Imagine Early Education & Childcare 8525 Rasor Blvd, Plano, TX 75024

8525

Asking\$2,785,000Cap Rate6.25%



Neal Agrawal 972-804-0742 dfwneal@gmail.com Crest Real Estate Advisors www.preschoolexchange.com

INVESTMENT OVERVIEW

Investment Summary

- Imagine Early Education & Childcare is a Highend Childcare Provider with multiple locations in Texas, Oklahoma and Colorado
- 15yr NNN lease with attractive lease rates
- Property is located next to the Medical Office Complex and within 3 miles of <u>2 Large Shopping</u> <u>Centers</u> and the <u>Stonebriar Mall</u>
- Hard corner of Rasor Blvd & McDermott Rd with good visibility and frontage
- Easy access from major Highways, specially <u>Hwy 121</u> and the busy <u>Preston Rd</u>
- Plano is home to multiple Employers including some very large Companies like <u>Toyota</u>, <u>PepsiCo and JPMorgan Chase</u>
- The average Household Income in the 1-mile radius is above <u>\$160,000</u>





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PROPERTY OVERVIEW

Property Summary

- Address- 8525 Rasor Blvd
 Plano, TX 75024
- Tenant- Imagine Early Education & Childcare
- Building use- Childcare
- Building size- 6,452 sqft
- Lot- 0.92 acres approx.
- Year built- 2013
- County- Collin
- Lease- 15 yrs
- Cap Rate- 6.25%
- Lease Type- NNN





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LEASE SUMMARY

Lease Details

Tenant Lease Term **Beginning Base Rent Ending Base rent** Lease Type Lease Start **Rent Bumps** Lease Renewal Lease Guarantee **Right of First Refusal Right of First Offer** Landlord Responsibilities **Tenant Responsibilities**

Imagine Early Education & Childcare 15 vrs. \$174,204/yr. approx. \$229,858/yr. approx. NNN Sep 2024 2% yearly Two 5 yr options at Market Rent **Corporate guarantee** Yes, Tenant Yes. Tenant Roof, Foundation, Exterior walls, Plumbing and Utility lines till the point of connection to the Building, Parking lot, Side walk Taxes, Insurance, Landscaping, HVAC, Utilities, Sprinklers, Plumbing and Utility lines in the Building



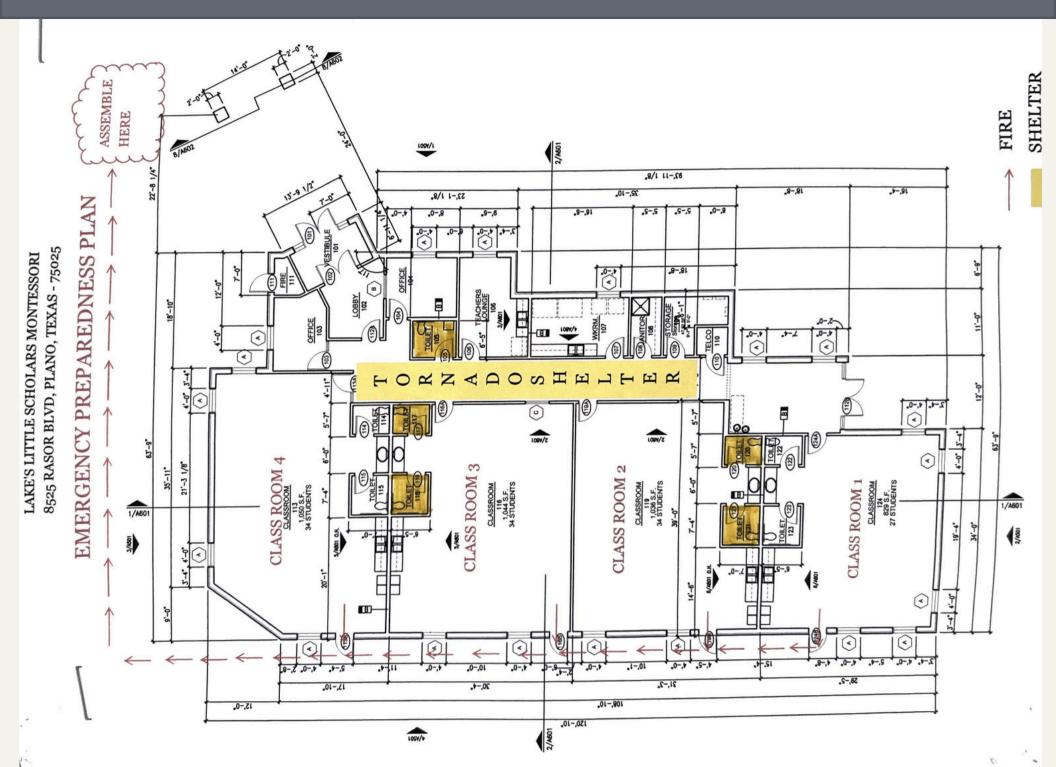




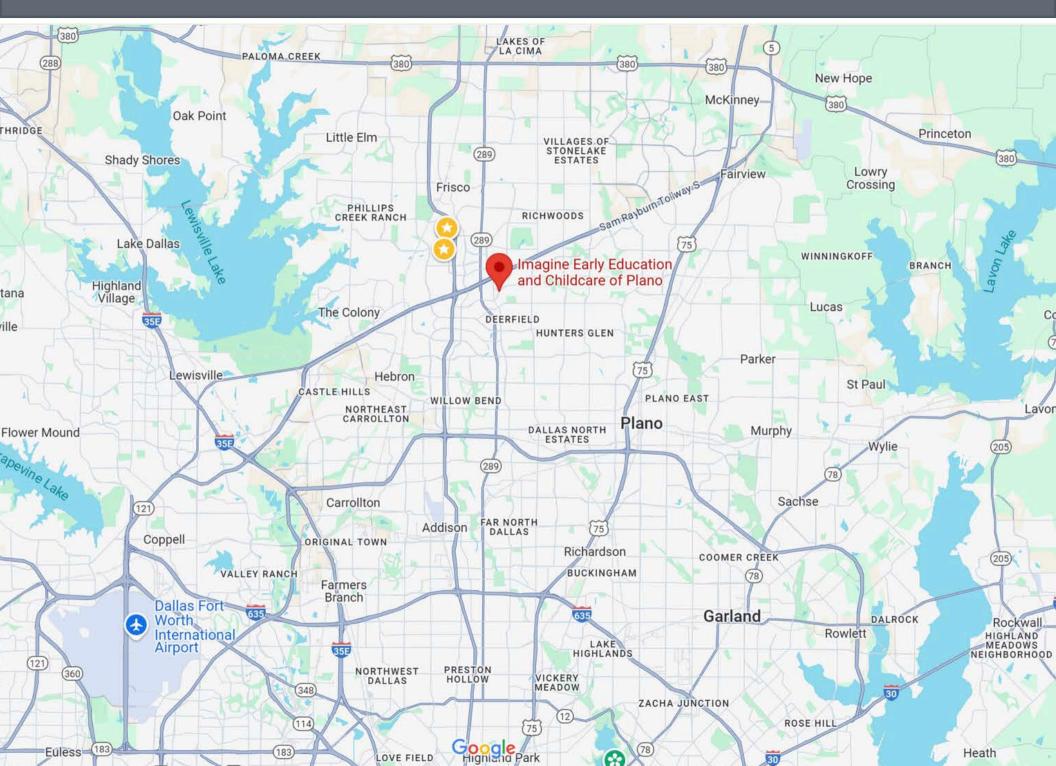




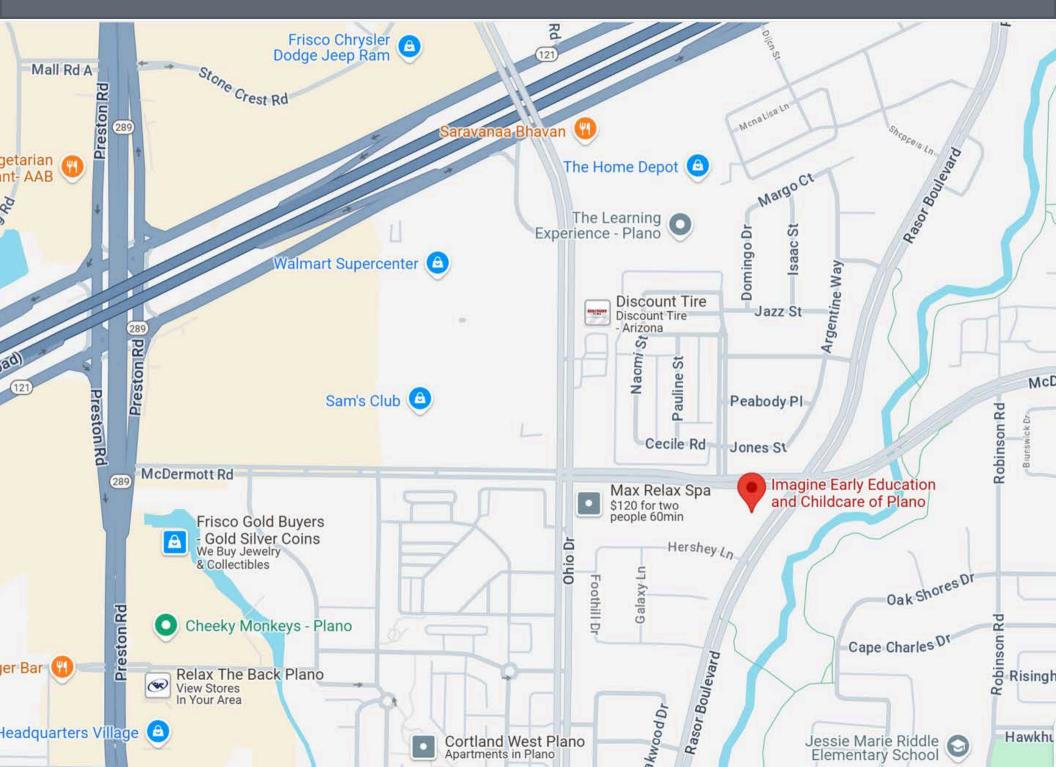
FLOORPLAN



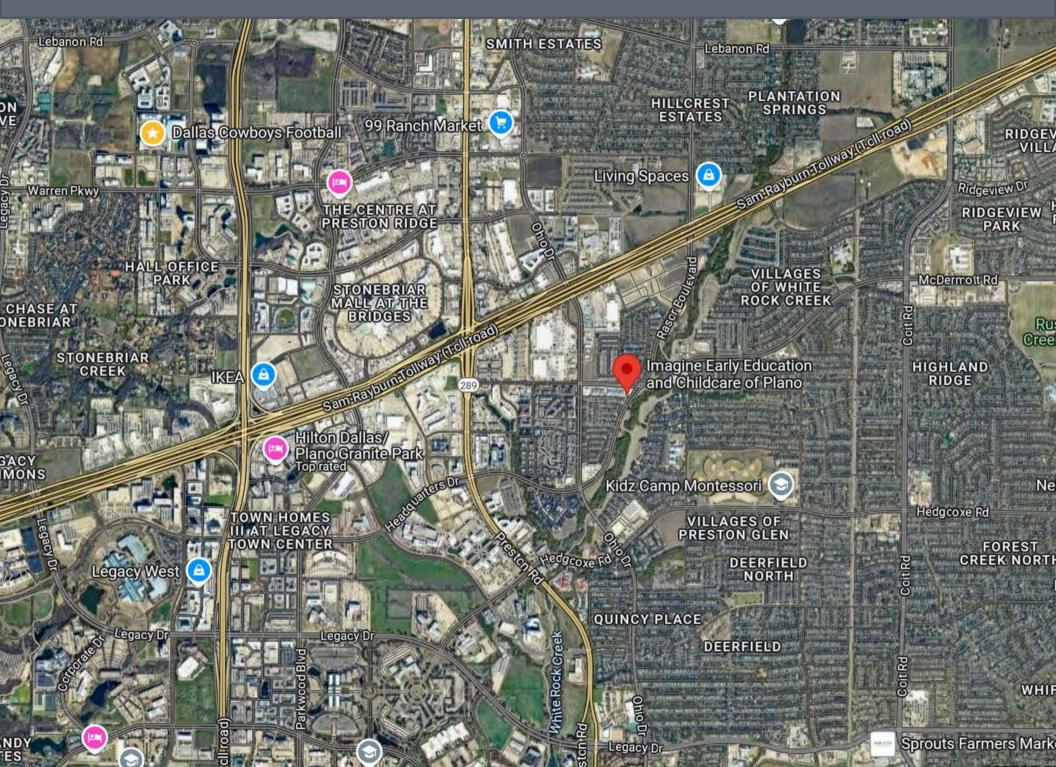
LOCATION MAP



LOCATION MAP



AERIAL VIEW



AERIAL VIEW



TENANT HIGHLIGHTS

Imagine Early Education & Childcare



Imagine Early Education & Childcare is an upcoming High-end Childcare and early education provider with multiple locations across Texas, Oklahoma and Colorado.

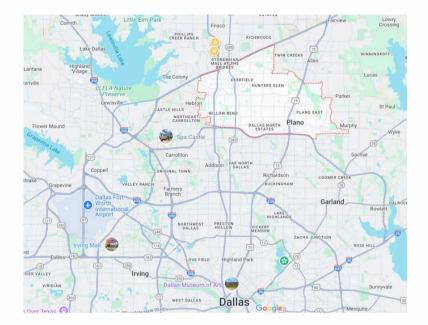
"At Imagine Early Education & Childcare, we are passionate about giving children the best possible start in life. We believe that children learn best in a quality environment that is happy, nurturing, engaging and safe. Our philosophy has been derived from early childhood education principles which promote quality programs. All educators are encouraged to actively promote and incorporate our center philosophy into the educational programs, curriculum decisions, educator practices and classroom environment."

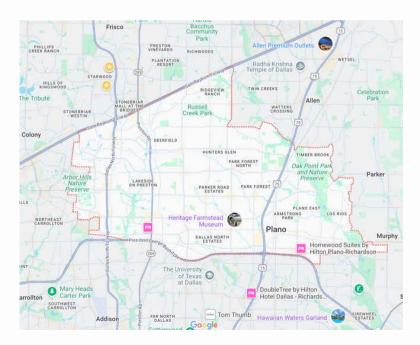
PLANO HIGHLIGHTS

About Plano

Plano is located in Collin and Denton Counties, approximately 20 miles north of Downtown Dallas. It is the 9th largest city in Texas and the fourth largest city in the Dallas-Fort Worth (DFW) region with over 290,000 residents. The city is a hub for many corporate headquarters, including three Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 210,000 jobs. Quality medical care facilities, superior educational opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's citizens. Plano is home to over 14,000 businesses and 72 Forbes Global 2000 companies, which includes many globally recognized brands.







PLANO HIGHLIGHTS

Plano major Employers

JPMorgan Chase **Capital One Finance Toyota Motor North America Bank of America PepsiCo AT&T Foundry and Services** Ericsson **Medical City Plano** Liberty Mutual Insurance Company USAA NTT DATA **JCPenney Fannie Mae Samsung Electronics America Texas Health Plano AT&T Plano Campus Children's Medical Center Plano FedEx Office Fisher Investments TATA Consultancy Services**

Tech Mahindra Americas Palo Alto Networks Abbott **Integer Holdings Transamerica Casualty Insurance Tyler Technologies** Pizza Hut, U.S. **Raising Cane's Chicken Fingers Creston Electronics Cognizant Technology Solutions Baylor Scott & White The Heart Hospital – Plano** U.S. Renal Care **Baylor Scott & White Medical Center – Plano** PennyMac Financial Services Alkami Technology Trellix Hilti North America

DEMOGRAPHICS REPORT

THE SCIENCE OF WHERE* 8525	Rasor Blvg	d, Plano, Texa	s, 75024 2				Pre	pared by Esr
		l, Plano, Texa						de: 33.09367
	1 mile rac		10. Netrologia (N				Longitud	e: -96.79318
C		Census 2	010	Census 20	20	202	4	2029
Summary Population			2 010 .,441	Census 20 15,5		18,10		18,345
Households			4,662		389	7,11		7,267
Families			2,900		176	4,76		4,745
Average Household Size		2	2.45		.64	2.5		2.52
Owner Occupied Housing Units			2,45		102	2,74		2,815
Renter Occupied Housing Units			2,282		187	4,37		4,452
Median Age		-	33.0		4.5	35.		37.4
Trends: 2024-2029 Annual Rate			Area	5	1.5	State	, ,	National
Population			0.26%			1.09%		0.38%
Households			0.41%			1.36%		0.64%
Families			-0.06%			1.26%		0.56%
Owner HHs			0.53%			1.82%		0.97%
Median Household Income			1.25%			2.65%		2.95%
						2024		2029
Households by Income				N	umber	Percent	Number	Percent
<\$15,000					149	2.1%	128	1.8%
\$15,000 - \$24,999					89	1.3%	59	0.8%
\$25,000 - \$34,999					188	2.6%	149	2.1%
\$35,000 - \$49,999					312	4.4%	261	3.6%
\$50,000 - \$74,999					780	11.0%	691	9.5%
\$75,000 - \$99,999					958	13.5%	933	12.8%
\$100,000 - \$149,999					1,917	26.9%	1,996	27.5%
\$150,000 - \$199,999					1,039	14.6%	1,222	16.8%
\$200,000+					1,688	23.7%	1,827	25.1%
					2 4 4 2		+120.200	
Median Household Income					2,440		\$130,260	
Average Household Income					1,383		\$175,143	
Per Capita Income					2,369	2024	\$68,157	2020
Population by Age	Number	nsus 2010 Percent	Number	sus 2020 Percent	Numbe	2024 r Percent	Number	2029 Percent
0 - 4	1,002	8.8%	1,113	7.1%	1,217		1,160	6.3%
5 - 9	1,002	9.0%	1,113	8.5%	1,217		1,268	6.9%
5 - 9 10 - 14	800	9.0% 7.0%	1,317	7.5%	1,385			7.7%
15 - 19	501	4.4%	985	6.3%	1,415		1,411 1,313	7.2%
20 - 24	592	5.2%	748	4.8%	1,033		1,029	5.6%
25 - 34	2,245	19.6%	2,618	16.8%	2,639		2,230	12.2%
35 - 44	2,243	22.1%	3,002	19.3%	3,693		3,482	12.2%
45 - 54	1,587	13.9%	2,178	14.0%	2,730		3,142	17.1%
55 - 64	719	6.3%	1,269	8.1%	1,512		1,674	9.1%
65 - 74	282	2.5%	711	4.6%	811		978	5.3%
75 - 84	127	1.1%	330	2.1%	406		497	2.7%
85+	26	0.2%	125	0.8%	153		162	0.9%
05+		nsus 2010		isus 2020	15.	2024	102	2029
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone	6,242	54.6%	4,677	30.0%	4,733		4,154	22.6%
Black Alone	930	8.1%	1,063	6.8%	1,310		1,265	6.9%
American Indian Alone	36	0.3%	54	0.3%	55		50	0.3%
Asian Alone	3,641	31.8%	8,490	54.5%	10,506		11,386	62.1%
Pacific Islander Alone	5,041	0.1%	4	0.0%	10,500		4	0.0%
Some Other Race Alone	168	1.5%	258	1.7%	322		327	1.8%
Two or More Races	417	3.6%	1,025	6.6%	1,174		1,160	6.3%
	417	5.0%	1,025	0.070	1,1/4	0.5%	1,100	0.570
Hispanic Origin (Any Race)	925	8.1%	957	6.1%	1,119	6.2%	1,128	6.1%
					-/	/0	-1	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025



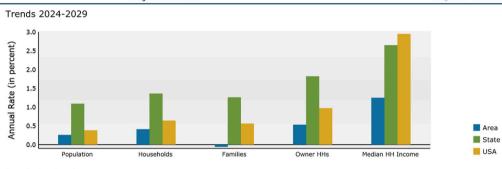


Demographic and Income Profile

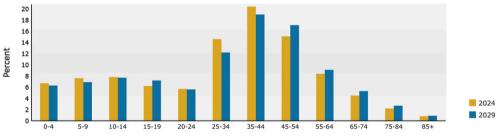
Ring: 1 mile radius

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024

Prepared by Esri Latitude: 33.09367 Longitude: -96.79318







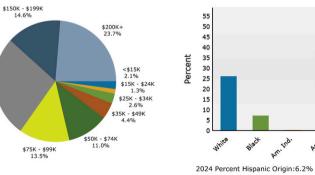
2024 Household Income

\$100K - \$149K

26.9%

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2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

Asian pacific other Two

DEMOGRAPHICS REPORT

Population 95,537 116,551 123,183 125,382 Households 37,605 46,446 50,421 52,207 Families 25,290 30,963 31,610 31,623 Owner Occupied Housing Units 22,541 21,50 2,43 22,382 Owner Occupied Housing Units 15,190 24,502 27,537 38,924 Median Age 35.8 37.2 37.8 38,93 Trends: 2024-2029 Annual Rate Area 1.36% 0.64% Households 0.70% 1.36% 0.64% Households 0.70% 1.36% 0.97% Median Household Income 1.68% 2.65% 0.97% Median Household Income 1.68% 2.65% 2.95% Variantics 0.35% 1.83% 0.97% \$15,000 \$24,999 1.986 3.9% 1,636 3.1% \$15,000 \$24,999 1.986 3.9% 1,636 3.1% \$15,000 \$24,999 1.7% 606 <th>THE SCIENCE OF WHERE*</th> <th>8525 Rasor Blvd 8525 Rasor Blvd Ring: 3 mile rad</th> <th>, Plano, Texa</th> <th></th> <th></th> <th></th> <th></th> <th>Latitu</th> <th>pared by Esr de: 33.09367 e: -96.79318</th>	THE SCIENCE OF WHERE*	8525 Rasor Blvd 8525 Rasor Blvd Ring: 3 mile rad	, Plano, Texa					Latitu	pared by Esr de: 33.09367 e: -96.79318
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55 - 64 8,719 9.1% 13,642 11.7% 14,378 11.7% 14,755 11.8% 65 - 74 3,497 3.7% 7,349 6.3% 8,199 6.7% 9,830 7.8% 75 - 84 1,437 1.5% 3,168 2.7% 4,052 3.3% 5,202 4.1% 85 + 49.437 1.5% 3,168 2.7% 4,052 3.3% 5,202 4.1% 85 + 1.18% 0.5% 1,164 1.0% 1,411 1.1% 1,692 1.3% 85 + 2010 Census 2020 2024 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 <	35 - 44	18,469	19.3%	18,523	15.9%	20,10	7 16.3%	20,125	16.1%
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75 - 84 1,437 1.5% 3,168 2.7% 4,052 3.3% 5,202 4.1% 85+ 494 0.5% 1,164 1.0% 1,411 1.1% 1,692 1.3% Census 2010 Census 2020 2024 2024 2024 Race and Ethnicity Number Percent Number<	55 - 64	8,719	9.1%	13,642	11.7%	14,378	3 11.7%	14,755	11.8%
85+ 494 0.5% 1,164 1.0% 1,411 1.1% 1,692 1.3% Census 2010 Census 2020 2024 2029 Race and Ethnicity Number Percent Number Number </td <td>65 - 74</td> <td>3,497</td> <td>3.7%</td> <td>7,349</td> <td>6.3%</td> <td>8,199</td> <td>9 6.7%</td> <td>9,830</td> <td>7.8%</td>	65 - 74	3,497	3.7%	7,349	6.3%	8,199	9 6.7%	9,830	7.8%
Census 2010 Census 2020 2024 2029 Race and Ethnicity Number Percent Numb	75 - 84	1,437	1.5%	3,168	2.7%	4,053	2 3.3%	5,202	4.1%
Census 2010 Census 2020 2024 2029 Race and Ethnicity Number Percent Adott Adott <td< td=""><td>85+</td><td>494</td><td>0.5%</td><td>1,164</td><td>1.0%</td><td>1,41</td><td>1 1.1%</td><td>1,692</td><td>1.3%</td></td<>	85+	494	0.5%	1,164	1.0%	1,41	1 1.1%	1,692	1.3%
White Alone 61,871 64.8% 52,267 44.8% 49,982 40.6% 46,035 36.7% Black Alone 6,394 6.7% 9,276 8.0% 10,456 8.5% 10,666 8.5% American Indian Alone 400 0.4% 611 0.5% 598 0.5% 572 0.5% Asian Alone 22,313 23.4% 40,502 34.8% 47,140 38.3% 52,347 41.7% Pacific Islander Alone 42 0.0% 73 0.1% 77 0.1% 79 0.1% Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%		Cer	nsus 2010	Cen	sus 2020				2029
Black Alone 6,394 6.7% 9,276 8.0% 10,456 8.5% 10,666 8.5% American Indian Alone 400 0.4% 611 0.5% 598 0.5% 572 0.5% Asian Alone 22,313 23.4% 40,502 34.8% 47,140 38.3% 52,347 41.7% Pacific Islander Alone 42 0.0% 73 0.1% 77 0.1% 79 0.1% Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
American Indian Alone 400 0.4% 611 0.5% 598 0.5% 572 0.5% Asian Alone 22,313 23.4% 40,502 34.8% 47,140 38.3% 52,347 41.7% Pacific Islander Alone 42 0.0% 73 0.1% 77 0.1% 79 0.1% Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	White Alone	61,871	64.8%	52,267	44.8%	49,982	40.6%	46,035	36.7%
Asian Alone 22,313 23.4% 40,502 34.8% 47,140 38.3% 52,347 41.7% Pacific Islander Alone 42 0.0% 73 0.1% 77 0.1% 79 0.1% Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	Black Alone		6.7%		8.0%	10,456	8.5%		8.5%
Pacific Islander Alone 42 0.0% 73 0.1% 77 0.1% 79 0.1% Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	American Indian Alone	400	0.4%	611	0.5%	598	0.5%	572	0.5%
Some Other Race Alone 1,681 1.8% 3,561 3.1% 3,853 3.1% 4,140 3.3% Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	Asian Alone	22,313	23.4%	40,502	34.8%	47,140	38.3%	52,347	41.7%
Two or More Races 2,837 3.0% 10,261 8.8% 11,078 9.0% 11,544 9.2%	Pacific Islander Alone	42	0.0%	73	0.1%	77	0.1%	79	0.1%
	Some Other Race Alone	1,681	1.8%	3,561	3.1%	3,853	3.1%	4,140	3.3%
Hispanic Origin (Any Race) 7,982 8.4% 11,213 9.6% 12,175 9.9% 12,938 10.3%	Two or More Races	2,837	3.0%	10,261	8.8%	11,078	9.0%	11,544	9.2%
Hispanic Origin (Any Race) 7,982 8.4% 11,213 9.6% 12,175 9.9% 12,938 10.3%									
	Hispanic Origin (Any Race)	7,982	8.4%	11,213	9.6%	12,175	9.9%	12,938	10.3%
a Note: Income is expressed in current dollars.									

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025



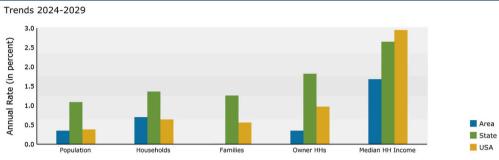


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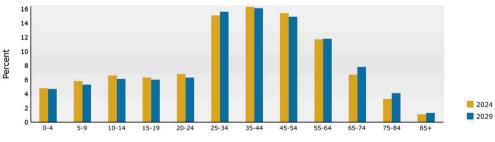
THE SCIENCE OF WHERE

Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024 Ring: 3 mile radius Prepared by Esri Latitude: 33.09367 Longitude: -96.79318

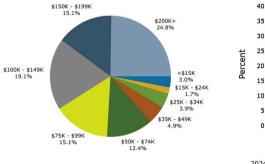


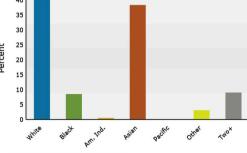
Population by Age



2024 Household Income

2024 Population by Race





2024 Percent Hispanic Origin:9.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHICS REPORT

THE SCIENCE OF WHERE*	8525 Rasor Blvd 8525 Rasor Blvd Ring: 5 mile rad	l, Plano, Texa					Prepared by Esr Latitude: 33.09367 Longitude: -96.79318	
Summary		Census 2	2010	Census 20	20	2024		2029
Population		253	3,990	305,3	51	326,963		336,533
Households		96	5,356	116,4	31	126,479		132,343
Families		68	8,561	82,2	44	85,494		87,206
Average Household Size			2.63	2.	62	2.58		2.54
Owner Occupied Housing	Units	63	3,404	66,5	13	70,908		72,953
Renter Occupied Housing	Units	32	2,952	49,9	18	55,571		59,390
Median Age			36.3	38	3.1	38.7		39.7
Trends: 2024-2029 Annu	al Rate		Area			State		National
Population			0.58%			1.09%		0.38%
Households			0.91%			1.36%		0.64%
Families			0.40%			1.26%		0.56%
Owner HHs			0.57%			1.82%		0.97%
Median Household Income	e		2.25%			2.65%		2.95%
						2024		2029
Households by Income				Nu	Imber	Percent	Number	Percent
<\$15,000					4,185	3.3%	3,632	2.7%
\$15,000 - \$24,999					2,352	1.9%	1,677	1.3%
\$25,000 - \$34,999					4,313	3.4%	3,526	2.7%
\$35,000 - \$49,999					6,319	5.0%	5,287	4.0%
\$50,000 - \$74,999					5,457	12.2%	14,624	11.1%
\$75,000 - \$99,999					5,616	12.3%	15,859	12.0%
\$100,000 - \$149,999					4,504	19.4%	25,012	18.9%
\$150,000 - \$199,999					8,924	15.0%	22,896	17.3%
\$200,000+				3	4,800	27.5%	39,821	30.1%
Median Household Income	e			\$12	5,808		\$140,603	
Average Household Incom	ne			\$17	0,192		\$187,558	
Per Capita Income					5,812		\$73,673	
		nsus 2010		sus 2020		2024		2029
Population by Age	Number	Percent	Number	Percent	Numbe		Number	Percent
0 - 4	16,937	6.7%	15,626	5.1%	16,377		16,382	4.9%
5 - 9	20,808	8.2%	20,120	6.6%	20,202		19,011	5.6%
10 - 14	21,080	8.3%	22,923	7.5%	22,758		22,156	6.6%
15 - 19	16,695	6.6%	22,185	7.3%	21,758		21,068	6.3%
20 - 24	11,464	4.5%	18,330	6.0%	20,677		19,458	5.8%
25 - 34	34,104	13.4%	39,269	12.9%	43,764		46,438	13.8%
35 - 44	46,010	18.1%	46,373	15.2%	51,250		51,950	15.4%
45 - 54	43,263	17.0%	47,897	15.7%	50,218		50,723	15.1%
55 - 64	26,327	10.4%	37,462	12.3%	38,555		39,652	11.8%
65 - 74	11,374	4.5%	22,460	7.4%	24,989		28,814	8.6%
75 - 84	4,275	1.7%	9,708	3.2%	12,680		16,130	4.8%
85+	1,654	0.7%	2,998	1.0%	3,736		4,751	1.4%
		nsus 2010		sus 2020		2024		2029
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone Black Alone	177,861	70.0%	154,917	50.7%	149,906		140,222	41.7%
Black Alone American Indian Alone	17,160	6.8% 0.5%	25,089	8.2% 0.5%	28,446		29,350	8.7% 0.5%
American Indian Alone Asian Alone	1,188 42,904	0.5%	1,595 82,126	26.9%	1,587		1,566	0.5% 34.9%
	,						117,352	
Pacific Islander Alone Some Other Race Alone	122	0.0%	179	0.1%	12 460		12 279	0.1% 4.0%
Two or More Races	7,121		11,549	3.8%	12,460		13,378	4.0%
wo or more kaces	7,633	3.0%	29,896	9.8%	32,523	9.9%	34,467	10.2%
Hispanic Origin (Any Race	e) 26,392	10.4%	35,780	11.7%	38,912	11.9%	41,798	12.4%
Note: Income is expressed in cu	5							

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025



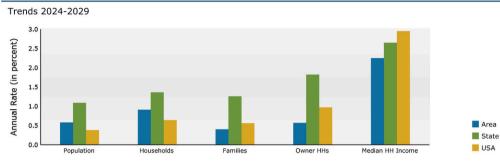
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Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024 Ring: 5 mile radius

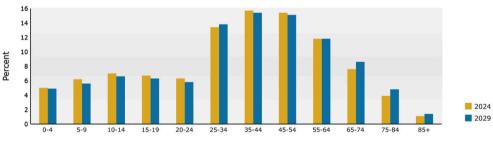




Population by Age

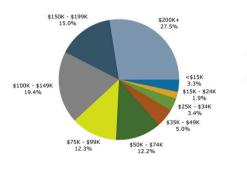
esri

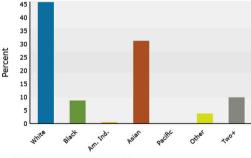
THE SCIENCE OF WHERE



2024 Household Income

2024 Population by Race





2024 Percent Hispanic Origin:11.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate	0589239	dfwneal@gmail.com	(972)804-0742
Neal Agrawal	0569239	diwneal@gmail.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Date



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