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Bear Crossing

2406-2418 South University Parks Drive, Waco, TX 76706

Number of Beds: **96** Year Built: **2003**

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Investment Strategy

Summary:

The Multifamily Group is pleased to present Bear Crossing Apartments, an exclusive student housing investment opportunity located in Waco, Texas. Constructed in 2003, this a duplex style property with 24 four-bedroom/four-bathroom units totaling 96 beds. The property is currently 45% occupied and preleased to 54%. Bear Crossing is being offered free and clear of existing debt.

Location:

The Waco metro is among the fastest-growing regions in Texas, with the population projected to exceed 323,000 by 2040. Bear Crossing is strategically located near major retail and employment drivers and offers convenient access to key educational institutions, including Baylor University, Texas State Technical College, and McLennan Community College. Residents also benefit from proximity to Downtown Waco, which features a vibrant mix of museums, galleries, restaurants, entertainment venues, and ongoing redevelopment initiatives that continue to enhance the area's appeal and economic growth.

Recent & Upcoming Growth in Waco:

Downtown Redevelopment & Mixed-Use Districts: Waco's Downtown Redevelopment Project is launching with the Barron's Branch District, part of a planned ~100-acre "live-work-play" redevelopment. This signals a multi-billion-dollar public/private investment over the coming decades.

Alice Martinez Rodriguez Park: The former site of Baylor's Floyd Casey Stadium is being transformed into a 30-acre mixed-use regional park with green space and recreational amenities.

Mobility Corridor Initiative: Waco is planning to introduce futuristic mobility technologies along a 9-mile corridor spanning Taylor Street, Franklin Avenue, and Highway 84, with intersections into downtown.

Forecasted Population Growth: The Perryman Group projects Waco's MSA population to reach approximately 323,000 by 2040.

Investment Highlights

- Less than a Mile from Baylor University (20,000+ Students)
- Duplex Style Property is 24 Four Bedroom-Four Bathroom Units
- $1.2MM+ in Value-Add Opportunities - Through Interior Renovations and Reducing Expenses
- Located off University Parks Drive, a Primary thoroughfare to Baylor (Nearly 10,000 VPD)
- Easy Access to Business-77
- Downtown Waco is Undergoing a Major Multi-Billion-Dollar Redevelopment with the Launch of the 100-Acre Barron's Branch District
- The Metro Population is Projected to Grow to over 323,000 by 2040, Nearly Doubling Long-Term Demand

Summary

Bear Crossing
2406-2418 South University Parks Drive,
Waco, TX 76706

General

Terms	Free and Clear
Address	2406-2418 South Univ. Parks Drive Waco TX, 76706
Year Built	2003
Units	96
Net Rentable SF	42,048
Average Unit Size	438 SF
Site Size	2.52-Acres
Density	38.1-Units/Acre
Pre-Leased	54%

Construction

Foundation	Concrete Slab
Exterior	Brick
Roof	Pitched Shingles ~12 years Old
Number of Buildings	12 Buildings

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Electric
Wiring	Copper
Plumbing	PVC/Pex

Utilities

Electricity	RUBS (by actual usage) - Individually Metered
Water/Sewer	RUBS
Gas	None
Cable/Internet	Contract

Laundry / Washer and Dryers

Laundry	Washer/Dryer Included (No Contract)

Useful Links

County Appraisal District (CAD)
CAD Owner: STRONGHOLD BEAR CROSSING SPE LLC
Property Website

Tax Info

Assessed Value	$3,126,944
Total Tax Rate	2.248%

School Information

School District	Waco Independent School District
Elementary	South Waco Elementary
Middle School	Cesar Chavez Middle School
High School	University High School

Parking

Paving	Concrete
Number of Spaces	115
Covered Spaces	None

Leasing Fees

Application Fee	$75
Administration Fee	None
Security Deposit	1 Month's Rent
Pet Deposit	$500
Pet Rent	$25/Month
Reserved Parking	None
Month-to-Month Fee	None
Trash Fee	Billed with Water - City of Waco
Pest Control Fee	Billed back

Personnel

Property Manager	Brothers Property Management
Manager	1 Regional Part-Time
Leasing	1 Part-Time
Maintenance	Brother's has In-House
Make-Ready	Brother's has In-House

Investment Overview
Value-Add Analysis

Value Created
$1.2MM+
On 6.3% Cap Rate

Analysis								
Value Category	***Value Driver***	***Number of Units***	***Cost per Unit****	***Total Cost****	***NOI/Unit/Month***	***NOI/Month***	***NOI/Year***	***Capitalized Value***
Interior Renovations	The demographics on this area allow for additional levels of upgrades.	96	$2,500	$240,000	$50	$4,800	$57,600	$921,600
Reduce Operating Expenses	The subject property is operating under a higher than average operational expense load which can be scaled back to match comparable averages.	96			$18	$1,762	$21,142	$338,267
Total			***$2,500***	***$240,000***	***$68***	***$6,562***	***$78,742***	***$1,259,867***

*Note: This page provides a breakdown of CAP-EX allocation and should only be used only as estimates. Potential buyers should obtain actual bids to verify.

Location


RING
NORTHCREST
Lacy Lakeview
Brazos River
BOSQUEVILLE
NORTH LAKE WACO
Bellmead
CEDAR RIDGE
CARVER
Lake Waco
NORTH WACO
TIMBERCREST
Lake Waco
SPEEGLEVILLE
DEAN HIGHLAND
Beverly Hills
Waco
HEART OF TEXAS
AUSTIN AVE.
PARKDALE VIKING HILLS
Beverly Hills
OAKWOOD
KENDRICK
Woodway
Brazos River
WEST WACO
ATCO
Robinson

Economic Drivers

	Company	Local Employment
1	**Baylor University** Private Christian research university in Waco enrolling more than 20,000 students and employing over 3,000 faculty and staff. Founded in 1845, it is one of the largest universities in Texas and a major regional employer.	**5,698**
2	**Ascension Providence** Full-service nonprofit hospital in Waco with more than 230 beds providing comprehensive healthcare services to Central Texas. The facility is part of Ascension, one of the largest nonprofit health systems in the U.S.	**2,518**
3	**Waco ISD** Public school district serving more than 14,000 students across over 20 campuses in the Waco area. The district employs hundreds of educators and staff, making it a significant local employer.	**2,373**
4	**Baylor Scott & White Hillcrest Hospital** Regional acute-care hospital in Waco with more than 300 beds. The facility is part of Baylor Scott & White Health, the largest nonprofit healthcare system in Texas.	**2,283**
5	**HEB Store** Texas-based grocery retailer operating more than 400 stores across the state and employing over 150,000 people	**2,000**
6	**City of Waco** The municipal government serves approximately 140,000 residents across Central Texas. The city employs more than 1,600 workers providing public safety, infrastructure, and community services.	**1,522**

AREA INFORMATION - 5 MILES

Area Characteristics

Properties in the Area	62
Total Units in the Area	10,303
Total Unit SqFt in the Area	9,489,822

Asset Benchmark Rates

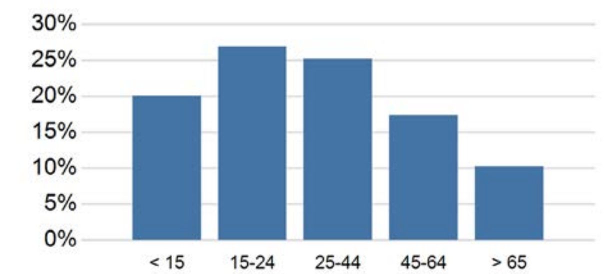
Average Rent One Bedroom	$1,132
Average Rent/SqFt One Bedroom	$1.79
Average Sale Price/SqFt	$169.69
Occupancy Rate	93.2%

Average Improvements Rating	B
Average Location Rating	C+

Demographics

Total Population	106,248
Population Density per Sq Mile	1,788
Population Projection in 5 years	113,089
Population Median Age In Years	27
Total Housing	43,265
Average People per Household	2.83
Median Household Income	$42,022
Employed Population	47,232

Demographic Cohorts



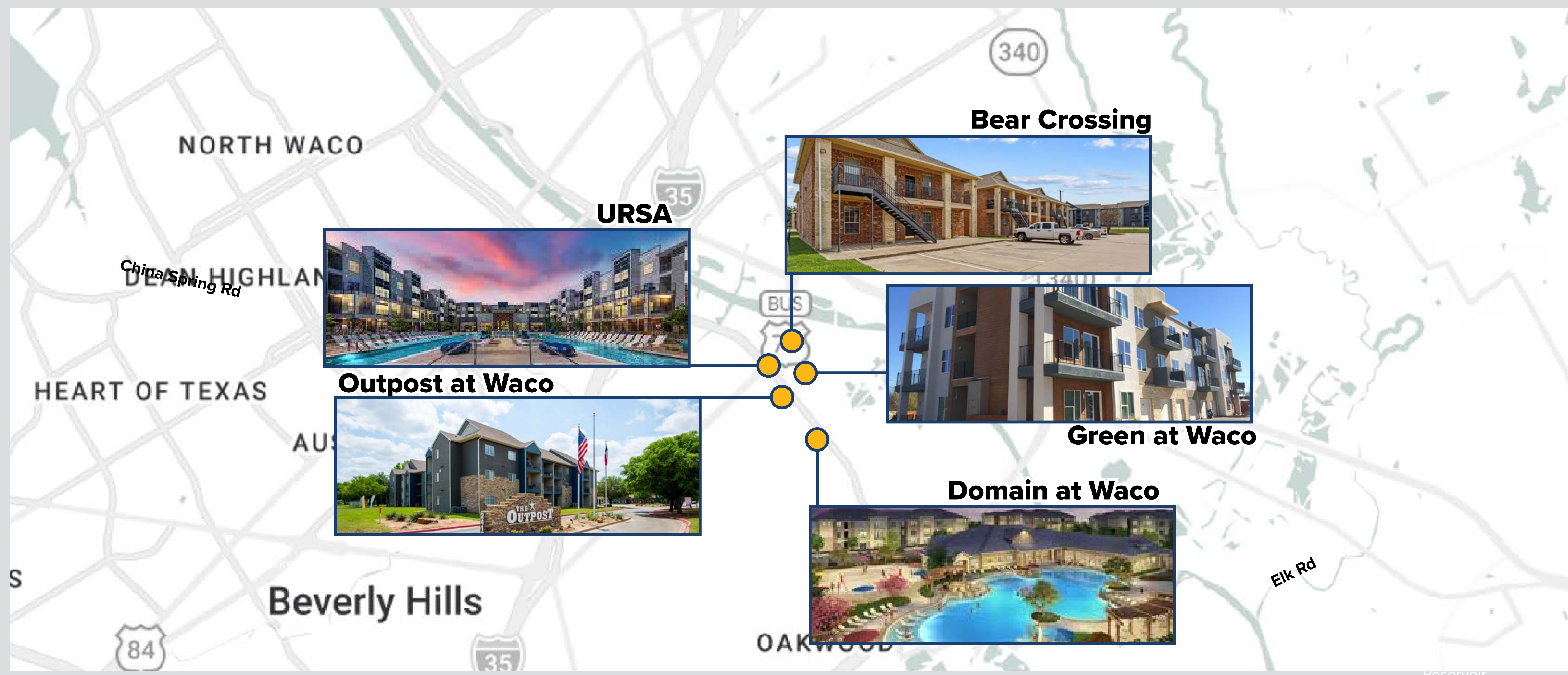
Population by Age Group

Age		
Under 15	21,350	20.1%
15 to 24	28,649	27.0%
25 to 44	26,861	25.3%
45 to 64	18,472	17.4%
Over 65	10,916	10.3%

Gender		
Male	51,835	48.8%
Female	54,413	51.2%

Comparable Rental Properties

*Note: The square footages of the units are estimates. Potential buyers should verify.



Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Bed	Avg. $/SF
The Green at Waco	2501 S. Univ. Parks Dr.	Waco	TX	76706	2015	103	50%	371	$803	$2.17
URSA	2255 S. Univ. Parks Dr.	Waco	TX	76706	2016	250	93%	389	$707	$1.82
Outpost at Waco	2415 S. Univ. Parks Dr.	Waco	TX	76706	2006	195	92%	357	$701	$1.96
Domain at Waco	2825 S. Univ. Parks Dr.	Waco	TX	76706	2015	186	94%	386	$708	$1.83
Averages					**2013**	**184**	**82%**	**376**	**$730**	**$1.95**
Bear Crossing	**2406-2418 S. Univ. Parks Dr.**	**Waco**	**TX**	**76706**	**2003**	**96**	**48%**	**438**	**$483**	**$1.10**
Variance								**+62**	**($247)**	**($0.84)**

Rent Comparison

Per Bed

PROPERTY	SIZE	RENT	$/SF
The Green at Waco	371	$803	$2.17
URSA	389	$707	$1.82
Outpost at Waco	357	$706	$1.98
Domain at Waco	386	$708	$1.83
AVERAGE	**376**	**$731**	**$1.95**
Bear Crossing	**438**	**$483**	**$1.10**
Varience	**62**	**-$248**	**-$0.85**

**Note: The square footages of the units are estimates. Potential buyers should verify.*

Amenities

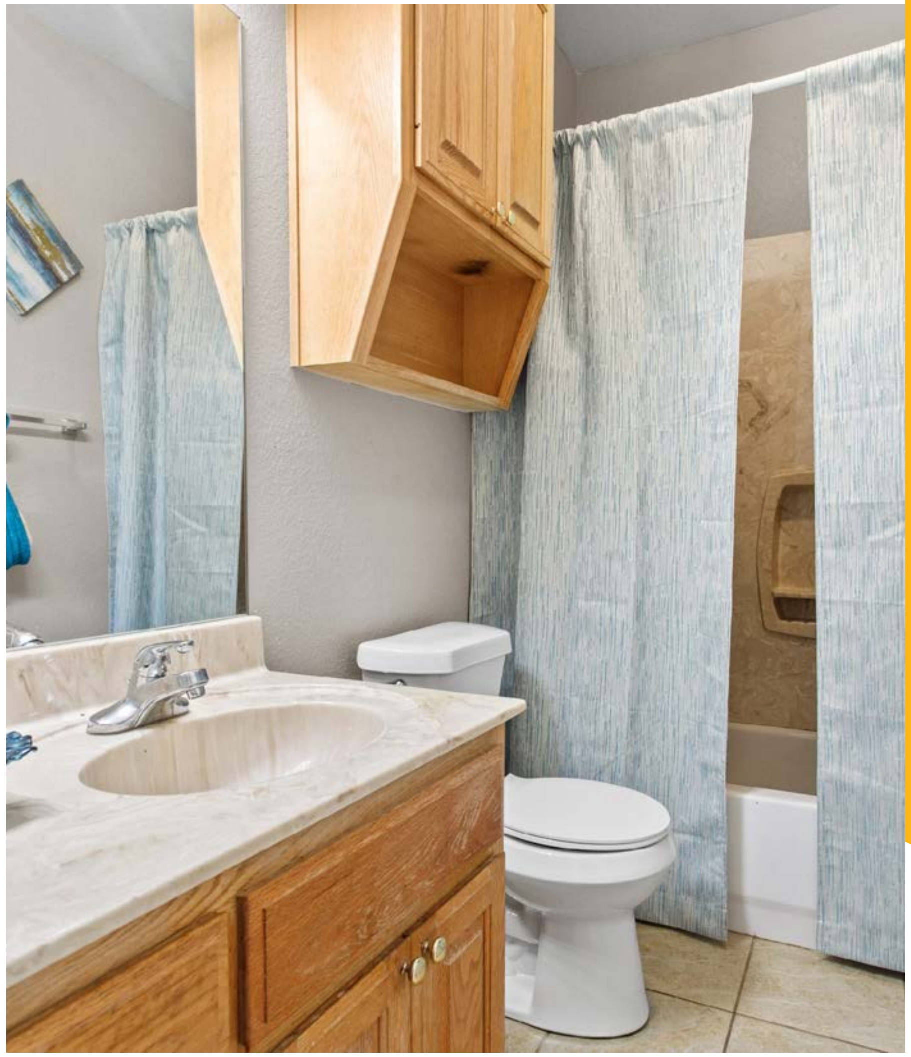
Units

- Two-Tone Paint
- Two-Inch Blinds
- Gooseneck Faucets
- Plush Carpet in Bedrooms
- Ceiling Fans
- Washer/Dryer Included
- Walk-In Closets
- Individual Heating and Air Conditioning

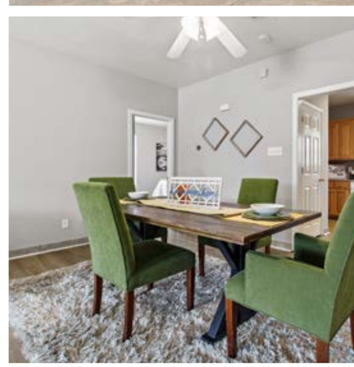
*** In Select Units*

Community

- Grill and Pergola
- Dog Park
- Easy Access to Business-77
- Less than 1-Mile from Baylor University



Additional Images



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Financial Analysis

Financial Analysis

Unit Mix

Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective $/SF	Market $/SF	Pro Forma $/SF
1/1.00	1	1	96	100%	438	$483	$550	$600	$1.10	$1.26	$1.37
Average:					**438**	**$483**	**$550**	**$600**	**$1.10**	**$1.26**	**$1.37**
Total:			**96**	**100%**	**42,048**	**$46,335**	**$52,800**	**$57,600**			
Annual:						**$556,015**	**$633,600**	**$691,200**			

**Note: The square footages of the units are estimates. Potential buyers should verify.*

Financial Analysis

T-12 Income

T-12 INCOME & EXPENSE	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	T-12 TOTAL
Market Rent	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	**$633,600**
Less: Loss to Lease	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	(6,465)	**($77,585)**
Gross Potential Rent	46,335	46,335	46,335	46,335	46,335	46,335	46,335	46,335	46,335	46,335	46,335	46,335	**$556,015**
Less: Vacancy	(32,261)	(27,733)	(28,109)	(25,294)	(22,955)	(20,586)	(23,536)	(24,095)	(52,682)	(24,807)	(24,739)	(25,031)	**($331,826)**
Less: Non-Revenue/ Concessions	0	0	(1,650)	(755)	0	0	(1,390)	0	0	0	0	0	**($3,795)**
Less: Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
NET RENTAL INCOME	**14,074**	**18,602**	**16,575**	**20,285**	**23,380**	**25,749**	**21,409**	**22,240**	**(6,347)**	**21,528**	**21,596**	**21,304**	**$220,394**
Plus: RUBS Income	397	777	567	1,404	1,943	4,027	4,543	3,244	4,919	5,515	3,961	3,773	**$35,070**
Electric/Gas	0	466	567	1,003	1,686	2,642	3,020	3,105	3,520	3,587	2,583	2,115	**$24,293**
Water/Sewer	397	311	0	401	256	1,385	1,522	139	1,399	1,928	1,378	1,658	**$10,777**
Trash	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Plus: Other Income	180	180	1,469	1,340	36	550	110	258	(885)	246	238	363	**$4,084**
TOTAL INCOME	**14,651**	**19,558**	**18,612**	**23,030**	**25,358**	**30,326**	**26,061**	**25,742**	**(2,313)**	**27,289**	**25,795**	**25,440**	**$259,549**
T-12 EXPENSES													
Contract Services	920	709	920	925	1,055	992	920	920	714	704	704	740	**$10,223**
Repairs & Maintenance	2,128	2,783	2,818	5,851	12,610	1,333	956	2,276	2,188	1,015	1,473	2,014	**$37,447**
Administrative	42	42	54	42	42	109	41	41	6,623	68	42	609	**$7,756**
Marketing	1,155	250	250	1,250	635	345	336	395	939	1,269	416	1,221	**$8,459**
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities													
Water/Sewer	1,623	3,795	1,731	1,896	70	4,005	189	1,993	2,025	1,998	2,035	2,006	**$23,366**
Trash	883	883	883	905	439	1,430	417	987	940	963	987	1,025	**$10,743**
Electric	2,139	2,950	3,102	3,308	3,735	5,046	3,558	2,740	3,148	3,481	2,697	2,749	**$38,653**
Gas/Other	1,245	1,245	1,249	1,249	1,249	780	1,223	1,249	1,783	1,249	1,249	1,249	**$15,015**
Utilities Subtotal	5,890	8,873	6,965	7,357	5,493	11,261	5,387	6,968	7,895	7,691	6,968	7,028	**$87,777**
Management Fee	1,500	1,500	1,500	(3,800)	2,028	2,426	2,080	2,035	2,146	2,167	2,049	1,959	**$17,590**
Insurance	3,507	3,507	3,507	3,507	3,452	3,448	3,448	3,448	4,831	3,448	9,470	2,790	**$48,361**
Real Estate Taxes	7,613	7,613	7,613	7,613	7,613	7,613	7,613	7,613	(7,577)	5,859	5,859	5,859	**$70,903**
TOTAL EXPENSES	**22,755**	**25,278**	**23,627**	**22,746**	**32,929**	**27,527**	**20,780**	**23,696**	**17,759**	**22,221**	**26,980**	**22,221**	**$288,516**
NET OPERATING INCOME	**(8,104)**	**(5,720)**	**(5,015)**	**284**	**(7,570)**	**2,799**	**5,281**	**2,046**	**(20,072)**	**5,068**	**(1,185)**	**3,220**	**($28,968)**

Financial Analysis

Trending Income

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	633,600	6,600	633,600	6,600	633,600	6,600	662,400	6,900	Year 1 Rents have been grown at 4.5% based on comparable properties
Less: Loss to Lease	(77,585)	12.2%	(77,585)	12.2%	(77,585)	12.2%	0	0.0%	Loss to Lease has been estimated at 0.0% of Total Market Rent
Gross Potential Rent	556,015	5,792	556,015	5,792	556,015	5,792	662,400	6,900	
Less: Vacancy	(331,826)	59.7%	(298,305)	53.7%	(300,369)	54.0%	(165,600)	25.0%	Occupancy stabilized with change in management, additional renovations
Less: Non-Revenue/ Concessions	(3,795)	0.7%	0	0.0%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Bad Debt is projected at 0.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	220,394	2,296	257,710	2,684	255,646	2,663	496,800	5,175	
Plus: RUBS Income	35,070	365	52,997	552	45,280	472	93,028	969	RUBS Income is projected at $93,028 based on historical operations plus optimization adjustments
Electric/Gas	24,293	253	33,139	345	25,382	264	57,979	604	Rubs adjusted to full billback
Water/Sewer	10,777	112	19,858	207	19,898	207	35,049	365	Rubs adjusted to full billback
Trash	-	-	-	-	-	-	-	-	
Plus: Other Income	4,084	43	3,388	35	4,358	45	4,084	43	
TOTAL INCOME	**259,549**	**2,704**	**314,095**	**3,272**	**305,284**	**3,180**	**593,913**	**6,187**	
EXPENSES									
Contract Services	10,223	106	10,223	106	10,223	106	6,000	63	Contract Services are projected at $63 per unit based on current operations
Repairs & Maintenance	37,447	390	37,447	390	37,447	390	19,200	200	R&M is projected at $200 per unit based on current operations
Administrative	7,756	81	7,756	81	7,756	81	3,600	38	Administrative Costs are projected at $38 per unit based on current operations
Marketing	8,459	88	8,459	88	8,459	88	6,000	63	Marketing is projected at $63 per unit based on current operations
Payroll	-	-	-	-	-	-	-	-	Payroll is projected at $0 per unit based on current operations
Utilities									
Water/Sewer	23,366	243	23,366	243	23,366	243	46,732	487	
Trash	10,743	112	10,743	112	10,743	112	10,743	112	
Electric	38,653	403	38,653	403	38,653	403	77,306	805	
Gas/Other	15,015	156	15,015	156	15,015	156	15,015	156	
Utilities Subtotal	87,777	914	87,777	914	87,777	914	149,796	1,560	Utilities are projected at $1,560 per unit
Management Fee	17,590	183	17,590	183	17,590	183	35,635	371	Management Fee is projected at 6.0% of Gross Revenue
Insurance	48,361	504	48,361	504	48,361	504	48,361	504	Insurance is projected at $504 per unit based on current policy
Taxes	70,903	739	70,903	739	70,903	739	94,432	984	Taxes are $94,432 based on a reassessment at the2026 rate of 2.248%
TOTAL EXPENSES	**288,516**	**3,005**	**288,516**	**3,005**	**288,516**	**3,005**	**363,024**	**3,781**	
NET OPERATING INCOME	**(28,968)**	**(302)**	**25,578**	**266**	**16,767**	**175**	**230,889**	**2,405**	

Financial Analysis
5 Year Cash Flow

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		4.55%	4.55%	2.00%	2.00%	2.00%
Total Economic Loss	65.22%	25.00%	15.00%	11.00%	8.00%	15.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	15.00%	2.00%
INCOME	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Gross Potential Rent	556,015	662,400	692,509	706,359	720,486	734,896
Less: Total Economic Loss	(335,621)	(165,600)	(103,876)	(77,700)	(57,639)	(110,234)
Economic Occupancy		75%	85%	89%	92%	85%
Net Rent Per Unit	191	431	511	546	575	542
Net Rental Income	220,394	496,800	588,633	628,660	662,848	624,662
Plus: RUBS Income	35,070	93,028	94,889	96,787	98,723	100,697
Plus: Other Income	4,084	4,084	4,166	4,249	4,334	4,421
Total Income	259,549	593,913	687,688	729,696	765,905	729,780
Monthly Revenue	21,629	49,493	57,307	60,808	63,825	60,815
% Increase Over Previous Year		128.83%	15.79%	6.11%	4.96%	-4.72%
EXPENSES	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Contract Services	10,223	6,000	6,120	6,242	6,367	6,495
Repairs & Maintenance	37,447	19,200	19,584	19,976	20,375	20,783
Administrative	7,756	3,600	3,672	3,745	3,820	3,897
Marketing	8,459	6,000	6,120	6,242	6,367	6,495
Payroll	0	0	0	0	0	0
Utilities	87,777	149,796	152,792	155,848	158,965	162,144
Management Fee	17,590	35,635	36,347	37,074	37,816	38,572
Insurance	48,361	48,361	49,328	50,315	51,321	52,347
Taxes	70,903	94,432	96,321	98,247	112,984	115,244
Recurring Capital Expenditures	14,400	14,400	14,400	14,400	14,400	14,400
Total Expenses with Reserves	(302,916)	(377,424)	(384,684)	(392,090)	(412,416)	(420,376)
NET OPERATING INCOME	**(43,368)**	**216,489**	**303,004**	**337,606**	**353,489**	**309,404**

the multifamily group.

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstance, be photocopied or disclosed to any third party without the written consent of The Multifamily Group or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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. **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:
  - 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.

The Multifamily Group	9007084	tmg@multifamilygrp.com	972-379-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Krebbs	635789	jon.krebbs@multifamilygrp.com	972-379-9843
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Yonnic Land	730208	yonnic.land@multifamilygrp.com	972-983-9051
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date


the multifamily group.
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