

VALLEY VISTA TOWNHOMES

10604 Tube Dr Hurst, TX 76053 | 3601 Valley Vista Dr Hurst, TX 76053

Multifamily Investment Opportunity

Offering Memorandum

3601 Valley Vista Dr | Hurst, TX 76053



10604 Tube Dr | Hurst, TX 76053



MATTHEWS™

Exclusively Listed By



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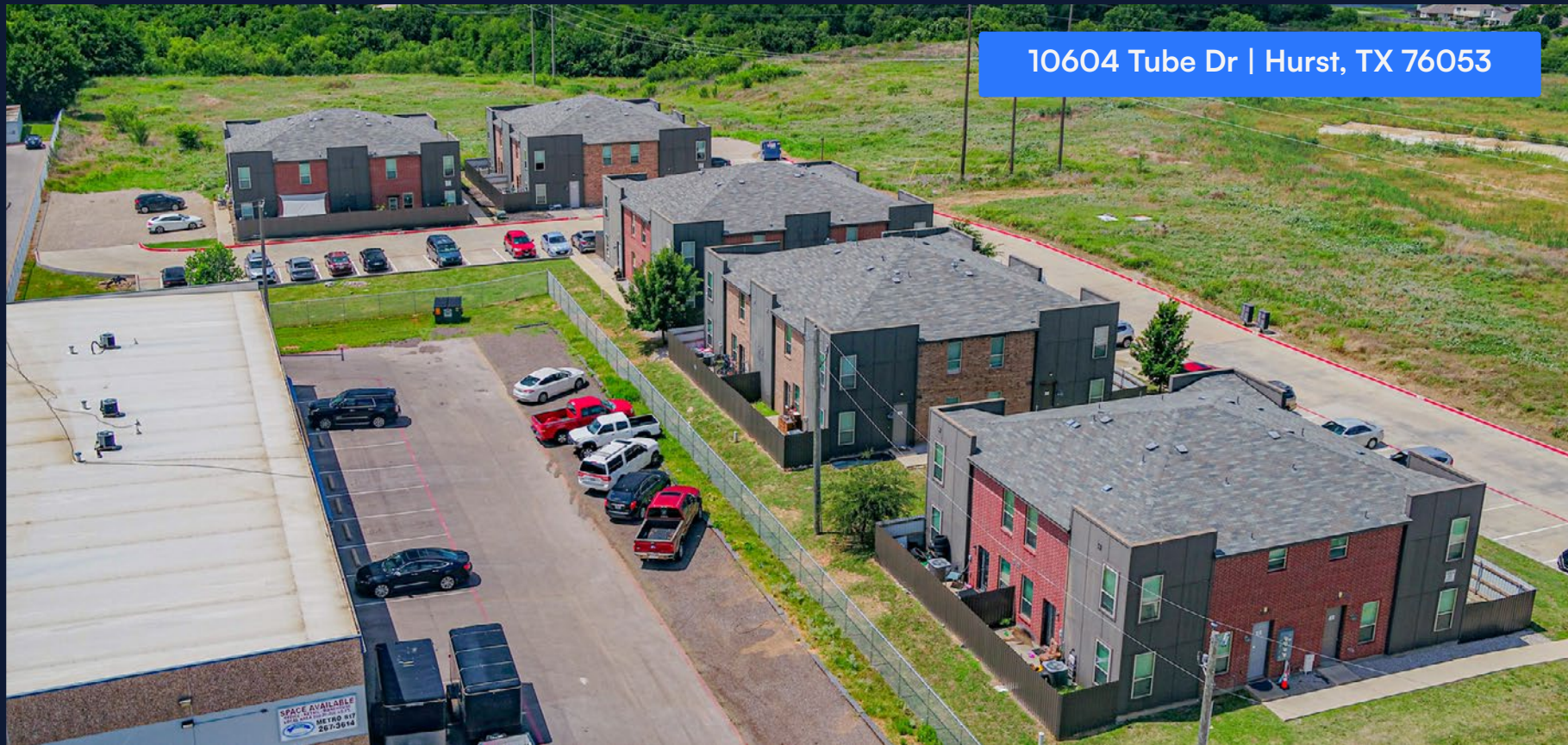
3601 Valley Vista Dr | Hurst, TX 76053

Hurst Texas Properties

Portfolio Overview



10604 Tube Dr | Hurst, TX 76053



01

| Executive Summary

The Opportunity

Matthews™ is pleased to present a 46-unit multifamily portfolio located in Hurst, Texas, offered under single ownership at a \$9,500,000 whisper price. The offering consists of 10604 Tube Drive, a 20-unit asset built in 2019, and 3601 Valley Vista Drive, a 26-unit asset built in 2014, together delivering a highly differentiated 100% three-bedroom, two-bathroom unit mix with individual patios. This larger-format configuration is well-suited to family-oriented renter demand and supports strong retention within the DFW Mid-Cities submarket.

Both properties are well maintained relative to their vintage, with 3601 Valley Vista Drive having received a new roof in 2025, helping reduce near-term capital expenditure exposure. The portfolio structure offers the advantage of a single-owner acquisition, eliminating the complexity often associated with coordinating multiple sellers and supporting a more efficient transaction process.

Income Profile

The portfolio offers stable in-place income across all 46 units, with supporting financial documentation including T-12, rent roll, and proforma available through the secure data room. Current rental rates are reportedly \$260 below market, presenting a mark-to-market opportunity through natural turnover and lease renewals rather than through a capital-intensive renovation strategy.

This positioning allows an investor to acquire an asset with existing cash flow while preserving clear operational upside. Importantly, the opportunity is tied to current rent levels rather than speculative redevelopment assumptions.



| Executive Summary

Location Analysis

Hurst, Texas Fundamentals

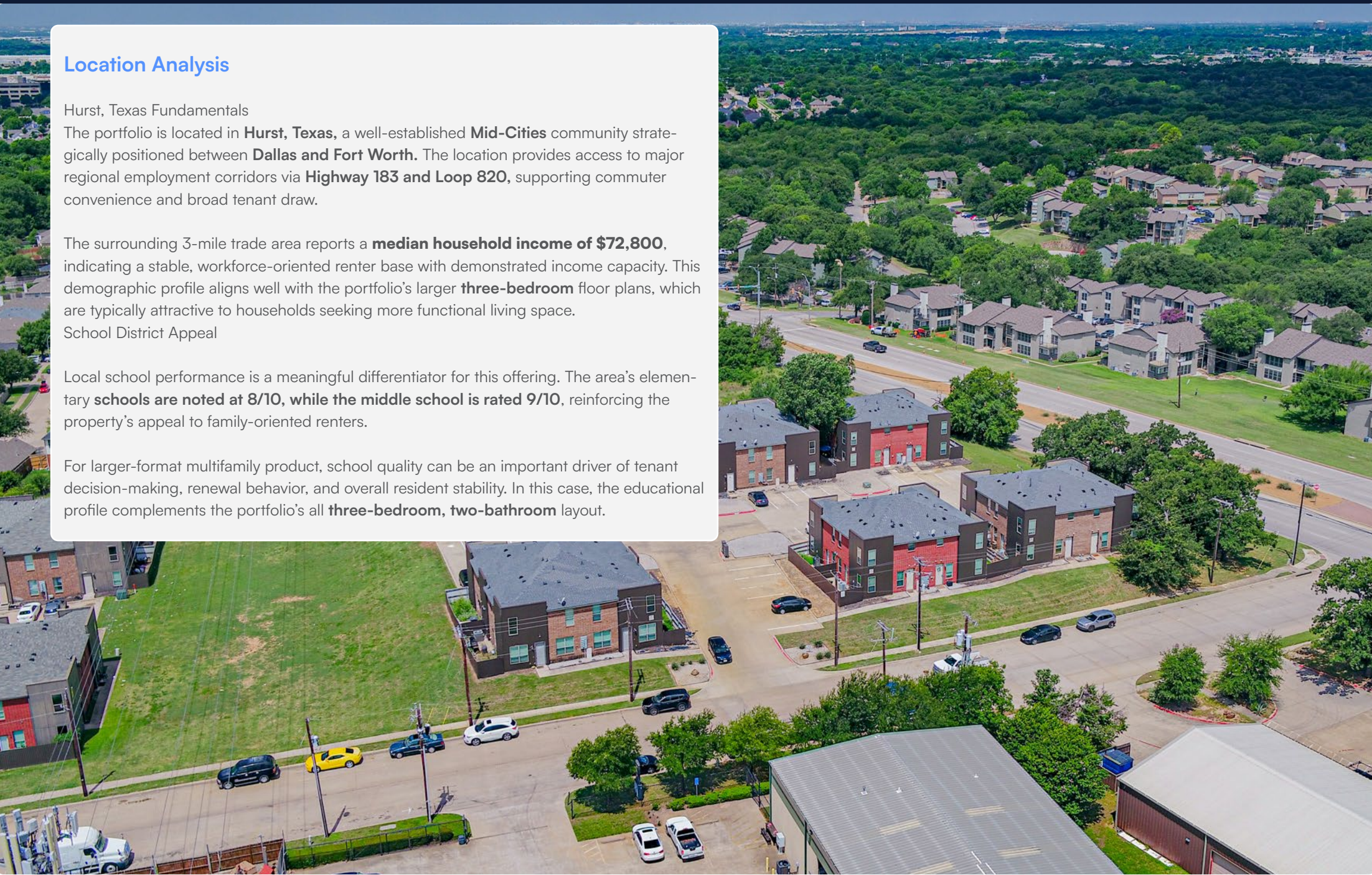
The portfolio is located in **Hurst, Texas**, a well-established **Mid-Cities** community strategically positioned between **Dallas and Fort Worth**. The location provides access to major regional employment corridors via **Highway 183 and Loop 820**, supporting commuter convenience and broad tenant draw.

The surrounding 3-mile trade area reports a **median household income of \$72,800**, indicating a stable, workforce-oriented renter base with demonstrated income capacity. This demographic profile aligns well with the portfolio's larger **three-bedroom** floor plans, which are typically attractive to households seeking more functional living space.

School District Appeal

Local school performance is a meaningful differentiator for this offering. The area's elementary **schools are noted at 8/10**, while the **middle school is rated 9/10**, reinforcing the property's appeal to family-oriented renters.

For larger-format multifamily product, school quality can be an important driver of tenant decision-making, renewal behavior, and overall resident stability. In this case, the educational profile complements the portfolio's all **three-bedroom, two-bathroom** layout.



Executive Summary



Investment Highlights

Value-Add Opportunities

In addition to the mark-to-market rent opportunity, the portfolio offers multiple operational levers for future income enhancement:

- **Develop additional units** on existing **vacant land**
- **Add covered parking** and implement charges for ancillary income
- Capture rent growth through **lease renewals** and **natural turnover**

These opportunities provide several avenues to improve performance without relying solely on one strategy. The combination of below-market rents and ancillary income potential creates a layered value proposition.

Closing Perspective

Investment Positioning

This portfolio represents a compelling opportunity to acquire **two newer-vintage multi-family assets** in a desirable Hurst, Texas location with **stable in-place income**, a highly functional **family-oriented unit mix**, and measurable operational upside. The combination of **below-market rents**, **strong local demographics**, **quality school ratings**, and additional land and parking opportunities enhances the overall investment appeal.

With **single ownership**, durable suburban location fundamentals, and well-maintained assets anchored by larger floor plans, the offering presents a stable basis for ownership in one of the **DFW Mid-Cities submarkets**.

3601 Valley Vista Dr | 10604 Tube Dr

Hurst, TX 76053

46

Number Of Units

2014/2019

Year Built

97.8%

Occupancy

±70,308

Building SF

±1,528

Avg SF Per Unit

±15.51 AC

Lot Size

Multifamilt res (5+ Units)

Zoning

Tenants pay electric, Owner pays water and trash with RUBS

Utilities

44414-2-2B, 44414----3----2A--20, 44414-1-1

APN

3.0

Density



Additional land for future growth

*Property border is an estimate

Valley Vista Apartments

3601 Valley Vista Dr | Hurst, TX 76053

26

Total Units

±41,600

Building SF

2014

Year Built

Tube Drive Apartments

10604 Tube Dr | Hurst, TX 76053

20

Total Units

±32,000

Building SF

2019

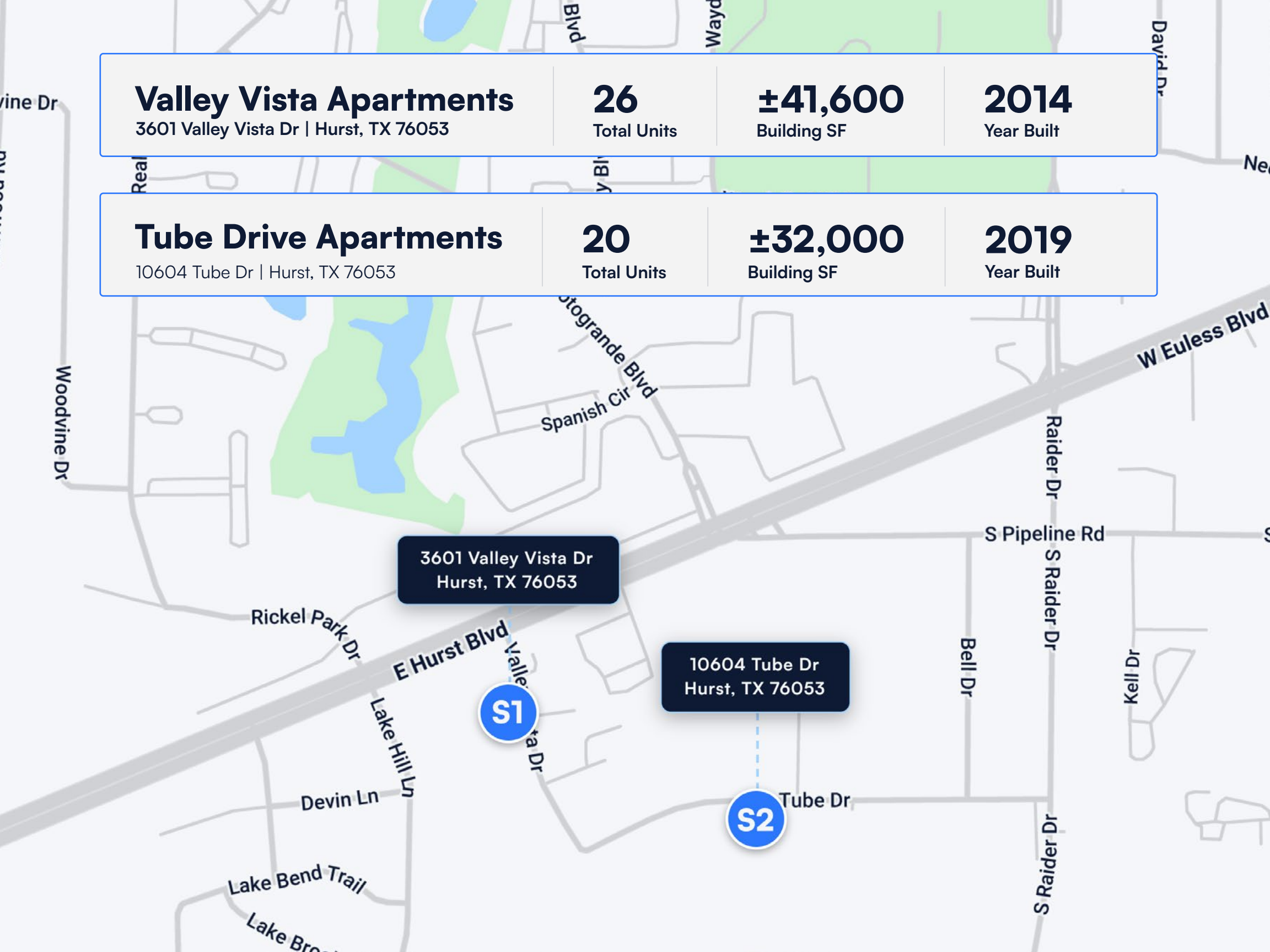
Year Built

3601 Valley Vista Dr
Hurst, TX 76053

10604 Tube Dr
Hurst, TX 76053

S1

S2



3601 Valley Vista Dr | Hurst, TX 76053

Hurst Texas Properties

Property Overview



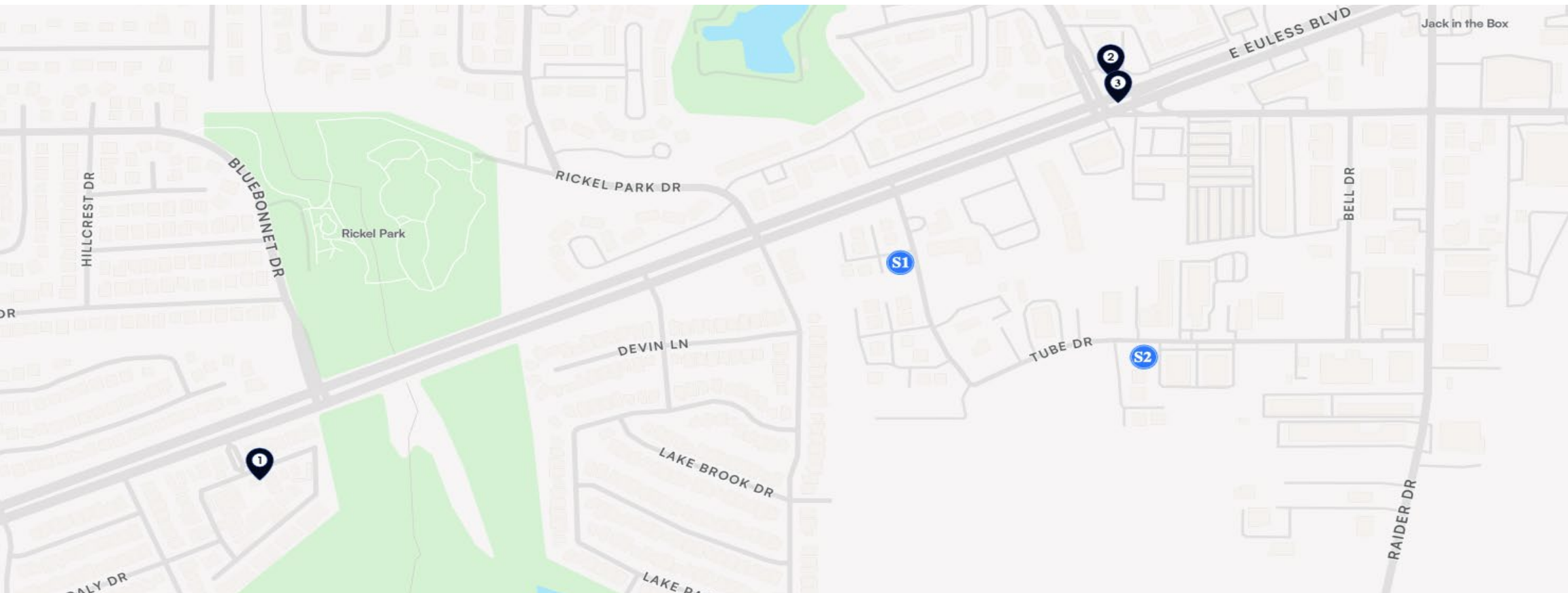
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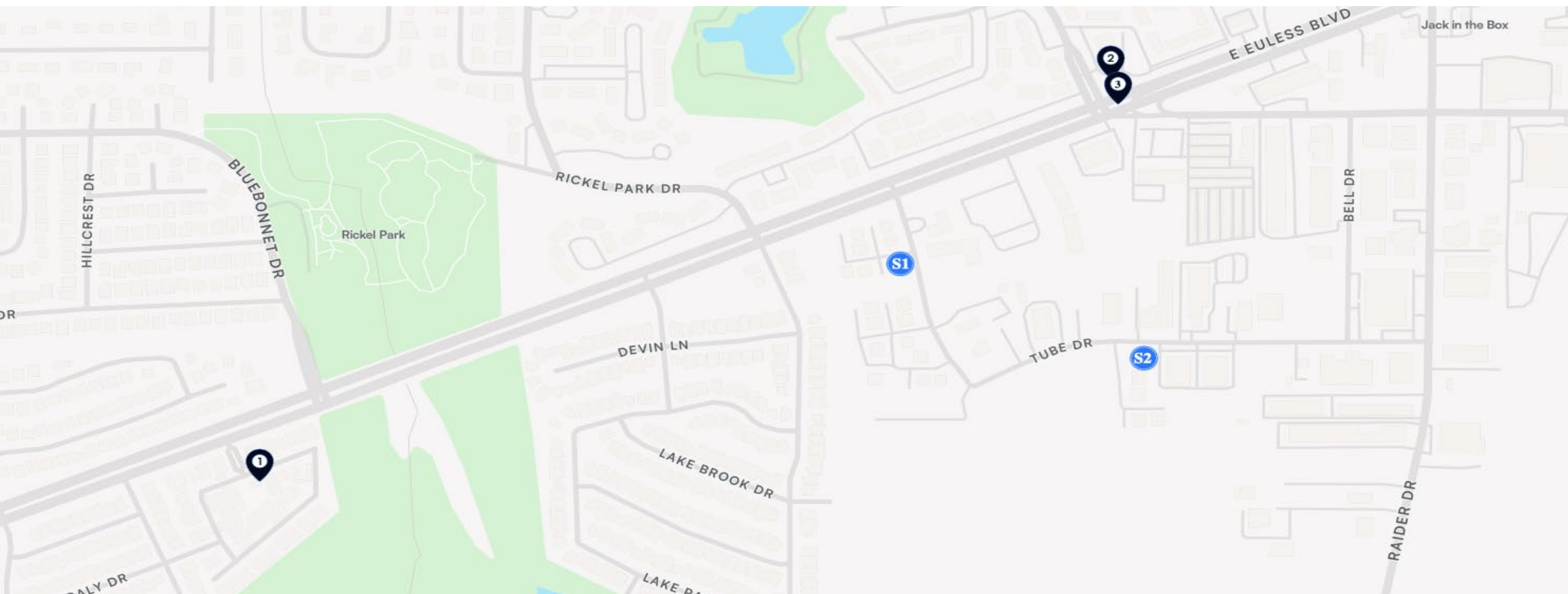
Two Bed Rent Comparables

	Property	Location	Zip	Year Built	Units	Avg Unit Size	Rent Per Unit	Rent PSF
	Valley Vista Townhomes	Hurst	76053	2014-2019	46	1,350	\$1,603	\$1.19
	Cottages at Bell Station	Hurst	76053	2021	140	874	\$1,595	\$1.82
	WestDale Hills La Costa	Hurst	76053	1971	207	1,073	\$1,444	\$1.35
	Westdale Hills Pinehurst	Hurst	76053	1975	257	1,114	\$1,540	\$1.38
Totals/Averages				1989	201	1,020	\$4,559	



Three Bed Rent Comparables

	Property	Location	Zip	Year Built	Units	Avg Unit Size	Rent Per Unit	Rent PSF
	Valley Vista Townhomes	Hurst	76053	2014-2019	46	1,520	\$1,799	\$1.18
	Cottages at Bell Station	Hurst	76053	2021	140	1,224	\$2,464	\$2.01
	WestDale Hills La Costa	Hurst	76053	1971	207	1,542	\$1,856	\$1.20
	Westdale Hills Pinehurst	Hurst	76053	1975	257	1,490	\$1,996	\$1.34
	Totals/Averages			1989	201	1,419	\$6,164	\$1.52



| Interior Photos



Unit Mix

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
22	2+2.5	48%	1,350	\$1.19	\$1,603	\$1,850	\$1.37	\$1,800	\$35,270	\$40,700
8	3+2	17%	1,520	\$1.18	\$1,799	\$1,900	\$1.25	\$1,850	\$14,395	\$15,200
16	3+2+Study	35%	1,778	\$1.06	\$1,876	\$2,100	\$1.18	\$1,970	\$30,020	\$33,600
46	Average		1,528	\$1.14	\$1,732	\$1,946	\$1.28	\$1,868	\$79,685	\$89,500
	Total		70,308	\$52.48	\$79,685	\$89,500	\$59.05	\$6,406	\$956,220	\$1,074,000



Annual Operating Summary

	Pro Forma Estimates		T-6	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	0% Over Actual		\$936,072		\$1,074,000	Market Rent	\$1,139,407	19% Upside
Less Vacancy	-5.0%		\$0	0.00%	-\$53,700	-5.0%	-\$56,970	-5.0%
Loss/Gain to Lease	-3.5%		\$0	0.00%	-\$37,590	-3.5%	-\$11,394	-1.0%
Less Concessions	-0.50%		\$0	0.00%	-\$5,370	-0.5%	-\$5,697	-0.5%
Less Change in Delinquency	-0.50%		\$0	0.00%	-\$5,370	-0.5%	-\$5,697	-0.5%
Expense/Utility Reimbursement	100% Collected		\$60,344	\$1,312	\$62,037	\$1,349	\$65,178	\$1,417
Other Income	50000% Per Unit		\$280	\$6	\$23,000	\$500	\$23,929	\$520
Pet Fees/Rent	2% Over Actual		\$3,388	\$74	\$3,456	\$75	\$3,595	\$78
Pest Control Income	2% Over Actual		\$216	\$5	\$220	\$5	\$229	\$5
Gross Operating Income			\$1,000,300		\$1,060,683		\$1,152,579	
Expenses			\$506,163	50.6%	\$452,561	40.61%	\$478,146	39.53%
Net Operating Income			\$494,137	\$10,742	\$608,122	\$13,220	\$674,434	\$14,662
Loan Payments			\$465,691		\$465,691		\$465,691	
Pre-Tax Cash Flow			\$28,446	1.0%	\$142,431	5.00%	\$208,743	7.32%
Plus Principal Reduction			\$85,547		\$85,547		\$85,547	
Total Return Before Taxes			\$113,994	4.00%	\$227,978	8.00%	\$294,290	10.33%

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Total	25.06%	\$234,617	\$5,100	\$202,426	\$4,401	\$212,674	\$4,623	18.7%
Property Management Fee	7.0% GOI	7.31%	\$68,437	\$1,488	\$74,248	\$1,614	\$80,681	\$1,754	7.1%
Insurance	\$750.00 Per Unit	6.95%	\$65,067	\$1,415	\$34,500	\$750	\$36,247	\$788	3.2%
General and Administrative	\$150.00 Per Unit	0.04%	\$338	\$7	\$6,900	\$150	\$7,249	\$158	0.6%
Contract Services	\$25.00 Per Unit	0.11%	\$1,062	\$23	\$1,150	\$25	\$1,208	\$26	0.1%
Landscaping/Grounds	\$200.00 Per Unit	1.63%	\$15,295	\$333	\$9,200	\$200	\$9,666	\$210	0.8%
Turnover	\$250.00 Per Unit	0.68%	\$6,365	\$138	\$11,500	\$250	\$12,082	\$263	1.1%
Repairs & Maintenance	\$600.00 Per Unit	4.75%	\$44,467	\$967	\$27,600	\$600	\$28,997	\$630	2.5%
Electricity	2% Over Actual	0.02%	\$227	\$5	\$231	\$5	\$243	\$5	0.0%
Water/Sewer	2% Over Actual	4.16%	\$38,971	\$847	\$39,751	\$864	\$41,763	\$908	3.7%
Trash Removal	2% Over Actual	2.31%	\$21,623	\$470	\$22,055	\$479	\$23,172	\$504	2.0%
Marketing/Advertising	\$100.00 Per Unit	0.00%	\$0	\$0	\$4,600	\$100	\$4,833	\$105	0.4%
Lease Commissions / Renewal Fee	\$200.00 Per Unit	1.04%	\$9,694	\$211	\$9,200	\$200	\$9,666	\$210	0.8%
Reserves	\$200.00 Per Unit	0.00%	\$0	\$0	\$9,200	\$200	\$9,666	\$210	0.8%
Total Expenses		50.60%	\$506,163	\$11,004	\$452,561	\$9,838	\$478,146	\$10,394	42.0%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$314,979	\$6,847	29.3%				
Total Expense without Taxes & Reserves			\$261,852	\$5,692	24.38%				

Investment Summary

\$9,500,000

Offering Price

\$206,521

Price Per Unit

\$135.12

Price Per SF

6.4%

Proforma Cap Rate

3601 Valley Vista Dr | Hurst, TX 76053



10604 Tube Dr | Hurst, TX 76053

Additional land is available
providing potential for future unit development.



Hurst Texas Properties

Market Overview

03



HURST, TX

±40,000

Total Population

\$72,200

Median HH Income

15,763

of Households

44%

Rental Rate

Neighborhood Overview

Hurst, TX has demonstrated stable, moderate population growth in recent years, supporting a consistent demand base for rental housing. Current estimates place the population at approximately 40,000—42,000 residents, with a balanced demographic profile that includes a mix of young professionals, families, and long-term residents.

The area benefits from a relatively affordable cost of living compared to the broader Dallas—Fort Worth metroplex, though home values have risen alongside regional growth. This has kept renting an attractive option for many households, particularly those seeking proximity to major employment hubs without the higher costs found in core urban areas.

For a multifamily property, these conditions point to a reliable renter pool: workforce households, young professionals, and families who value affordability, accessibility, and suburban convenience. With steady rent growth across the Mid-Cities submarket, well-maintained or updated multifamily assets are positioned to outperform older, less renovated inventory, especially those offering modern finishes or enhanced

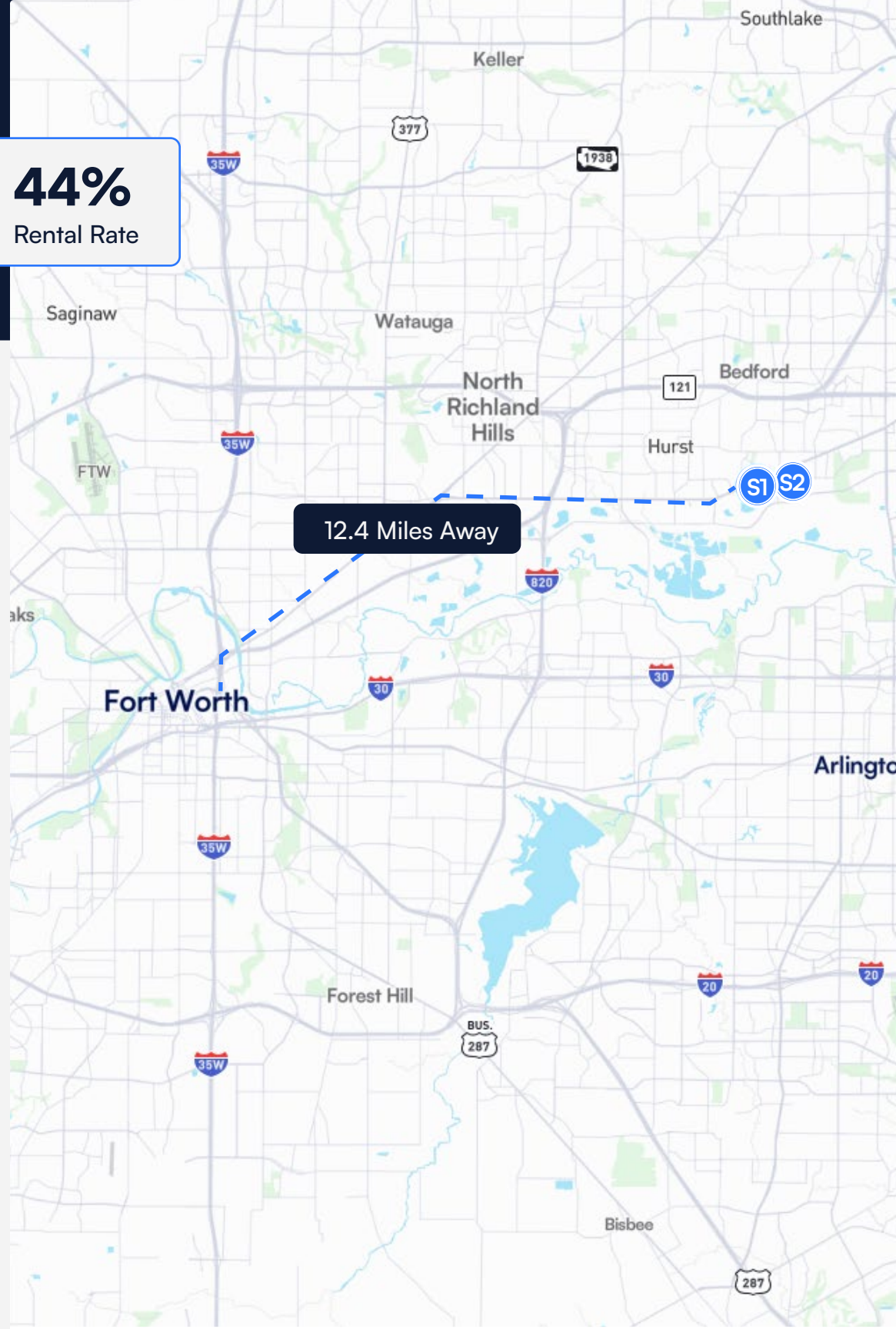
Education

K—12 Education

- HEB ISD serves roughly 23,000 students across about 30—32 campuses in Hurst, Euless, and Bedford.
- The district has earned a B rating (88/100) from the Texas Education Agency and is generally considered a strong suburban district.

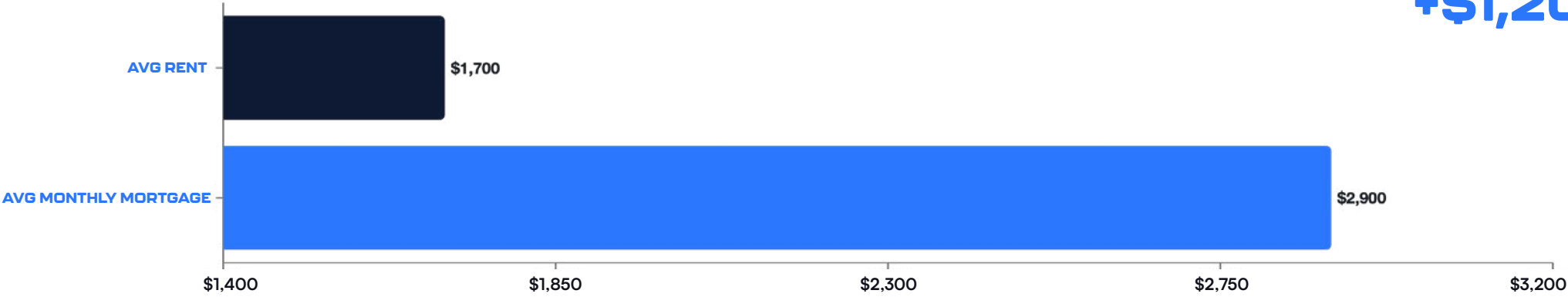
Major High Schools Serving Hurst

- L.D. Bell High School (located in Hurst) — a well-known campus recognized as a National Blue Ribbon School.
- Trinity High School (in nearby Euless) — known for academic, extracurricular, and athletic achievements.



RENTING VS. OWNING IN DALLAS-FORT WORTH, TX

COST GAP
+\$1,200



53 **8%** **45**
WALK SCORE **AVG VACANCY** **TRANSIT SCORE**

NEIGHBORHOOD & LIFESTYLE

The Dallas—Fort Worth Metroplex is one of the nation's fastest-growing regions, combining a thriving business environment with diverse neighborhoods, world-class amenities, and strong transportation connectivity.

- **Uptown Dallas:** Walkable urban district featuring premier dining, entertainment, luxury residences, and office developments.
- **Legacy West & Plano:** Major corporate hub home to leading employers, upscale retail, and mixed-use developments.
- **Recreation:** Access to extensive parks, golf courses, lakes, and outdoor destinations including White Rock Lake and Trinity Trails.
- **Education:** Served by highly rated school districts and major universities including SMU, TCU, UT Arlington, and UNT.
- **Transit:** Connected by DART rail, TEXRail, Trinity Metro, and DFW International Airport, one of the busiest airports in the world.



PROXIMITY TO DALLAS

Located in the heart of the Mid-Cities region, 3601 Valley Vista Drive in Hurst, Texas offers convenient access to both Dallas and Fort Worth. Downtown Dallas is approximately 23.8 miles east, with a typical drive time of 30—35 minutes via TX-183 and I-30, providing direct access to the region's premier business, entertainment, and cultural destinations. The property also benefits from its central location within the Dallas—Fort Worth Metroplex, just minutes from DFW International Airport and major transportation corridors

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183 ± 142,949 VPD

 **Dallas/Fort Worth International Airport**
±9 Miles Away
Employs ±228,000 People in the Broader Region.



 **Stonegate Elementary**
±550 Students and Teachers



 **Wilshire Elementary**
±750 Students and Teachers

Eules Town Center



 **Harrison Lane Elementary**
±580 Students and Teachers

 **Stonegate Elementary**
±650 Students and Teachers

 **Central Junior High**
±1,200 Students and Teachers



 **Hurst Recreation Center**
±1 Miles Away



 **Westdale Hills Golf Course**



 **Texas Star Golf Course**

10 ± 20,503 VPD

3601 Valley Vista Drive

10604 Tube Drive

Bell Textron Global Headquarters
±5,000 Total Employees



Major Employer Region



Undeveloped Commercial Pad
Future Development Unannounced



Distance To
±12.4 Miles to Downtown Fort Worth, TX
±23.8 Miles to Downtown Dallas, TX

Google Earth

DALLAS-FORT WORTH, TX

+11 MILES AWAY TO DFW

Dallas-Fort Worth ranks among the **Top 3 multifamily markets in the United States** and was named the **#1 U.S. real estate market to watch in 2026**, reflecting strong investor confidence and sustained apartment demand.

Corporate relocations and expansions across finance, logistics, healthcare, and tech sustain demand for rental housing, while the region's central location and infrastructure reinforce its position as a national business hub. Additionally, the metro often leads the nation in apartment investment sales volume, outperforming major coastal markets such as San Francisco, Los Angeles, and New York.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller

8.5M+

2025 Population

3.1M+

Total Households

150K-180K Residents

Added Annually Since 2022



Demographics & Demand Drivers

Dallas-Fort Worth is one of the most dynamic and rapidly expanding metro areas in the country, driven by strong population growth, steady job creation, and a highly diversified economy. The region continues to benefit from significant corporate relocations and expansions, reinforcing its position as a national business hub. Combined with a growing workforce, rising household formation, and a deep talent pipeline supported by major universities, these factors create sustained demand across housing, retail, and commercial sectors.

2025 Statistics

#1

U.S. METRO
for Jobs Added

4M+

Total Workforce Base

50K+

JOBS ADDED

>20%

**EMPLOYMENT
GROWTH**
vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW



Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau

Higher Education & Talent Pipeline

#6 U.S. Metros

For College Student Population
& Higher Education Presence

250K+ College Students in DFW



Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Corporate Relocations & Expansions

Finance, Tech, Logistics,
& Healthcare Expansion

Plano, Frisco, & North Dallas
Focused Campus Growth

Central U.S. Location Supports
National Business Operations

DFW Multifamily Performance

Multifamily investment activity in DFW strengthened in Q4 2025, reflecting improving deal flow as the market moves closer to supply-demand balance. Trailing four-quarter sales volume reached \$10.4 billion through Q3 '25, up 42% YoY, with momentum carrying into year-end. DFW is frequently #1 nationally for apartment deliveries, reflecting deep capital flows and developer confidence.



Multifamily Data in 2025

\$1.6B+

Sales Volume

\$183K

Price Per Unit



\$1,542 Asking Rent Per Unit

30,156 Units Under Construction

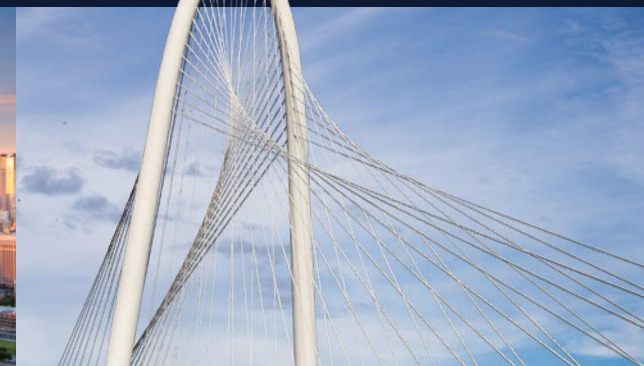
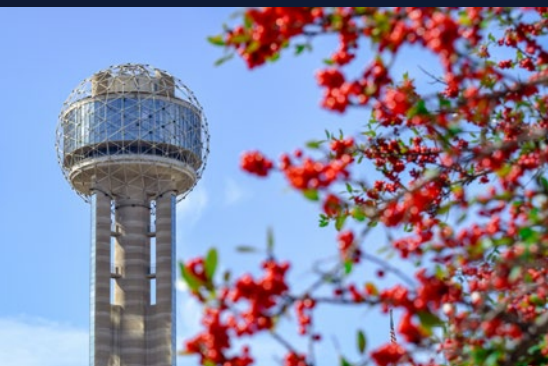
Investment & Market Position

Among the Most Liquid Multifamily Markets in the U.S.

Trailing 12-Month Sales Volume

\$10.4B+

Source: CoStar



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10604 Tube Dr | Hurst, TX 76053 and 3601 Valley Vista Dr | Hurst, TX 76053** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date