

2914 TAYLOR ST. & 537 HALL ST.

± 1.5574 AC



DEEP ELLUM | DALLAS, TX
OFFERING MEMORANDUM

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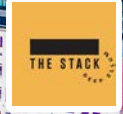
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FARMER'S MARKET



S. MALCOM X BLVD.
S. HALL ST.

TAYLOR ST.

LOCATION

2914 Taylor St. & 537 S. Hall St.
Dallas, Texas 75226

Direct View Corridors to Downtown Dallas and
Deep Ellum

SIZE

± 1.5574 AC
± 67,839 SF

ZONING

Fully Entitled
PD 269 (Tract A)
No Maximum Lot Coverage
200' Maximum Height
6.0:1 Maximum FAR



UNIT COUNT/ MIX

Total Units		369
Studio	15%	58
1 Bedroom	54%	198
2 Bedroom	31%	115
Average Unit Size (SF)	100%	894

PERMITS & PLAN STATUS

- Schematic Design = 100% Complete
- Design Development = 100% Complete
- Permit Drawings = Submitted to City
- Buyer has the option to acquire drawings for The Ford per the terms of a separate agreement



THE FORD

369 Unit Class-AA Multifamily Development
 17-Story High Rise
 1.6 AC | Net Rentable Area (SF) 329,978

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 you acknowledge that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024.

Baylor Scott & White
HEALTH



S. MALCOM X BLVD.

S. HALL ST.



S. MALCOM X BLVD.

S. HALL ST.

This rendering is illustrative in nature and does not represent the current or future performance of the project. All information is provided for informational purposes only and should not be relied upon. We make no guarantee or warranty regarding the accuracy, completeness, or timeliness of the information. The information is provided for informational purposes only and should not be relied upon. The information is provided for informational purposes only and should not be relied upon. The information is provided for informational purposes only and should not be relied upon.



2800
TAYLOR
DEEP ELLUM



S. MALCOM X BLVD.

S. HALL ST.

TAYLOR ST.

07

This used are speculative in nature and do not represent the current or future performance of the site and therefore should be relied upon. We take no responsibility regarding information contained herein. You do your own due diligence and perform a detailed, independent investigation of the property to determine whether it meets your requirements. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the information provided herein. The Seller acknowledges that it is relying on its own investigation to determine the accuracy of the information provided herein. The Seller and Buyer Real Estate, LLC, 2024.



This rendering is for informational purposes only and is not intended to constitute an offer of real estate. The rendering is a computer-generated image and does not represent the actual appearance of the property. The rendering is not intended to be used in any way to promote or advertise the property. The rendering is not intended to be used in any way to promote or advertise the property. The rendering is not intended to be used in any way to promote or advertise the property.

537 Hall Rd., Dallas, Texas
Existing Site Plan

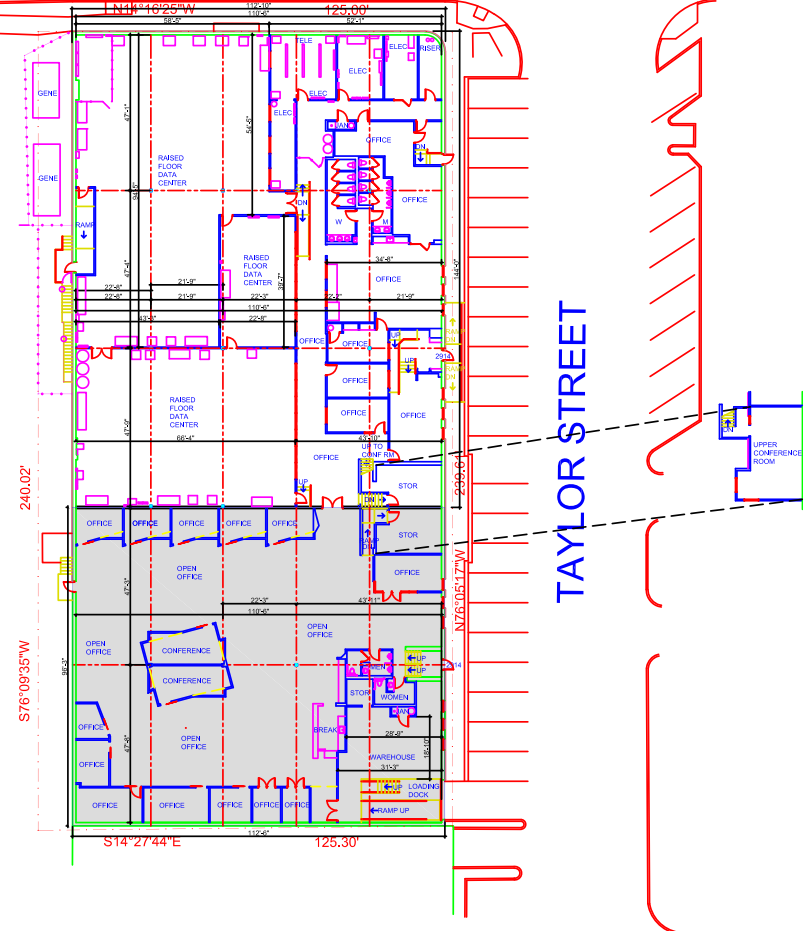
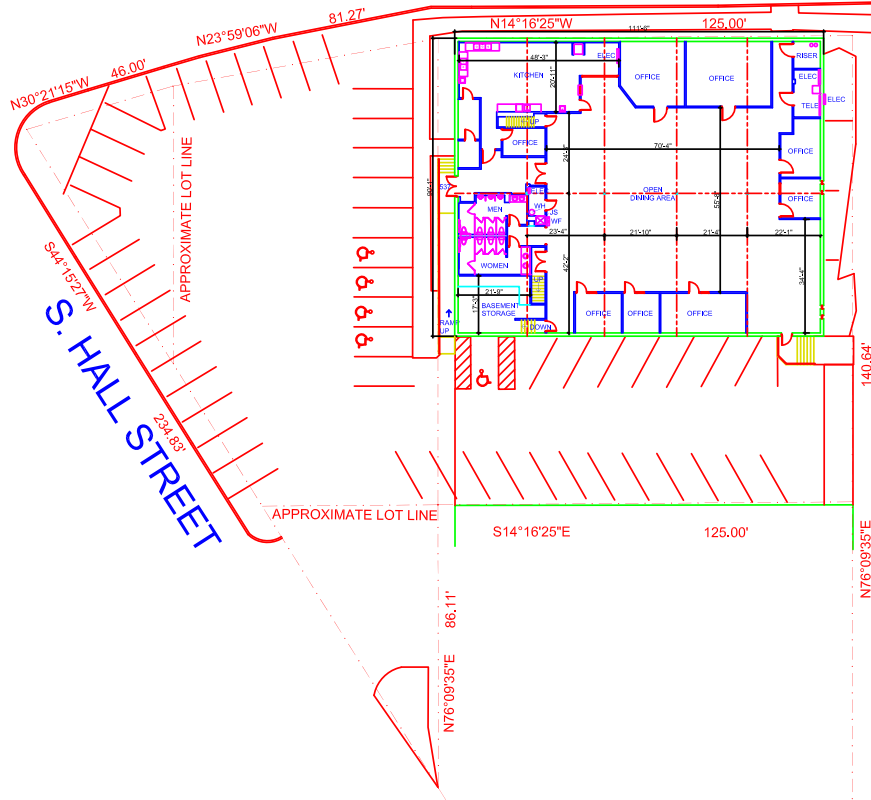
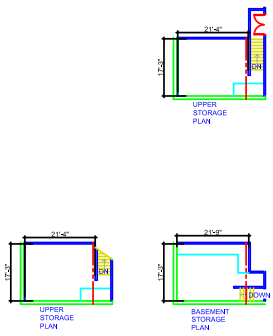


07-16-18
THE INFORMATION PROVIDED BY SOURCES DEEMED RELIABLE, HOWEVER, GARY LEVY ARCHITECT, LLC MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF.

2914 Taylor Street, Dallas, Texas
Existing Site Plan



07-24-18
THE INFORMATION PROVIDED BY SOURCES DEEMED RELIABLE, HOWEVER, GARY LEVY ARCHITECT, LLC MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF.



2914 TAYLOR ST.
10,325 SQUARE FEET | FORMER CO-WORKING SPACE

2916 TAYLOR ST.
15,883 SQUARE FEET | FORMER DATA CENTER & WAREHOUSE SPACE

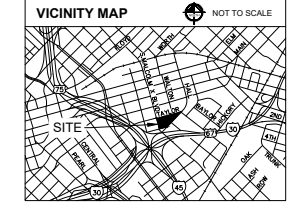
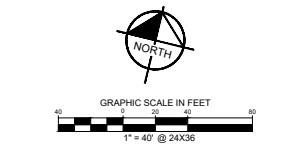
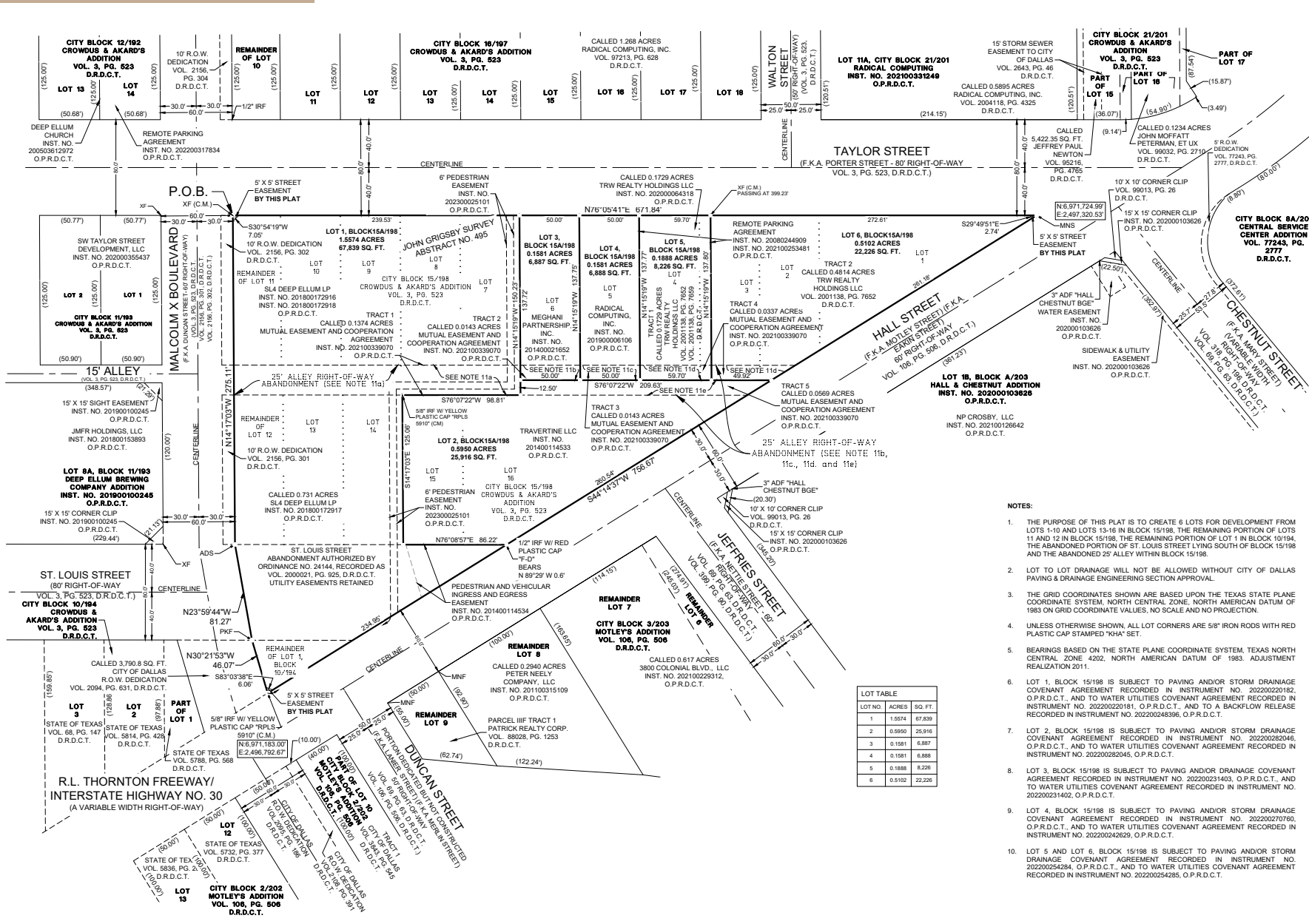
537 HALL ST.
10,037 SQUARE FEET | FORMER OFFICE & EVENT SPACE

2914 Taylor Street, Dallas, Texas
Existing Site Plan



SF Breakdown:
Office: Approx 8,890 sf
Storage Room: Approx 250 sf
Warehouse/Loading Area: Approx 1,185 sf
Total: 10,325 sf

07-03-18
THE INFORMATION PROVIDED BY SOURCES DEEMED RELIABLE, HOWEVER, GARY LEVY ARCHITECT, LLC MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF.



LEGEND

P.O.B.	POINT OF BEGINNING
EQ. FT.	EQUILATERAL FEET
VOL.	VOLUME
P.G.	PAGE
R.O.W.	RIGHT-OF-WAY
CONTR.	CONTRACT
RENT NO.	RENTAL NUMBER
PK. CT.	PK. CONCRETE FOUND
PROP.	PROPOSED
TRF.	TRAIL
IRF	IRON ROD FOUND
ASS.	ASSUMED
D.R.D.C.T.	DALLAS COUNTY RECORDS
M.R.D.C.T.	MARSHALL COUNTY RECORDS
D.P.C.D.	DALLAS COUNTY PLAT
D.X.C.T.	DALLAS COUNTY RECORDS
R.D.C.T.	RECORD DIMENSION
F.F.	FOOTING
KN	KNOWINGLY

LINE TYPE LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

LOT TABLE

LOT NO.	ACRES	SQ. FT.
1	1.5574	67,839
2	0.5950	25,916
3	0.1581	6,887
4	0.1581	6,888
5	0.1888	8,226
6	0.5102	22,226

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS FOR DEVELOPMENT FROM LOTS 1-10 AND LOTS 13-18 IN BLOCK 15/198, THE REMAINING PORTION OF LOTS 11 AND 12 IN BLOCK 15/198, THE REMAINING PORTION OF LOT 1 IN BLOCK 10/194, THE ABANDONED PORTION OF ST. LOUIS STREET LYING SOUTH OF BLOCK 15/198 AND THE ABANDONED 25' ALLEY WITHIN BLOCK 15/198.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - UNLESS OTHERWISE SHOWN, ALL LOT CORNERS ARE 5/8" IRON RODS WITH RED PLASTIC CAP STAMPED "KHA" SET.
 - BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - LOT 1, BLOCK 15/198 IS SUBJECT TO PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200219182, O.P.R.D.C.T., AND TO WATER UTILITIES COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200220181, O.P.R.D.C.T., AND TO A BACKFLOW RELEASE RECORDED IN INSTRUMENT NO. 202200246396, O.P.R.D.C.T.
 - LOT 2, BLOCK 15/198 IS SUBJECT TO PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 2022002202045, O.P.R.D.C.T.
 - LOT 3, BLOCK 15/198 IS SUBJECT TO PAVING AND/OR DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200231403, O.P.R.D.C.T., AND TO WATER UTILITIES COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200231402, O.P.R.D.C.T.
 - LOT 4, BLOCK 15/198 IS SUBJECT TO PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200207060, O.P.R.D.C.T., AND TO WATER UTILITIES COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200242629, O.P.R.D.C.T.
 - LOT 5 AND LOT 6, BLOCK 15/198 IS SUBJECT TO PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200254284, O.P.R.D.C.T., AND TO WATER UTILITIES COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 202200254285, O.P.R.D.C.T.

FINAL PLAT
TAYLOR AND HALL ADDITION
 LOTS 1-6, BLOCK 15A/198
 BEING A REPLAT OF ALL OF LOTS 1-10, PART OF LOTS 11 & 12, ALL OF LOTS 13-16, BLOCK 15/198, ALL OF A 25' ALLEY IN BLOCK 15/198 ABANDONED BY ORDINANCE NO. 32037, PART OF LOT 1, BLOCK 10/194, CROWDUS & AKARD ADDITION, AND ALL OF THAT PORTION OF ST. LOUIS STREET ABANDONED BY ORDINANCE NO. 24114 AND BEING 3.1676 ACRES SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S212-049

OWNER (LOT 1):
 SL4 DEEP ELLUM, LP
 4200 WESTHEIMER, SUITE 900
 HOUSTON, TEXAS 77021
 CONTACT: HAYDEN FRONTERHOUSE
 PHONE: 214-969-8365
 EMAIL: HAYDEN@STONELAKE.COM

OWNER (LOT 2):
 TRAVERTINE LLC
 1325 E. 35TH PLACE
 TULSA, OKLAHOMA 74105
 CONTACT: SCOTT LAMBERT, MANAGER
 PHONE: 918-770-1300
 EMAIL: SCOTT@KIMLEY-HORN.COM

OWNER (LOT 3):
 MEGHANI PARTNERSHIP, INC.
 2920 TAYLOR STREET
 DALLAS, TEXAS 75226
 CONTACT: AKBER MEGHANI
 PHONE: 214-395-3622
 EMAIL: AKBERMEGHANI@GMAIL.COM

OWNER (LOT 4):
 RADICAL COMPUTING, INC.
 2931 ELM STREET
 DALLAS, TEXAS 75226
 CONTACT: ROBERT HART, SR. EVP
 PHONE: 214-378-5111
 EMAIL: ROBERT.HART@MARKCUBANCOMPANIES.COM

OWNER (LOTS 5 & 6):
 TRW REALTY HOLDINGS, LLC
 2309 TAYLOR STREET
 DALLAS, TEXAS 75226
 CONTACT: LESLIE MCMAHON
 PHONE: 972-742-8050
 EMAIL: LESLIE@TRW.COM

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: CRAIG D. BARTOSH, R.P.L.S.
 PHONE: 972-770-1300
 EMAIL: CRAIG.BARTOSH@KIMLEY-HORN.COM

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: BRAD MOSS, P.E.
 PHONE: 972-770-1300
 EMAIL: BRAD.MOSS@KIMLEY-HORN.COM

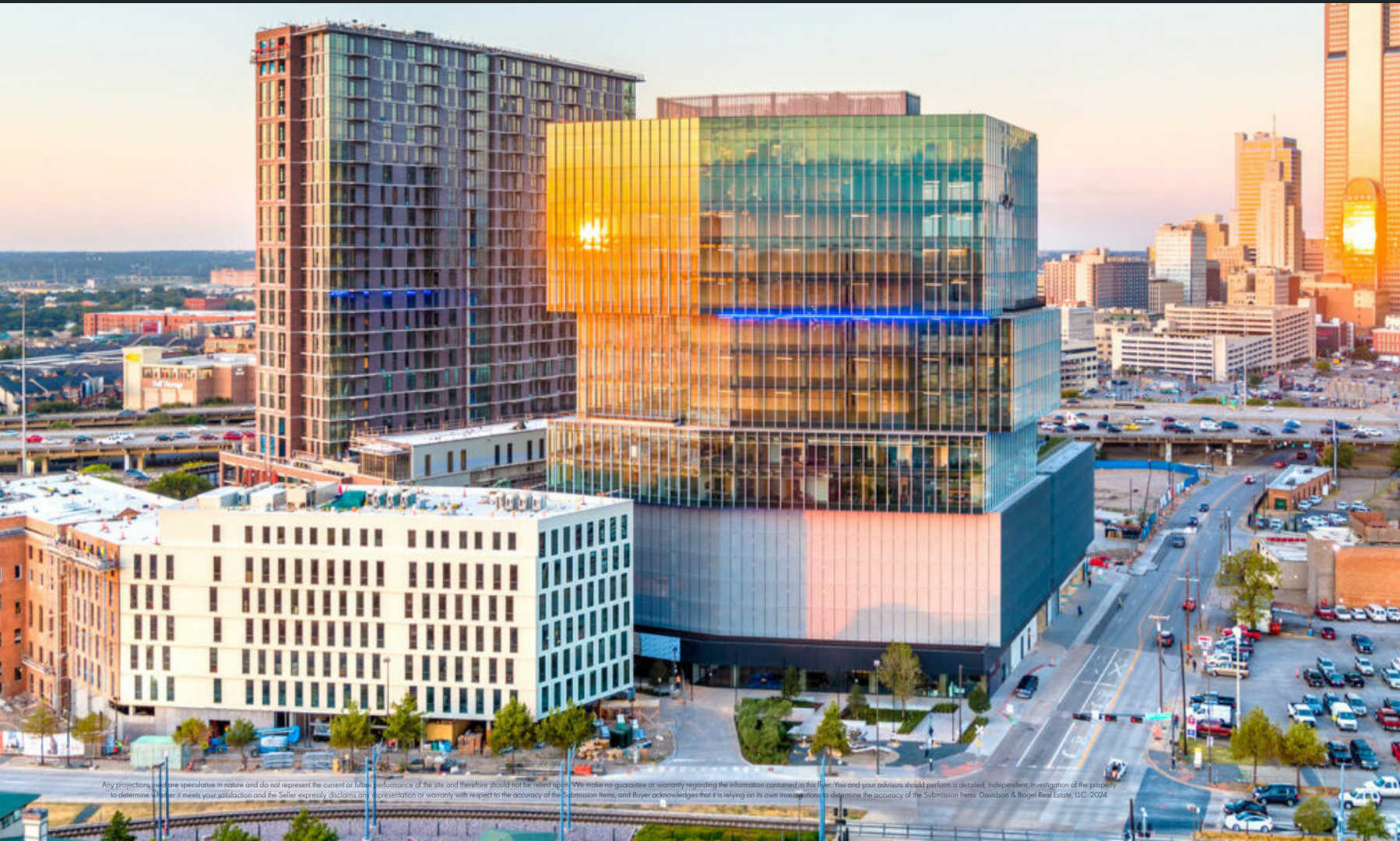
Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
 Tel. (972) 770-1300
 Fax (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MRW	CDB	Jan, 2024	064405612	1 OF 2

THE EPIC

The Epic is a mixed – use project that combines multifamily, retail, office, and a boutique hotel(The Pittman). The Project transforms the western end of Deep Ellum and enhances the city’s connectivity. Westdale and KDC worked together to transform the 8-acre site.



THE STACK

The Stack, is a new mixed-used development from Houston-based Hines. The 16-story mixed-use building features nearly 200,000 SF of class A office, 14,000 SF of street front retail, and first class amenities such as a 10th floor terrace.

Featuring 164 keys, The Pittman Hotel blends historic charm with modern amenities, featuring art deco design elements, stylish furnishings, and contemporary comforts. The hotel includes amenities such as a rooftop bar with panoramic city views, a restaurant, a fitness center, and event spaces.



THE PITTMAN

2800 TAYLOR

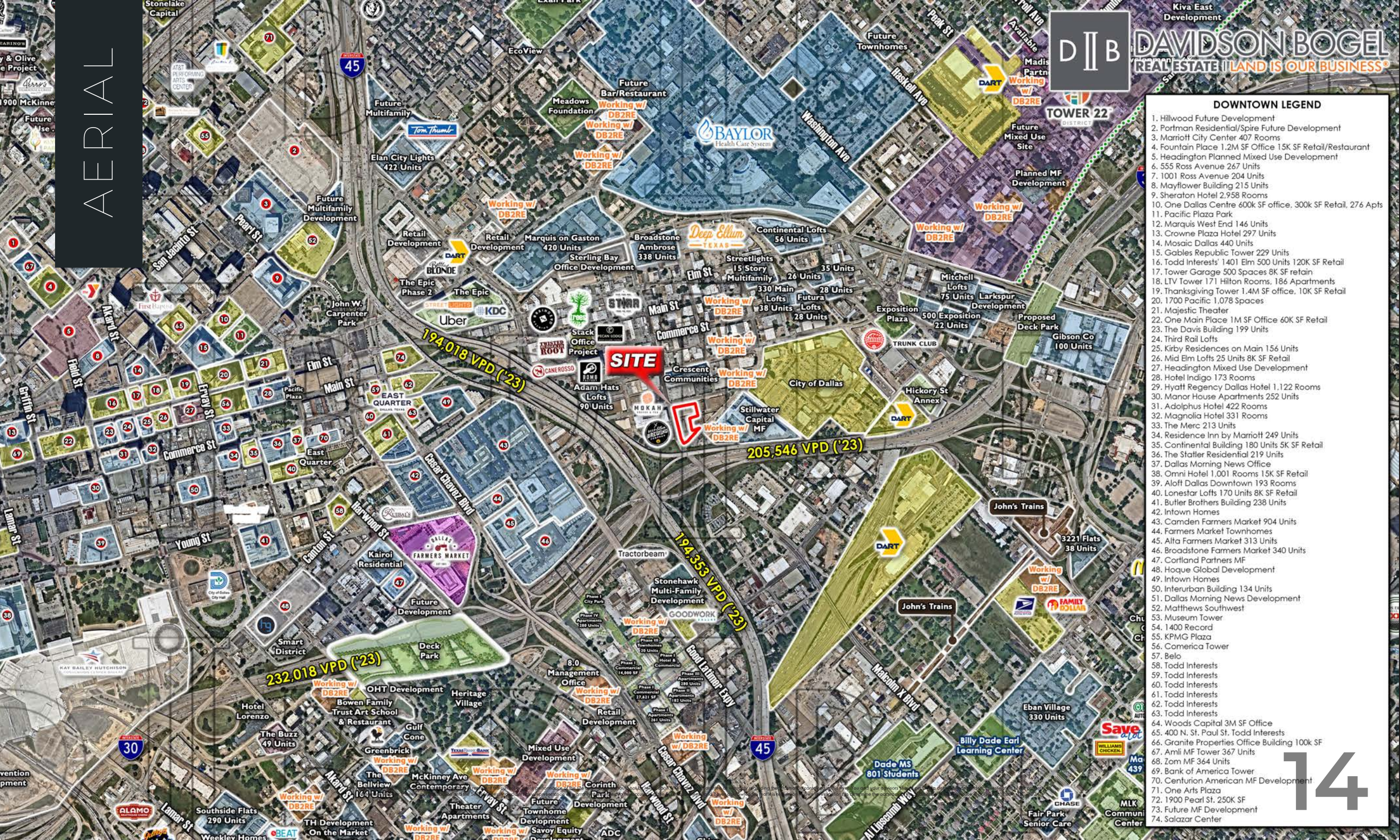
DEEP ELLUM



2800 TAYLOR

2800 Taylor is a 192-unit apartment complex from Dallas-based, Stillwater Capital. The project features a 2nd-floor terrace, infinity pool, and a fire pit. In addition to the 2nd floor amenities, the development features incredible views of the Dallas skyline and is in close proximity to all of Deep Ellum's finest attractions.

AERIAL



DOWNTOWN LEGEND

- Hillwood Future Development
- Portman Residential/Spire Future Development
- Marriott City Center 407 Rooms
- Fountain Place 1.2M SF Office 15K SF Retail/Restaurant
- Headington Planned Mixed Use Development
- 555 Ross Avenue 267 Units
- 1001 Ross Avenue 204 Units
- Mayflower Building 215 Units
- Sheraton Hotel 2,958 Rooms
- One Dallas Centre 600k SF office, 300k SF Retail, 276 Apts
- Pacific Plaza Park
- Marquis West End 146 Units
- Crowne Plaza Hotel 297 Units
- Mosaic Dallas 440 Units
- Gables Republic Tower 229 Units
- Todd Interests' 1401 Elm 500 Units 120K SF Retail
- Tower Garage 500 Spaces 8K SF retain
- LTV Tower 171 Hilton Rooms, 186 Apartments
- Thanksgiving Tower 1.4M SF office, 10K SF Retail
- 1700 Pacific 1,078 Spaces
- Majestic Theater
- One Main Place 1M SF Office 60K SF Retail
- The Davis Building 199 Units
- Third Rail Lofts
- Kirby Residences on Main 156 Units
- Mid Elm Lofts 25 Units 8K SF Retail
- Headington Mixed Use Development
- Hotel Indigo 173 Rooms
- Hyatt Regency Dallas Hotel 1,122 Rooms
- Manor House Apartments 252 Units
- Adolphus Hotel 422 Rooms
- Magnolia Hotel 331 Rooms
- The Merc 213 Units
- Residence Inn by Marriott 249 Units
- Continental Building 180 Units 5K SF Retail
- The Statler Residential 219 Units
- Dallas Morning News Office
- Omni Hotel 1,001 Rooms 15K SF Retail
- Aloft Dallas Downtown 193 Rooms
- Lonestar Lofts 170 Units 8K SF Retail
- Butler Brothers Building 238 Units
- Intown Homes
- Camden Farmers Market 904 Units
- Farmers Market Townhomes
- Alta Farmers Market 313 Units
- Broadstone Farmers Market 340 Units
- Corland Partners MF
- Hoque Global Development
- Intown Homes
- Interurban Building 134 Units
- Dallas Morning News Development
- Matthews Southwest
- Museum Tower
- 1400 Record
- KPMG Plaza
- Comerica Tower
- Belo
- Todd Interests
- Todd Interests
- Todd Interests
- Todd Interests
- Todd Interests
- Woods Capital 3M SF Office
- 400 N. St. Paul St. Todd Interests
- Amil MF Tower 367 Units
- Zom MF 364 Units
- Bank of America Tower
- Centurion American MF Development
- One Arts Plaza
- 1900 Pearl St. 250K SF
- Future MF Development
- Salazar Center

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.

DB URBAN, LLC	9009183	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
JAKE MILNER	647114	JMILNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BENNETT SIKES	788242	BSIKES@DB2RE.COM	214-526-3626
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.

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.

DB Urban, LLC	9009183	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
Jake Milner	647114	jmilner@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



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- 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.

DB Urban, LLC	9009183	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
Scott Lake	618506	slake@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



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.

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.

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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
Bennett Sikes	788242	bsikes@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date