.73 SF/yr | NNN | 3,309 SF |
| 1 | Pflugerville Parkway Retail 1300 W Pflugerville Parkway Round Rock, TX | \$33.00 /SF/yr | NNN | 1,375 SF |
| 2 | Diamond 79 Plaza - Building A 2980 Joe Dimaggio Blvd Round Rock, TX | \$33.00 /SF/yr | NNN | 1,234 SF |
| 3 | Round Rock Crossing 3203 S Interstate 35 Round Rock, TX | \$33.00 /SF/yr | NNN | 2,500 SF |
| 4 | The Shops at Greenlawn 3200 Greenlawn Blvd Round Rock, TX | \$33.00 /SF/yr | NNN | 4,000 SF |
| AVERAGES | | \$33.00 /SF/YR | | 2,277 SF |



Section 5 DEMOGRAPHICS



Mays Crossing Shopping Center

1201 S. Interstate 35, Round Rock, TX 78664

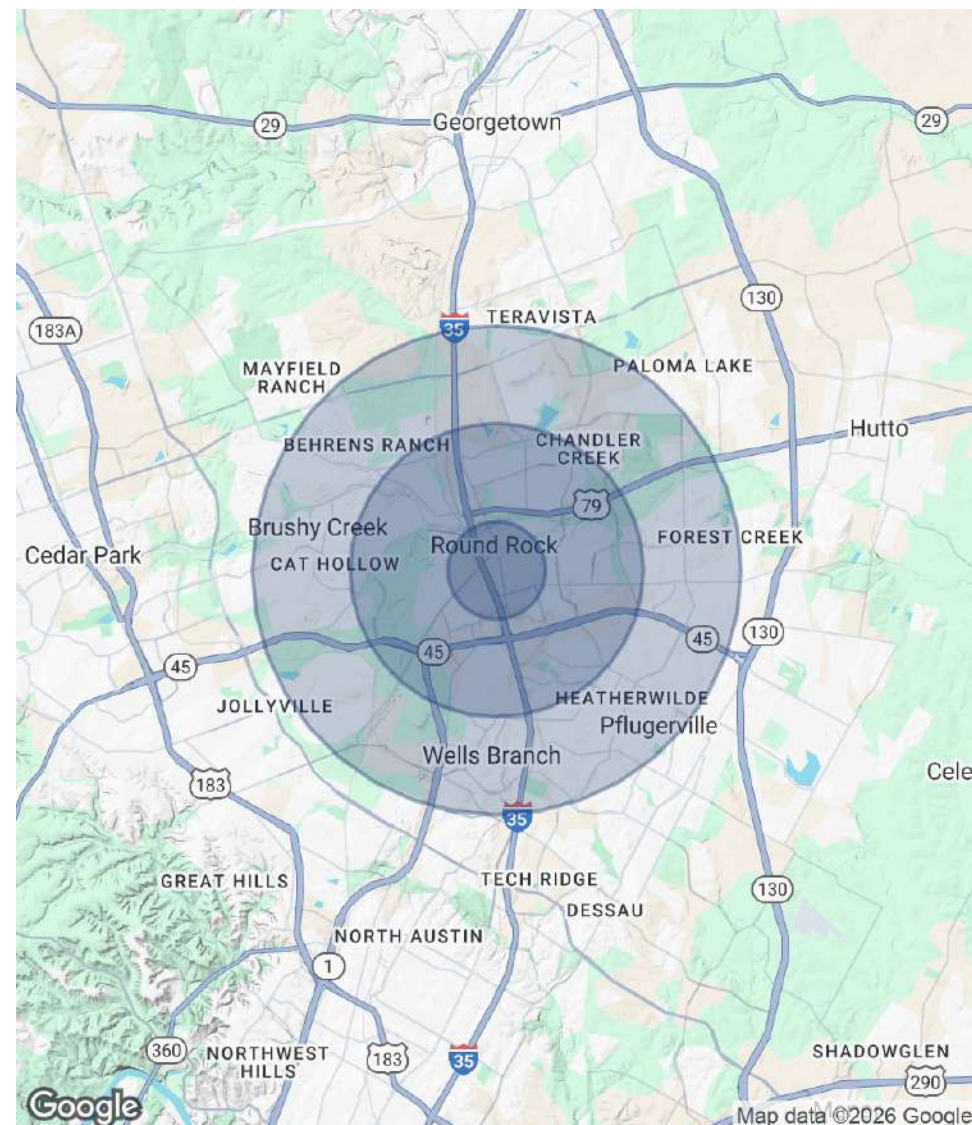
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,557 | 103,857 | 250,451 |
| Average Age | 37.8 | 36.4 | 36.5 |
| Average Age (Male) | 36.6 | 35.5 | 35.7 |
| Average Age (Female) | 39.0 | 37.3 | 37.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,863 | 40,085 | 92,843 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$77,764 | \$95,891 | \$112,452 |
| Average House Value | \$232,012 | \$315,484 | \$359,719 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic | 47.4% | 33.8% | 29.1% |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 5,654 | 49,294 | 119,476 |
| % White | 45.0% | 47.5% | 47.7% |
| Total Population - Black | 1,221 | 11,945 | 29,323 |
| % Black | 9.7% | 11.5% | 11.7% |
| Total Population - Asian | 310 | 9,911 | 31,761 |
| % Asian | 2.5% | 9.5% | 12.7% |
| Total Population - Hawaiian | 27 | 109 | 313 |
| % Hawaiian | 0.2% | 0.1% | 0.1% |
| Total Population - American Indian | 83 | 499 | 1,117 |
| % American Indian | 0.7% | 0.5% | 0.4% |
| Total Population - Other | 5,260 | 32,098 | 68,460 |
| % Other | 41.9% | 30.9% | 27.3% |

Demographics data derived from CoStar analytics.





Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|---|-------------|-------------------------------|--------------|
| Marcus & Millichap | 9002994 | tim.speck@marcusmillichap.com | 972-755-5200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Tim A. Speck | 432723 | tim.speck@marcusmillichap.com | 972-755-5200 |
| 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 |

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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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LEVY RETAIL GROUP

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