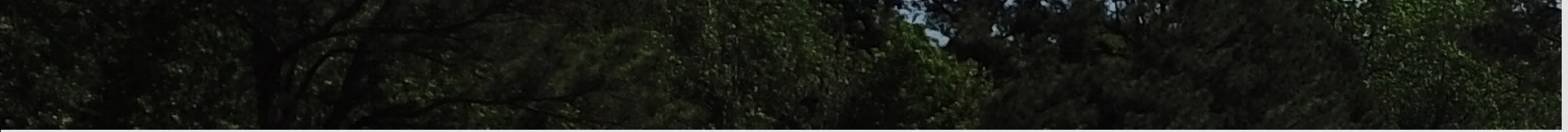
COTTAGE POINTE

Marcus & Millichap

MYERS MULTIFAMILY GROUP



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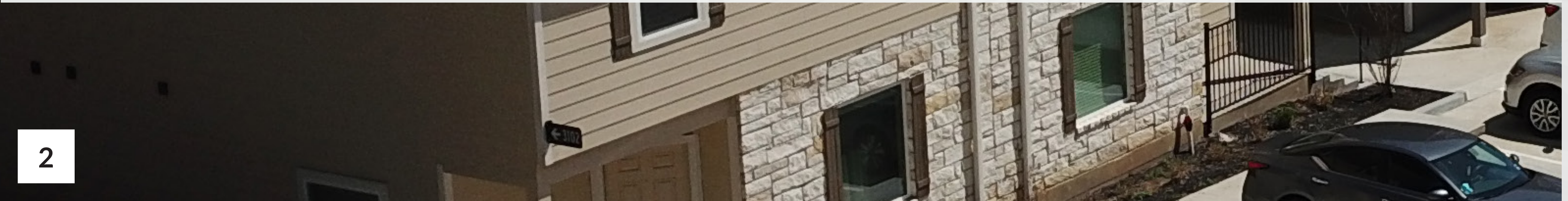

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ACTIVITY ID:

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Marcus & Millichap
MYERS MULTIFAMILY GROUP

Executive Summary

615 HAYMAN ST
HUNTSVILLE, TX 77340

Cottage Pointe Apartments is a newly developed 44-unit residential community in Huntsville, Texas. Each apartment is meticulously designed to offer a modern living experience, featuring in-unit washer and dryer hookups, energy-efficient air conditioning and heating systems, and well-appointed bathrooms with tubs and showers. This exceptional property offers a mix of apartment and townhome-style units, designed for comfort, functionality and everyday convenience.

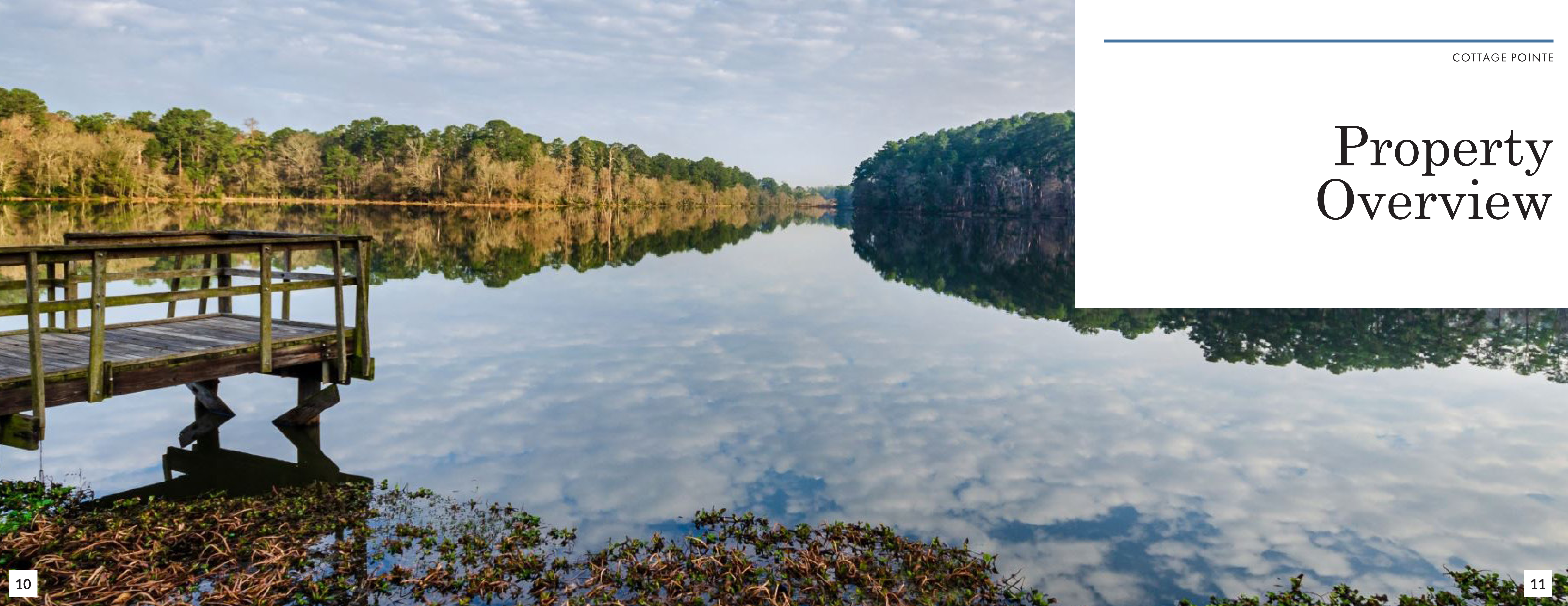
Strategically located, Cottage Pointe Apartments is surrounded by numerous employment opportunities, a vibrant retail sector, and a variety of recreational options. The community benefits from easy access to major highways, including its proximity to Interstate 19, Highway 45, and nearby Interstate 75, ensuring smooth connectivity to both Bryan and the broader surrounding regions.

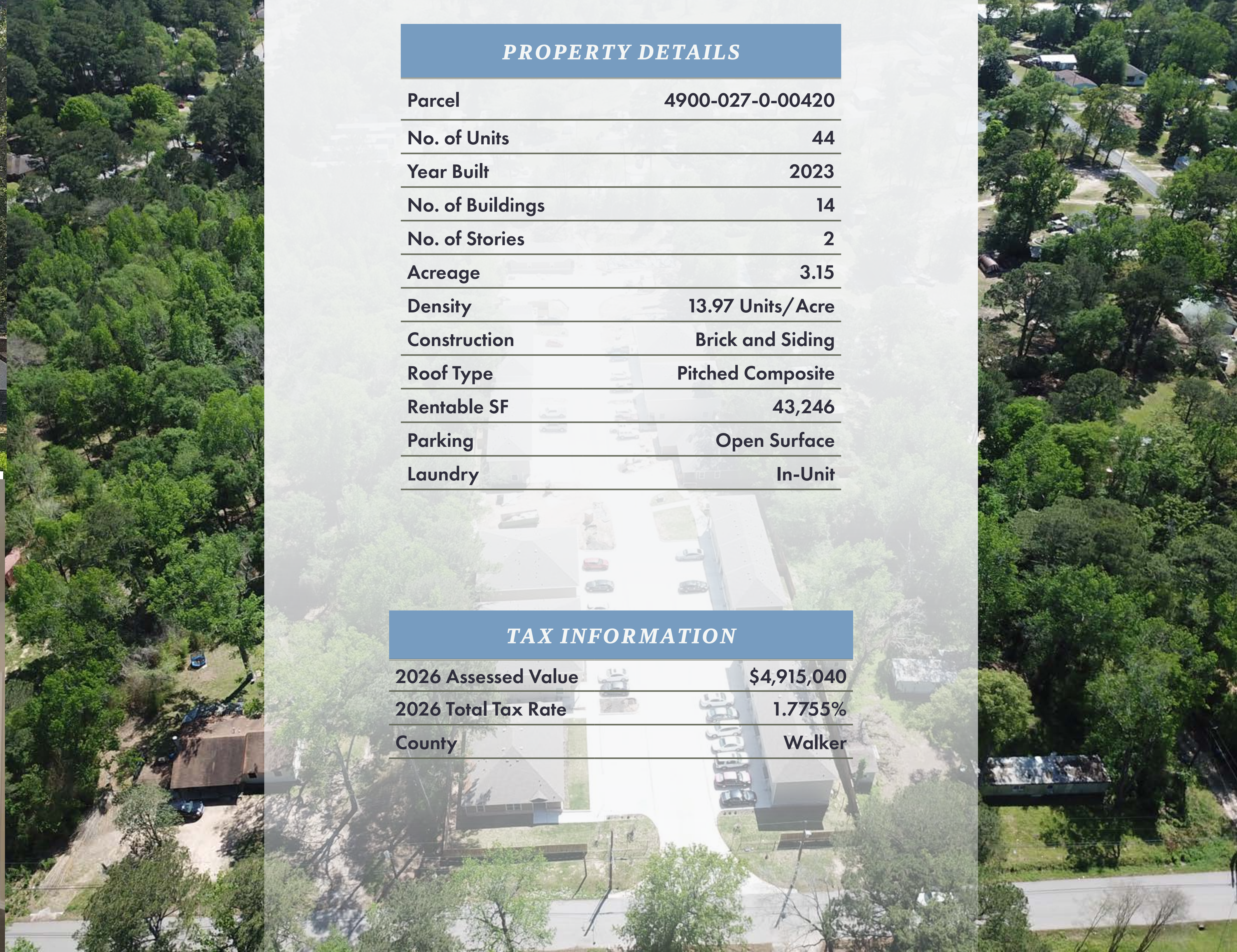
With its immediate convenience and long-term investment potential, Cottage Pointe Apartments represents a unique opportunity for investors seeking to capitalize on the strong demand for new rental properties in a growing market. This community is well-positioned for sustained appreciation in value, making it an attractive asset for those looking to secure a profitable, long-term investment.

INVESTMENT HIGHLIGHTS

- **Prime Location with Strong Accessibility**
- **High-Quality, Modern Construction**
- **Strong Demand and Upside Potential**
- **Sustained Long-Term Value Appreciation**

Property Overview





PROPERTY DETAILS

Parcel	4900-027-0-00420
No. of Units	44
Year Built	2023
No. of Buildings	14
No. of Stories	2
Acreage	3.15
Density	13.97 Units/Acre
Construction	Brick and Siding
Roof Type	Pitched Composite
Rentable SF	43,246
Parking	Open Surface
Laundry	In-Unit

TAX INFORMATION

2026 Assessed Value	$4,915,040
2026 Total Tax Rate	1.7755%
County	Walker

COMMUNITY AMENITIES

Pet Play Area

Quiet Neighborhood

Open Parking

Smoke Free

Cable Ready

Barbecue Area

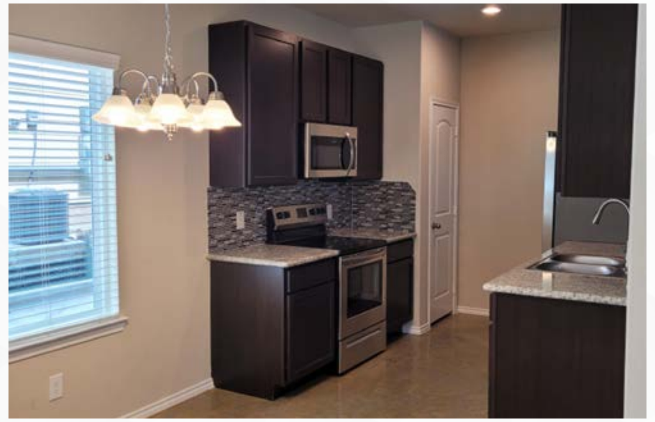
Fenced-in Dog Park

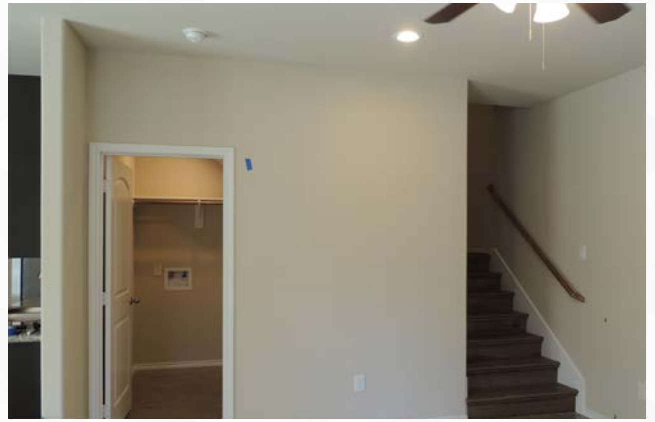
COTTAGE POINTE

UNIT AMENITIES

Washer and Dryer Hook-ups
Ceiling Fans
Granite Countertops
Hardwood Floors
Stainless Steel Appliances
Tub with Shower
Walk-In Closets
Fenced in Private Yards
Dining Room
Double Pane Windows
Family Room
Pantry
Patio
Porch

COTTAGE POINTE

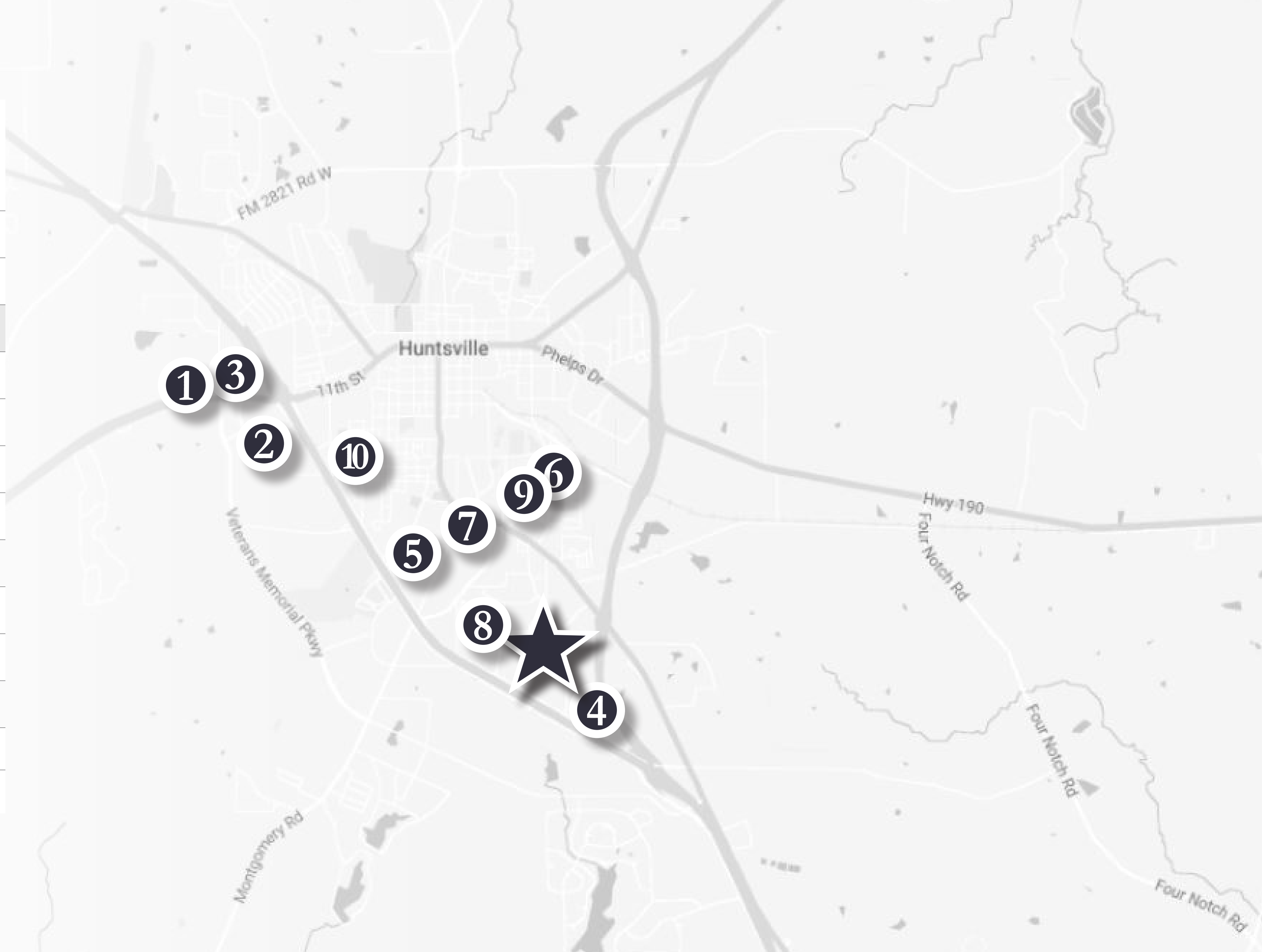




Rent Comparables

PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
				RENT	RENT/SF	RENT	RENT/SF	
1 DOMAIN AT HUNTSVILLE	2025	312	885	1,574	$1.78	1,574	$1.78	94%
2 WEST HILLS APARTMENTS	2019	168	916	1,463	$1.60	1,463	$1.60	96%
★ COTTAGE POINTE	2023	44	983	1,415	$1.44	1,350	$1.37	95%
3 BRAZOS	1983	160	756	$1,012	$1.34	$1,012	$1.34	96%
4 HUNTSVILLE VILLAGE	2018	92	1,378	$1,819	$1.32	$1,819	$1.32	95%
5 WOODCREEK APARTMENTS	1983	196	708	$912	$1.29	$912	$1.29	98%
6 UNIVERSITY CLUB	1975/2020	180	762	$890	$1.17	$890	$1.17	94%
7 CORNERSTONE	1983	84	955	$1,115	$1.17	$1,115	$1.17	93%
8 WHISPERING PINES	2001	28	1,029	$1,200	$1.17	$1,200	$1.17	96%
9 WOODHOLLOW	1974/1997	84	900	$1,033	$1.15	$1,033	$1.15	95%
10 AVENUE TOWNHOMES	2017	22	1,200	$1,293	$1.08	$1,293	$1.08	91%
WEIGHTED AVERAGES			927	$1,205	$1.23	$1,198	$1.22	95%

PROPERTIES SORTED BY MARKET RENT/SF



Cottage Pointe
615 Haymans St
Huntsville, TX

Year Built 2023
Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Duplex Dual Masters (2bd/2ba)	4	944	$1,400	$1.48
Duplex Single Story (2bd/2ba)	2	922	$1,450	$1.57
Duplex Single Story (2bd/2ba)	1	972	$1,450	$1.49
Duplex Single Story (2bd/2ba)	1	1,014	$1,450	$1.43
2-Story with 1/2 Bath (2bd/2.5ba)	18	990	$1,375	$1.39
2-Story with 1/2 Bath and Yard (2bd/2.5ba)	18	990	$1,450	$1.46
TOTAL/WTD. AVG.	44	983	$1,415	$1.44

*All layouts are 2bd/2ba

1

Domain at Hunstville
3272 State Highway 30
Huntsville, TX

Year Built 2025
Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	218	750	$1,505	$2.01
2 Bed x 2 Bath	83	1,172	$1,696	$1.45
3 Bed x 2 Bath	11	1,391	$2,035	$1.46
TOTAL/WTD. AVG.	312	885	$1,574	$1.78

2

West Hills Apartments
149 Col Etheredge Blvd
Huntsville, TX

Year Built 2019
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	84	749	$1,270	$1.70
2 Bed x 2 Bath	60	1,017	$1,635	$1.61
3 Bed x 3 Bath	24	1,249	$1,710	$1.37
TOTAL/WTD. AVG.	168	916	$1,463	$1.60

3

Brazos
1440 Brazos Dr
Huntsville, TX

Year Built 1983
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	28	582	$926	$1.59
1 Bed x 1 Bath	32	656	$984	$1.50
2 Bed x 1 Bath	65	811	$1,050	$1.29
2 Bed x 2 Bath	35	885	$1,036	$1.17
TOTAL/WTD. AVG.	160	756	$1,012	$1.34

4

Huntsville Village
3614 Boettcher Dr
Huntsville, TX

Year Built 2018

Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	5	520	$1,050	$2.02
1 Bed x 1 Bath	20	750	$1,300	$1.73
1 Bed x 1 Bath(Furnished)	4	750	$1,400	$1.87
2 Bed x 2.5 Bath	31	1,155	$1,900	$1.65
4 Bed x 4.5 Bath(Student)	3	2,200	$675	$0.31
4 Bed x 4.5 Bath	29	2,200	$2,400	$1.09
TOTAL/WTD. AVG.	92	1,378	$1,819	$1.32

5

Woodcreek Apartments
1235 Josey St
Huntsville, TX

Year Built 1983

Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	32	456	$775	$1.70
1 Bed x 1 Bath	80	601	$875	$1.46
2 Bed x 2 Bath	84	906	$999	$1.10
TOTAL/WTD. AVG.	196	708	$912	$1.29

6

University Club
2424 Montgomery Rd
Huntsville, TX

Year Built 1975/2020

Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	80	640	$819	$1.28
2 Bed x 1 Bath	56	832	$929	$1.12
2 Bed x 1.5 Bath	44	894	$969	$1.08
TOTAL/WTD. AVG.	180	762	$890	$1.17

7

Cornerstone
2209 Bobby K Marks Dr
Huntsville, TX

Year Built 1983

Occupancy 93%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
2 Bed x 2 Bath	84	955	$1,115	$1.17
TOTAL/WTD. AVG.	84	955	$1,115	$1.17

8

Whispering Pines
100 Elkwood Circle
Huntsville, TX

Year Built	2001
Occupancy	96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
2 Bed x 2 Bath	28	1,029	$1,200	$1.17
TOTAL/WTD. AVG.	28	1,029	$1,200	$1.17

9

Woodhollow
2451 Lake Rd
Huntsville, TX

Year Built	1974/1997
Occupancy	95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	14	600	$789	$1.32
1 Bed x 1 Bath	14	660	$839	$1.27
2 Bed x 1 Bath	14	888	$919	$1.03
2 Bed x 2 Bath	14	996	$1,049	$1.05
3 Bed x 2 Bath	28	1,128	$1,300	$1.15
TOTAL/WTD. AVG.	84	900	$1,033	$1.15

10

Avenue Townhomes
2002 20th St
Huntsville, TX

Year Built	2017
Occupancy	91%

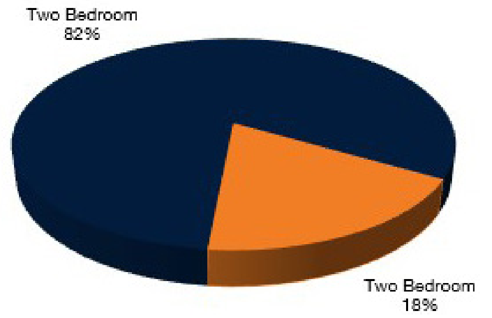
UNIT TYPE	UNITS	SF	RENT	RENT/SF
2 Bed x 2 Bath	1	1,200	$1,150	$0.96
2 Bed x 2.5 Bath	21	1,200	$1,300	$1.08
TOTAL/WTD. AVG.	22	1,200	$1,150	$0.96

Financial Analysis

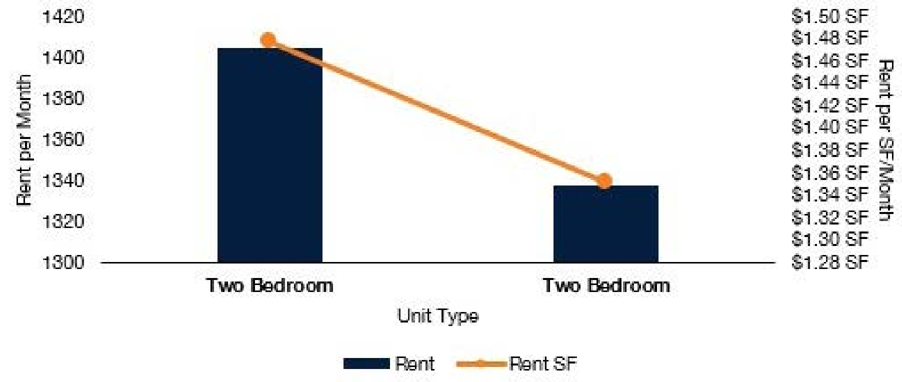
Rent Roll Summary

			CURRENT			POTENTIAL		
UNIT TYPE	# OF UNITS	AVERAGE SF	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
Duplex Dual Masters	4	944	$1,400	$1.48	$5,600	$1,400	$1.48	$5,600
Duplex Single	2	922	$1,450	$1.57	$2,900	$1,425	$1.55	$2,850
Duplex Single	1	972	$1,450	$1.49	$1,450	$1,385	$1.42	$1,385
Duplex Single	1	1,014	$1,450	$1.43	$1,450	$1,400	$1.38	$1,400
2-Story with 1/2 bath	18	990	$1,375	$1.39	$24,750	$1,286	$1.30	$23,150
2-Story with 1/2 bath and yard	18	990	$1,450	$1.46	$26,100	$1,390	$1.40	$25,025
Totals/Weighted Averages	44	983	$1,415	$1.44	$62,250	$1,350	$1.37	$59,410
Gross Annualized Rents			$747,000			$712,920		

Unit Distribution



Unit Rent



Operating Statement

INCOME	TRAILING 12		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Gross Potential Rent	$712,920		$712,920		$712,920		$747,000		$747,000			16,977	17.27
Loss/Gain to Lease	$-	0.0%	$-	0.0%	$-	0.0%	$(34,080)	4.6%	$(12,692)	1.7%		(288)	(0.29)
Gross Current Rent	$712,920		$712,920		$712,920		$712,920		$734,308		[1]	16,689	16.98
Physical Vacancy	$(93,859)	13.2%	$(110,648)	15.5%	$(110,100)	15.4%	$(35,646)	5.0%	$(36,715)	5.0%		(834)	(0.85)
Economic Vacancy													
Bad Debt	$-	0.0%	$-	0.0%	$-	0.0%	$(3,565)	0.5%	$(3,672)	0.5%	[2]	(83)	(0.08)
Total Vacancy	$(93,859)	13.2%	$(110,648)	15.5%	$(110,100)	15.4%	$(39,211)	5.5%	$(40,387)	5.5%		($918)	($1)
Economic Occupancy	86.83%		84.48%		84.56%		94.50%		94.50%				
Effective Rental Income	$619,061		$602,272		$602,820		$673,710		$693,921			15,771	16.05
Other Income													
Utility Income	$32,420		$31,540		$31,569		$36,000		$36,000			818	0.83
All Other Income	$410		$-		$-		$-		$-		[3]	0	0.00
Total Other Income	$32,829		$31,540		$31,569		$36,000		$36,000			$818	$0.83
Effective Gross Income	$651,891		$633,812		$634,389		$709,710		$729,921			$16,589	$16.88

NOTES

- [1] Year 1 GCR grown 3% over current
- [2] Current & Year 1 bad debt assessed at 0.5%
- [3] Additional income includes maintenance/repair charges and miscellaneous fees for tenants

EXPENSES	TRAILING 12	TRAILING 12	TRAILING 12	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	$83,996	$83,996	$83,996	$92,395		$92,395		[4]	2,100	2.14
Insurance	$37,895	$37,895	$37,895	$36,300		$36,300		[5]	825	0.84
Utilities - Electric	$6,772	$6,772	$6,772	$6,772		$6,772			154	0.16
Utilities - Water & Sewer	$27,726	$27,726	$27,726	$27,726		$27,726			630	0.64
Trash Removal	$4,474	$4,474	$4,474	$4,474		$4,474			102	0.10
Repairs & Maintenance	$9,067	$9,067	$9,067	$15,400		$15,400		[6]	350	0.36
Make-Ready	$21,023	$21,023	$21,023	$21,023		$21,023			478	0.49
Marketing & Advertising	$237	$237	$237	$4,400		$4,400		[7]	100	0.10
Contract Services	$6,707	$6,707	$6,707	$6,707		$6,707		[8]	152	0.16
General & Administrative	$6,588	$6,588	$6,588	$6,588		$6,588			150	0.15
Operating Reserves	$8,800	$8,800	$8,800	$8,800		$8,800		[9]	200	0.20
Management Fee	$22,560	$22,560	$22,560	$49,680	7.0%	$51,094	7.0%	[10]	1,161	1.18
Total Expenses	$235,844	$235,844	$235,844	$280,265		$281,680			$6,402	$6.51
Expenses as % of EGI	36.2%	37.2%	37.2%	39.5%		38.6%				
Net Operating Income	$416,047	$397,968	$398,545	$429,445		$448,241			$10,187	$10.36

NOTES

- [4] Current and Year 1 taxes assessed at 10% increase over Trailing-12
- [5] Current & Year 1 Insurance assessed at $825/unit
- [6] Current and Year 1 R&M assessed at $350/unit
- [7] Current & Year 1 marketing expense assessed at $100/unit
- [8] Contract Services reflects landscaping expense
- [9] Operating reserves assessed at $200/unit
- [10] Management fee assessed at 7% of EGI

Market Overview

City of Huntsville

Huntsville, Texas, serves as both the county seat of Walker County and a regional hub for education, corrections, and government services. The city is home to Sam Houston State University, a major driver of the local economy that attracts students, faculty, and research activity. Alongside higher education, the Texas Department of Criminal Justice operates several state prison facilities in the area, making corrections and public sector employment key pillars of Huntsville's workforce. Manufacturing, healthcare, and retail also play a growing role, supported by the city's location along Interstate 45, which provides direct access to Houston and Dallas.

Economically, Huntsville is experiencing steady growth fueled by a combination of new housing developments, infrastructure improvements, and business investment. Companies like Zenner USA are establishing manufacturing operations, while upgrades to the wastewater treatment plant and major roadway projects show long-term commitment to supporting expansion. The potential modernization of Huntsville Memorial Hospital also signals rising demand for healthcare services as the population grows. Together, these initiatives diversify the city's economic base and position it as a more balanced community beyond its traditional reliance on government and education.

People choose to live in Huntsville for its balance of small-town character and proximity to larger metropolitan centers. The city offers affordable housing compared to Houston or The Woodlands, while still providing access to higher education, healthcare, and steady employment. Outdoor enthusiasts are drawn to the nearby Sam Houston National Forest and Huntsville State Park, while families appreciate the combination of lower living costs, growing amenities, and a sense of community. For many, Huntsville represents a practical and appealing mix of affordability, opportunity, and quality of life.

Competitive advantages for businesses in Huntsville include:

- Strategic Location & Transportation Access
- Growing Economy
- Skilled Workforce Pipeline
- Lower Costs of Doing Business
- Supportive Economic Climate

Sam Houston State University

- **Student Spending Power:** Over 21,000 students contribute significantly to the local economy through housing, dining, retail, and entertainment.

- **Major Employer:** SHSU employs thousands of faculty, staff, and support workers, making it one of the largest employers in Walker County.

- **Healthcare Expansion:** SHSU's College of Osteopathic Medicine brings healthcare training, research, and medical professionals to the area—supporting the local

In Fall 2024, SHSU's total enrollment was 21,039 students (17,787 undergraduates and 3,252 graduates) according to the 2024–2025 Common Data Set. In 2025 the university's graduate population reached a four-year high with total graduate enrollment growing by about 4.5 % year-over-year—and master's and doctoral credit hours rising by 10.8 % and 6.0 %, respectively—reflecting broader institutional growth. These continuing increases in enrollment, especially at the graduate level, help sustain strong demand for multifamily housing, create a stable consumer base for local business, and reinforce SHSU's role as an anchor in Huntsville's economy.

On the healthcare expansion side, SHSU's College of Osteopathic Medicine achieved full accreditation in 2024, with "exceptional outcomes," and contributes to training physicians for underserved areas. The COM employs clinical faculty, biomedical science faculty, and administrative staff (dozens of full-time positions) in its mission. These medical education programs not only bring salaries into the region, but also create demand for supporting healthcare services, clinics, and ancillary businesses, which in turn increase housing and service needs locally.

- **Academic Excellence:** Offers over 90 undergraduate programs and 50+ graduate programs, including emerging fields like cybersecurity, criminal justice, and healthcare.

- **Research & Innovation:** Active in applied research, including criminal justice, health sciences, and technology, providing students with hands-on learning and real-world experience.

- **Community & Leadership Focus:** SHSU emphasizes leadership development, civic engagement, and community service, offering numerous student organizations, volunteer programs, and leadership initiatives that cultivate well-rounded graduates.

Walker County Hospital Modernization

Walker County, located about 70 miles north of Houston, is positioning itself for a significant healthcare investment with a proposed $246 million bond referendum to build a new medical center in Huntsville. The project would replace the aging 47-year-old Huntsville Memorial Hospital with a modern facility designed to meet the needs of a rapidly growing population, which has expanded by more than 11% annually and now totals over 83,000 residents. The new hospital would feature 92 beds, including private medical/surgical rooms, intensive care units, labor and delivery suites, expanded emergency care, and advanced imaging and surgical departments. Importantly, the existing hospital would be repurposed for correctional healthcare, separating public and prison services while expanding lab, pharmacy, and support functions.

Beyond healthcare, the development is positioned to deliver broader economic benefits. Construction would generate significant short-term job creation, while expanded healthcare capacity would support long-term employment growth in both hospital operations and affiliated physician practices. The modern facility is also expected to act as a catalyst for business recruitment and community development, improving quality-of-life factors that companies weigh when choosing to invest in new markets. While the bond would increase property taxes, Walker County's hospital district rate remains well below statewide and peer averages, and officials project rent payments from Huntsville Memorial Hospital will partially offset taxpayer impact.

HUNTSVILLE
MEMORIAL HOSPITAL
YOUR HEALTH, OUR COMMUNITY, OUR COMMITMENT.

Demographics

52,157
Total Population Within 5 Mile Radius

$61,479
Average Household Income within 5 Mile Radius

16,514
Total Households Within 5 Mile Radius

8.0%
Projected Household Growth Through 2028

$ 189,721
Median Property Value

Female 42.7% | **Male 57.3%**

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	15,097	40,842	55,273
2023 Estimate			
Total Population	14,122	38,298	52,157
2020 Census			
Total Population	13,180	35,392	48,546
2010 Census			
Total Population	10,813	31,144	41,452
Daytime Population			
2023 Estimate	23,694	55,727	62,182
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2028 Projection			
Total Households	6,248	14,775	17,839
2023 Estimate			
Total Households	5,798	13,686	16,514
Average (Mean) Household Size	2.2	2.3	2.4
2020 Census			
Total Households	5,481	12,926	15,605
2010 Census			
Total Households	4,326	10,840	12,893
Growth 2023-2028	7.8%	8.0%	8.0%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2028 Projection	7,220	17,193	20,628
2023 Estimate	6,634	15,776	18,947
Owner Occupied	710	4,539	6,658
Renter Occupied	5,087	9,147	9,856
Vacant	836	2,090	2,433
Persons in Units			
2023 Estimate Total Occupied Units	5,798	13,686	16,514
1 Person Units	39.0%	33.5%	31.9%
2 Person Units	29.6%	33.1%	33.8%
3 Person Units	15.1%	15.1%	15.3%
4 Person Units	10.8%	10.8%	11.0%
5 Person Units	3.3%	4.5%	4.8%
6+ Person Units	2.2%	3.0%	3.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
$200,000 or More	0.9%	2.4%	2.9%
$150,000-$199,999	1.6%	3.0%	3.3%
$100,000-$149,999	4.7%	7.9%	9.1%
$75,000-$99,999	5.8%	10.3%	11.6%
$50,000-$74,999	12.4%	14.9%	15.8%
$35,000-$49,999	12.3%	13.5%	13.5%
$25,000-$34,999	13.2%	11.5%	11.0%
$15,000-$24,999	13.9%	11.5%	10.6%
Under $15,000	35.3%	25.0%	22.2%
Average Household Income	$39,326	$56,489	$61,479
Median Household Income	$25,523	$36,845	$40,683
Per Capita Income	$17,341	$22,120	$22,606
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2023 Estimate Total Population	14,122	38,298	52,157
Under 20	22.9%	22.4%	19.7%
20 to 34 Years	54.5%	36.5%	34.5%
35 to 39 Years	4.1%	5.7%	6.6%
40 to 49 Years	5.7%	10.0%	12.1%
50 to 64 Years	7.2%	13.6%	15.1%
Age 65+	5.5%	11.7%	12.0%
Median Age	22.7	27.9	32.0
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,133	21,221	32,039
Elementary (0-8)	7.6%	6.7%	6.7%
Some High School (9-11)	6.5%	7.5%	8.5%
High School Graduate (12)	28.2%	30.8%	33.6%
Some College (13-15)	26.8%	23.6%	22.7%
Associate Degree Only	6.0%	5.4%	5.5%
Bachelor's Degree Only	16.2%	16.4%	14.8%
Graduate Degree	8.7%	9.7%	8.2%
Population by Gender			
2023 Estimate Total Population	14,122	38,298	52,157
Male Population	46.9%	51.7%	57.3%
Female Population	53.1%	48.3%	42.7%

EQUAL HOUSING OPPORTUNITY

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.

Name	License No.	Email	Phone
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
Bruce Bentley III	622963	bruce.bentley@marcusmillichap.com	512-338-7850
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

Information available at www.trec.texas.gov