



The Plaza



Presented By:

INVESTMENT SALES

Listing Agent

Greg Brownd

Realtor | CCIM

Mobile: (806) 777-4459

Email: gregbrownd@kwcommercial.com

Breken Ramos

Realtor

Mobile: (806) 632-8436

Email: breken@kw.com

Ryan Franckhauser

Realtor

Mobile: (214) 735-3750

Email: ryan.franckhauser@kwcommercial.com

MARKETING

Lisa Anderson

Realtor | Director of Operations & Marketing

Mobile: (806) 777-4682

Email: andersonlisa@kw.com

Offering procedures

- Letter of intent
- Resume and/or business letter indicating assets owned
- Transaction references
- Banking references
- Source of equity for acquisition

Property tours

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please do not contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact us for more details.

Sales conditions

Interested prospective investors should be aware that the owner of the property is selling the property in as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

Communications

All communications, inquiries and requests, including property tours, should be addressed to the listing agent.



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PROPERTY

# of Units	24
Year Built	1966
Average Unit Size	932
Net Rentable Area	22,368
# of Stories	1
# of Buildings	12

TAX INFORMATION **Lubbock CAD**

Parcel ID	Multiple
Current Assessed Value (2025)	\$529,836
Tax Rate	2.37%

MECHANICAL

HVAC	Individual HVAC
Electricity	Individually Metered
Hot Water	Electric
Stove	Provided by owner
Refrigerator	Provided by resident

CONSTRUCTION

Style	Duplexes
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick
Roof	Pitched shingles
Parking	Ashpalt

LAUNDRY

Washer/Dryer Connections	In unit
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UTILITIES/PAID BY

Electricity	Tenant
Water and Sewer	Owner
Trash	Owner

PERSONNEL

Management Company	Movade Realty
Leasing Office	None
Maintenance	Subcontractor

SCHOOLS

Elementary	Cathelene Thomas Elementary School
Junior High	Slaton J High School
High School	Slaton High School
Colleges and Universities	TTU, LCU, SPC

The Plaza is a 24 unit apartment community made up of 12 one story duplexes. They are all 2 Bed / 1 Bath units, with washer/dryer connections in each unit. They have strong current occupancy and there is room for rent increases. Property manager says they haven't raised rents in 5 years. Rents are about \$135 below the 2 bedroom units in the apartment complex nearby. There is also an opportunity to reduce the utility costs and start billing back the water to the residents. The current water bill is about 2 times higher than the expense comps we have for the area. Good operational improvements will drive higher returns for the new owner.



Highlights

- Opportunity to raise rents - \$135 below closest apartment comp**
- Opportunity to reduce water bill and start billing back to residents**
- One story duplex units with washer/dryer connections**

Performance Metrics

Projected 5 Year Average Cash on Cash Return	9.3%
Projected 5 Year Levered IRR	16.8%
Projected Value Add IRR	29.5%
Projected Value Add	\$740,000

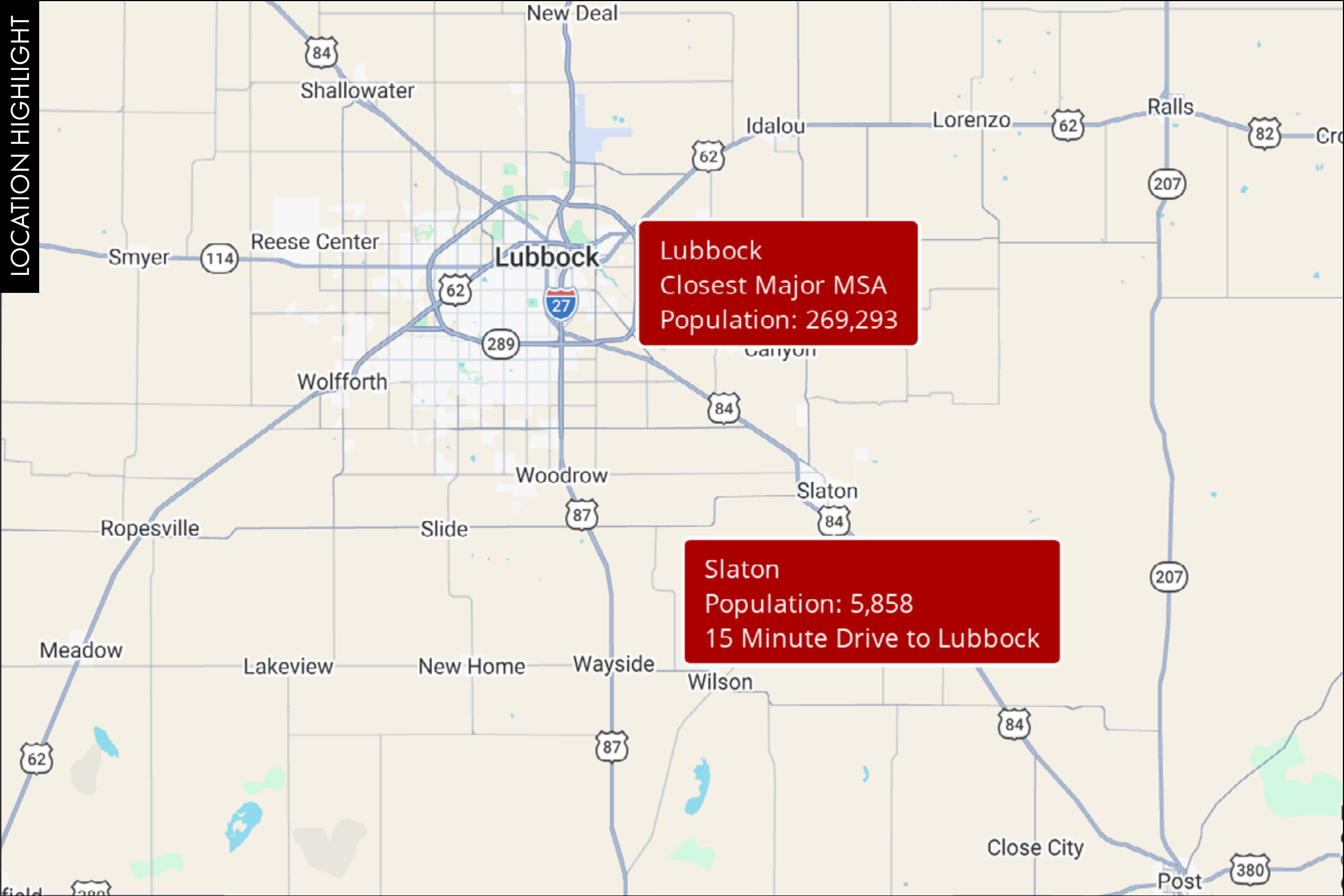
Improvement	Units Available for Upgrade	Initial Investment		Monthly Additional Potential Cash Flow		Additional Capitalized Value	ROI
		Per Unit	Total	Per Unit	Total		
Rent Premium on upgraded unit	24	\$5,000	\$120,000	\$100	\$2,400	\$360,000	24%
Reduce utility expenses: low flow toilets (current bill almost 2x comps)	24	\$375	\$9,000	\$55	\$1,330	\$199,549	177%
Rent Washer/Dryers to tenant	24	\$1,000	\$24,000	\$50	\$1,200	\$180,000	60%
Total Value Add Potential		\$6,375	\$153,000	\$205	\$4,930	\$739,549	39%

Cap Rate	8.0%
Breakeven in Months	31

	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Cash Flow without Value Add	-\$381,830	\$17,970	\$35,975	\$36,878	\$41,499	\$45,526
Additional Cash Flow with Value Add	-\$153,000	\$0	\$59,164	\$59,164	\$59,164	\$59,164
Projected Cash on Cash Return		4.7%	9.4%	9.7%	10.9%	11.9%
Cash on Cash Return with Value Add		3.4%	17.8%	18.0%	18.8%	19.6%
Projected Sales Proceeds		\$221,647	\$445,708	\$467,410	\$534,018	\$594,393
Sales Proceeds with Value Add		\$221,647	\$1,148,280	\$1,169,981	\$1,236,589	\$1,296,964
Projected IRR						16.8%
Projected IRR w/ Value Add						29.5%

Slaton is a small city of about 5,700 people sitting roughly 15 miles southeast of Lubbock along U.S. Highway 84, placing it within the broader Lubbock metro area. The local economy runs on a mix of retail, education, and healthcare, with around 2,360 people employed across those sectors. Rail plays a meaningful role in the area. BNSF operates a classification yard in town, and the South Plains Lamesa Railroad runs a transloading railpark that handles freight for the surrounding region. Agriculture still has a presence as well, with cotton gins and food processing tied to the area's farming roots. The property is located on Division Avenue, the main thoroughfare through town, directly across from the newly built O'Reilly Auto Parts and Family Dollar. Slaton High School sits just behind the property, adding to its appeal for tenants looking for convenience and walkability.





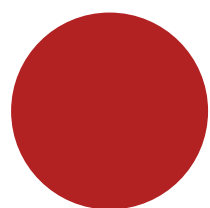
Lubbock
Closest Major MSA
Population: 269,293

Slaton
Population: 5,858
15 Minute Drive to Lubbock

Lubbock serves as the economic and cultural center of West Texas, strategically positioned at the intersection of Interstate 27 and four major U.S. highways. Known as the “Hub City,” Lubbock’s economy benefits from a diverse employment base anchored by Texas Tech University, major healthcare systems, and a robust manufacturing sector. With a regional draw exceeding 650,000 residents across the South Plains, Lubbock functions as the retail, healthcare, educational, and agricultural hub for a vast multi-county region.

markets including Dallas-Fort Worth, Austin, San Antonio, Albuquerque, and Oklahoma City. Recent infrastructure investments, including the expansion of the Ports-to-Plains corridor and new manufacturing facilities like Leprino Foods, signal continued economic momentum.

With more than 16,000 college graduates entering the workforce annually from five area institutions of higher education, Lubbock remains a hotbed for talent. The city combines its entrepreneurial spirit with modern momentum, attracting over 7 million visitors annually and seeing tourism growth of 24% over the past decade. Lubbock’s vibrant arts scene, wine country, and West Texas hospitality continue to draw new residents seeking affordable living with metropolitan amenities.



269,293

Population



32.8

Median Age



3.7%

2025
Unemployment
Rate



0.62%

2024-2029
Population: Annual
Growth Rate

The market has demonstrated exceptional growth, with the city’s population reaching 269,293 and the county projected to experience 28% growth by 2060. The city’s strategic location 330 miles northwest of Dallas-Fort Worth positions it equidistant to both coasts, making it an ideal distribution hub with access to major



\$227,945

Median Home Value



\$59,138

Median Household
Income



2.38

Household Size



47.9%

% Rentals



9.8%

Vacant Housing Units



52,122

Rental Unit Demand

REGIONAL EMPLOYMENT DRIVERS



Texas Tech University

The Carnegie-designated Tier One research institution serves as Lubbock's largest public employer with over 6,635 employees. The university enrolls approximately 40,000 students and produces more than 16,000 graduates annually. Texas Tech's leadership has transformed the regional economy from agriculture-focused to a diverse, knowledge-driven powerhouse spanning technology, healthcare, and innovation.



Texas Tech University Health Sciences Center

The comprehensive academic health institution employs over 5,017 faculty and staff, operating schools of medicine, nursing, pharmacy, and health professions. TTUHSC conducts

transformative medical research and provides essential healthcare education, serving as the primary physician training pipeline for the vast region between I-35 and the Rocky Mountains.



Covenant Health System

The major healthcare network employs approximately 5,000 workers across its hospital system and affiliated facilities. Covenant serves as one of the primary healthcare destinations for West Texas and Eastern New Mexico, providing comprehensive medical services including specialized cardiac care, oncology, and women's health services. UMC Health System University Medical Center employs approximately 4,000 healthcare professionals, serving as the regional Level I trauma center and primary teaching hospital for Texas Tech physicians. UMC's recent expansions and advanced treatment capabilities reinforce Lubbock's position as the major medical hub for nearly 2 million people across the Southwest.

The Plaza

501 Plaza Dr - Slaton

Property Overview	
Units	24
Occupancy	92%
Year Built	1966
Utilities	Owner: Water, Sewer, Trash Tenant: Electric Reimbursements: None

Unit Type	No. of Units	Avg. SF	Asking Rent	Rent/SF	Proforma Rent	Rent/SF
2 Bed / 1 Bath	24	932	\$650	\$0.70	\$673	\$0.72
Totals / Avg.	24	932	\$650	\$0.70	\$673	\$0.72

GPR	\$187,200	\$193,752
GPR / Month	\$15,600	\$16,146

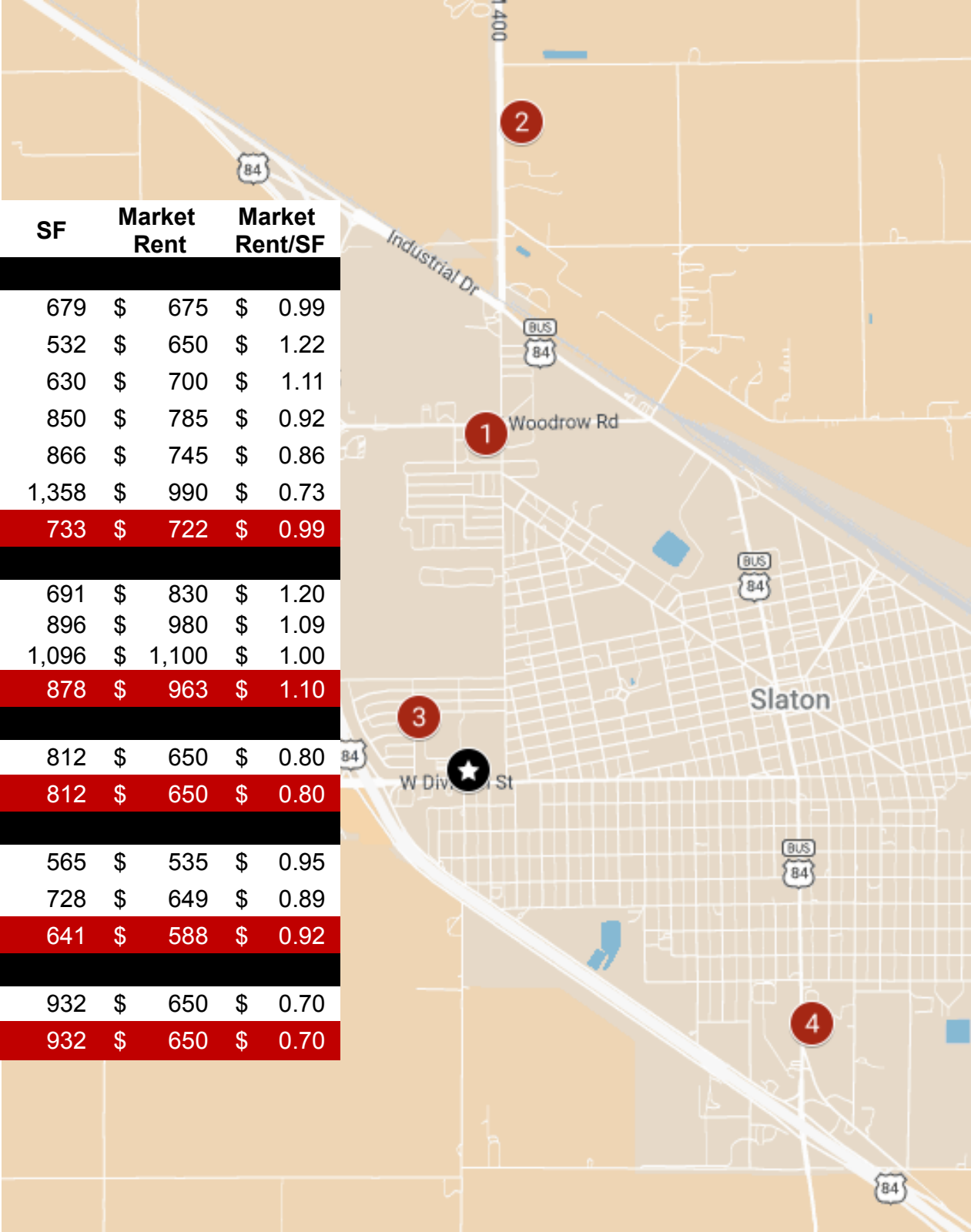






RENT COMPARISON

Property	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
1 Windmill/Century Heights	1978					
		1 Bed / 1 Bath	12	679	\$ 675	\$ 0.99
		1 Bed / 1 Bath	16	532	\$ 650	\$ 1.22
		1 Bed / 1 Bath	17	630	\$ 700	\$ 1.11
		2 Bed / 1 Bath	19	850	\$ 785	\$ 0.92
		2 Bed / 2 Bath	16	866	\$ 745	\$ 0.86
		3 Bed / 2 Bath	2	1,358	\$ 990	\$ 0.73
		Total/Avg.	82	733	\$ 722	\$ 0.99
2 Farmhouse Row Apartments	2020					
		1 Bed / 1 Bath	12	691	\$ 830	\$ 1.20
		2 Bed / 2 Bath	28	896	\$ 980	\$ 1.09
		3 Bed / 2 Bath	8	1,096	\$ 1,100	\$ 1.00
		Total/Avg.	48	878	\$ 963	\$ 1.10
3 270 N 22nd St	1972					
		2 Bed / 1 Bath	12	812	\$ 650	\$ 0.80
		Total/Avg.	12	812	\$ 650	\$ 0.80
4 Southern Cross Apartments	1970					
		1 Bed / 1 Bath	15	565	\$ 535	\$ 0.95
		2 Bed / 1 Bath	13	728	\$ 649	\$ 0.89
		Total/Avg.	28	641	\$ 588	\$ 0.92
* The Plaza	1966					
		2 Bed / 1 Bath	24	932	\$ 650	\$ 0.70
		Total/Avg.	24	932	\$ 650	\$ 0.70



Two-Bedroom Unit Summary

	Year Built	Unit Type	# of Units	SF	Market Rent	Market Rent/SF
Farmhouse Row Apartments	2020	2 Bed / 2 Bath	28	896	\$ 980	\$ 1.09
Windmill/Century Heights	1978	2 Bed / 1 Bath	19	850	\$ 785	\$ 0.92
Windmill/Century Heights	1978	2 Bed / 2 Bath	16	866	\$ 745	\$ 0.86
270 N 22nd St	1972	2 Bed / 1 Bath	12	812	\$ 650	\$ 0.80
The Plaza	1966	2 Bed / 1 Bath	24	932	\$ 650	\$ 0.70
Southern Cross Apartments	1970	2 Bed / 1 Bath	13	728	\$ 649	\$ 0.89
Totals/Averages			63	875	\$ 862	\$ 0.98

Income	Dec T12 T12 Other	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Gross Potential Rent	\$187,200	100.0%	\$7,800	\$193,752	100.0%	\$8,073
Economic Vacancy	-\$18,194	-9.7%	-\$758	-\$15,500	-8.0%	-\$646
Net Rental Income	\$169,006	90.3%	\$7,042	\$178,252	92.0%	\$7,427
Utility Reimbursement	\$0	0.0%	\$0	\$23,946	12.4%	\$998
App Fees	\$0	0.0%	\$0	\$420	0.2%	\$18
Admin Fees	\$0	0.0%	\$0	\$2,400	1.2%	\$100
Misc. Other Income	\$0	0.0%	\$0	\$7,750	4.0%	\$323
Total Other Income	\$0	0.0%	\$0	\$34,516	17.8%	\$1,438
Total Operating Income	\$169,006	90.3%	\$7,042	\$212,768	109.8%	\$8,865

Expenses	T12	% of GPR	Per Unit	Stabilized	% of GPR	Per Unit
Admin	\$1,770	0.9%	\$74	\$1,770	0.9%	\$74
Contract Services	\$1,104	0.6%	\$46	\$1,104	0.6%	\$46
Repairs & Maintenance	\$11,795	6.3%	\$491	\$11,795	6.1%	\$491
Management Fee	\$11,505	6.1%	\$479	\$14,894	7.7%	\$621
Property Taxes	\$12,676	6.8%	\$528	\$19,908	10.3%	\$830
Insurance	\$18,922	10.1%	\$788	\$18,922	9.8%	\$788
Landscaping	\$2,840	1.5%	\$118	\$2,840	1.5%	\$118
Turnover	\$2,244	1.2%	\$94	\$2,244	1.2%	\$94
Electric - Common	\$259	0.1%	\$11	\$267	0.1%	\$11
Water, Sewer, Trash	\$30,998	16.6%	\$1,292	\$31,928	16.5%	\$1,330
Replacement Reserves	\$0	0.0%	\$0	\$7,200	3.7%	\$300
Total Expenses	\$94,113	50.3%	\$3,921	\$112,872	58.3%	\$4,703
Net Operating Income	\$74,892	40.0%	\$3,121	\$99,896	51.6%	\$4,162

	Dec T12	Stabilized
Rental Income		
Gross Potential Rent	\$ 187,200	\$ 193,752
Economic Vacancy	\$ (18,194)	\$ (15,500)
Net Rental Income	\$ <u>169,006</u>	\$ <u>178,252</u>
Utility Reimbursement	\$ -	\$ 23,946
App Fees	\$ -	\$ 420
Admin Fees	\$ -	\$ 2,400
Misc. Other Income	\$ -	\$ 7,750
Total Other Income	\$ -	\$ <u>34,516</u>

Gross Operating Income	\$ <u>169,006</u>	\$ <u>212,768</u>
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Operating Expenses		
Admin	\$ 1,770	\$ 1,770
Contract Services	\$ 1,104	\$ 1,104
Repairs & Maintenance	\$ 11,795	\$ 11,795
Management Fee	\$ 11,505	\$ 14,894
Property Taxes	\$ 12,676	\$ 19,908
Insurance	\$ 18,922	\$ 18,922
Landscaping	\$ 2,840	\$ 2,840
Turnover	\$ 2,244	\$ 2,244
Electric - Common	\$ 259	\$ 267
Water, Sewer, Trash	\$ 30,998	\$ 31,928
Replacement Reserves	\$ -	\$ 7,200
Total Operating Expenses	\$ <u>94,113</u>	\$ <u>112,872</u>

Net Operating Income (NOI)	\$ <u>74,892</u>	\$ <u>99,896</u>
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Capital Expenses	\$ (20,551)
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Projected
8.0%

75.0%
\$35
\$200
4%

T12
T12
T12
7%
70%
T12
T12
T12
T12 + 3%
T12 + 3%
\$300

Month: December	<u>T12</u>	<u>Proforma</u>
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Economic Occupancy	90%	92%
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water, sewer, and trash bill
per unit * 50% turnover
per unit * 50% turnover
GPR

Other Income	0%	18%
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Gross Income	90%	110%
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sales price * tax rate

*almost 2x Lubbock and Slaton expense comps
per unit

Expenses	50%	58%
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NOI	40%	52%
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Cap Ex	11%	0%
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Income	Dec T12 T12 Other	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$ 187,200	\$ 193,752	\$ 200,533	\$ 207,552	\$ 214,816	\$ 222,335
Economic Vacancy	\$ (18,194)	\$ (15,500)	\$ (16,043)	\$ (16,604)	\$ (17,185)	\$ (17,787)
Net Rental Income	\$ 169,006	\$ 178,252	\$ 184,491	\$ 190,948	\$ 197,631	\$ 204,548
Utility Reimbursement	\$ -	\$ 11,175	\$ 24,664	\$ 25,404	\$ 26,166	\$ 26,951
App Fees	\$ -	\$ 420	\$ 435	\$ 450	\$ 466	\$ 482
Admin Fees	\$ -	\$ 2,400	\$ 2,484	\$ 2,571	\$ 2,661	\$ 2,754
Misc. Other Income	\$ -	\$ 7,750	\$ 8,021	\$ 8,302	\$ 8,593	\$ 8,893
Total Other Income	\$ -	\$ 21,745	\$ 35,604	\$ 36,727	\$ 37,886	\$ 39,081
Total Operating Income	\$ 169,006	\$ 199,997	\$ 220,095	\$ 227,675	\$ 235,517	\$ 243,629
Expenses	T12					
Admin	\$ 1,770	\$ 1,770	\$ 1,823	\$ 1,878	\$ 1,934	\$ 1,992
Contract Services	\$ 1,104	\$ 1,104	\$ 1,137	\$ 1,171	\$ 1,207	\$ 1,243
Repairs & Maintenance	\$ 11,795	\$ 11,795	\$ 12,149	\$ 12,514	\$ 12,889	\$ 13,276
Management Fee	\$ 11,505	\$ 14,000	\$ 15,407	\$ 15,937	\$ 16,486	\$ 17,054
Property Taxes	\$ 12,676	\$ 19,908	\$ 18,253	\$ 21,987	\$ 22,174	\$ 23,132
Insurance	\$ 18,922	\$ 18,922	\$ 19,489	\$ 20,074	\$ 20,676	\$ 21,296
Landscaping	\$ 2,840	\$ 2,840	\$ 2,925	\$ 3,013	\$ 3,103	\$ 3,196
Turnover	\$ 2,244	\$ 2,244	\$ 2,311	\$ 2,381	\$ 2,452	\$ 2,526
Electric - Common	\$ 259	\$ 267	\$ 275	\$ 283	\$ 292	\$ 301
Water, Sewer, Trash	\$ 30,998	\$ 31,928	\$ 32,886	\$ 33,872	\$ 34,888	\$ 35,935
Replacement Reserves	\$ -	\$ 7,200	\$ 7,416	\$ 7,638	\$ 7,868	\$ 8,104
Total Expenses	\$ 94,113	\$ 111,978	\$ 114,072	\$ 120,748	\$ 123,969	\$ 128,055
Net Operating Income	\$ 74,892	\$ 88,019	\$ 106,023	\$ 106,927	\$ 111,547	\$ 115,574

	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$ 74,892	\$ 88,019	\$ 106,023	\$ 106,927	\$ 111,547	\$ 115,574
Cash Flows						
Annual Debt Service	\$ 70,049	\$ 70,049	\$ 70,049	\$ 70,049	\$ 70,049	\$ 70,049
Cash Flow	\$ 17,970	\$ 35,975	\$ 36,878	\$ 41,499	\$ 45,526	
Debt Paydown						
Loan Paydown	\$ 9,592	\$ 10,260	\$ 10,974	\$ 11,738	\$ 12,555	
Sales Analysis						
Projected Sales Price	\$ 1,100,237	\$ 1,325,292	\$ 1,336,584	\$ 1,394,342	\$ 1,444,678	
Cost of Sale	\$ 55,012	\$ 66,265	\$ 66,829	\$ 69,717	\$ 72,234	
Loan Balance	\$ 890,408	\$ 880,149	\$ 869,175	\$ 857,437	\$ 844,881	
Refunded Reserves and Prepaids	\$ 66,830	\$ 66,830	\$ 66,830	\$ 66,830	\$ 66,830	
Sales Proceeds	\$ 221,647	\$ 445,708	\$ 467,410	\$ 534,018	\$ 594,393	
Return Metrics						
DSCR	1.07	1.26	1.51	1.53	1.59	1.65
Cap Rate / Yield on Cost	6.2%	7.3%	8.8%	8.9%	9.3%	9.6%
Equity Multiple		0.6	1.3	1.5	1.7	2.0
Cash on Cash Return		4.7%	9.4%	9.7%	10.9%	11.9%
Average Cash on Cash Return		4.7%	7.1%	7.9%	8.7%	9.3%
Levered IRR		-37.2%	14.7%	14.2%	16.2%	16.8%
Assumptions:						
Rental and Other Income Growth		3.5%	3.5%	3.5%	3.5%	3.5%
Utility Reimbursement %		35.0%	75.0%	75.0%	75.0%	75.0%
Vacancy		8.0%	8.0%	8.0%	8.0%	8.0%
Expense Growth		3.0%	3.0%	3.0%	3.0%	3.0%
Property Tax Assessment %		70.0%	70.0%	70.0%	70.0%	70.0%
Exit Cap Rate		8.0%	8.0%	8.0%	8.0%	8.0%
Cost of Sale		5.0%	5.0%	5.0%	5.0%	5.0%

Contract Purchase Price	\$	1,200,000
Initial Improvements	\$	-
Reserves and Prepaid Expenses	\$	66,830
Closing Costs	\$	15,000

Price/Unit	\$50,000
Price/SF	\$54
GRM	6.4
Current Cap Rate	6.2%
Proforma Cap Rate	8.3%
5 Yr IRR	16.8%
5 Yr Avg Cash on Cash	9.3%

Improvements, Reserves, and Prepaids

Operating Reserves	\$	28,000
Tax and Insurance Prepaids	\$	38,830

Closing Costs

Loan Origination Fee	\$	9,000
Title	\$	3,000
Legal	\$	3,000

Total Cost	\$	1,281,830
Initial Investment	\$	381,830
Down Payment as % of Cost		30%

Investment Hold Period 5 years

Proposed Financing

Credit Union

Loan to Value:	75%
Loan Amount:	\$900,000
Interest Rate:	6.75%
Amortization:	360
Term:	5
Years of Interest Only:	-
Loan Starting Year:	1
Amortized Monthly Payment:	\$5,837
Annual Debt Service:	\$70,049

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Keller Williams Realty</u>	<u>0494693</u>	<u>pamtitzell@kw.com</u>	<u>(806)773-0088</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Keller Williams Realty</u>	<u>0465722</u>	<u>pamtitzell@kw.com</u>	<u>(806)773-0088</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pam Titzell</u>	<u>0465722</u>	<u>PamTitzell@kw.com</u>	<u>(806)773-0088</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Commission		
Information available at www.trec.texas.gov	Phone: 806.771.7710	Fax: 806.771.7700
IABS 1-2	Commercial	



The Plaza

