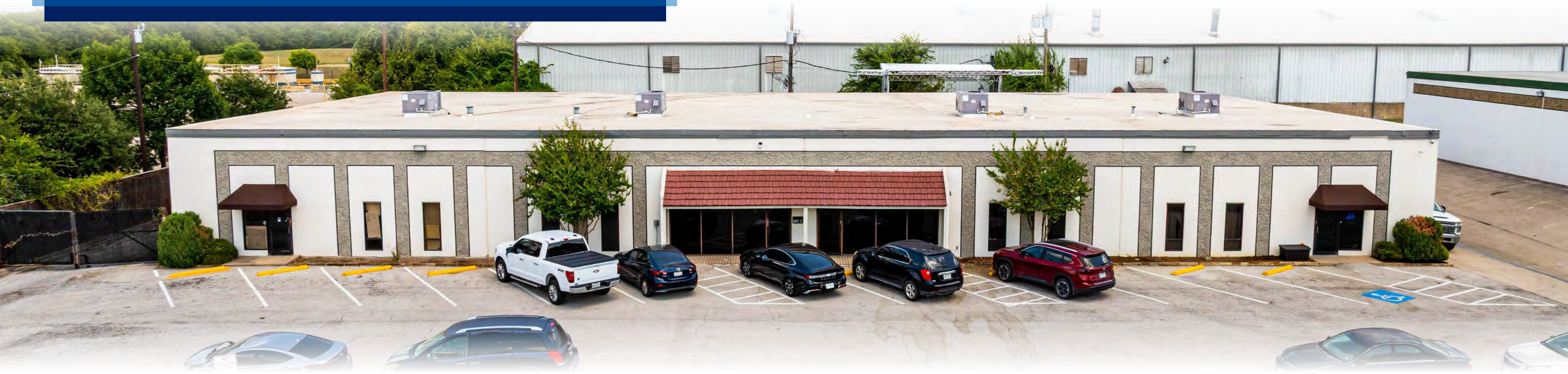
PLEASANT VALLEY INDUSTRIAL PARK

3007 PLEASANT VALLEY LANE
ARLINGTON, TEXAS 76015

- ±12,800 SF multi-tenant small-bay industrial asset located in Arlington, Texas
- 100% occupied by three tenants on NNN leases with a Weighted Average Lease Term (WALT) of 3 years
- 7.0% in-place cap rate with 3.7% average annual contractual rent increases
- 7.5% Year-5 pro forma cap rate driven by contractual tenant rent increases
- 100% HVAC suites with grade-level loading and an average suite size of ±3,200 SF
- Approximately 25% office and 75% warehouse finish-out with 14' clear height
- Infill Arlington location just off W Mayfield Road between I-20 and W Pioneer Parkway
- Strong surrounding demographics with $91,810+ average household income and $298,700+ median home values within a five-mile radius (CoStar)
- Tight industrial market with 7.1% vacancy, forecasted average annual rent growth of 3.84% through 2030, and zero projected net new supply (CoStar)



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD
214.520.8818 x 4
tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

TABLE OF CONTENTS

4 EXECUTIVE OVERVIEW

Executive Summary
Investment Highlights

7 PROPERTY OVERVIEW

Property at a Glance
Building Design & Construction
Suite Infrastructure Specifications
Site Plan
Aerials

15 TENANT OVERVIEW

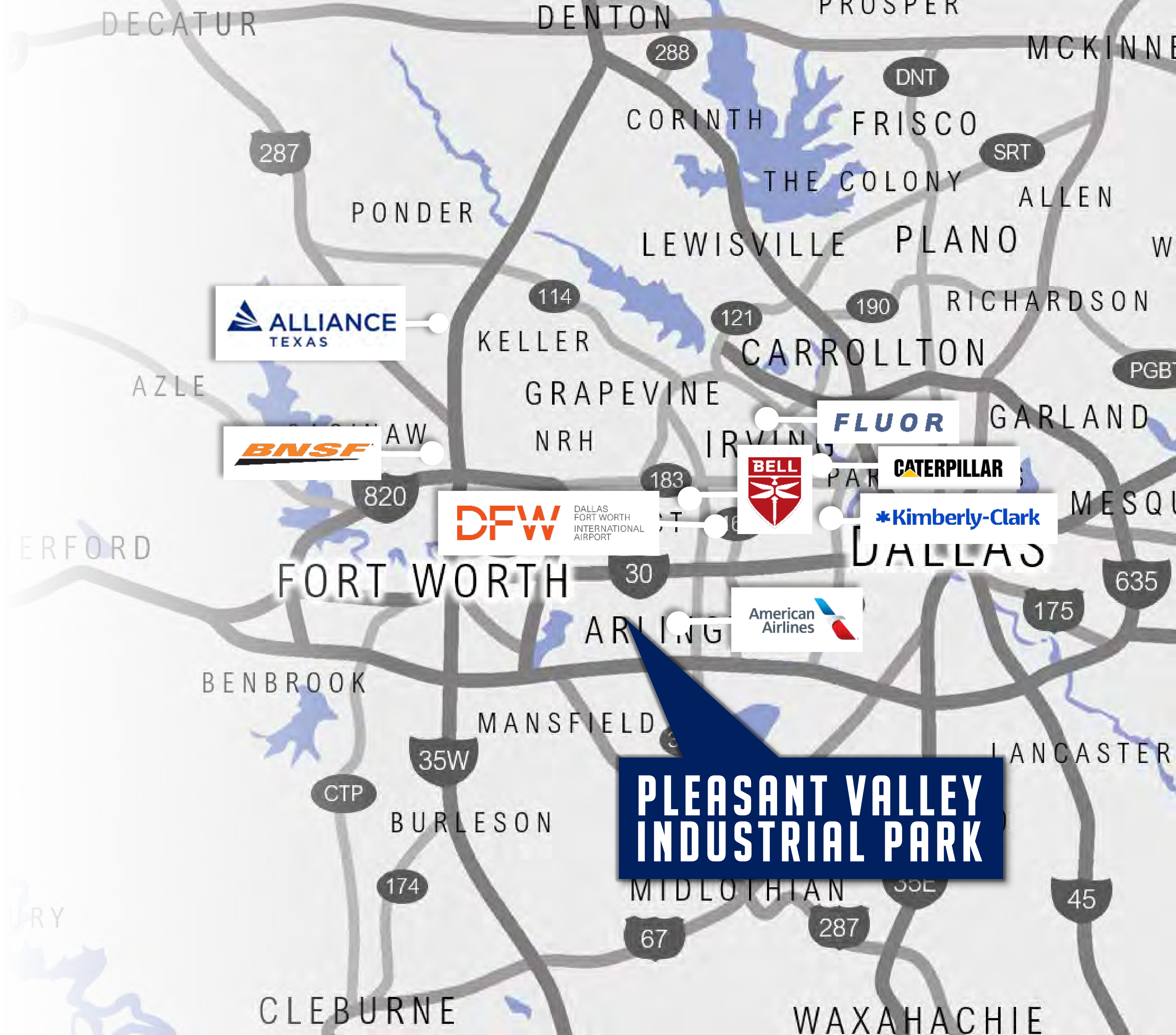
Lease Plan
Tenant Profiles

18 FINANCIAL OVERVIEW

Pricing
Rent Roll
Operating Statement
Cash Flow
Underwriting Assumptions

24 MARKET OVERVIEW

Market Aerial
Lease Comps
Sale Comps
Arlington Area
Demographics
Submarket Statistics



EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Pleasant Valley Industrial Park (the "Property") is a ±12,800-square-foot, multi-tenant small-bay industrial asset located in Arlington, Texas. The Property consists of four suites that are 100% occupied by three tenants on NNN leases, providing stable in-place income supported by 3.7% average annual contractual rent increases and a Weighted Average Lease Term (WALT) of 3 years.

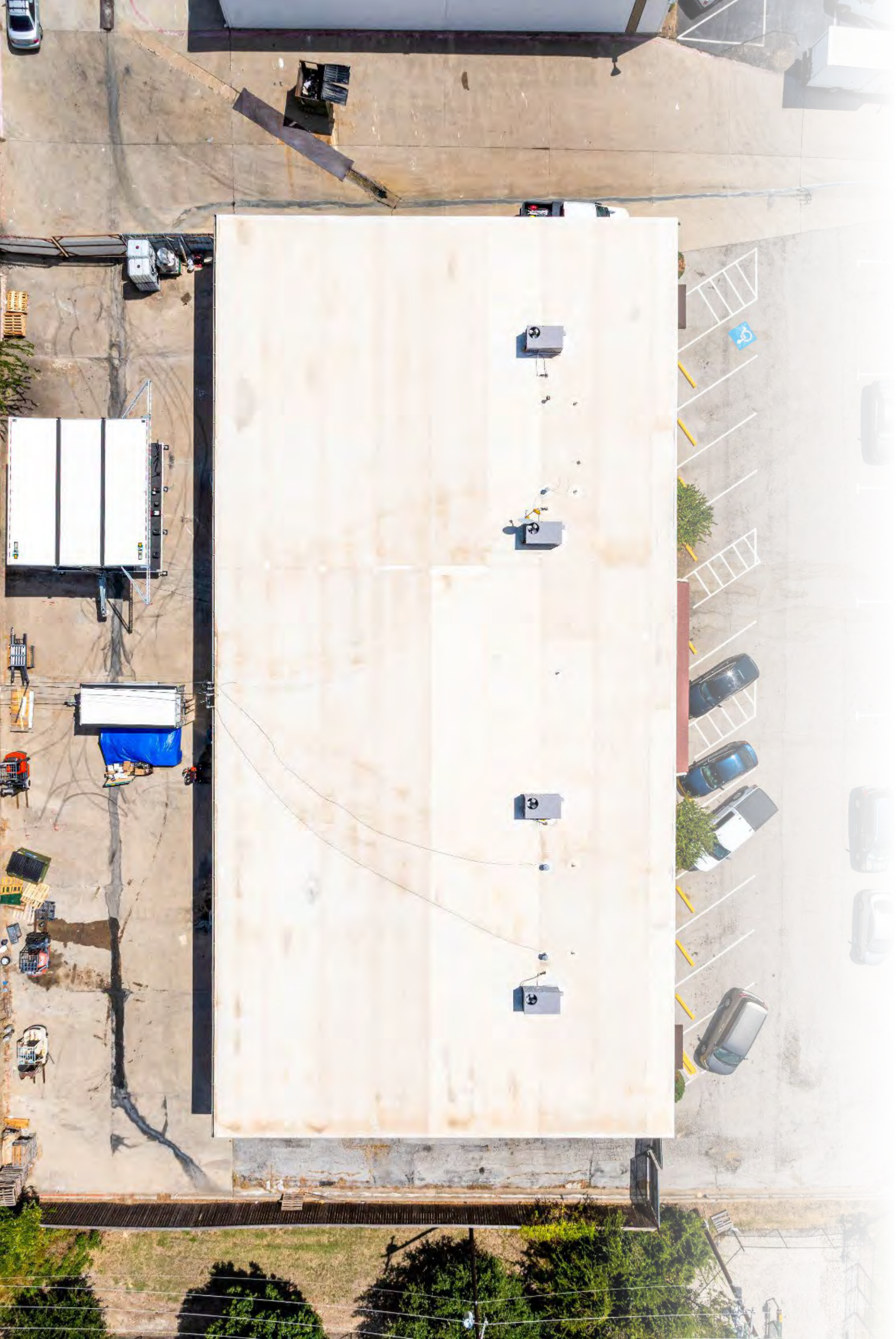
The Property is positioned just over one mile north of I-20 and less than four miles west of SH 360. This infill location provides convenient access to major transportation corridors, including I-35W, I-30, I-820, and SH 121, allowing efficient connectivity throughout the Dallas–Fort Worth Metroplex.

The building is designed to accommodate small-bay users with an average suite size of ±3,200 square feet, 100% HVAC, grade-level loading, and approximately 25% office and 75% warehouse finish-out. This functional configuration supports a broad range of light industrial and service-oriented tenants and enhances the Property's long-term leasing desirability.

The Property is offered at a 7.0% in-place cap rate with 3.7% average annual contractual rent increases, providing predictable NOI growth and a 7.5% Year-5 pro forma cap rate. Market fundamentals further strengthen the investment opportunity, with approximately 7.1% vacancy, forecasted average annual rent growth of 3.84% through 2030, and zero projected net new supply over that period (CoStar).

Demographics within a five-mile radius include average household income exceeding $91,810 and median home values above $298,700, supporting the strength and stability of the surrounding trade area.

Overall, Pleasant Valley Industrial Park offers investors the opportunity to acquire a stabilized, income-producing small-bay industrial asset in a highly accessible infill Arlington location, combining durable cash flow, embedded contractual rent growth, limited near-term capital exposure, and strong underlying market fundamentals.



INVESTMENT HIGHLIGHTS

Attractive In-Place Yield: 7.0% in-place cap rate with 3.7% average annual contractual tenant rent increases.

Stable Tenant Base with Contractual Rent Growth: 100% occupied by three tenants on NNN leases with a Weighted Average Lease Term (WALT) of 3 years.

Fully HVAC Industrial Space: 100% HVAC suites with grade-level loading and an average suite size of ±3,200 SF.

Efficient Small-Bay Layout: Approximately 25% office and 75% warehouse finish-out with 14' clear height.

Infill Arlington Location: ±12,800 SF multi-tenant small-bay industrial asset located just off W Mayfield Road between I-20 and W Pioneer Parkway.

Tight Market Fundamentals: 7.1% vacancy, forecasted average annual rent growth of 3.84% through 2030, and zero projected net new supply (CoStar).

Strong Area Demographics: $91,810+ average household income and $298,700+ median home values within a five-mile radius (CoStar).

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SUITE INFRASTRUCTURE SPECIFICATIONS
SITE PLAN
AERIALS

PROPERTY AT A GLANCE

ADDRESS
3007 Pleasant Valley Ln, Arlington, TX 76015

YEAR BUILT
1983

LAND AREA
±0.84 Acres

NET RENTABLE AREA
±12,800 Square Feet

PERCENT FINISHED
±25% Office
±75% Warehouse

PARKING
18 Surface Spaces

PERCENT LEASED
100.00%

CLEAR HEIGHT
14 Feet

APN
2147696

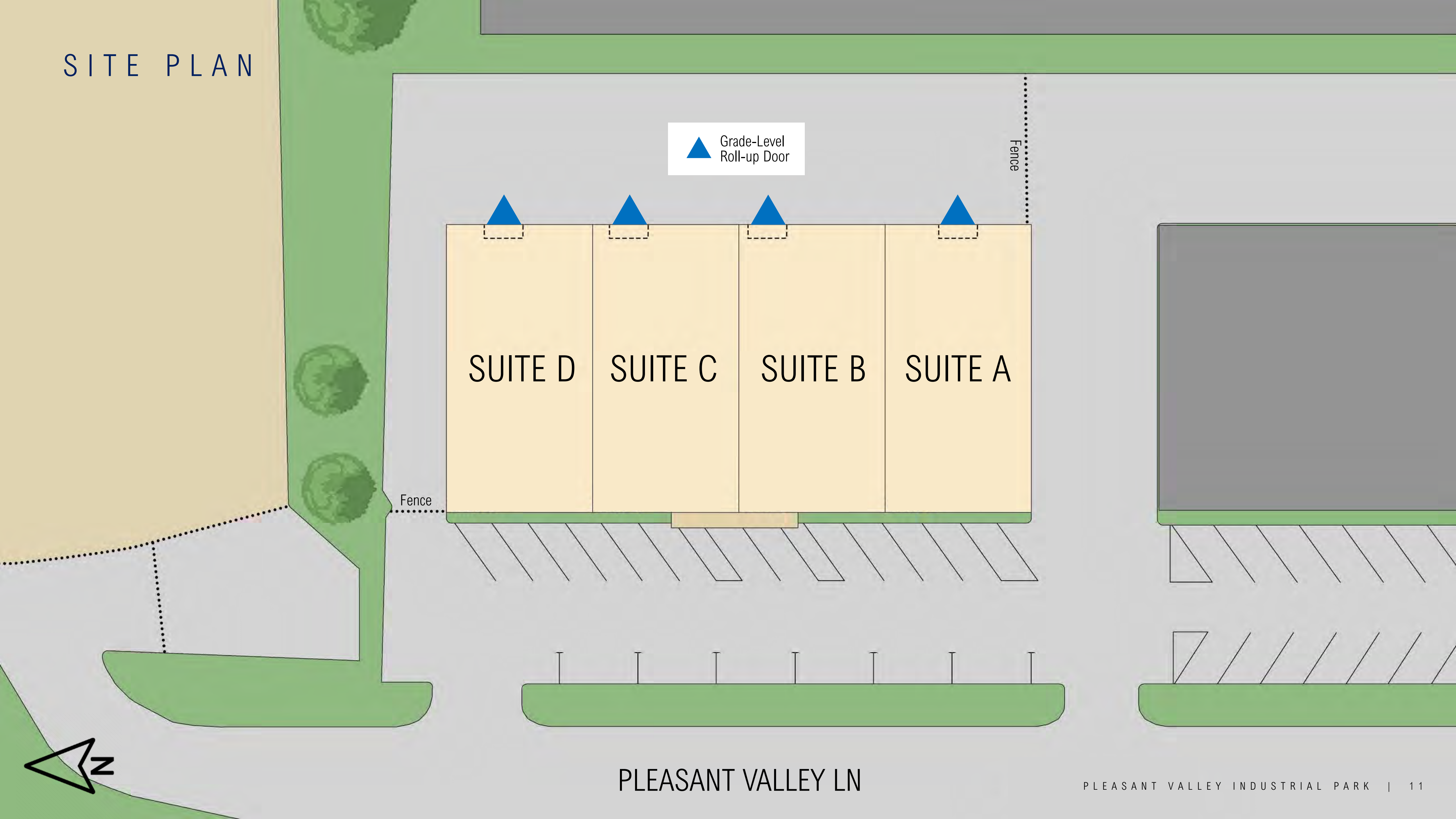
BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has one point of access on Pleasant Valley Ln.
FAÇADE DESCRIPTION	Masonry/Tilt-Wall
FOUNDATION	Concrete slab
BAY DEPTH	80 Feet
ROOF	TPO roof installed in 2017
ZONING	LI – Light Industrial
TENANT FINISHES	Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial grade doors, and carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.
RESTROOMS/ OFFICES	Property contains individual restroom facilities and offices for each suite with varying build-outs.
UTILITIES	Electricity – Various Water & Sewer – City of Arlington Gas – Atmos Energy Fiber/Telephone – Various

SUITE INFRASTRUCTURE SPECIFICATIONS

	SUITE A	SUITE B	SUITE C	SUITE D
SIZE	3,200 SF	3,200 SF	3,200 SF	3,200 SF
CLEAR HEIGHT	14’	14’	14’	14’
LOADING DOORS	# of Doors: 1 Grade-Level: 1 (10’x12’)	# of Doors: 1 Grade-Level: 1 (10’x12’)	# of Doors: 1 Grade-Level: 1 (10’x12’)	# of Doors: 1 Grade-Level: 1 (10’x12’)
HVAC	Warehouse HVAC: Yes	Warehouse HVAC: Yes	Warehouse HVAC: Yes	Warehouse HVAC: Yes

SITE PLAN



Grade-Level
Roll-up Door
Fence
SUITE D
SUITE C
SUITE B
SUITE A
Fence
N
PLEASANT VALLEY LN


ARLINGTON
Population: 404,380
Average Household Income: $98,118
Median Home Value: $304,700
DOWNTOWN DALLAS
GRAND PRAIRIE
Population: 212,266
Average Household Income: $102,067
Median Home Value: $295,500
DUNCANVILLE
Population: 38,622
Average Household Income: $90,959
Median Home Value: $255,500
PLEASANT VALLEY INDUSTRIAL PARK
N

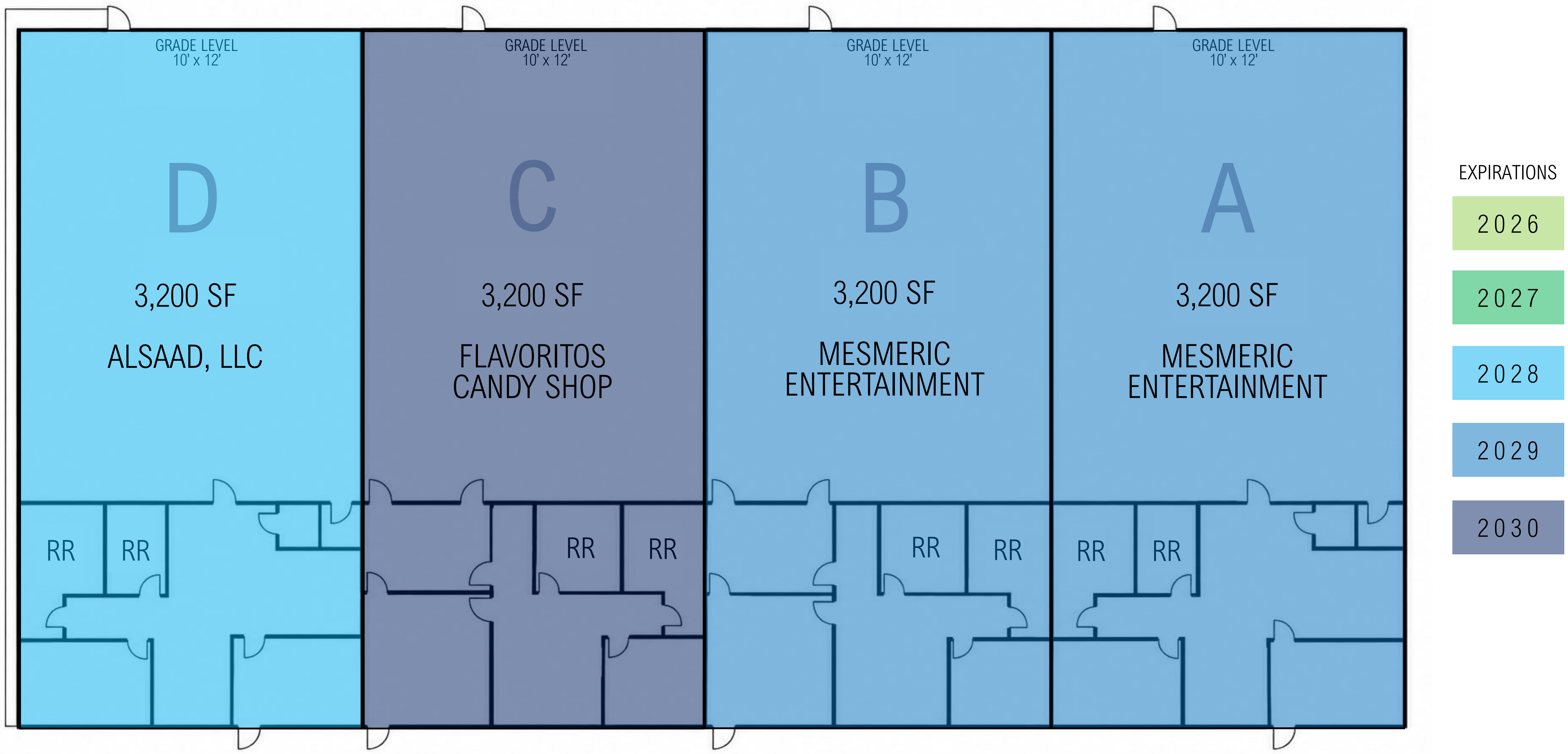

GRAND PRAIRIE
Population: 212,266
Average Household Income: $102,067
Median Home Value: $295,500
DUNCANVILLE
Population: 38,622
Average Household Income: $90,959
Median Home Value: $255,500
CEDAR HILL
Population: 49,941
Average Household Income: $121,399
Median Home Value: $302,700
S COOPER ST
±45,627 VPD
PLEASANT VALLEY LN
PLEASANT VALLEY
INDUSTRIAL PARK
N


FORT WORTH
Population: 1,049,355
Average Household Income: $106,411
Median Home Value: $303,000
HALTOM CITY
Population: 45,487
Average Household Income: $76,926
Median Home Value: $218,800
ARLINGTON
Population: 404,380
Average Household Income: $98,118
Median Home Value: $304,700
DOWNTOWN FORT WORTH
PLEASANT VALLEY INDUSTRIAL PARK
PLEASANT VALLEY LN

TENANT OVERVIEW

LEASE PLAN
TENANT PROFILES

LEASE PLAN



GRADE LEVEL
10' x 12'
D
3,200 SF
ALSAAD, LLC
RR
RR
GRADE LEVEL
10' x 12'
C
3,200 SF
FLAVORITOS
CANDY SHOP
RR
RR
GRADE LEVEL
10' x 12'
B
3,200 SF
MESMERIC
ENTERTAINMENT
RR
RR
GRADE LEVEL
10' x 12'
A
3,200 SF
MESMERIC
ENTERTAINMENT
RR
RR
EXPIRATIONS
2026
2027
2028
2029
2030

TENANT PROFILES

MESMERIC ENTERTAINMENT

WEBSITE	mesmericentertainment.com
SQUARE FEET	6,400 SF
% OF PROJECT	50.00%
ANNUAL RENT STEPS	4%

Mesmeric Entertainment is a full-service event production company serving a diverse range of clients throughout the live entertainment and special events industry. The company provides audiovisual production, mobile staging, backline rentals, special effects, and creative consulting services for festivals, theme parks, corporate events, sports facilities, and houses of worship. Mesmeric Entertainment delivers integrated technical and creative solutions designed to support memorable, professionally produced experiences.

FLAVORITOS CANDY SHOP

WEBSITE	flavoritosshop.com
SQUARE FEET	3,200 SF
% OF PROJECT	25.00%
ANNUAL RENT STEPS	4%

Flavoritos is a specialty candy company offering bold, flavor-driven confections to customers throughout the United States. The company produces a broad selection of chamoy-coated and sour candies, flavored gummies, cotton candy, pickle kits, and rim dips through its direct-to-consumer online platform. Flavoritos has developed a growing national following by combining creative flavor profiles, frequent limited-edition releases, and convenient nationwide shipping.

ALSAAD, LLC

TENANT SINCE	11/1/2017
SQUARE FEET	3,200 SF
% OF PROJECT	25.00%
ANNUAL RENT STEPS	3%

Alsaad, LLC is a specialty food importer and distributor supplying a diverse selection of international grocery products. The company sources packaged foods from overseas manufacturers, including tahini, olive oil, tomato paste, olives, spices, cookies, grains, and other pantry staples. Through its Arlington warehouse operation, Alsaad supports the storage and distribution of imported food products throughout the regional market.

FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS

PRICING

PRICE	$1,957,262	**GROSS LEASABLE AREA**	12,800 SF
PRO FORMA CAP RATE (YEAR-5)	7.50%	**PRO FORMA NOI (YEAR-5)**	$146,826
CAP RATE	7.00%	**NOI**	$137,008
AVERAGE RENT PER SF	$10.70	**PRICE PER SF**	$152.91

RENT ROLL

			% OF	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS			LEASE	RENEWAL	TENANT
SUITE	TENANT	SF	PROPERTY	START	END	PSF	TOTAL	DATE	PSF	TOTAL	TYPE	OPTIONS	SINCE
A & B	Mesmeric Entertainment	6,400	50.00%	9/1/2026	8/31/2029	$10.75	$68,800	9/1/2027	$11.18	$71,552	NNN	None	9/1/2026
								9/1/2028	$11.63	$74,414			
C	Flavoritos Candy Shop	3,200	25.00%	5/1/2026	4/30/2030	$10.50	$33,600	5/1/2027	$10.92	$34,944	NNN	One 1-year option at market	5/1/2026
								5/1/2028	$11.36	$36,336			
								5/1/2029	$11.81	$37,800			
D	Alsaad, LLC	3,200	25.00%	9/1/2025	8/31/2028	$10.82	$34,608	9/1/2027	$11.14	$35,646	NNN	None	11/1/2017
	TOTAL	12,800	100.00%			$10.70	$137,008						

TOTAL OCCUPIED	12,800	100.00%
VACANT	0	0.00%
TOTAL RENTABLE	12,800	100.00%

OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	$/SF
INCOME		
Base Rent	$137,008	$10.70
GROSS POTENTIAL RENT	$137,008	$10.70
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	$30,820	$2.41
TOTAL EXPENSE REIMBURSEMENTS	$30,820	$2.41
GROSS POTENTIAL INCOME	$167,828	$13.11
EFFECTIVE GROSS INCOME	$167,828	$13.11
EXPENSES		
Real Estate Taxes	$19,342	$1.51
Insurance	$4,764	$0.37
Management Fee/CAM	$6,713	$0.52
TOTAL EXPENSES	$30,820	$2.41
NET OPERATING INCOME	$137,008	$10.70

CASH FLOW

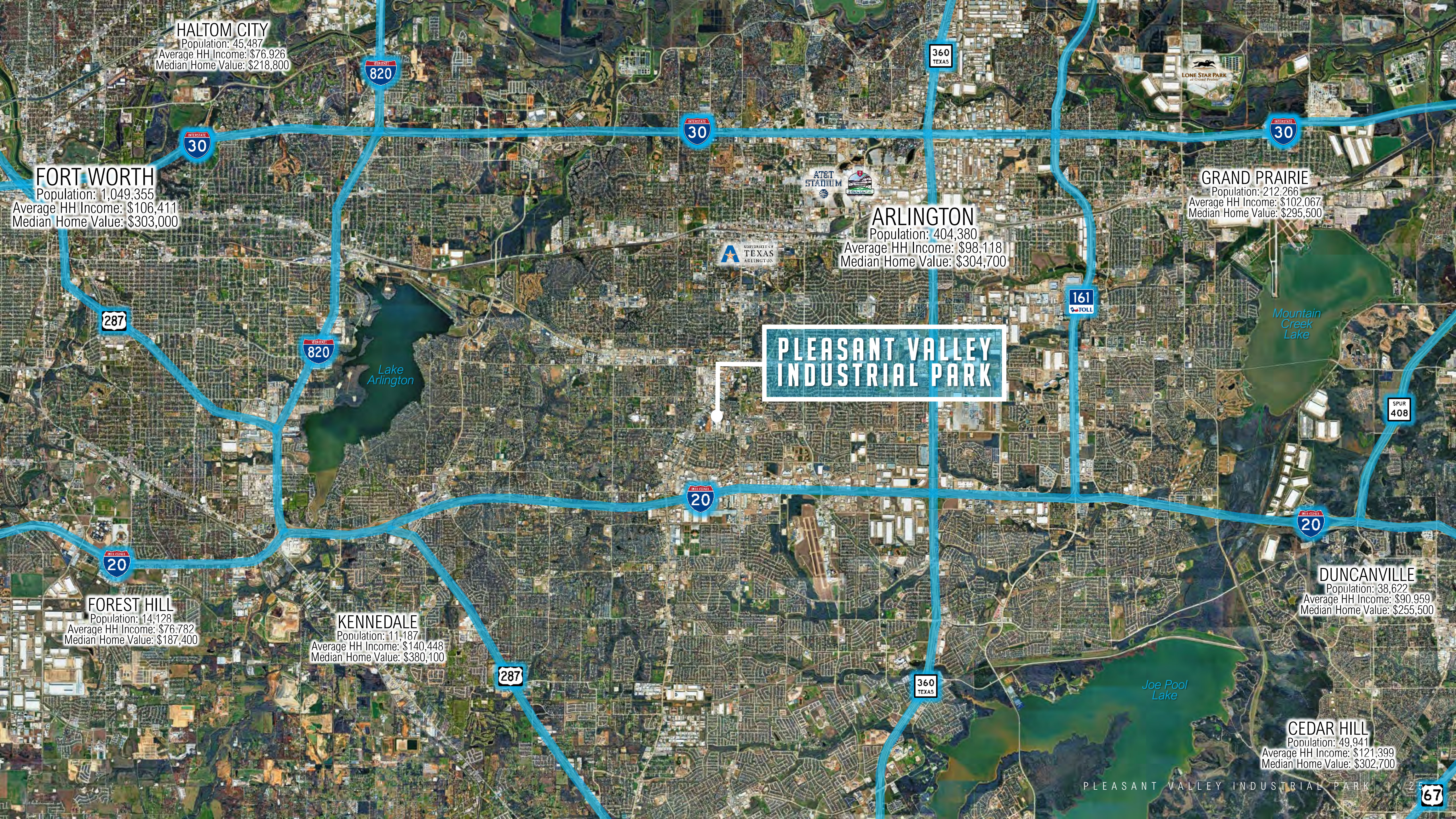
FOR THE YEARS ENDING	YEAR 1 OCT-2027	YEAR 2 OCT-2028	YEAR 3 OCT-2029	YEAR 4 OCT-2030	YEAR 5 OCT-2031	YEAR 6 OCT-2032	YEAR 7 OCT-2033	YEAR 8 OCT-2034	YEAR 9 OCT-2035	YEAR 10 OCT-2036	YEAR 11 OCT-2037
RENTAL REVENUE											
Potential Base Rent	138,325	143,429	147,923	150,896	156,384	162,639	168,972	174,587	179,032	184,757	192,147
Absorption & Turnover Vacancy	0	-3,021	-6,224	-3,205	0	0	-3,503	-7,215	-3,716	0	0
Scheduled Base Rent	138,325	140,408	141,699	147,691	156,384	162,639	165,469	167,372	175,316	184,757	192,147
TOTAL RENTAL REVENUE	138,325	140,408	141,699	147,691	156,384	162,639	165,469	167,372	175,316	184,757	192,147
OTHER TENANT REVENUE											
Total Expense Recoveries	30,874	31,026	31,134	32,864	34,778	35,886	36,078	36,216	38,266	40,462	41,752
TOTAL OTHER TENANT REVENUE	30,874	31,026	31,134	32,864	34,778	35,886	36,078	36,216	38,266	40,462	41,752
TOTAL TENANT REVENUE	169,199	171,434	172,833	180,555	191,162	198,526	201,547	203,588	213,582	225,218	233,900
POTENTIAL GROSS REVENUE	169,199	171,434	172,833	180,555	191,162	198,526	201,547	203,588	213,582	225,218	233,900
VACANCY & CREDIT LOSS											
Vacancy Allowance	-8,460	-8,011	-8,265	-8,455	-9,558	-9,926	-9,418	-9,733	-9,998	-11,261	-11,695
TOTAL VACANCY & CREDIT LOSS	-8,460	-8,011	-8,265	-8,455	-9,558	-9,926	-9,418	-9,733	-9,998	-11,261	-11,695
EFFECTIVE GROSS REVENUE	160,739	163,423	164,568	172,101	181,604	188,600	192,129	193,855	203,584	213,957	222,205
OPERATING EXPENSES											
Real Estate Taxes	19,342	19,922	20,520	21,136	21,770	22,423	23,095	23,788	24,502	25,237	25,994
Insurance	4,764	4,907	5,054	5,206	5,362	5,523	5,688	5,859	6,035	6,216	6,402
Management Fee/CAM	6,768	6,857	6,913	7,222	7,646	7,941	8,062	8,144	8,543	9,009	9,356
TOTAL OPERATING EXPENSES	30,874	31,687	32,487	33,563	34,778	35,886	36,846	37,791	39,080	40,462	41,752
NET OPERATING INCOME	129,865	131,737	132,080	138,537	146,826	152,713	155,284	156,065	164,504	173,496	180,452

UNDERWRITING ASSUMPTIONS

GLA	12,800 SF
COMMENCEMENT DATE	October 1, 2026
END DATE	September 30, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
MARKET RENT	$11.00/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	$2.00/SF / $0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
ARLINGTON AREA
DEMOGRAPHICS
SUBMARKET STATISTICS


HALTOM CITY
Population: 45,487
Average HH Income: $76,926
Median Home Value: $218,800
FORT WORTH
Population: 1,049,355
Average HH Income: $106,411
Median Home Value: $303,000
AT&T STADIUM
TEXAS ARLINGTON
ARLINGTON
Population: 404,380
Average HH Income: $98,118
Median Home Value: $304,700
LONE STAR PARK
GRAND PRAIRIE
Population: 212,266
Average HH Income: $102,067
Median Home Value: $295,500
PLEASANT VALLEY INDUSTRIAL PARK
Lake Arlington
Mountain Creek Lake
FOREST HILL
Population: 14,128
Average HH Income: $76,782
Median Home Value: $187,400
KENNEDALE
Population: 11,187
Average HH Income: $140,448
Median Home Value: $380,100
DUNCANVILLE
Population: 38,622
Average HH Income: $90,959
Median Home Value: $255,500
Joe Pool Lake
CEDAR HILL
Population: 49,941
Average HH Income: $121,399
Median Home Value: $302,700
820
30
360
287
161
20
408
67

LEASE COMPS

1

CENTENNIAL PLACE

2238 Michigan Ave, Arlington, TX 76013
Suite Size: 2,115 SF
Clear: 14’
Rate: $12.25/SF NNN
NNN: $3.98/SF

2

2026 PIONEER PKWY W

2026 Pioneer Pkwy W, Arlington, TX 76013
Suite Size: 1,005 SF
Clear: 12’
Rate: $15.36/SF NNN
NNN: $3.72/SF

3

ARLINGTON BUSINESS CENTER

2506 S Cooper St, Arlington, TX 76015
Suite Size: 2,321 SF
Clear: 14’
Rate: $13.56/SF NNN
NNN: $2.64/SF

SALE COMPS

1

1000 POST AND PADDOCK LANE

Address: 1000 Post and Paddock Ln, Grand Prairie, TX 75050
Size: 77,448 SF
Cap Rate: 6.00%
Year Built: 1984
Loading: Grade
Sale Price: $11,849,544 ($153.00/SF)
Sale Date: 6/2/2026
Construction: Masonry

2

MARINE CREEK BUSINESS PARK

Address: 3501-3529 NW Loop 820, Fort Worth, TX 76106
Size: 50,000 SF
Cap Rate: 7.00%
Year Built: 1982
Loading: Grade
Sale Price: $7,500,000 ($150.00/SF)
Sale Date: 8/12/2025
Construction: Masonry

3

KELLER PARK VISTA CENTER

Address: 5950 Park Vista Cir, Fort Worth, TX 76244
Size: 30,909 SF
Cap Rate: 7.00%
Year Built: 2005
Loading: Grade
Sale Price: $5,100,000 ($165.00/SF)
Sale Date: 4/22/2025
Construction: Metal

4

6100 W PIONEER PARKWAY

Address: 6100 W Pioneer Pkwy, Arlington, TX 76013
Size: 14,716 SF
Cap Rate: 7.00%
Year Built: 2002
Loading: Grade
Sale Price: $2,300,000 ($156.29/SF)
Sale Date: 2/14/2024
Construction: Masonry

ARLINGTON AREA

INTRODUCTION

Arlington is one of the most strategically located and economically diverse business centers within the Dallas–Fort Worth metroplex. Centrally positioned between Dallas and Fort Worth, the city benefits from continued population growth, a large regional workforce, and significant public and private investment. Arlington's pro-business environment and competitive operating costs support a broad range of industries, including manufacturing, healthcare, logistics, technology, tourism, and professional services.

The city offers excellent regional connectivity through major transportation corridors including I-30, I-20, and State Highway 360. These routes provide efficient access throughout the DFW metroplex and connect businesses to major distribution networks across Texas. Arlington is also located near DFW International Airport, one of the nation's busiest airports, further strengthening its appeal for companies requiring convenient access to regional, national, and international markets.

Arlington's economy is supported by major employers such as General Motors, The University of Texas at Arlington, Texas Health Resources, and Arlington Independent School District. The city's Entertainment District, anchored by AT&T Stadium, Globe Life Field, Six Flags Over Texas, and expanding hospitality and convention facilities, also generates substantial visitor activity and ongoing development. With its central location, diverse employment base, strong infrastructure, and continued regional growth, Arlington remains an attractive market for businesses seeking accessibility, operational efficiency, and long-term opportunity within North Texas.

2026 POPULATION

404K

2026 AVERAGE HOUSEHOLD INCOME

$98K

2026 MEDIAN HOME VALUE

$304K

2026 MEDIAN AGE

33.7

2026 DEMOGRAPHICS

1 MILE

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING ($000S)
2,260	13,045	161,177

5 MILE

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
66.1%	61.8%	59.1%

10 MILE

POPULATION	HOUSEHOLDS	MEDIAN AGE
956K	339K	35.5

PROJECTED POP. GROWTH 2025-2030	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
5.0%	$96K	$307K

SUBMARKET STATISTICS

"Arlington is a core component of the Greater Southwest industrial cluster. Anchored by its position between Dallas and Fort Worth proper and direct access to I-20, Highway 360, and the region's key freight corridors."

ARLINGTON SUBMARKET

2025 AVERAGE FLEX RENT GROWTH	CURRENT AVERAGE VACANCY RATE	CURRENT FLEX MARKET ASKING RENT PSF
2.5%	7.1%	$14.36
SUBMARKET FLEX RENTABLE SF	**2025 & 2026 SUBMARKET FLEX SF INVENTORY GROWTH**	**PROJECTED 2028 FLEX MARKET ASKING RENT PSF**
2.5M	0.0%	$15.28

EXCLUSIVELY OFFERED BY

TY UNDERWOOD
214.520.8818 x 4
tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____