

**FOR SALE**



# RARE GORE STREET & EXCELSIOR ENERGY STORAGE GROUND LEASE PORTFOLIO

SWC - E. 42ND LN. & STONE RD. | FORT STOCKTON, TX | PECOS COUNTY

**CAMERON DEPTULA**  
CDeptula@db2re.com  
214.526.3626 x 116

**BLAKE SCHUR**  
BSchur@db2re.com  
214.526.3626 x 129



# INVESTMENT SUMMARY

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**LOCATION:** SWC of E. 42nd & Stone Rd.,  
Fort Stockton ETJ, TX 79735

**LAND SIZE:** ± 31.52 AC

**TENANT(S):** Dogfish ESS Assets LLC &  
Momentum Headcamp LLC

**GUARANTOR(S):** Core Street Capital &  
Excelsior Energy Capital

**PRICE:** Market

**NOI:** 1 - Gore Street: \$123,000  
2 - Excelsior: \$150,000  

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Total: \$273,000

**CAP RATE:** Market

**LEASE TYPE(S):** Ground Lease

**TERM REMAINING :** Gore Street: 20.5 years  
Excelsior: 19.5 years



# GORE STREET LEASE TERMS

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<b>TENANT / LESSEE:</b>	DOGFISH ESS ASSETS LLC
<b>COMPANY/ GUARANTOR:</b>	GORE STREET CAPITAL - UK LONDON
<b>PREMISES - AC:</b>	± 17.57 AC
<b>LEASE TYPE:</b>	GROUND LEASE
<b>LEASE TERM:</b>	21.5 YEARS
<b>LEASE COMMENCEMENT:</b>	AUGUST 1, 2023
<b>LEASE EXPIRATION:</b>	JANUARY 1, 2044
<b>ANNUAL GROUND RENT:</b>	\$123,000.00
<b>ANNUAL RENT ESCALATIONS:</b>	2.50%
<b>RENEWAL OPTIONS:</b>	TWO (2) FIVE-YEARS AT FMV

# TENANT PROFILE

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<b>COMPANY:</b>	GORE STREET CAPITAL
<b>TENANT/LESSEE:</b>	DOGFISH ESS ASSETS LLC
<b>INDUSTRY:</b>	RENEWABLE ENERGY - ENERGY STORAGE
<b>OWNERSHIP:</b>	PRIVATE *INVESTMENT MANAGER OF GORE STREET ENERGY STORAGE FUND (LSE: GSF)*
<b>YEARS IN BUSINESS:</b>	9 YEARS
<b>ENERGY STORAGE LOCATIONS:</b>	28 (9 LOCATIONS IN THE U.S. & 19 IN EUROPE)
<b>EMPLOYEES:</b>	50
<b>REVENUE (YE: 2022):</b>	\$53.125 MILLION
<b>HEADQUARTERS:</b>	LONDON, UNITED KINGDOM
<b>WEBSITE:</b>	GORESTREETCAP.COM

**Gore Street Capital** is a private investment management firm that focuses on energy storage solutions, helping stabilize renewable energy grids through battery energy storage systems. Founded in 2015, the firm manages the Gore Street Energy Storage Fund (GSF), the first of its kind listed on the London Stock Exchange, which gives public investors exposure to the energy storage market.

The firm's portfolio includes over 1.2 GW of energy storage assets located across the UK, Ireland, the U.S., and Japan. Gore Street Capital plays a crucial role in supporting the global transition to sustainable energy by investing in essential energy storage infrastructure, which helps balance the variability of renewable energy sources like wind and solar. The firm's focus on battery storage systems not only contributes to grid stability but also allows renewable energy to be more effectively integrated into national grids.

# EXCELSIOR LEASE TERMS

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<b>TENANT / LESSEE:</b>	MOMENTUM HEADCAMP LLC
<b>COMPANY/ GUARANTOR:</b>	EXCELSIOR ENERGY CAPITAL
<b>PREMISES - AC:</b>	± 13.95 AC
<b>LEASE TYPE:</b>	GROUND LEASE
<b>LEASE TERM:</b>	20 YEARS
<b>LEASE COMMENCEMENT:</b>	FEBRUARY 1, 2024
<b>LEASE EXPIRATION:</b>	JANUARY 31, 2044
<b>ANNUAL GROUND RENT:</b>	\$150,000.00
<b>ANNUAL RENT ESCALATIONS:</b>	NONE
<b>RENEWAL OPTIONS:</b>	TWO (2) FIVE-YEARS AT FMV



# TENANT PROFILE

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<b>COMPANY:</b>	EXCELSIOR ENERGY CAPITAL
<b>TENANT/LESSEE:</b>	MOMENTUM HEADCAMP LLC
<b>INDUSTRY:</b>	RENEWABLE ENERGY - ENERGY STORAGE
<b>OWNERSHIP:</b>	PRIVATE
<b>YEARS IN BUSINESS:</b>	3 YEARS
<b>ENERGY STORAGE LOCATIONS:</b>	9
<b>EMPLOYEES:</b>	24
<b>ASSETS UNDER MANAGEMENT :</b>	\$1.5 BILLION
<b>HEADQUARTERS:</b>	EXCELSIOR, MINNESOTA
<b>WEBSITE:</b>	EXCELSIORCAPITAL.COM

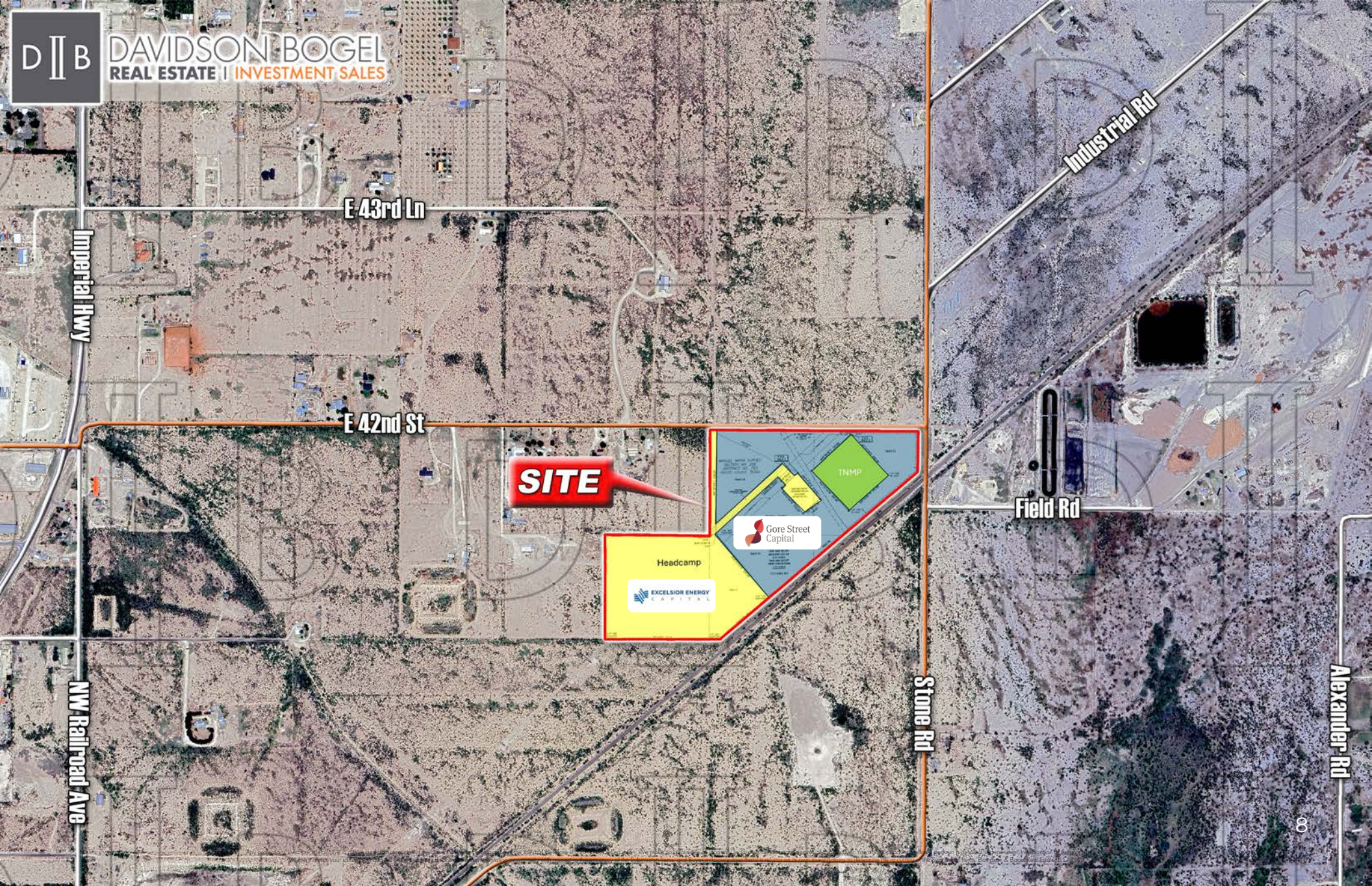
**Excelsior Energy Capital** is a private renewable energy infrastructure firm, founded around 2021. The company specializes in equity investments in middle-market wind, solar, and energy storage projects across North America. With over \$1.5 billion in assets under management, they focus on long-term investments in sustainable energy, targeting value-driven opportunities for institutional investors.

Excelsior has a team with more than 70 years of combined experience in finance, law, and operations, making them a trusted partner for developers and operators. They have completed investments in multiple wind and solar projects, contributing to over 2 gigawatts of renewable energy capacity. Their primary headquarters are in Excelsior, Minnesota, with another office in Portland, Oregon. The firm's first renewable energy investment fund closed in 2021 with \$504 million, surpassing their initial goal.

# GORE STREET & EXCELSIOR PORTFOLIO

CLOSE AERIAL

**D II B** DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES

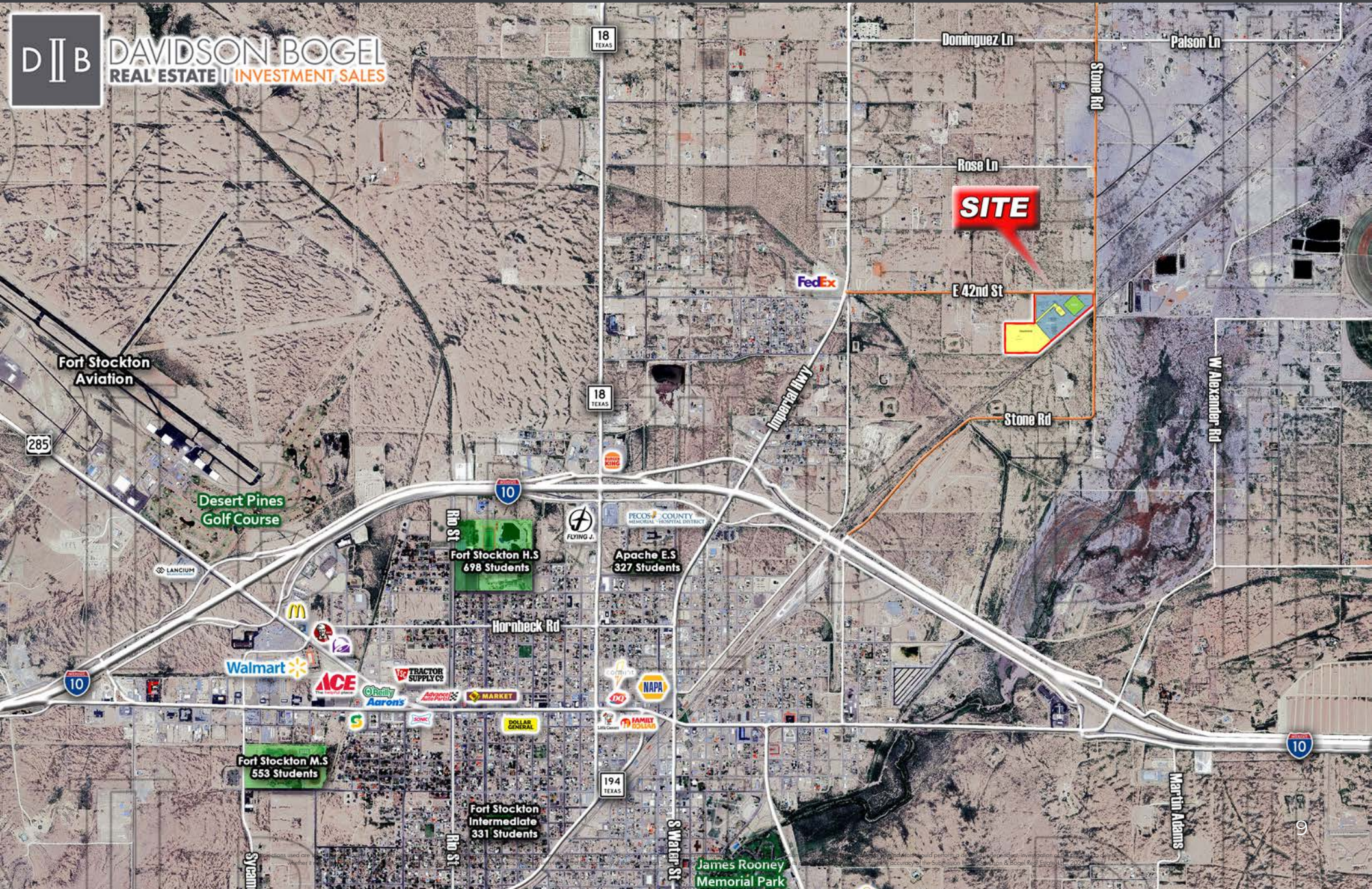


# GORE STREET & EXCELSIOR PORTFOLIO

WIDE AERIAL



DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES



**SITE**

Fort Stockton Aviation

Desert Pines Golf Course

Fort Stockton H.S.  
698 Students

Apache E.S.  
327 Students

Fort Stockton M.S.  
553 Students

Fort Stockton Intermediate  
331 Students

James Rooney Memorial Park

Dominguez Ln

Palson Ln

Stone Rd

Rose Ln

E 42nd St

Stone Rd

W Alexander Rd

Martin Adams

18 TEXAS

18 TEXAS

10

194 TEXAS

10

285

Walmart

ACE

Tractor Supply Co

Family Aarons

Advance Auto Parts

MARKET

DOLLAR GENERAL

Family Dollar

Family Dollar

Family Dollar

Family Dollar

Family Dollar

Family Dollar

FedEx

Imperial Hwy

FLYING J

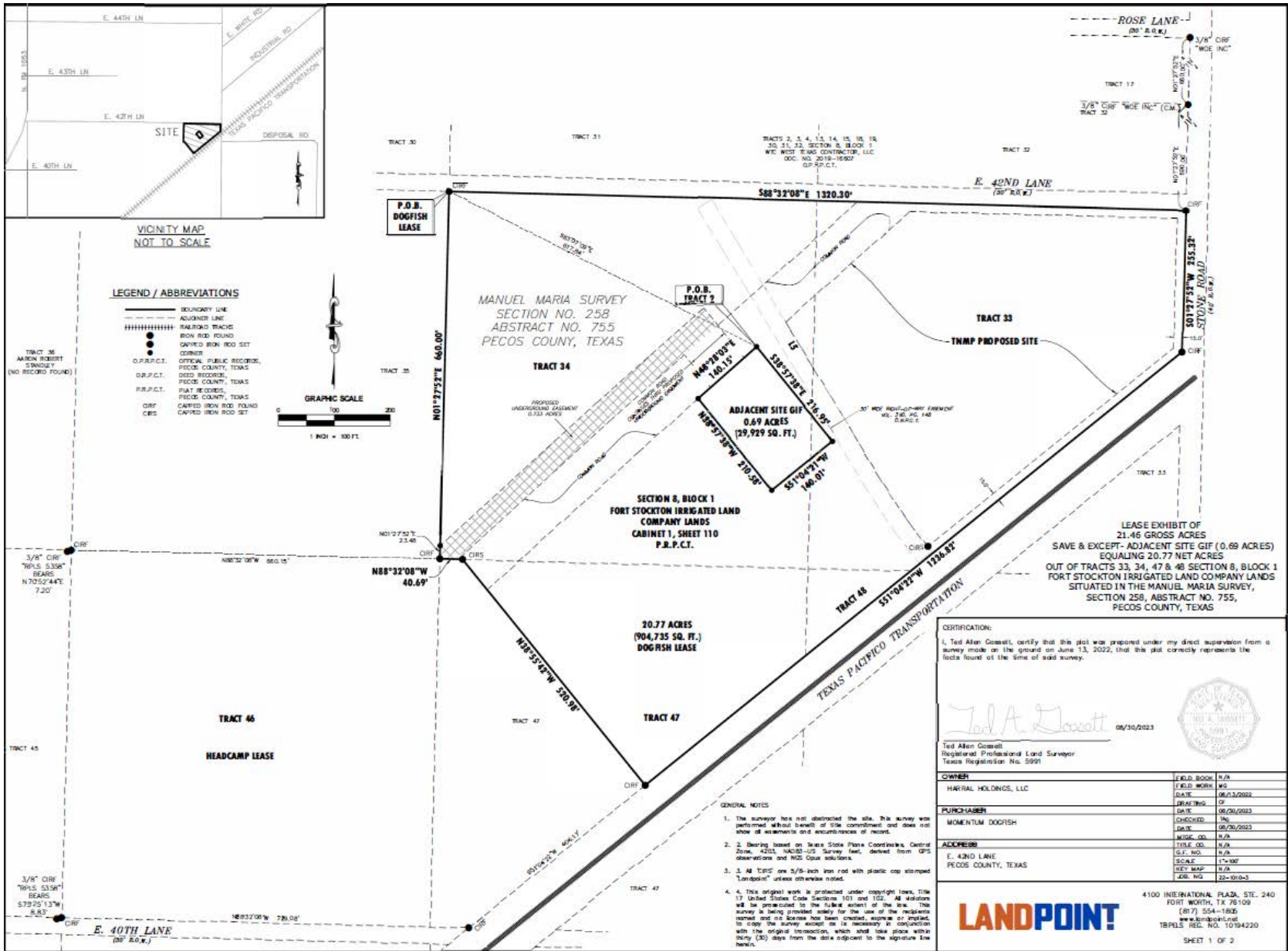
PECOS COUNTY MEDICAL-HOSPITAL DISTRICT

System

9

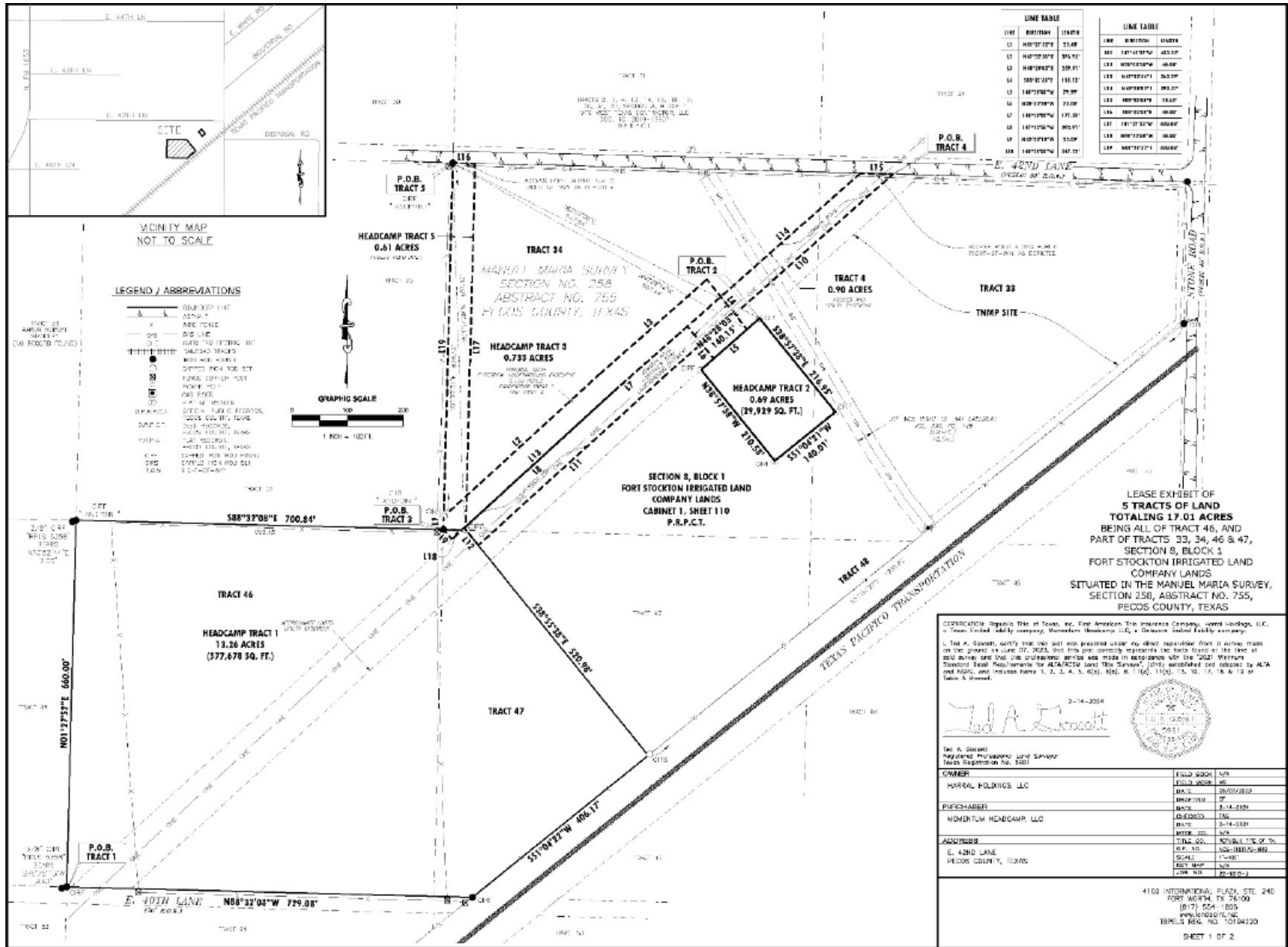


# GORE STREET CAPITAL SURVEY



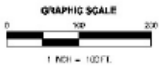
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, 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

# EXCELSIOR ENERGY CAPITAL SURVEY



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N01°37'55\"/>				

- LEGEND / ABBREVIATIONS**
- BOUNDARY LINE
  - ADJACENT
  - ONE INCH = 100 FEET
  - 1/4\"/>



**LEASE EXHIBIT OF 5 TRACTS OF LAND TOTALING 17.01 ACRES**  
 BEING ALL OF TRACT 46, AND PART OF TRACTS 33, 34, 46 & 47, SECTION 8, BLOCK 1 FORT STOCKTON IRRIGATED LAND COMPANY LANDS SITUATED IN THE MANUEL MARIA SURVEY, SECTION 25B, ABSTRACT NO. 755, PECOS COUNTY, TEXAS

CELEBRATION Republic of Texas, Inc. Emp American The Insurance Company, Loyal Workings, LLC  
 a Texas Limited Liability Company, Marquette Insurance LLC, a Delaware Limited Liability Company

I, Ted A. Bogel, certify that this plat was prepared under my direct supervision from a survey made on the ground in June 07, 2024, and that this plat correctly represents the facts found at the time of said survey and that the measurements herein were made in accordance with the 2024 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and include items 1, 2, 3, 4, 5, 6(c), 8(b), 9, 11(c), 11(d), 13, 14, 17, 18 & 19 of Texas A. Standard.

2-14-2024  
 T.A. Bogel  
 Surveyor

Ted A. Bogel  
 Registered Professional Land Surveyor  
 Texas Registration No. 5801

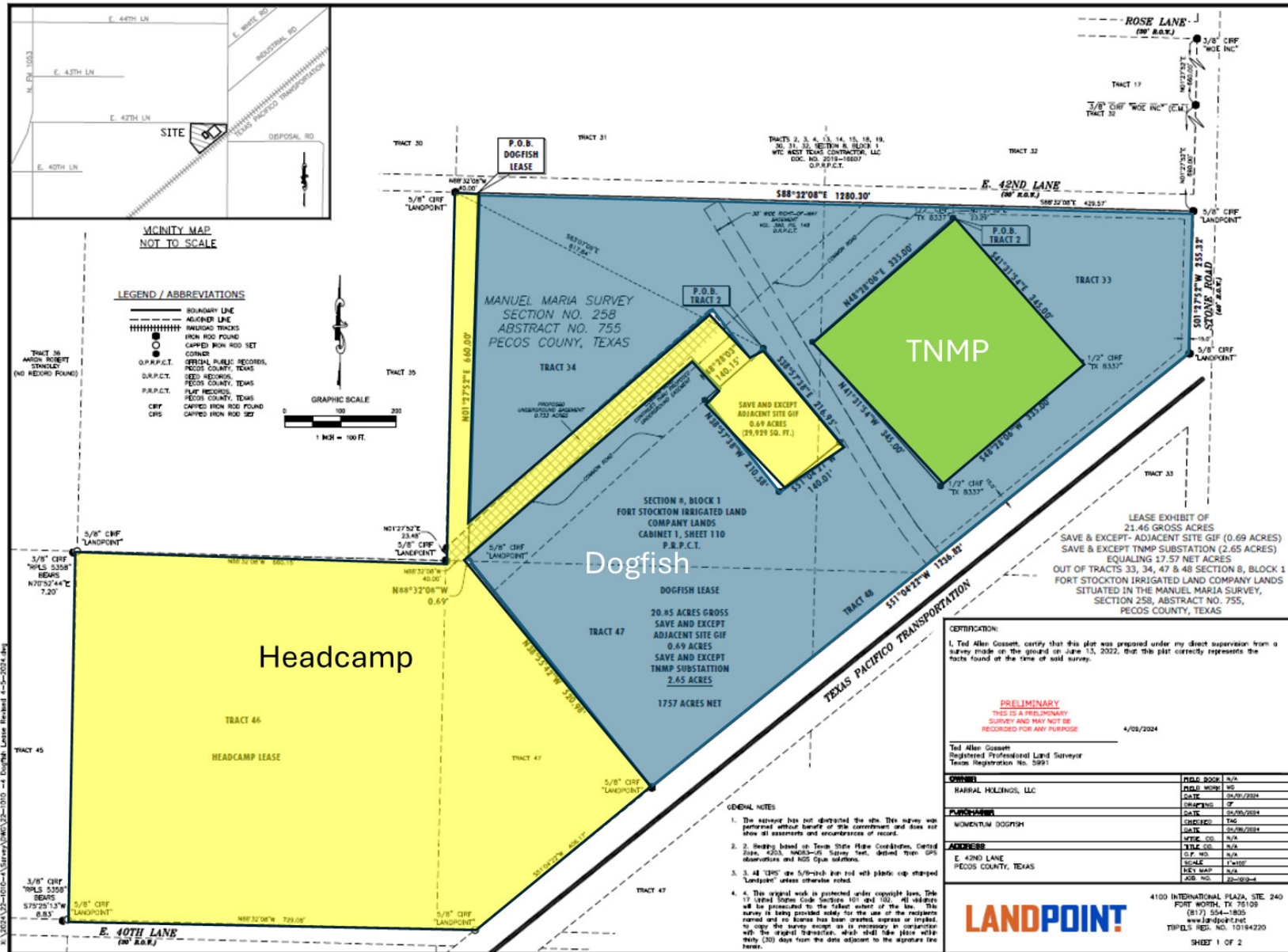
<b>OWNER</b>	HARRAL HOLDINGS, LLC	<b>FIELD BOOK</b>	N/A
<b>PURCHASER</b>	MONTELUPO HEADCAMP, LLC	<b>DATE</b>	06/07/2024
<b>ADJUSTER</b>	E. 42ND LANE PECOS COUNTY, TEXAS	<b>DATE</b>	3-14-2024
		<b>SCALE</b>	AS SHOWN
		<b>PLAT NO.</b>	NO. 10194220

4100 INTERNATIONAL PLAZA, STE. 240  
 FORT WORTH, TX 76109  
 (817) 654-1805  
 WWW.DAVIDSONBOGEL.COM  
 IRLS REG. NO. 10194220

SHEET 1 OF 2

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

# GORE STREET & EXCELSIOR SURVEY BREAKOUT

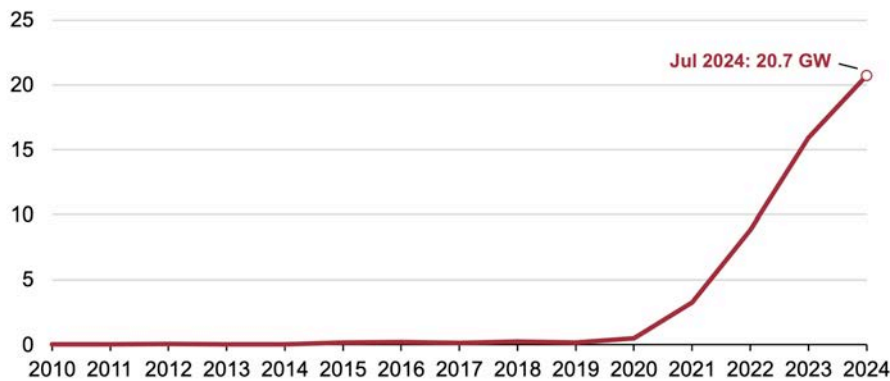


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# BATTERIES ARE A FAST-GROWING SECONDARY ELECTRICITY SOURCE FOR THE GRID

U.S. ENERGY INFORMATION ADMINISTRATION

**Cumulative U.S. utility-scale battery power capacity (2010–Jul 2024)**  
gigawatts (GW)



**Data source:** U.S. Energy Information Administration, early release 2023 *Annual Electric Generator Report* (for annual data 2010–23) and our July 2024 *electric generator inventory* (for July 2024 data)

**Note:** Annual data are end-of-year operational nameplate capacities at installations with at least 1 megawatt of nameplate power capacity.

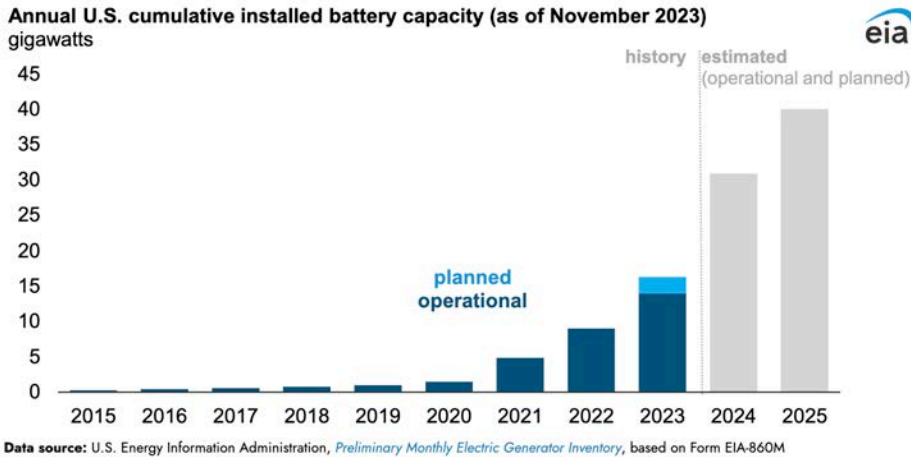
- Utility-scale battery energy storage systems have been growing quickly as a source of electric power capacity in the United States in recent years. In the first seven months of 2024, operators added 5 gigawatts (GW) of capacity to the U.S. electric power grid, according to data in our July 2024 electric generator inventory. In 2010, only 4 megawatts (MW) of utility-scale battery energy storage was added in the United States. In July 2024, more than 20.7 GW of battery energy storage capacity was available in the United States.
- Battery energy storage systems provide electricity to the power grid and offer a range of services to support electric power grids. Among these services are balancing supply and demand, moving electricity

from periods of low prices to periods of high prices (a strategy known as arbitrage), and allowing electricity from renewable sources, such as wind and solar, to be stored until needed instead of curtailing those sources at times when they produce more electricity than is consumed.

- Energy storage systems are not primary electricity sources, meaning the technology does not create electricity from a fuel or natural resource. Instead, they store electricity that has already been created from an electricity generator or the electric power grid, which makes energy storage systems secondary sources of electricity. Energy storage systems use more electricity for charging than they provide when supplying electricity to the electricity grid. Secondary sources of electricity such as batteries are included in our Annual Electric Generator Report and in our preliminary monthly electric generator inventory data because they provide the capacity to meet load even though energy storage systems do not generate electricity directly.
- Most U.S. utility-scale battery energy storage systems use lithium-ion batteries.
- Our data collection defines small-scale batteries as having less than 1 MW of power capacity. Small-scale battery data are reported separately from utility-scale battery systems.
- Other types of energy storage systems include pumped-storage hydroelectricity, flywheels, and compressed air. More detailed information about how batteries and these other systems work is available on our Energy Explained page about energy storage for electricity generation.

# U.S. BATTERY STORAGE CAPACITY EXPECTED TO NEARLY DOUBLE IN 2024

U.S. ENERGY INFORMATION ADMINISTRATION



U.S. battery storage capacity has been growing since 2021 and could increase by 89% by the end of 2024 if developers bring all of the energy storage systems they have planned on line by their intended commercial operation dates. Developers currently plan to expand U.S. battery capacity to more than 30 gigawatts (GW) by the end of 2024, a capacity that would exceed those of petroleum liquids, geothermal, wood and wood waste, or landfill gas.

Two states with rapidly growing wind and solar generating fleets account for the bulk of the capacity additions. California has the most installed battery storage capacity of any state, with 7.3 GW, followed by Texas with 3.2 GW. The rapid growth of variable solar and wind capacity in states such as California and Texas supports growth in battery storage, which works by storing excess power in periods of low electricity demand and releasing power when electricity demand is high. The remaining states have a total of around of 3.5 GW of installed battery storage capacity.

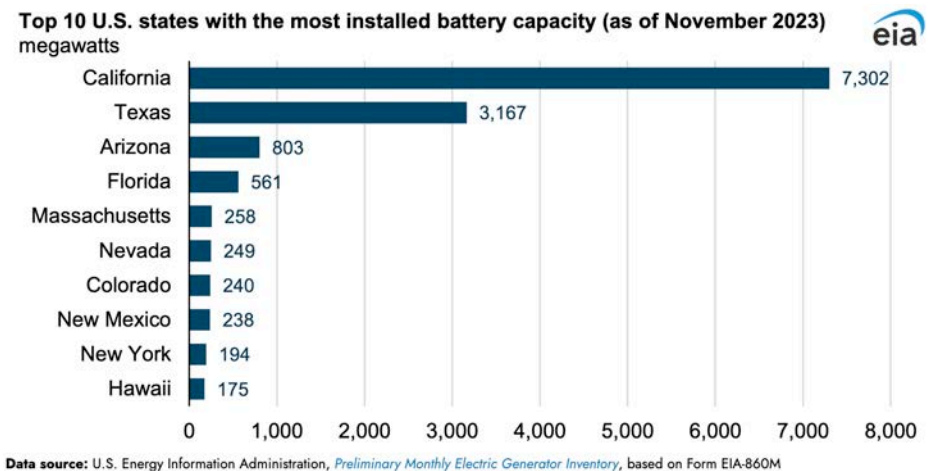
Planned and currently operational U.S. utility-scale battery capacity totaled around 16 GW at the end of 2023. Developers plan to add another 15 GW in 2024

and around 9 GW in 2025, according to our latest Preliminary Monthly Electric Generator Inventory.

Battery storage projects are getting larger in the United States. The battery storage facility owned by Vistra and located at Moss Landing in California is currently the largest in operation in the country, with 750 megawatts (MW).

Developers expect to bring more than 300 utility-scale battery storage projects on line in the United States by 2025, and around 50% of the planned capacity installations will be in Texas. The five largest new U.S. battery storage projects that are scheduled to be deployed in California and Texas in 2024 or 2025 are:

- Lunis Creek BESS SLF (Texas, 621 MW)
- Clear Fork Creek BESS SLF (Texas, 600 MW)
- Hecate Energy Ramsey Storage (Texas, 500 MW)
- Bellefield Solar and Energy Storage Farm (California, 500 MW)
- Dogwood Creek Solar and BESS (Texas, 443 MW)



# E. 42ND LN. & STONE 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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL CAMERON DEPTULA</b>	<b>622382</b>	<b>CDEPTULA@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>BLAKE SCHUR</b>	<b>788497</b>	<b>BSCHUR@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	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:
  - 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.

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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Cameron Deptula	622382	cdeptula@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](http://www.trec.texas.gov)

IABS 1-0



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11-2-2015

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  - 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.

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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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# RARE GORE STREET & EXCELSIOR ENERGY STORAGE GROUND LEASE PORTFOLIO

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