

# VALUE-ADD BROOKHOLLOW INDUSTRIAL (42,782 SF FOR OWNER / USER)

I-35E

STATE HIGHWAY 114

D||B

8500 & 8600 SOVEREIGN ROW | DALLAS, TX 75247

# THE OFFERING

**Davidson & Bogel Real Estate**, as exclusive advisor, is pleased to present to qualified investors the rare opportunity to purchase 8500 & 8600 Sovereign Row (the "Property"), a 59,082 SF shallow bay industrial building located within the Brookhollow industrial submarket of Dallas. Currently, the Portfolio is 27.59% occupied with 42,782 SF (72.41% of the Property) of contiguous space ready for immediate lease-up. The remaining tenant totals 16,300 SF (27.59% of the Property), expiring December 31, 2025, and currently paying \$5.10 PSF Gross. Ownership recently completed a new roof and other cosmetic repairs, limiting major capital expenditures for new ownership.

Strategically positioned within one of the most coveted infill industrial markets, prospective purchasers have a unique opportunity to enter this high-barrier and high-growth market. As the leading industrial market in the country, the DFW Metroplex is experiencing rapid rent growth and stabilized occupancies north of 95%. The irreplaceable location offers unmatched connectivity to over 7 million people, in addition to DFW's primary commercial and residential hubs. More importantly, the properties enjoy access to major transportation arteries such as Interstate 35E, Highway 114, and Highway 183.

The Property, at nearly 60,000 SF, is one of the largest privately-owned assets remaining in Brookhollow. The building caters to one of the largest pools of tenants, the light distribution user seeking sub 75,000 SF suites. The expanded tenant base looking for under 50,000 SF spaces, historically low occupancy rates, and lack of inventory provide new ownership with a special value-add investment that can be repositioned immediately, with full stabilization coming in +/- 3-years.



**PRICE:** \$6,794,430

**PRICE PSF:** \$115.00

**OCCUPANCY:** 27.59%

**# BUILDINGS:** 2

**# SUITES:** 2 - 3

**BUILDING SIZE:** 59,082 SF

**LAND SIZE:** 2.62 AC

**CLEAR HEIGHT:** 12'

◆ **SIGNIFICANT VALUE-ADD / OWNER-USER PLAY**

27.59% occupied with 42,782 SF of immediate lease-up potential. The remaining tenant in 16,300 SF expires 12/31/2025 and is currently paying \$5.10 PSF Gross. Full stabilization can be reached by early 2026.

◆ **LIMITED CAPITAL EXPENDITURES**

Ownership recently completed a brand-new roof on the entire building, as well as other cosmetic repairs.

◆ **EXCELLENT POSITIONING**

Unmatched location within the coveted Brookhollow Industrial submarket, one of the most attractive industrial markets in the nation.

◆ **VERSATILE SHALLOW BAY LAYOUT**

The Property boasts three (3) suites totaling 34,940 SF, 7,842 SF, and 16,300 SF, of which 42,782 SF is contiguous. There is over 9,219 SF of existing office space and the spaces could easily be combined to create a single-tenant asset in the long-term or leased as-is with smaller spaces.

◆ **AMENITIES**

The Property is fully sprinklered, offers heavy power, and has three dock-high doors, one grade-level door, and one ramped door. Secondly, the asset has ample parking and the potential for fenced outside storage.

◆ **NATION LEADING INDUSTRIAL MARKET**

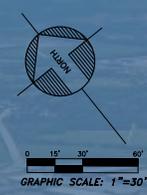
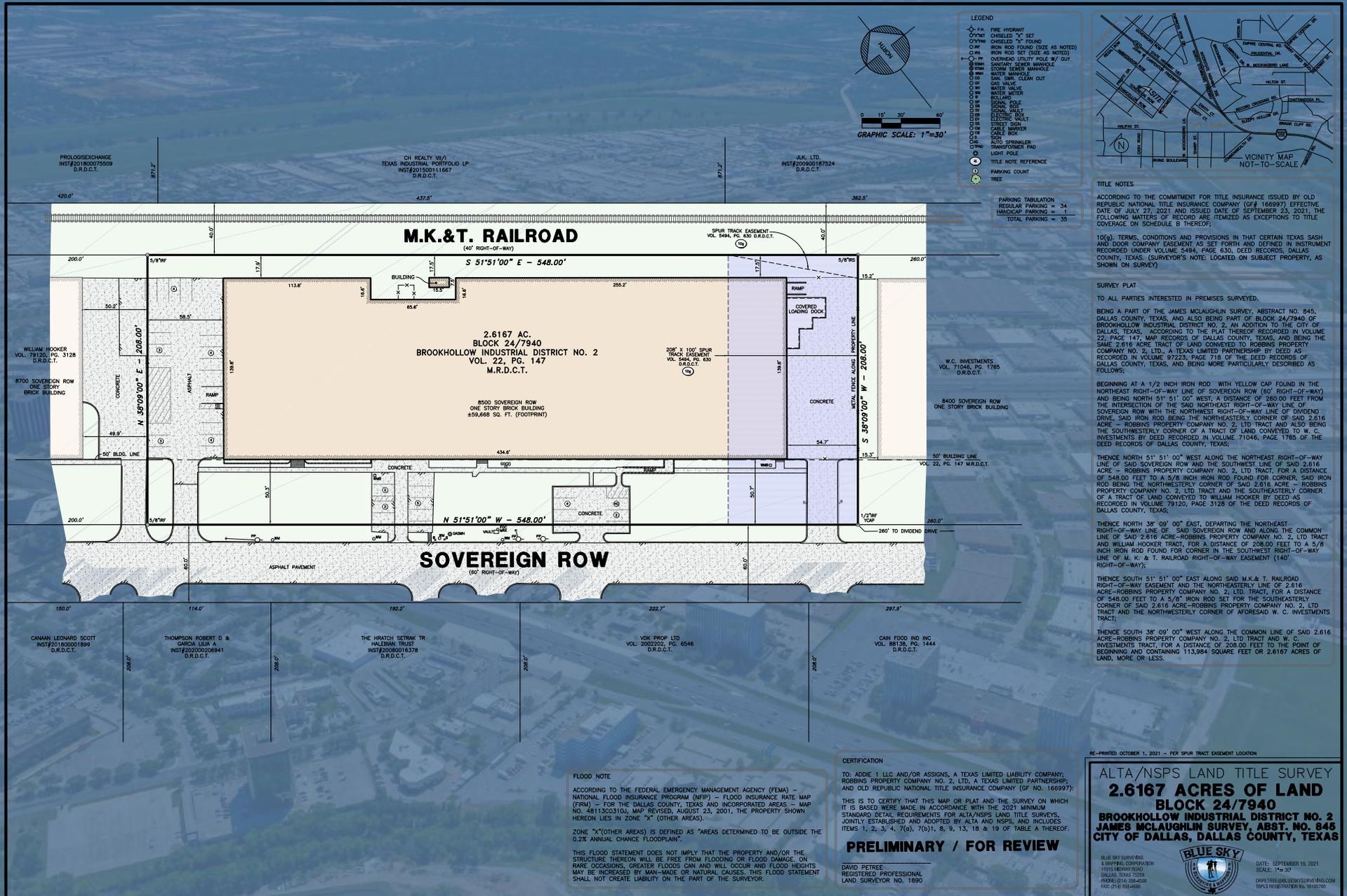
DFW is one of the largest industrial markets in the country with over 1 billion square feet of industrial space and is the nation's leading market in terms of net absorption, with over 33.7 million square feet of industrial space absorbed in the last twelve months and 27.9 million square feet of industrial space absorbed year-to-date 2021.

◆ **DEMOGRAPHICS & ACCESS**

The portfolio's infill location offers direct access to over 7 million people, the largest business hubs within the DFW Metroplex, and unmatched access to Interstate 35E, Interstate 635, Highway 114, and Highway 183.



# SURVEY



- LEGEND**
- F.A. FIRE HYDRANT
  - CHASELED "X" SET
  - IRON ROD SET (SIZE AS NOTED)
  - IRON ROD SET (SIZE AS NOTED)
  - OVERHEAD UTILITY POLE W/ GUY
  - SLOTTED GROUND MANHOLE
  - STORM SEWER MANHOLE
  - WATER MANHOLE
  - GAS VALVE
  - WATER METER
  - ROLLERS
  - SIGNAL POLE
  - STOP SIGN
  - ELECTRIC PAV. LIGHT
  - STREET SIGN
  - CABLE MARKER
  - CABLE BOX
  - SPRINKLER
  - TRANSFORMER PAD
  - LIGHT POLE
  - TITLE NOTE REFERENCE
  - PARKING COUNT
  - TREE



**TITLE NOTES**

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (OF# 166997) EFFECTIVE DATE OF JULY 27, 2021 AND ISSUED DATE OF SEPTEMBER 23, 2021, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF:

10(G). TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN TEXAS SASH AND DOOR COMPANY EASEMENT AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER VOLUME 5494, PAGE 630, DEED RECORDS, DALLAS COUNTY, TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

**SURVEY PLAT**

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

BEING A PART OF THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845, DALLAS COUNTY, TEXAS, AND ALSO BEING PART OF BLOCK 24/7940 OF BROOKHOLLOW INDUSTRIAL DISTRICT NO. 2, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 147, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SAME 2.616 ACRE TRACT OF LAND CONVEYED TO ROBB'S PROPERTY COMPANY NO. 2, L.P., A TEXAS LIMITED PARTNERSHIP BY DEED AS RECORDED IN VOLUME 97223, PAGE 718 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SOVEREIGN ROW (60' RIGHT-OF-WAY) AND BEING NORTH 51° 51' 00" WEST, A DISTANCE OF 260.00 FEET FROM THE INTERSECTION OF THE SAID NORTHEAST RIGHT-OF-WAY LINE OF SOVEREIGN ROW WITH THE NORTHWEST RIGHT-OF-WAY LINE OF DIVIDED DRIVE, SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT AND ALSO BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO W. C. INVESTMENTS BY DEED RECORDED IN VOLUME 71046, PAGE 1785 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 51° 51' 00" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOVEREIGN ROW AND THE SOUTHWEST LINE OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT, FOR A DISTANCE OF 548.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT AND THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM HOOKER BY DEED AS RECORDED IN VOLUME 79120, PAGE 3128 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 38° 09' 00" EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOVEREIGN ROW AND ALONG THE COMMON LINE OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT AND WILLIAM HOOKER TRACT, FOR A DISTANCE OF 208.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF M. K. & T. RAILROAD RIGHT-OF-WAY EASEMENT (140' RIGHT-OF-WAY);

THENCE SOUTH 51° 51' 00" EAST ALONG SAID M.K. & T. RAILROAD RIGHT-OF-WAY EASEMENT AND THE NORTHEASTERLY LINE OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT, FOR A DISTANCE OF 548.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT AND THE NORTHWESTERLY CORNER OF APRESAID W. C. INVESTMENTS TRACT;

THENCE SOUTH 38° 09' 00" WEST ALONG THE COMMON LINE OF SAID 2.616 ACRE - ROBB'S PROPERTY COMPANY NO. 2, LTD TRACT AND W. C. INVESTMENTS TRACT, FOR A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 113,984 SQUARE FEET OR 2,6167 ACRES OF LAND, MORE OR LESS.

**CERTIFICATION**

TO: ADDIE 1, LLC AND/OR ASSIGNS, A TEXAS LIMITED LIABILITY COMPANY; ROBB'S PROPERTY COMPANY NO. 2, LTD, A TEXAS LIMITED PARTNERSHIP; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (OF NO. 166997);

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 13, 18 & 19 OF TABLE A THEREOF.

**PRELIMINARY / FOR REVIEW**

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1590

**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 4811300310A, MAP REVISED, AUGUST 29, 2001, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RE-PRINTED OCTOBER 1, 2021 - PER SPUR TRACT EASEMENT LOCATION

**ALTA/NSPS LAND TITLE SURVEY**

**2.6167 ACRES OF LAND**

**BLOCK 24/7940**

**BROOKHOLLOW INDUSTRIAL DISTRICT NO. 2**

**JAMES MCLAUGHLIN SURVEY, ABST. NO. 845**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

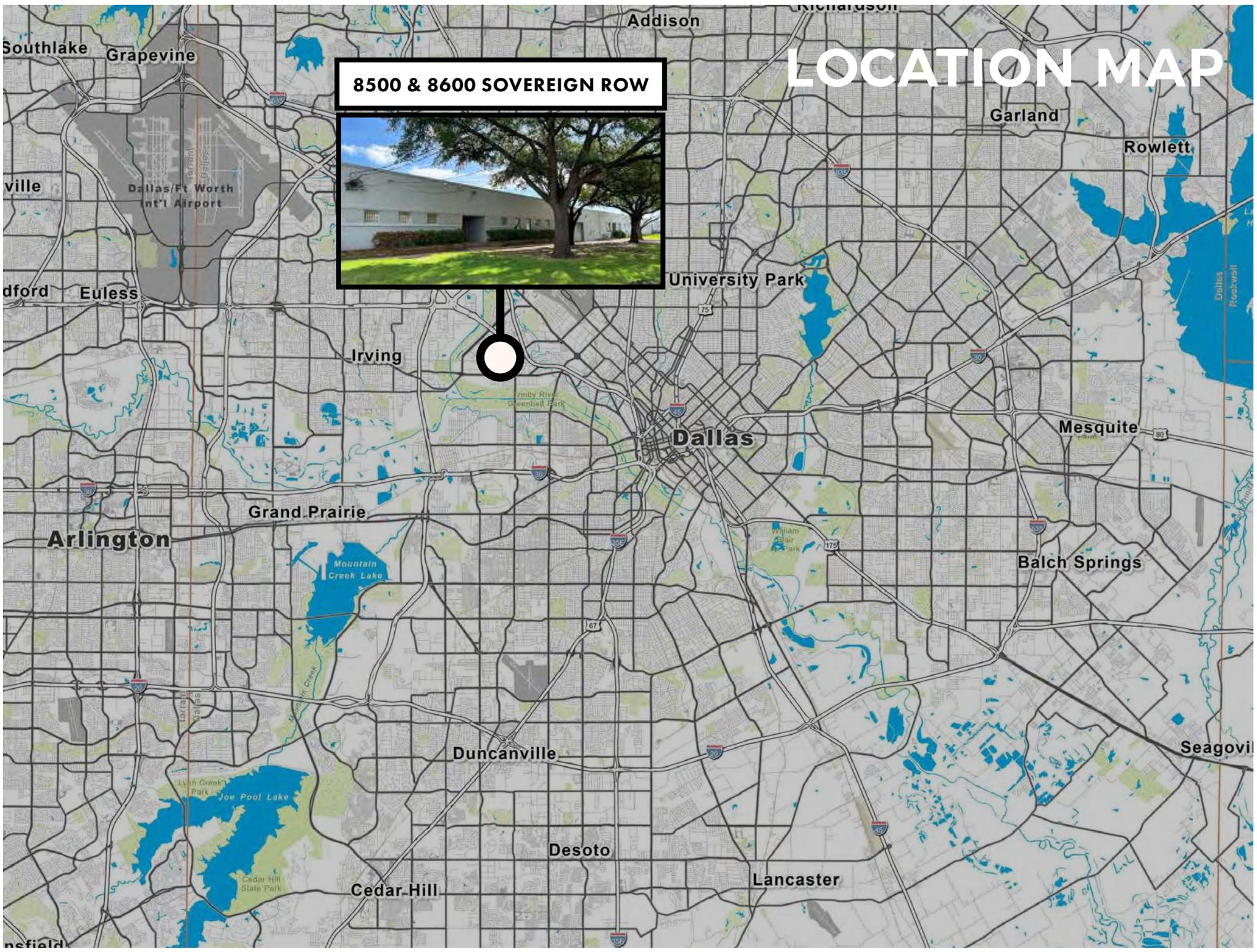
BLUE SKY SURVEYING & MAPPING CORPORATION  
1705 HENRY ROAD  
DALLAS, TEXAS 75229  
PHONE: 214-358-4600  
FAX: 214-358-4600

DATE: SEPTEMBER 19, 2021  
SCALE: 1"=30'

DPS REGISTRATION NO. 0010700  
TPLS REGISTRATION NO. 10110700

# LOCATION MAP

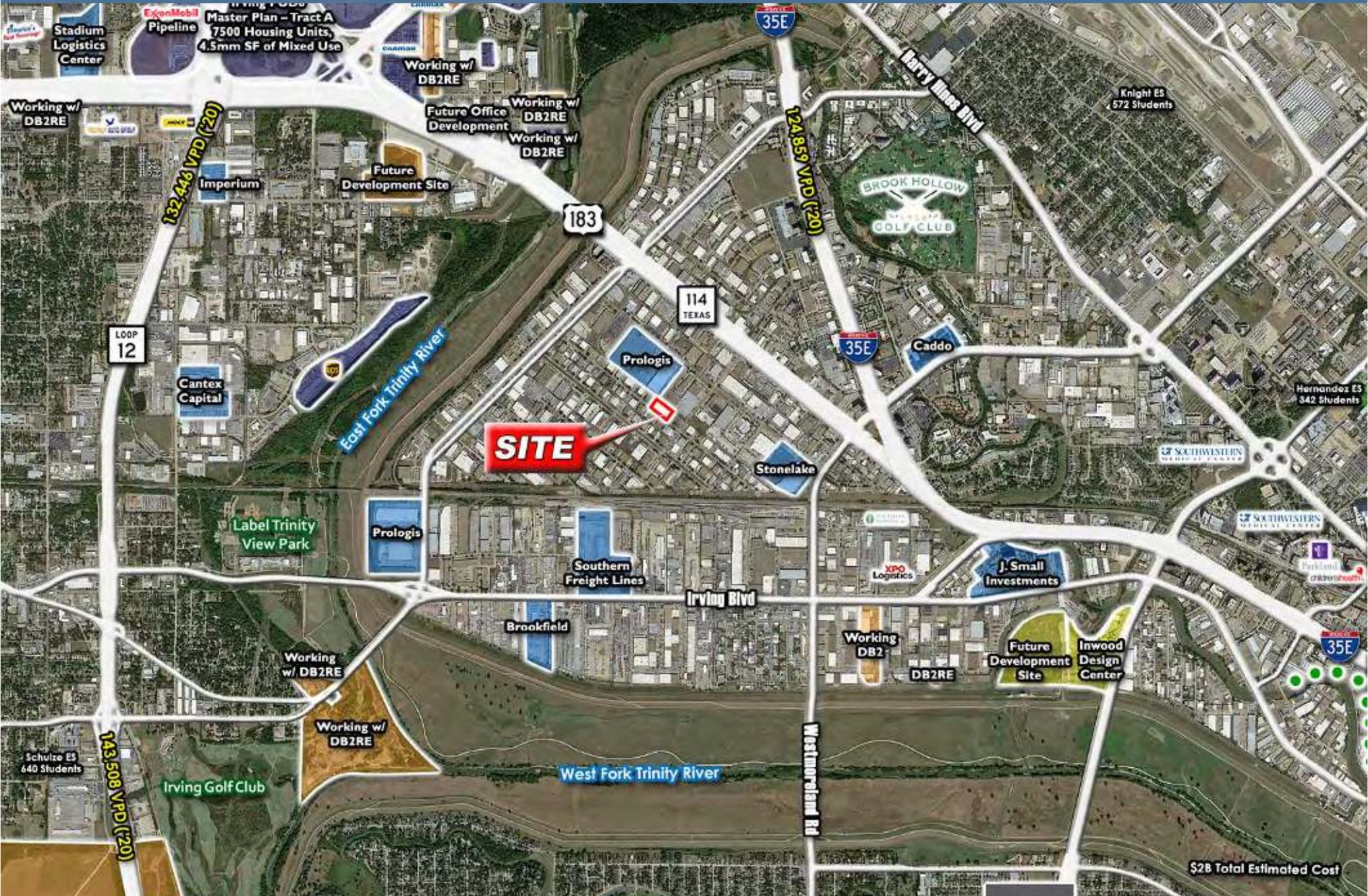
**8500 & 8600 SOVEREIGN ROW**



# TRADE AREA MAP - CLOSE



# TRADE AREA MAP - WIDE



# DEMOGRAPHICS

|                                  | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|----------------------------------|---------------|---------------|---------------|
| <b>TOTAL POPULATION:</b>         | 522           | 57,481        | 285,959       |
| <b>POPULATION GROWTH RATE:</b>   | +2.0%         | +1.1%         | +1.1%         |
| <b>TOTAL HOUSEHOLDS:</b>         | 189w          | 18,098        | 109,469       |
| <b>HOUSEHOLD GROWTH RATE:</b>    | +2.0%         | +1.9%         | +2.3%         |
| <b>AVERAGE HOUSEHOLD INCOME:</b> | \$41,069      | \$52,901      | \$105,221     |
| <b>MEDIAN AGE:</b>               | 40.2          | 31.3          | 33.7          |
| <b>BUSINESSES:</b>               | 1,344         | 5,663         | 22,734        |
| <b>EMPLOYEES:</b>                | 25,390        | 100,482       | 296,994       |
| <b>% WHITE</b>                   | 35.1%         | 25.4%         | 37.0%         |
| <b>% HISPANIC</b>                | 11.6%         | 21.7%         | 20.7%         |

8600 SOVEREIGN



8500 SOVEREIGN



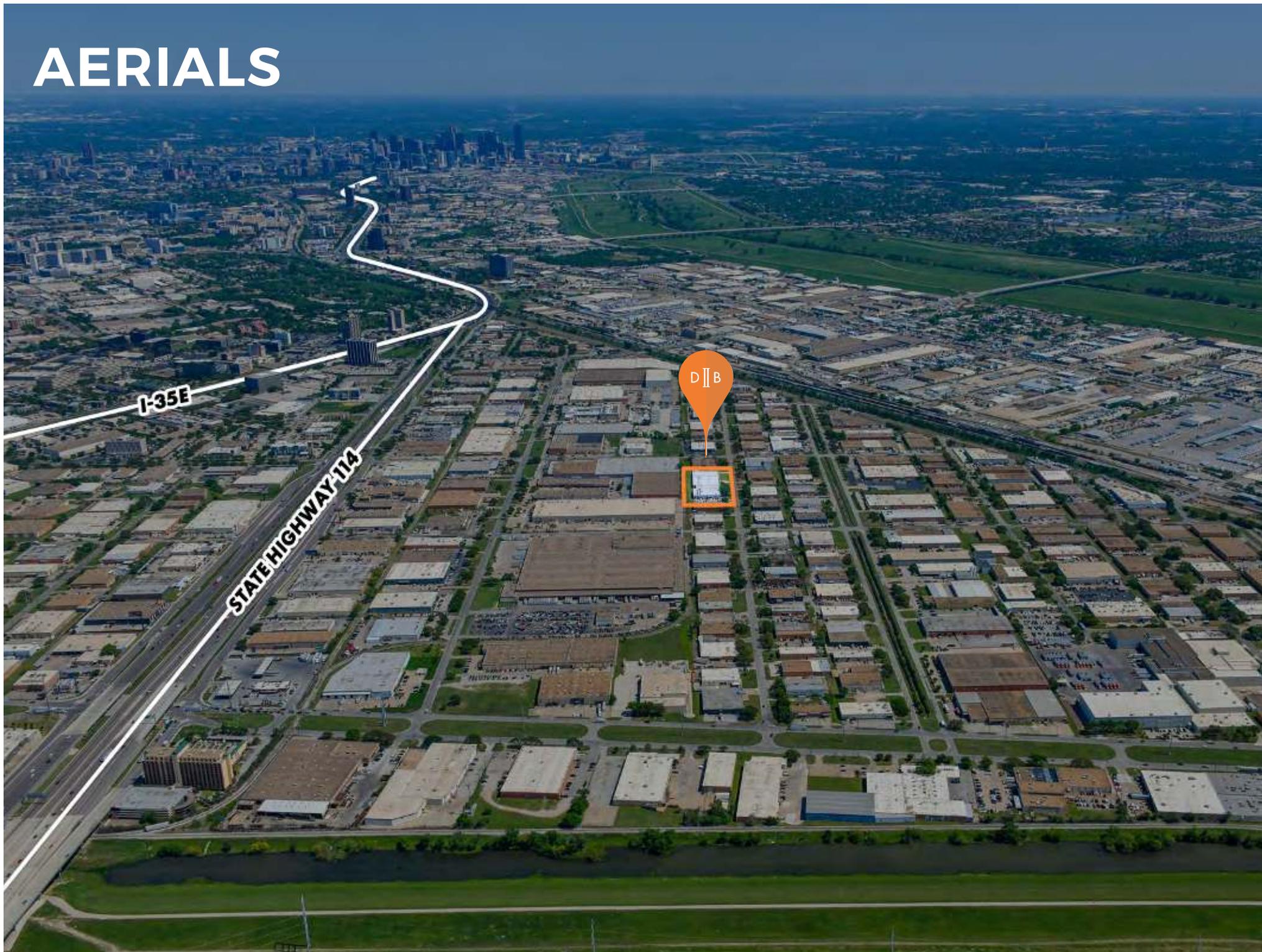
8500 SOVEREIGN



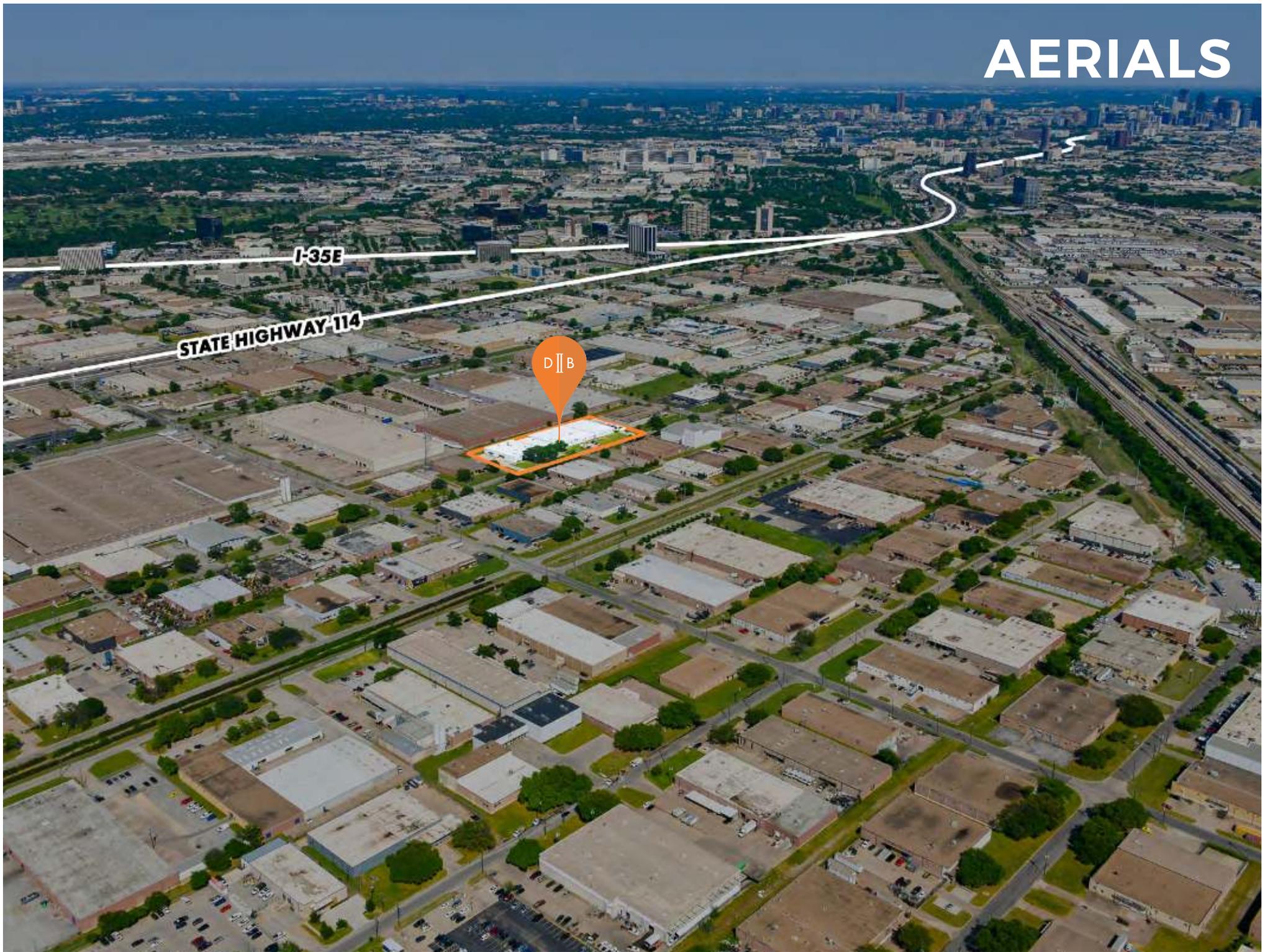
8510 SOVEREIGN



# AERIALS



# AERIALS



I-35E

STATE HIGHWAY 114

D||B

# DFW ECONOMIC HIGHLIGHTS

**20.4%**  
POPULATION GROWTH  
FROM  
2010 - 2020  
OUTPACING THE  
U.S. AVERAGE

**#2**  
IN THE NATION IN  
POST-COVID JOB  
RECOVERY

**72%**  
OF DFW HIGHER  
EDUCATED  
GRADUATES STAY &  
WORK IN THE REGION  
(6<sup>TH</sup> HIGHEST RETENTION  
IN THE U.S.)

**#3**  
IN THE COUNTRY  
FOR PERCENT  
JOB GROWTH  
(14.9% GROWTH FROM  
DEC 2015 - DEC 2020)

LOW COST OF  
DOING BUSINESS  
WITH A SCORE OF

**98.1**  
(U.S. AVERAGE 100)

**2**  
FORTUNE 10  
COMPANY  
HQ'S  
(AT&T AT #11)





# WHY DFW METROPLEX?

**#4**  
REAL ESTATE  
MARKET IN  
2021

**#1**  
MSA FOR  
PROJECTED  
POPULATION  
GROWTH

(LEADING PRO-BUSINESS  
ENVIRONMENT)

**#1**  
MARKET FOR DOING  
BUSINESS 17 YEARS  
IN A ROW

**749,726**  
PROJECTED  
NEW RESIDENTS  
BY 2026

**152,000**  
JOBS ADDED  
FROM AUG 2020  
TO AUG 2021

(ONE OF ONLY TWO MARKETS TO ADD  
100,000/YR)

**205**  
MOVE TO DFW DAILY  
(ONE NEW RESIDENT EVERY SEVEN  
MINUTES)

# DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region comprising Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with approximately 7.1 million people. As the fourth fastest-growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000, according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader in job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase in the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).



# DFW NATIONAL RECOGNITION

- 🏆 #1 – Top Metro for Talent Attraction, EMSI - 2017
- 🏆 #1 – Best Cities for Jobs 2017, Forbes - 2017
- 🏆 #1 – Best Places to Live (Top 20), U.S. News & World Report - 2017
- 🏆 #1 – Percent Job Growth, 2016
- 🏆 #1 – Real Estate Market For 2016, Urban Land Institute - 2016
- 🏆 #1 – CEO's Name Texas Best State for Business, CEO Magazine - 2016
- 🏆 #1 – Top Emerging Real Estate Market In 2016, PWC / ULI - 2015
- 🏆 #1 – America's #1 Most Business-Friendly City, MarketWatch - 2015
- 🏆 #1 – Most Efficient Metro Region, The U.S. COCF - 2015
- 🏆 #1 – Best City for Jobs This Fall (Dallas), Forbes - 2014
- 🏆 #1 – Texas Has the Best Business Climate, DCI - 2014
- 🏆 #1 – Downtown Fort Worth Is No. 1, Livability.com - 2014
- 🏆 #1 – Top City to Find Tech Professionals (Dallas), Kforce - 2013
- 🏆 #1 – Most Affordable Major Metropolitan in U.S., ZipRealty - 2013
  
- 🥈 #2 – Country's Healthiest Housing Markets, CNBC - 2017
- 🥈 #2 – Top Metros Of 2016, Site Selection - 2017
- 🥈 #2 – Absolute Job Growth, 2016
- 🥈 #2 – Best City for Job Seekers In 2015 (Fort Worth), NerdWallet - 2015
  
- 🥉 #3 – Best Sports Cities in The United States, Sports Illustrated - 2017
- 🥉 #3 – Hottest Housing Market, Zillow - 2016
- 🥉 #3 – Corporate Expansions, 2016

# RENT ROLL

| TENANT                    | SUITE | GLA           | % Of GLA    | LEASE TERM |       |
|---------------------------|-------|---------------|-------------|------------|-------|
|                           |       |               |             | START      | END   |
| AVAILABLE                 | 8500  | 34,940        | 59.14%      | —          | —     |
| AVAILABLE                 | 8510  | 7,842         | 13.27%      | —          | —     |
| ADVANCED REFINISHING INC. | 8600  | 16,300        | 27.59%      | 01/18      | 12/25 |
| <b>TOTALS</b>             |       | <b>59,082</b> | <b>100%</b> | —          | —     |

|                                      |               |               |                |
|--------------------------------------|---------------|---------------|----------------|
| <b>TOTAL NUMBER OF TENANTS / GLA</b> | <b>3</b>      | <b>59,082</b> | <b>100.00%</b> |
| <b>TOTAL OCCUPIED</b>                | <b>1</b>      | <b>16,300</b> | <b>27.59%</b>  |
| <b>TOTAL AVAILABLE</b>               | <b>2</b>      | <b>42,782</b> | <b>72.41%</b>  |
| <b>AVERAGE OVERALL RENT / GLA</b>    | <b>\$5.00</b> | <b>16,300</b> | <b>100.00%</b> |

## SALE NOTE:

1. Closing to be October 19, 2022 for tax purposes. Seller to enter into agreement, complete inspections and arrange for an extended closing on October 19, 2022. Purchaser to have full access to lease / alter Property upon going hard.
2. Owner currently occupying 8500 & 8510 for short-term storage, but will vacate on or before Closing if / as needed.

| MINIMUM RENT |          |        | RECOVERIES |        |        |           | TOTALS      |
|--------------|----------|--------|------------|--------|--------|-----------|-------------|
| MONTHLY      | ANNUAL   | PSF    | MONTHLY    | ANNUAL | PSF    | % OF RENT | TOTAL % REV |
| \$0          | \$0      | \$0.00 | \$0        | \$0    | \$0.00 | \$0.00    | 0.00%       |
| \$0          | \$0      | \$0.00 | \$0        | \$0    | \$0.00 | \$0.00    | 0.00%       |
| \$6,928      | \$83,130 | \$5.10 | \$0        | \$0    | \$0.00 | \$0.00    | 100.00%     |
| \$6,792      | \$81,500 | —      | \$0        | \$0    | \$0    | \$0       | 100.00%     |

### RENT ROLL & FINANCIAL NOTES:

1. Advanced Refinishing in Suite 8600 required to invest \$37,500 or \$2.30 PSF into space by January 1, 2024 or will be in default of the lease.
2. CAM is estimated to be \$0.87 PSF
3. Management Fee estimated to be 4.00% of EGI - \$0.20 PSF (\$1,000 per month / \$12,000 per year).
4. Insurance estimated to be \$0.35 PSF
5. Taxes per DCAD 2022 assessment is \$1.34 PSF (mil rate to be finalized Q4 2022). 8500 & 8510 Sovereign Row separately parceled from 8600 Sovereign Row.
6. New roof completed December 2021.
7. Advanced Refinishing has three (3) 2.00% annual increases on January 1st each year through expiration (no renewal options).

# DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the Value-Add Brookhollow Industrial Asset located at 8500 & 8600 Sovereign Row, Dallas, TX 75247 (“Property”) has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty, or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions, or estimates used herein are for example only and does not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. Photos herein are the Property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the Property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner, or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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        |
| MICHAEL CAMERON DEPTULA            | 622382      | CDEPTULA@DB2RE.COM | 214-526-3626 |
| LICENSED SALES AGENT/ASSOCIATE     | LICENSE NO. | EMAIL              | PHONE        |

# LISTING CONTACTS

## CAMERON DEPTULA

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