

CLUB STUDIO

| RARE SALE-LEASEBACK | DALLAS FORT WORTH MSA |

... 7007 Arapaho Rd, Dallas, TX 75248 ...

SUBJECT PROPERTY



DALLAS
BIBLE
CHURCH

HILLCREST VILLAGE

- 150,000 sqft/ Shopping Center -
- 30+ Retail Tenants -



ARAPAH RD

30,000 + CPD
- INTERSECTION

HILLCREST RD

EXCLUSIVELY LISTED BY:

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REALSOURCE

GROUP

... OFFERING MEMORANDUM ...



7007 Arapaho Rd, Dallas, TX 75248

PRICE	CAP RATE	NOI
\$20,000,000	5.75%	\$1,150,000

TENANT:	Club Studio
LEASE SIGNATURE:	Fitness International, LLC
LEASE COMMENCEMENT:	Close of Escrow (COE)
LEASE EXPIRATION:	20-Years from COE
LEASE TERM ¹:	20-Years
LEASE TYPE:	Absolute NNN
MONTHLY RENT:	\$95,833
ANNUAL RENT PSF	\$17.81 PSF
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
RENTAL INCREASES:	Lesser of CPI or every 5-Years
RENEWAL OPTIONS:	Three, 5-Year Options
YEAR BUILT:	2025
LOT SIZE (ACRES):	5.01
NET RENTABLE AREA:	64,560 SF

1. All lease provisions to be independently verified by Buyer during the Due Diligence Period.



- **Sale-Leaseback: Single-Tenant Club Studio**
 - Corporate Lease with Fitness International, LLC [LA Fitness & Club Studio Parent Co.]
 - Rare, Absolute NNN Lease. No landlord responsibilities.
 - 20-year Primary Term, plus three (3), 5-year Options
 - 8% Rent Increases every 5 years, including Options
- **About Club Studio**
 - Fitness International's Highest-End health club offering
 - \$134 - \$249 monthly memberships
 - 21 Club Studio locations Open, 21 Coming Soon, & many more in the development pipeline
 - Studio Row: Club Studio's signature boutique classes all centralized under one roof - Pilates, HIIT, Cycling, Boxing & Hot Yoga
- **About Fitness International, LLC**
 - Parent Company to Club Studio and LA Fitness
 - (+) 660 open and operating full-service health clubs across North America, and expanding
 - #1 largest health club operator in North America by revenue
 - \$2.2B Estimated Annual Revenue
 - Founded in 1984, with over 40 Years of Operational Experience
- **One-of-a-Kind Dallas Opportunity:** Located in the Prestonwood neighborhood, one of the more established and affluent residential pockets in North Dallas, featuring \$215K+ average household incomes and strong home values
- **Dense Infill Demographics:** Over 158,000 residents within 3 miles and nearly 400,000 residents within 5 miles, providing a deep and established customer base for fitness, retail, and service-oriented tenants
- **Brand-New Construction w/ Pickleball:** Fitness International's highest-end Club Studio brand, incorporating \ pickleball amenities to differentiate member experience
- **Adjacent to Hillcrest Village:** This 150,000 sf lifestyle center has recently undergone a transformative public-private redevelopment in partnership with the City of Dallas to include a 1.5-acre park and 30 new leases signed, creating a premier community gathering destination
- **Central Daily-Needs Positioning:** Surrounded in all directions by strong daily-needs retailers within 1.5 miles, including Trader Joe's, Sprouts, Kroger, and Tom Thumb
- **35-min Drive to Dallas Fort Worth International Airport:** #3 busiest commercial airport in North America
- **Dallas-Fort Worth MSA:** #1 Largest MSA in Texas with 8.1M residential population
- **No State Income Tax:** Attractive for any out-of-state investor


#1

Largest Health Club by
Revenue in North America


\$2.2B

Annual
Revenue


660

Corporate Locations
Nationwide


20

Year Absolute NNN
Lease


DFW

MSA
Location


\$215K+

Average Household Incomes
within 1-mi Radius


380K+

Residential Population
in a 5-mi Radius


8.1M+

Residential Population



DFW INTERNATIONAL AIRPORT

- 25-Minute Drive Time -
- 81 Million Commercial Passengers Annually -



TRINITY CHRISTIAN ACADEMY
- 1,322 STUDENTS -

BRENTFIELD ELEMENTARY
- 812 STUDENTS -

PARKHILL JUNIOR HIGH SCHOOL
- 638 STUDENTS -

THE GERMAN SCHOOL OF DALLAS

HILLCREST VILLAGE

- 150,000 sqft/ Shopping Center -
- 30+ Retail Tenants -

SUBJECT PROPERTY

CLUB STUDIO

Michael's
Total Wine & More
Office DEPOT
OfficeMax

Kroger
McDonald's
Starbucks

Andy's
Frozen Custard

ST. RWOOD CAFE
Breakfast - Lunch

State Farm



LEXINGTON APARTMENT HOMES
- 212 UNITS -

ALENA APARTMENTS
- 216 UNITS -

DALLAS BIBLE CHURCH



30,000 + CPD
- INTERSECTION

PIONEER TECHNOLOGY & ARTS ACADEMY NORTH DALLAS
- 300 STUDENTS -





FRANKFORD MIDDLE SCHOOL
- 850 STUDENTS -

TARGET
ROSS
DRESS FOR LESS
Tom Thumb
Planet Fitness
Marshalls

THE UNIVERSITY OF TEXAS AT DALLAS
- 21,858 STUDENTS -

PAVILLION COURT
THE HOME DEPOT
Staples
PETSMART

BOWIE ELEMENTARY SCHOOL
- 640 STUDENTS -

J. J. PEARCE HIGH SCHOOL
- 2,453 STUDENTS -

PAVILION EAST SHOPPING CENTER
SPROUTS FARMERS MARKET
BARNES & NOBLE
HomeGoods

PIONEER TECHNOLOGY & ARTS ACADEMY NORTH DALLAS
- 300 STUDENTS -

30,000 + CPD
- INTERSECTION

HILLCREST VILLAGE
- 150,000 sqft/ Shopping Center -
- 30+ Retail Tenants -

SUBJECT PROPERTY
CLUB STUDIO

ALENA APARTMENTS
- 216 UNITS -

LEXINGTON APARTMENT HOMES
- 212 UNITS -





DALLAS

- 25-Minute Drive Time -



PRESTON FOREST SHOPPING CENTER



MEDICAL CITY DALLAS HOSPITAL
- 934 Beds -

E.D. WALKER MIDDLE SCHOOL
- 871 STUDENTS -

NORTHWOOD HILLS ELEMENTARY SCHOOL
- 366 STUDENTS -

HILLCREST HIGH SCHOOL
- 1,422 STUDENTS -

NORTHWOOD CLUB

30,000 + CPD
- INTERSECTION

HILLCREST RD

PRESTONWOOD HILLCREST APARTMENTS
- 212 UNITS -

ALENA APARTMENTS
- 216 UNITS -

LEXINGTON APARTMENT HOMES
- 410 UNITS -

ARAPAHO RD



SUBJECT PROPERTY



HILLCREST VILLAGE

- 150,000 sqft/ Shopping Center -
- 30+ Retail Tenants -

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	15,494	\$216,370
3-Mile Radius	158,572	\$137,692
5-Mile Radius	384,218	\$138,231





VILLAGE ON THE PARKWAY

WHOLE FOODS MARKET
SEPHORA
AMC THEATRES

PRESTONWOOD TOWN CENTER

Michaels DSW
five BELOW BARNES & NOBLE
Burlington petco

Walmart Supercenter

THE CLUBS OF PRESTONWOOD

PRESTONWOOD ELEMENTARY SCHOOL
- 472 STUDENTS -

LEXINGTON APARTMENT HOMES
- 410 UNITS -

SUBJECT PROPERTY
CLUB STUDIO

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DALLAS BIBLE CHURCH

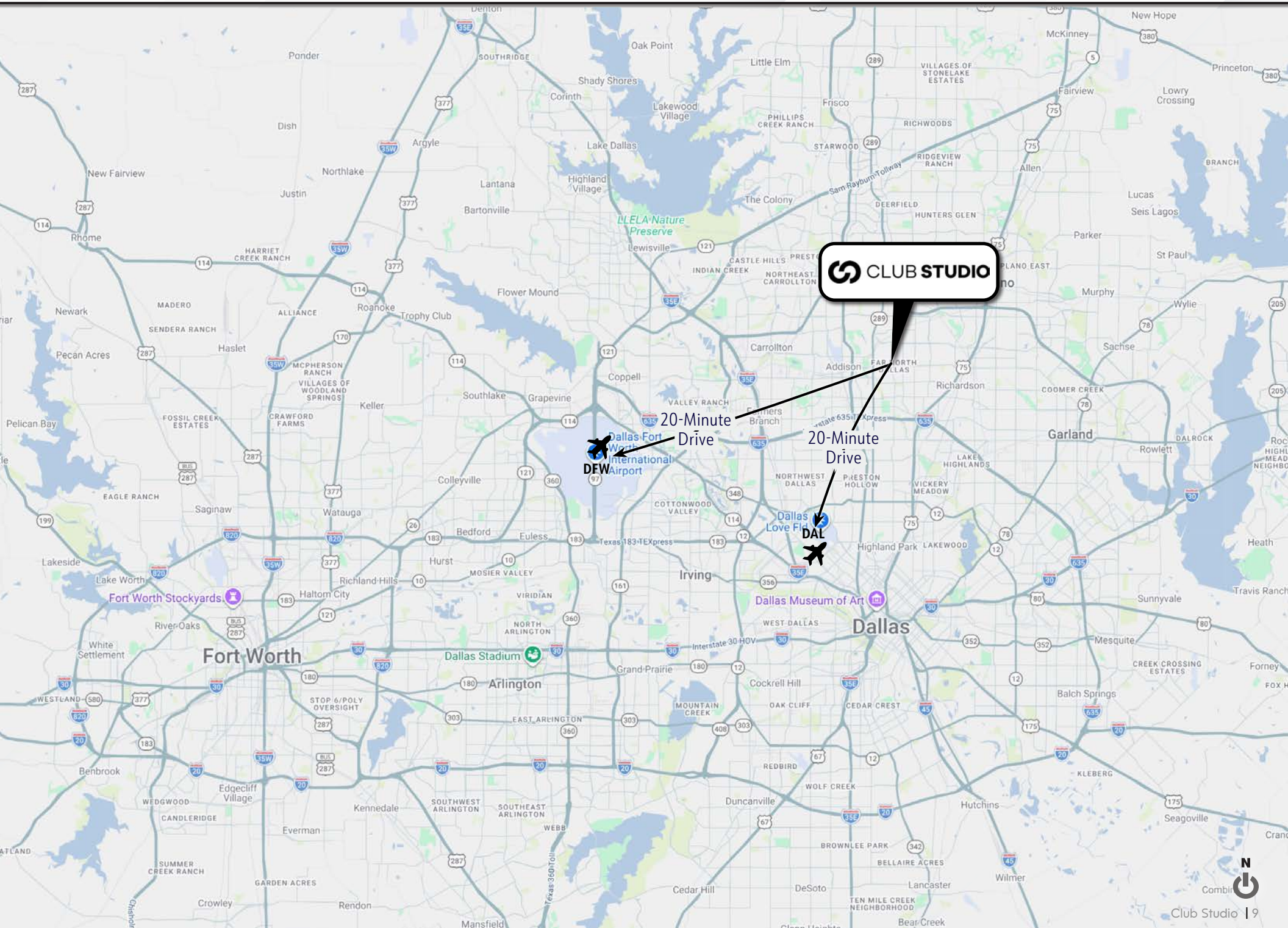
ALENA APARTMENTS
- 216 UNITS -

30,000 + CPD
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ARAPAHO RD

HILLCREST RD





Fitness International Unveils its Newest Fitness Concept – Club Studio



Club Studio: Fitness International, LLC opened its first Club Studio location at Oak Creek Shopping Center in Irvine last month. The new 40,000 square foot club features five innovative boutique fitness studios that were carefully curated to create a unique experience, along with recovery services (including cryotherapy), plenty of free weights, strength and cardio areas, a swimming pool, functional training area, basketball court, locker rooms and more.

Club Studio offers innovative classes with premier instructors and top tier trainers. Key design elements are emphasized through a variety of class selections, state-of-the-art amenities, and the best equipment in the industry. Club Studio members will thrive in this thoughtfully designed environment, one that fosters both physical and mental well-being. Members will recognize a sense of community that is manifested through visionary and sophisticated design, and will be inspired to reach for, achieve, and ultimately surpass their personal fitness goals. [Read More](#)

Club Studio | Fitness in a Class of its Own



Club Studio opening at Alamo Ranch: We'll be located next to the H-E-B on Alamo Ranch Pkwy and Alamo Pkwy. Bringing together boutique fitness classes, premium amenities and a wellness center into one gym.

Our signature boutique fitness studios will keep you motivated and challenged day in and out! Whether you prefer a high intensity push or a reforming and realigning experience, our certified instructors will lead you to success.

[Read More](#)



Founded by Fitness International, the operator and parent company behind LA Fitness and City Sports Club, Club Studio represents the company's newest and most upscale concept in the health club industry. Club Studio is a cutting-

edge fitness experience that brings top-of-the-line amenities, best-in-class boutique studio offerings, and wellness services together under one roof. Emphasizing multiple boutique-style classes in a single location, Club Studio delivers a premium fitness environment that blends high-end design with state-of-the-art equipment. As of 2025, Club Studio is rapidly expanding across major U.S. markets, leveraging the operational backbone and market leadership of its parent company, Fitness International.

Club Studio combines the luxury of boutique fitness classes with the scale and convenience of a full-service gym. Each location typically features five dedicated group fitness studios: HIIT, cycling, yoga, Pilates, and boxing. In addition, clubs offer premium cardio and strength equipment, a functional training area, a recovery and wellness zone featuring cryotherapy and red light therapy, personal training services, towel service, a juice bar, a med spa, and upscale locker rooms. Monthly memberships range from \$134 to \$249, reflecting its premium-tier positioning within the Fitness International portfolio.

Club Studio's site criteria range from 25,000 to 45,000 square feet. Locations operate seven days per week and cater to a higher-income demographic seeking an upscale, modern fitness experience. Club Studio's mission is to provide "Fitness in a Class of Its Own."

"Beyond Fitness, A Lifestyle... Welcome to Club Studio, where personal growth, recovery, and wellness are at the forefront of everything that we do...A cutting-edge fitness experience that brings top-of-the-line amenities, best in boutique studio classes, and wellness services together in one gym."


\$220/mo

Monthly
Membership Cost

2023

First Club
Studio Opened

5

Studios Plus Weights,
Cardio, & Recovery

Tenant Name:	Club Studio
Locations:	21
Company Type:	Private
Headquarters:	Irvine, CA
Founded:	2022
Website:	www.clubstudiofitness.com



Founded in 1984, Fitness International, LLC (d.b.a. "LA Fitness", "Club Studio", "City Sports") is the largest private full-service health club operator in North America. Further, by revenue, Fitness International is the #1 health club operator in North America, a position its held for over a decade. Totalling approximately 660 open and operating full-service health club and fitness facilities across the United States and Canada, Fitness International continues to expand its international presence.

LA Fitness has built its continued dominance upon a value-based model, offering multiple amenities under one roof, retaining a highly trained staff, and providing memberships at an approachable mid-tier price point of \$39.99 a month. Typical amenities include HIIT training, cardio and strength equipment, personal training, indoor cycling, group exercise classes, indoor pool, spa, kids club, basketball courts, racquetball, cafes, and juice bars.

The current LA Fitness prototype is a single-level, 34,000 square foot club, which is open for business 7 days per week. LA Fitness' mission is to help as many people as possible achieve the benefits of a healthy lifestyle by creating a nationwide network of sports clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.

"On January 17, 2024, S&P Global Ratings upgraded Fitness International, LLC's credit rating from 'B-' to 'B' with the announcement of the company's plans to refinance its existing credit facilities and term loan out to new maturities of 2028 and 2029, respectively. S&P issued a 'Stable Outlook' as the leverage-neutral transaction allows the company's leverage to continue to improve over the next twelve months via EBITDA growth. This upgrade continues a trend of improving credit for Fitness International, LLC as operating performance—including membership trends—continue to recover as the threat of coronavirus pandemic subsides."

- MOODY'S INVESTOR SERVICE



#1

Largest Health Club in North America by Revenue

660+

Gym Locations Nationwide

\$2.2B

Est. Annual Revenue

Tenant Name:	Fitness International, LLC
Locations:	660+
Company Type:	Private
Headquarters:	Irvine, CA
Founded:	1984
Website:	www.LAFitness.com

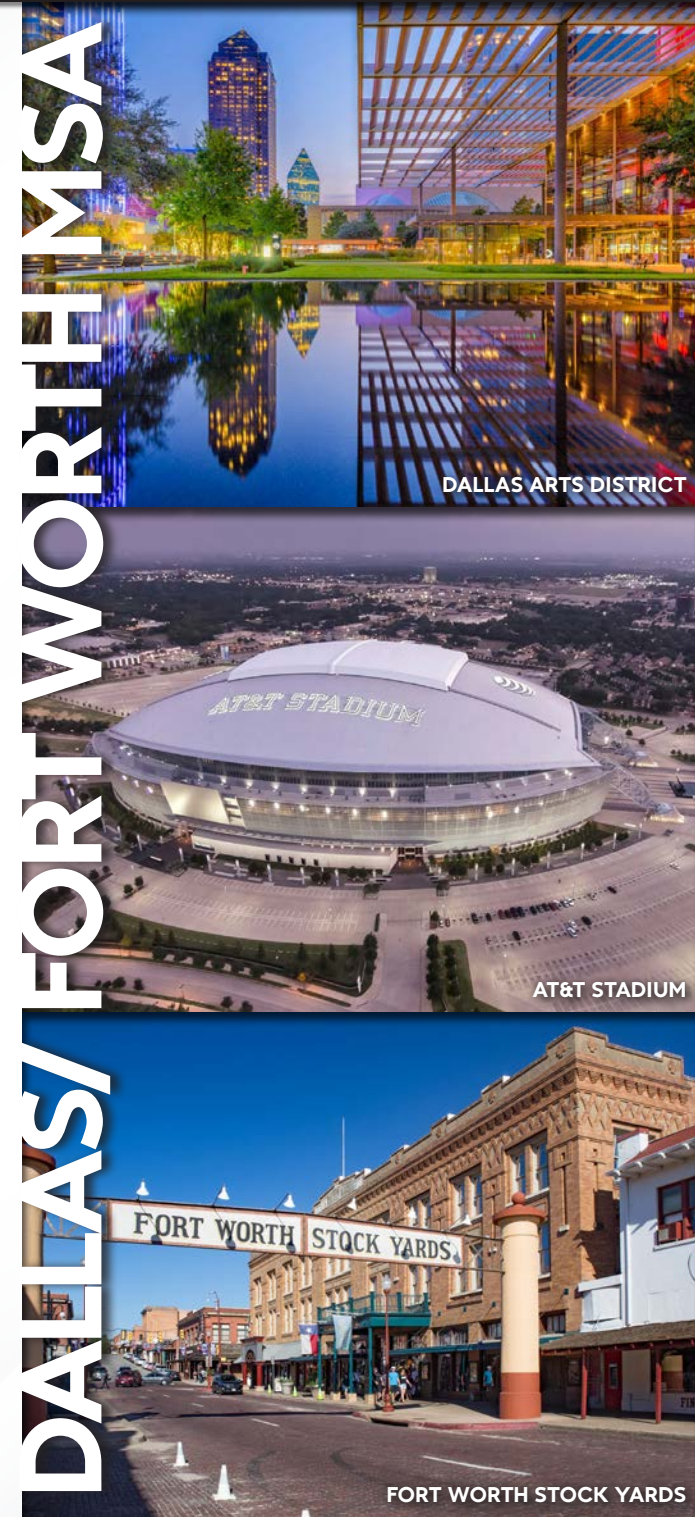
DALLAS/ FORT WORTH MSA

GEOGRAPHY

- The Dallas- Fort Worth metropolitan area is 9,286 square miles and made up of eleven counties.
- The Dallas-Fort Worth metro is the #1 largest MSA in Texas, with 7.8M residents.
- Dallas-Fort Worth is the 4th largest MSA in the country, with a 10-year growth rate of 20%
- The metro features expansive prairie land with rolling hills, and man-made lakes and rivers.
- The Metro is served by I-30, I-35, and I-20, several of the largest Interstate Highways in the USA
- The area is growing quickly, with a population increase of 170,396 in 2022, the most of any U.S. Metro

ECONOMY

- The Dallas-Fort Worth MSA consistently ranks among the top metropolitan areas in the country in terms of GDP. In 2022, the DFW metro area had a GDP of over \$600 Billion, placing it among the largest metropolitan economies in the U.S.
- Median Household income in \$75,975, 10% higher than the American average.
- Largest job growth of all US Metropolitan areas with 256,700 jobs added in 2021
- Major industries include oil and gas, manufacturing, and aerospace. The region boasts large corporations, medium-sized enterprises, and a diverse entrepreneurial ecosystem.
- Labor force of over 4M with an unemployment rate below national average.
- Home to 20+ Fortune 500 companies, including Exxon, Mobile, AT&T, Texas Instruments, and many others.
- Largest Employers in the metro include Texas Health, Walmart, American Airlines and Bank of America, all of which employing 22,000+ on average.
- Dallas has been recognized as the #1 best city for jobs by Forbes
- Originally known for telecom & energy, Dallas' industry pool is slowly evolving into a hub for Technology, Financial Services, Healthcare & National Defense.
- Facebook, Google, & CyrusOne investing in multiple Data Center Developments to support their growing digital infrastructure needs.



DALLAS/ FORT WORTH MSA

DALLAS ARTS DISTRICT

AT&T STADIUM

FORT WORTH STOCK YARDS

EDUCATION

- Texas Christian University
 - Well-renowned university, ranked a Top 100 University by U.S. News for 13 straight years.
 - 10,500 undergraduates, with enrollment increasing 2.8% in 2022.
 - Significant focus on degrees in Business Management, Biomedical Science, and Education
- Southern Methodist University
 - Private research university
 - 7,000 undergraduates with enrollment increasing 1.9% in 2022.
 - Highly ranked by U.S. News of national universities for academics, and #5 in post-graduate salaries.

TRANSPORTATION (DALLAS FORT WORTH AIRPORT)

- Dallas Fort Worth International Airport is #3 on the list of busiest airports, #2 in total passenger traffic, and the #1 hub for American Airlines.
- Over 260 destinations from 28 different airlines.
- With 5 terminals and 174 gates, DFW services 62.5M passengers annually.
- Their 6th terminal was recently announced at an estimated cost of \$3.5B and is expected to be completed in 2025

TRANSPORTATION (DALLAS LOVEFIELD AIRPORT)

- Covering an area of 1,300 acres, with a single, 20-gate terminal
- The birthplace, corporate headquarters, and major operating hub for Southwest Airlines.
- Servicing over 16M passengers, Dallas Love Field is the 2nd largest airport in the Dallas Fort Worth MSA.
- Ranked as the #1 busiest medium-hub airport in the United States.



DALLAS/FORT WORTH MSA

MAJOR ATTRACTIONS

- **Dallas Arts District** | vibrant cultural district in downtown Dallas, TX. Home to cultural institutions, performance venues, and outdoor spaces.
- **Fort Worth Stock Yards** | Popular tourist destination celebrating the rich cowboy and cattle heritage of Fort Worth, TX. Home to "Billy Bob's Texas", the world's largest Honky-Tonk for country music and line dancing.
- **AT&T Stadium** | Also known as "Jerry's World", it's the home of the Dallas Cowboys Football Team, and host of various concerts and entertainment events.
- **Modern Art Museum of Fort Worth** | renowned museum dedicated to contemporary art, housing a diverse collection of artists such as Andy Warhol, Jackson Pollack, Mark Rothko and many more.
- **The Fort Worth Stock Show & Rodeo** | annual event celebrating the culture of the livestock industry in Fort Worth, TX. It remains one of the largest and most prestigious livestock shows and rodeos in the country.

#1

Largest MSA
in Texas

4TH

Largest MSA in
USA

7.8M

Residents

20%

10-Year Growth
Rate



DALLAS/FORT WORTH MSA

THE FORT WORTH STOCK SHOW & RODEO

MODERN ART MUSEUM OF FORT WORTH

DALLAS LOVEFIELD AIRPORT

	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	15,494	158,572	384,218
2030 Projected Population	14,009	151,335	373,728
2020 Census Population	15,554	153,861	366,972
2010 Census Population	15,365	136,192	329,686
2025 Median Age	41.5	36.2	37.1
Households			
2025 Estimated Households	5,964	68,944	175,419
2030 Projected Households	5,371	66,561	173,687
2020 Census Households	6,590	67,592	166,943
2010 Census Households	6,314	60,645	150,129
Household Income			
2025 Estimated Average Household Income	\$216,370	\$137,692	\$138,231
2025 Estimated Median Household Income	\$141,738	\$97,142	\$96,668



384k
Estimated
Population
(5-MILE RADIUS)



175k
Estimated
Households
(5-MILE RADIUS)



\$216k
Ave. Household
Income
(1-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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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.

11-2-2015


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:
 - 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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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