



NORTH EAST MALL
3.6 MILLION VISITORS PER YEAR



DOWNTOWN
FORT WORTH



BEDFORD EULESS RD.



DB



NEQ - S.H. 820 & W. BEDFORD EULESS RD.

NORTH RICHLAND HILLS, TX | TARRANT COUNTY | COMMERCIAL LAND AVAILABLE

JACK IN THE BOX: \$1,200,000 | TACO BUENO: \$800,000 | PAD: \$600,000



RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

ELLIOTT NEWSOM
ENewsom@db2re.com
214.526.3626 x 149

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102

DAVID DAVIDSON, JR.
DDavidson@db2re.com
214.526.3626 x 101

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PROPERTY INFORMATION



SIZE:

± 2.35 AC

Taco Bueno: ± 3,001.55 SF

Jack in the Box: ± 3,069 SF



TRAFFIC COUNTS:

S.H. 183: 220,404 VPD

Bedford Eules Rd.: 6,349 VPD



ZONING:

C - 1



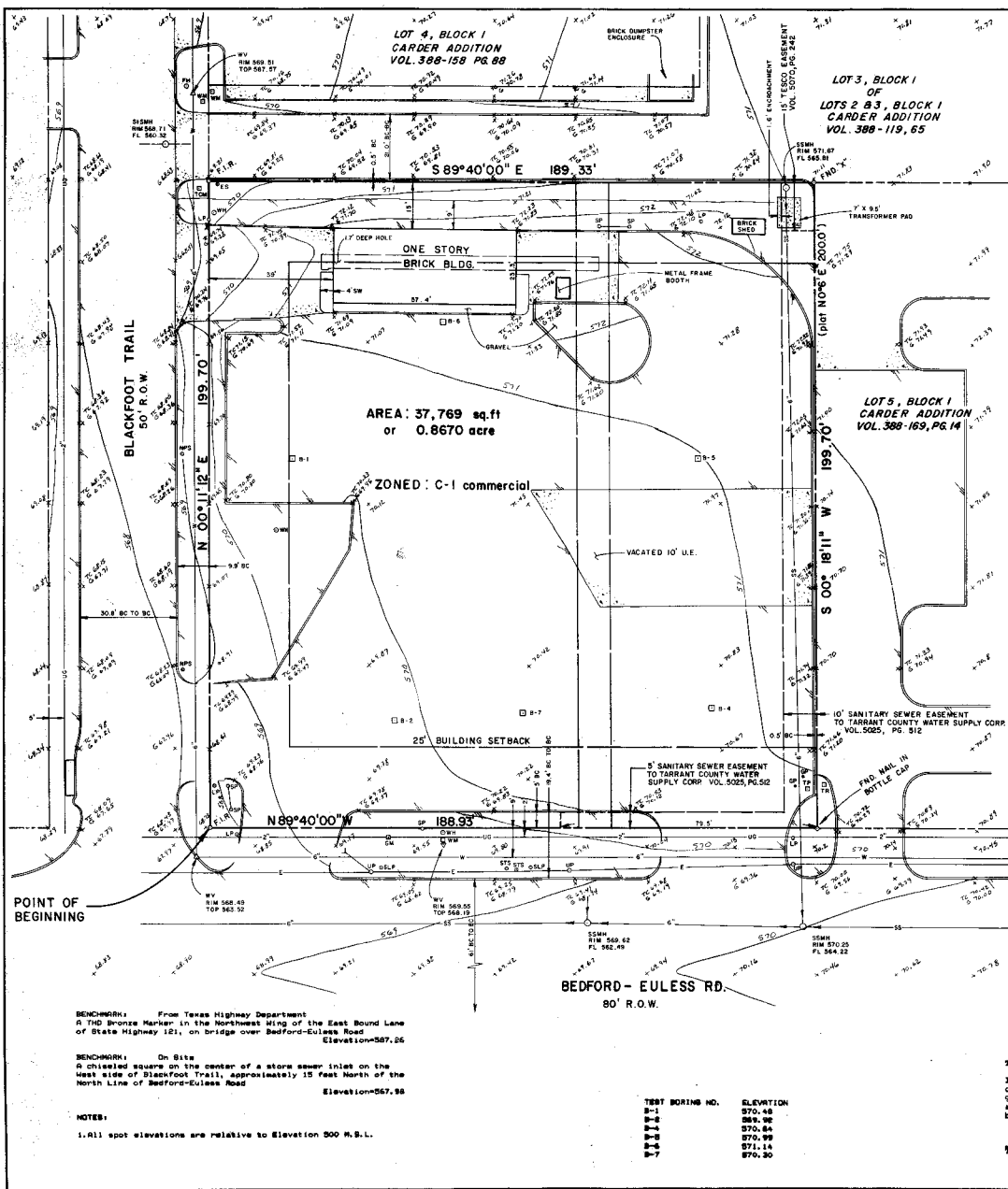
UTILITIES:

Available

DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles |
|-------------------------|----------|-----------|-----------|
| 2024 Population | 12,744 | 52,388 | 111,270 |
| % Proj Growth 2024-2029 | 0.62% | 0.39% | 0.12% |
| 2024 Average HH Income | \$85,933 | \$109,097 | \$119,823 |
| 2024 Median HH Income | \$66,850 | \$71,925 | \$79,450 |

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- LEGEND**
- G= Gutter
 - TC= Top of Curb
 - BC= Back of Curb
 - SM= Sidewalk
 - UE= Utility Easement
 - SPS= No Parking Sign
 - FND= "X" Found Chiseled "X"
 - FIS= Found Iron Rod
 - TOP= Top Valve
 - FL= Flow Line
 - UG= Underground Gasline
 - ESL= Easement Level
 - ROW= Right-Of-Way
 - FB= Fire Hydrant
 - LPS= Light Pole
 - SP= Sign Post
 - WV= Water Valve
 - UP= Utility Pole
 - SLP= Signal Light Pole
 - GM= Gas Meter
 - WM= Water Meter
 - STB= Street Sign
 - TR= Telephone Riser Box
 - TP= Pay Phone on Post
 - GP= Guard Post
 - SMW= Sanitary Sewer Man Hole
 - WV= Water Hydrant
 - ES= Exit Sign
 - TCB= Telephone Cable Marker
 - SS= Sanitary Sewer Line
 - E= Overhead Electrical Line
 - ST.SM= Storm Sewer Man Hole
 - U= Underground Water Line
- Concrete Pavement
Asphalt Pavement

BOUNDARY DESCRIPTION

A tract or parcel of land situated in the E. S. Carder Survey, Abstract No. 308, in the City of North Richland Hills, Tarrant County, Texas, and being a part of the 7.15 some tract of land conveyed to E. L. Baker, Jr. by deed dated April 17, 1972 and recorded in Volume 5435 Page 439 in the Tarrant County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the North Line of Bedford-Eules Road (60 ft. right-of-way) and the East Line of Blackfoot Trail (50 ft. right-of-way);

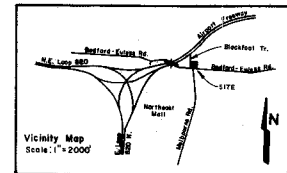
THENCE North 00°11'12" East 199.70 feet along the said East Line of Blackfoot Trail to an iron rod at the Southwest Corner of Lot 3 Block 1 of the "CARDER ADDITION" an addition to the City of North Richland Hills as recorded in Volume 388-119 Page 65 in the Tarrant County Plat Records;

THENCE South 89°40'00" East 189.33 feet along the South Line of said Lot 3 Block 1 to a chiseled "X" in concrete pavement at the Northwest Corner of Lot 5 Block 1 of the "CARDER ADDITION" an addition to the City of North Richland Hills as recorded in Volume 388-169 Page 14 in the Tarrant County Plat Records;

THENCE South 00°18'11" West 199.70 feet along the West Line of said Lot 5 Block 1 to a nail in a bottle cap in asphalt pavement on the said North Line of Bedford-Eules Road;

THENCE North 89°40'00" West 188.93 feet along the said North Line of Bedford-Eules Road to the Point of Beginning and Containing 37,769 square feet or 0.8670 acre of land more or less.

- LONE STAR GAS COMPANY.....(817) 336-8381
908 Monroe
Fort Worth, Texas 76102
- SOUTHWESTERN BELL TELEPHONE CO.(817) 390-5700
address not available commercial accounts
- TEXAS ELECTRIC SERVICE CO.(817) 336-9411
115 W 7th
Forth Worth, Texas 76101
- CITY OF NORTH RICHLAND HILLS.....(817) 281-0041
7308 NE Loop 820 metro 498-5642
P.O. Box 18069
North Richland Hills, Texas 76118
Planning and Zoning, Wanda Calbert
Public Works, Gene Kiddle
Building Inspection, Greg Wheeler
Utilities, Alan Bronsted (5141 Davis Blvd.)



TO THE LENDERS HEREIN OF THE GRANTS OF THE PREMISES SURVEYED AND TO THEIR HEIR TITLE CLAIMANTS:

I, Thomas C. Holland, as Surveyor certify that a survey was made on the ground on the site shown on this plat of the property legally described herein that there are no unrecorded encroachments, boundary line conflicts, encroachments, restrictions, easements, or rights-of-way upon or across this plat. It is understood that this plat represents an actual survey made on the ground by me or under my supervision on May 21, 1988, and that the facts shown hereon are true and accurate to the best of my professional knowledge and belief.

This certificate and plat are given, not to satisfy any requirements of the TEXAS SURVEYING REGISTRATION ACT, but to satisfy the request of THESE PARTIES TITLE CLAIMANTS. Request not made by letter dated July 15, 1988.

TO FOODMAKER INC. or any TITLE INSURER OF FOODMAKER, INC.:

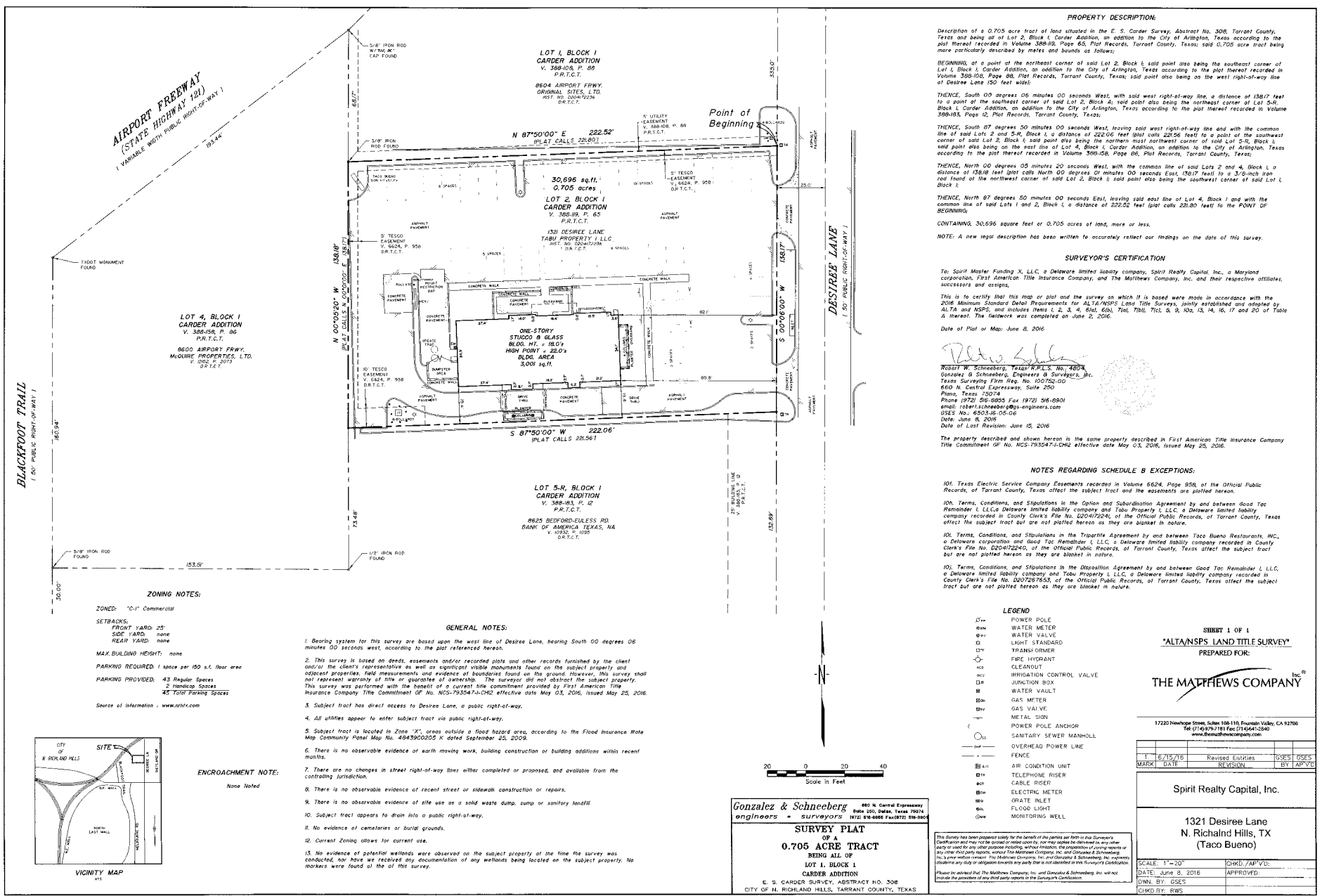
I, Thomas C. Holland, a Registered Public Surveyor, do hereby certify that this plat represents an actual survey made on the ground by me or under my supervision on May 21, 1988, and that the facts shown hereon are true and accurate to the best of my professional knowledge and belief.

Thomas C. Holland
Texas Registration No. 2031

| TEST BORING NO. | ELEVATION |
|-----------------|-----------|
| B-1 | 570.48 |
| B-2 | 568.98 |
| B-3 | 570.64 |
| B-4 | 570.99 |
| B-5 | 571.14 |
| B-7 | 570.30 |

| | | | |
|---|--------|---------------------------------------|-----|
| 2 | 7/2/88 | ADD TITLE CO. CERTIFICATE | TCM |
| 1 | | EXERCISE EASEMENTS POINT OF BEGINNING | TCM |
| NO. | DATE | REVISION | BY |
| BOUNDARY / TOPOGRAPHIC SURVEY | | | |
| PROPOSED JACK IN THE BOX RESTAURANT BEDFORD-EULESS ROAD AT BLACKFOOT TR. IN THE E.S. CARDER SURVEY, A-308 NORTH RICHLAND HILLS, TARRANT CO., TX. | | | |
| BARTA & HOLLAND, INC. (214) 235-1436 RICHARDSON, TEXAS | | | |
| DATE SURVEYED: 5/21/88 | | DRAWN BY: SMW | |
| DATE DRAWN: 5/28/88 | | SCALE: 1" = 16' | |

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PROPERTY DESCRIPTION:

Description of a 0.705 acre tract of land situated in the E. S. Carder Survey, Abstract No. 308, Tarrant County, Texas and being all of Lot 2, Block 1, Carder Addition, an addition to the City of Arlington, Texas according to the plat thereof recorded in Volume 388-05, Page 65, Plat Records, Tarrant County, Texas; said 0.705 acre tract being more particularly described by metes and bounds as follows:
BEGINNING, at a point at the northeast corner of said Lot 2, Block 1, said point also being the southeast corner of Lot 1, Block 1, Carder Addition, an addition to the City of Arlington, Texas according to the plat thereof recorded in Volume 388-05, Page 65, Plat Records, Tarrant County, Texas; said point also being on the west right-of-way line of Desiree Lane (50 feet wide);
THENCE, South 00 degrees 06 minutes 00 seconds West, with said west right-of-way line, a distance of 138.17 feet to a point of the southeast corner of said Lot 2, Block 2, said point also being the northeast corner of Lot 5-R, Block 1, Carder Addition, an addition to the City of Arlington, Texas according to the plat thereof recorded in Volume 388-05, Page 65, Plat Records, Tarrant County, Texas;
THENCE, South 87 degrees 50 minutes 00 seconds West, leaving said west right-of-way line and with the common line of said Lots 2 and 5-R, Block 1, a distance of 222.06 feet (plat calls 222.06 feet) to a point of the southwest corner of said Lot 2, Block 1, said point also being the northern most northwest corner of said Lot 2, Block 1, said point also being on the east line of Lot 4, Block 1, Carder Addition, an addition to the City of Arlington, Texas according to the plat thereof recorded in Volume 388-05, Page 65, Plat Records, Tarrant County, Texas;
THENCE, North 00 degrees 05 minutes 20 seconds West, with the common line of said Lots 2 and 4, Block 1, a distance of 138.18 feet (plat calls North 00 degrees 05 minutes 20 seconds East, 138.17 feet) to a 3/8-inch iron rod found at the northwest corner of said Lot 2, Block 1, said point also being the southwest corner of said Lot 1, Block 1;
THENCE, North 87 degrees 50 minutes 00 seconds East, leaving said east line of Lot 4, Block 1 and with the common line of said Lots 1 and 2, Block 1, a distance of 222.02 feet (plat calls 221.80 feet) to the POINT OF BEGINNING.
CONTAINING 30,696 square feet or 0.705 acres or less.
NOTE: A new legal description has been written to accurately reflect our findings on the date of this survey.

SURVEYOR'S CERTIFICATION

To: Spirit Realty Capital, Inc., a Delaware limited liability company, Spirit Realty Capital, Inc., a Maryland corporation, First American Title Insurance Company, and The Matthews Company, Inc. and their respective officers, successors and assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSP, and includes Items 1, 2, 3, 4, 6, 6B, 6Bb, 7(a), 7(b), 7(c), 8, 9, 10a, 15, 16, 17 and 20 of Table A hereof. The fieldwork was completed on June 2, 2016.
Date of Plat or Map: June 8, 2016
Robert W. Schneberg, Texas P.L.S. No. 4824, Gonzales & Schneberg, Engineers & Surveyors, Inc., Texas Surveying Firm Reg. No. 100782-00, 860 N. Central Expressway, Suite 250, Plano, Texas 75074, Phone (972) 962-8800, Fax (972) 516-8801, email: robert.schneberg@gzs-engineers.com, CSES No.: 450316-00-00, Date June 8, 2016, Date of Last Revision: June 15, 2016
The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment of No. WC3-783647-CH2 effective date May 03, 2016, except May 03, 2016.

NOTES REGARDING SCHEDULE B EXCEPTIONS:

- 101. Texas Electric Service Company Easements recorded in Volume 6624, Page 958, of the Official Public Records, of Tarrant County, Texas affect the subject tract and the easements are platted hereon.
102. Terms, Conditions, and Stipulations in the Option and Subordination Agreement by and between Good Tac Remainder L.L.C. and Delawarr Limited liability company and Tabu Property L.L.C. a Delaware limited liability company recorded in County Clerk's File No. 1200172241, of the Official Public Records, of Tarrant County, Texas affect the subject tract but are not platted hereon as they are blanketed in nature.
103. Terms, Conditions, and Stipulations in the Tripartite Agreement by and between Taco Bueno Restaurants, INC., a Delaware corporation and Good Tac Remainder L.L.C. a Delaware limited liability company recorded in County Clerk's File No. 1200472240, of the Official Public Records, of Tarrant County, Texas affect the subject tract but are not platted hereon as they are blanketed in nature.
104. Terms, Conditions, and Stipulations in the Disposition Agreement by and between Good Tac Remainder L.L.C. a Delaware limited liability company and Tabu Property L.L.C. a Delaware limited liability company recorded in County Clerk's File No. 1200272240, of the Official Public Records, of Tarrant County, Texas affect the subject tract but are not platted hereon as they are blanketed in nature.

LEGEND

- D= POWER POLE
W= WATER METER
W+ WATER VALVE
L= LIGHT STANDARD
C= CURB
F= FIRE HYDRANT
C= CLEANOUT
I= IRRIGATION CONTROL VALVE
J= JUNCTION BOX
W= WATER VAULT
M= GAS METER
G= GAS VALVE
M= METAL SIGN
P= POWER POLE ANCHOR
S= SANITARY SEWER MANHOLE
O= OVERHEAD POWER LINE
F= FENCE
B= AIR CONDITION UNIT
R= TELEPHONE RISER
C= CABLE RISER
E= ELECTRIC METER
I= OPERATE INLET
F= FLOOD LIGHT
M= MONITORING WELL

SHEET 1 OF 1
ALTA/ACSP LAND TITLE SURVEY
PREPARED FOR:



17220 Newhouse Street, Suite 108-110, Fountain Valley, CA 92708
Tel: 714/978-7181 Fax: 714/941-3380
www.themattthewscompany.com

Table with columns: MARK, DATE, Revised Entities, REVISION, CSES, BY, APPROVE

Spirit Realty Capital, Inc.
1321 Desiree Lane
N. Richland Hills, TX
(Taco Bueno)

SCALE: 1"=20'
DATE: June 8, 2016
DWN. BY: CSES
CHKD. BY: RWS

Gonzalez & Schneberg engineers - surveyors SURVEY PLAT OF A 0.705 ACRE TRACT BEING ALL OF LOT 1, BLOCK 1, CARDER ADDITION E. S. CARDER SURVEY, ABSTRACT NO. 308 CITY OF N. RICHLAND HILLS, TARRANT COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certificate and may not be used for any other purpose without the express written consent of the Surveyor. The Surveyor's Certificate is not a warranty, and the Surveyor's Certificate does not constitute a representation or warranty of any kind. The Surveyor's Certificate is not a contract and does not constitute a contract. The Surveyor's Certificate is not a contract and does not constitute a contract. The Surveyor's Certificate is not a contract and does not constitute a contract.

ZONING NOTES:

ZONED: "C-1" Commercial
SETBACKS:
FRONT YARD: 25'
SIDE YARD: none
REAR YARD: none

MAX. BUILDING HEIGHT: none
PARKING REQUIRED: 1 space per 150 s.f. floor area
PARKING PROVIDED: 43 Regular Spaces, 2 Handicap Spaces, 27 Total Parking Spaces

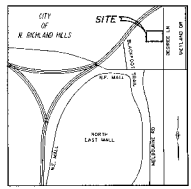
Source of Information: www.nhr.com

GENERAL NOTES:

- 1. Bearing system for this survey are based upon the west line of Desiree Lane, bearing South 00 degrees 06 minutes 00 seconds west, according to the plat referenced herein.
2. This survey is based on deeds, assessments and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this survey does not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by First American Title Insurance Company Title Commitment of No. WC3-783647-CH2 effective date May 03, 2016, issued May 23, 2016.
3. Subject tract has direct access to Desiree Lane, a public right-of-way.
4. All utilities appear to enter subject tract via public right-of-way.
5. Subject tract is located in Zone "C-1", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Flood Map No. 494300002-K dated September 25, 2008.
6. There is no observable evidence of earth moving work, building construction or building additions within recent months.
7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
8. There is no observable evidence of recent street or sidewalk construction or repairs.
9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Subject tract appears to drain into a public right-of-way.
11. No evidence of cemeteries or burial grounds.
12. Current Zoning allows for current use.
13. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found on the site of this survey.

ENCROACHMENT NOTES:

None listed





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S.H. 820 & W. BEDFORD EULESS RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

| | | | |
|--|----------------|----------------------------|---------------------|
| DAVIDSON BOGEL REAL ESTATE, LLC | 9004427 | INFO@DB2RE.COM | 214-526-3626 |
| LICENSED BROKER / BROKER FIRM NAME | LICENSE NO. | EMAIL | PHONE |
| MICHAEL EDWARD BOGEL II | 598526 | EBOGEL@DB2RE.COM | 214-526-3626 |
| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |
| DAVID DAVIDSON, JR. | 593731 | DDAVIDSON@DB2RE.COM | 214-526-3626 |
| LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE | LICENSE NO. | EMAIL | PHONE |
| CHRISTOPHER RYAN TURNER | 672133 | RTURNER@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE'S NAME | LICENSE NO. | EMAIL | PHONE |
| ELLIOTT NEWSOM | 598526 | ENEWSOM@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE'S NAME | LICENSE NO. | EMAIL | PHONE |



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:
 - o 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
 - o 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.

| | | | |
|--|-------------|-------------------|--------------|
| Davidson Bogel Real Estate, LLC | 9004427 | info@db2re.com | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Edward Bogel II | 598526 | ebogel@db2re.com | 214-526-3626 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Christopher Ryan Turner | 672133 | rturner@db2re.com | 214-526-3626 |
| 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



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11-2-2015

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- 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:
 - o 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
 - o 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.

| | | | |
|--|-------------|-------------------|--------------|
| Davidson Bogel Real Estate, LLC | 9004427 | info@db2re.com | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Edward Bogel II | 598526 | ebogel@db2re.com | 214-526-3626 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Elliott Newsom | 790752 | enewsom@db2re.com | 214-526-3626 |
| 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



Information About Brokerage Services

11-2-2015

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.

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| David Davidson JR. | 593731 | ddavidson@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date