



# SHOPS AT EASTSIDE 700, 720, 730 EAST CAMPBELL ROAD, RICHARDSON, TX 75081



CONFIDENTIAL OFFERING MEMORANDUM



SHOP<sup>COS.</sup>

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# SHOPS AT EASTSIDE

LOCATION

700, 720, 730 EAST CAMPBELL ROAD  
RICHARDSON, TEXAS 75081

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**SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Shops at Eastside (the “Property”), a 67,267 square foot award-winning mixed-use retail center located in Richardson, TX. Located at Campbell Road and U.S. 75, one of the top intersections in the Dallas Metro, the Property sees a combined count of 304,000+ vehicles per day. The Property benefits from multiple ingress/egress points, multiple digital kiosks, three (3) highly visible monument signs, and compelling demographics in which average household income exceeds \$135,100 in a 3-mile radius.**

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- Institutional Quality Asset Part of Award-Winning Mixed-Use Development in Richardson, TX
- Over 65% of Tenants with Options at Market Rent or Without Options to Renew
- Shadowed by 1,107 Walkable Apartment Units in Three (3) Luxury Communities, 10-Story Class-A Office Building, Eastside Centre & Across from Hilton Hotel
- Notable Nearby Tenants Include La La Land, Velvet Taco, Chick-Fil-A, CAVA & First Watch
- Average Base Rent of Just \$33.09 PSF NNN
- Traffic Counts Exceed 304,000 VPD at Intersection of US-75 & Campbell Road
- City of Richardson Providing Favorable Zoning for Redevelopment of Nearby Uses to Multifamily
- Multiple Digital Kiosks with Tenant Directories and Parking Directions
- Necessity Based Asset & Strong National Retail Tenant Line Up Consisting of 7-Eleven, Panera Bread, Frost National Bank, Hotworx, & Sport Clips Among Many Others

Shops at Eastside is a 67,267 square foot award winning mixed-use development located at the intersection of Campbell Road and U.S. 75 approximately 30 minutes northeast of downtown Dallas. The Property is of institutional quality and is 100% leased to a compelling list of national tenants including 7-Eleven, Panera Bread, Hotworx, Frost National Bank and Sport Clips among other complementary users. Shops at Eastside is also home to regional favorites Peach Cobbler Factory, Bombay Republic, The Wing'D Nut, Yumilicious Frozen Yogurt, Urbane Aesthetics, and Russo's Coal Fired Kitchen. The Property is shadowed by 1,107 luxury apartments units that are walkable amongst three (3) apartment complexes, and Eastside Centre, a 10-story 180,000 square foot class A office tower.

The Property benefits from excellent visibility on the frontage of U.S. 75 and Campbell Road and experiences traffic volumes in excess of 304,000 vehicles per day. Shops at Eastside is easily accessible from U.S. 75, Campbell Road and Greenville Avenue and is in close proximity to the DART Rail line and the George W. Bush Turnpike. Shops at Eastside is centrally located equidistant from the Dart Red Line Stations at Galatyn Park and Arapaho Center, approximately one mile from each. The Dart Red Line runs north/south from Parker Road in Plano, to Westmoreland in Oak Cliff. The Dart Red Line has 25 station stops and runs directly through downtown Dallas. Adjacent to the Property is four-star Hilton Hotel, which consists of 342 guest rooms. Shops at Eastside is located within a three-mile radius of UT-Dallas, home to

more than 23,000 students and is surrounded by the Innovation Quarter which averages 51 technology companies per square mile including approximately 215,400 employees in a five-mile radius, making it one of the densest high-tech areas in the U.S. Included in the Innovation Quarter is the \$1.5 billion, 186-acre development, commonly known as CityLine, at Plano Road and Bush Turnpike, located only 2.5 miles from Shops at Eastside. The Property is also located directly across U.S. 75 from Richardson Plaza and Canyon Creek Shopping Center, a combined 242,000+ of restaurant, retail and entertainment GLA with notable national tenants such as La La Land, Velvet Taco, Chick-Fil-A, CAVA and First Watch among others.

Shops at Eastside benefits from demographics in which average household income exceeds \$135,100 in a three-mile radius complemented by a population of over 387,700 people in a 5-mile radius. In addition, the City of Richardson has consistently demonstrated favorable zoning initiatives to rezone nearby properties for multifamily use, further adding population density with increased apartments recently built and projected. Shops at Eastside benefits from an average lease expiration date of December 2031, as well as 75+% of tenants experiencing rent escalations throughout the primary term of their lease. Overall, Shops at Eastside offers an investor an award winning, mixed-use retail center located in an affluent, high-growth, and exciting corridor in the Dallas Fort Worth submarket of Richardson, TX.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

700, 720, 730 East Campbell Road  
Richardson, TX 75081



**YEAR BUILT**  
2007

**PERCENT LEASED**  
100%

**BUILDING SIZE**  
67,267 SF

**LAND AREA**  
4.52 Acres

**PRICING**  
Request for Offer

**NOI**  
\$2,198,395

**TRAFFIC COUNTS**  
Central Expressway  
Campbell Road

263,636 VPD-25  
40,500 VPD-25

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
Frost Bank	5,180 SF	7.70%	December 2028
7-Eleven	1,897 SF	2.82%	May 2030
Hotworx	2,000 SF	2.79%	April 2029
Panera Bread	4,400 SF	6.54%	September 2028
Yumilicious	1,980 SF	2.94%	December 2030
City Salon Suits & Spa	10,357 SF	15.40%	August 2040
Peach Cobbler Factory	1,465 SF	2.18%	April 2034
Sport Clips	1,000 SF	1.49%	December 2028

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	8,223	117,757	387,709
2025 Daytime Population	37,102	168,661	451,526
2025 Avg. Household Income	\$130,340	\$135,118	\$120,242
2025 Total Households	4,215	46,762	151,406

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# ADDITIONAL INFORMATION



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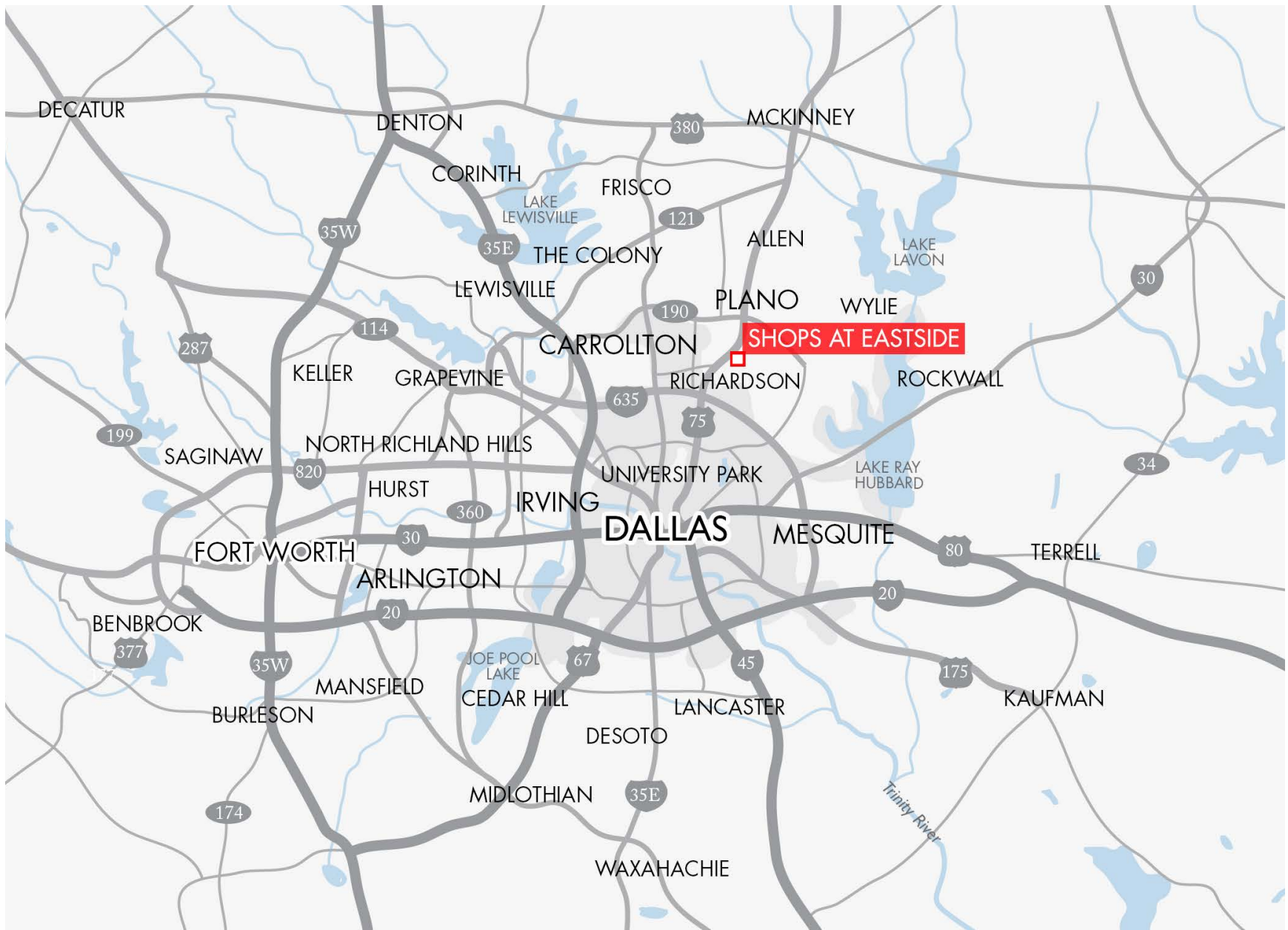
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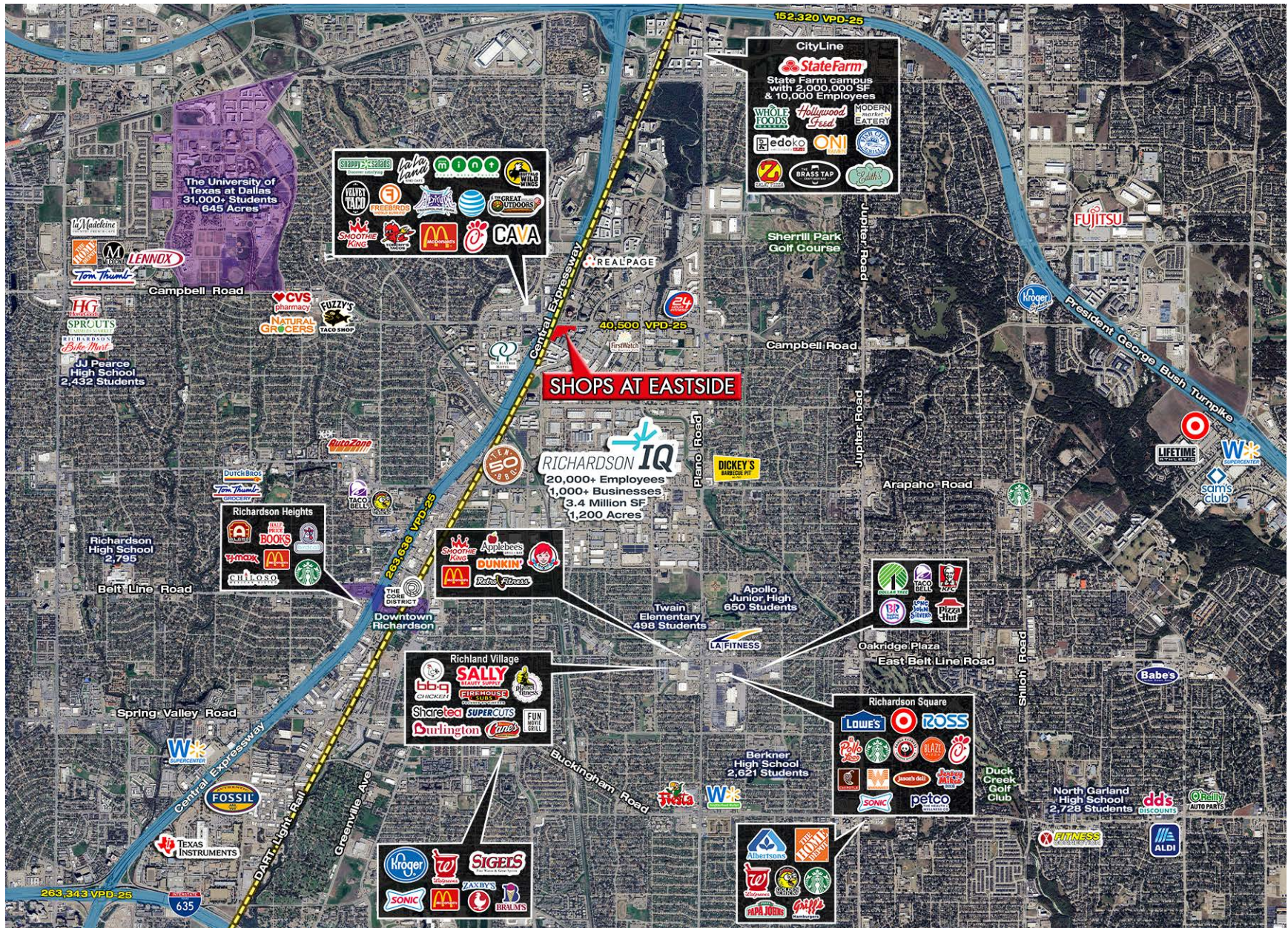
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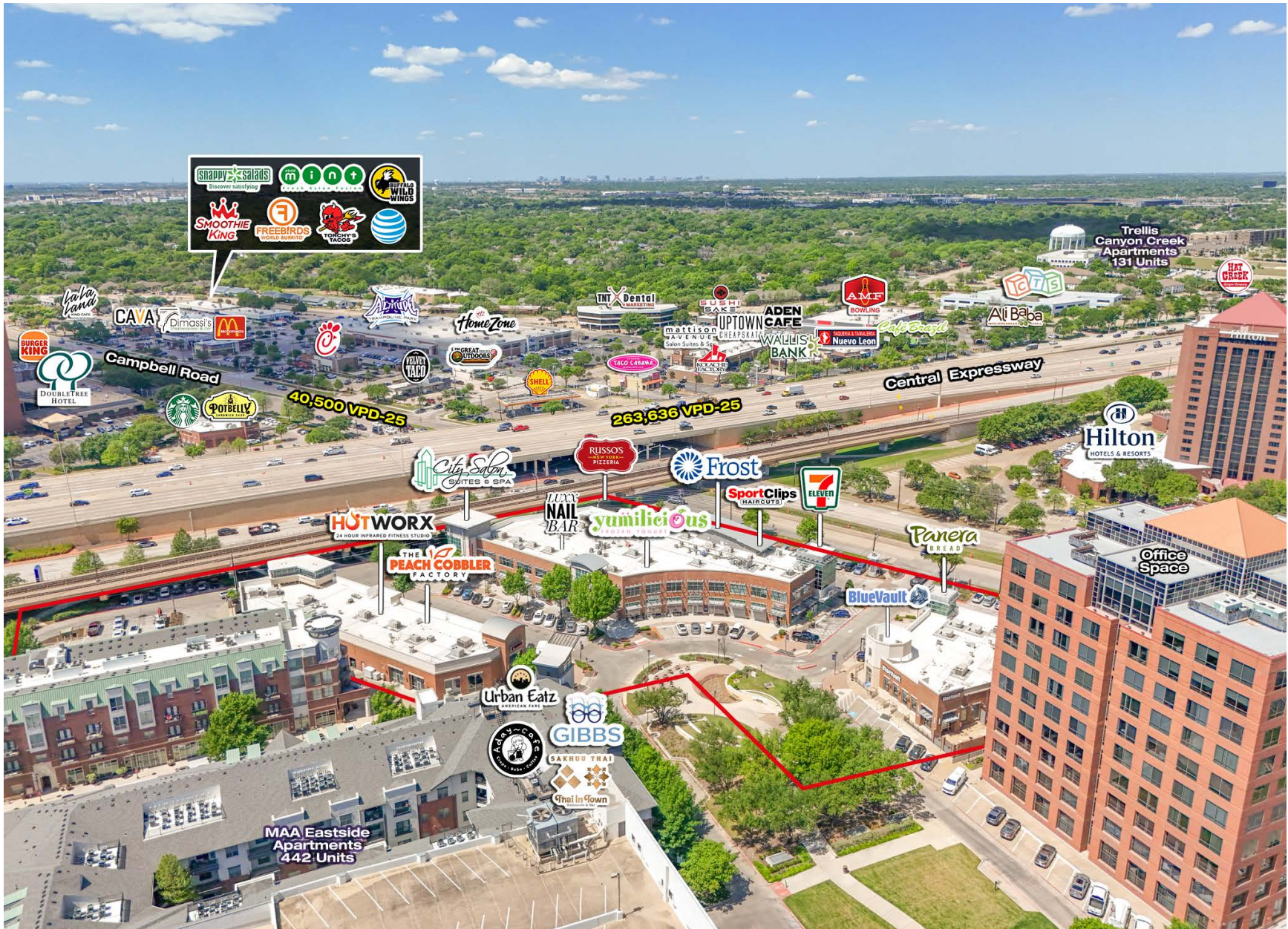






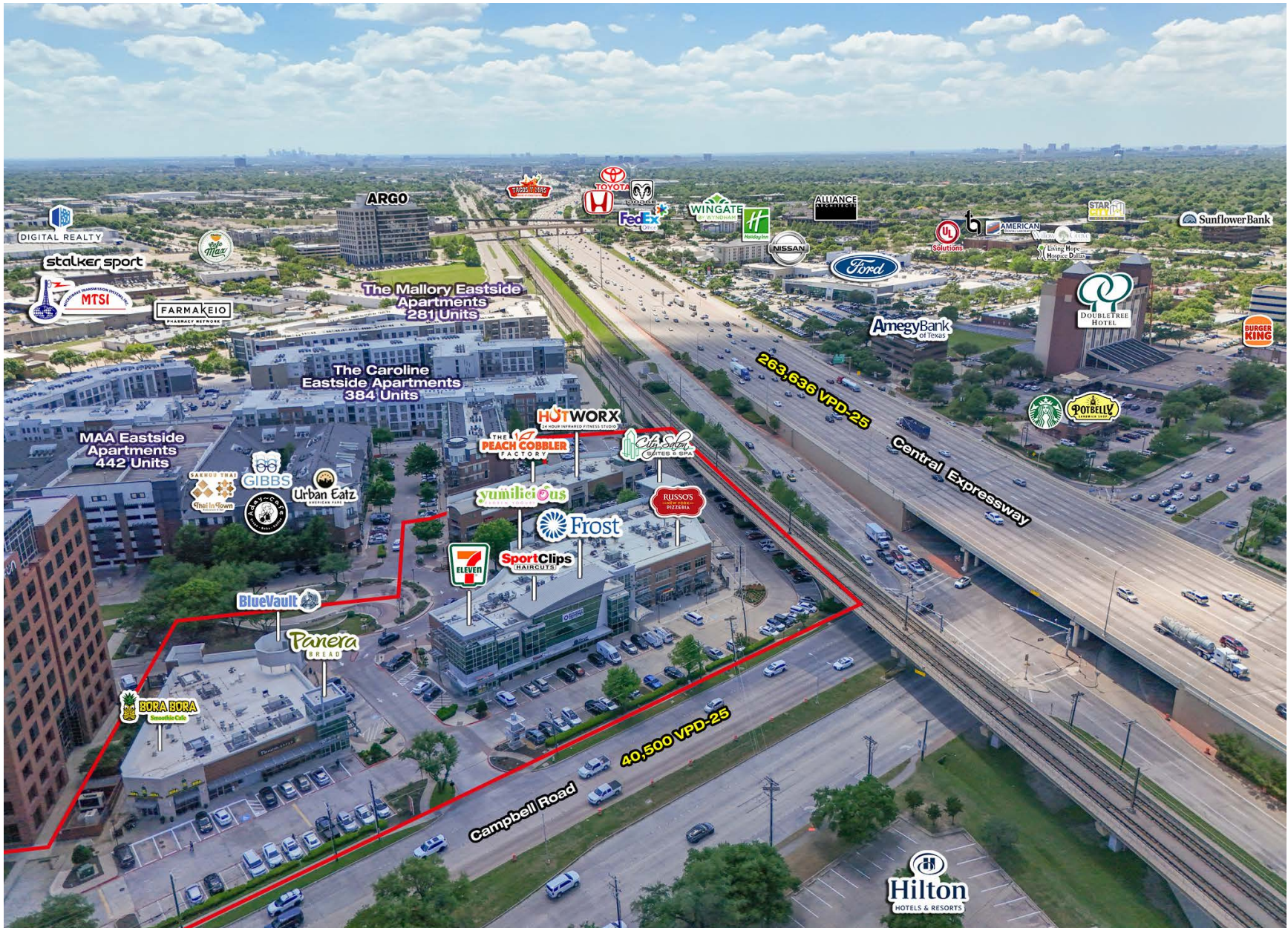


# PROPERTY OVERVIEW



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# PROPERTY OVERVIEW



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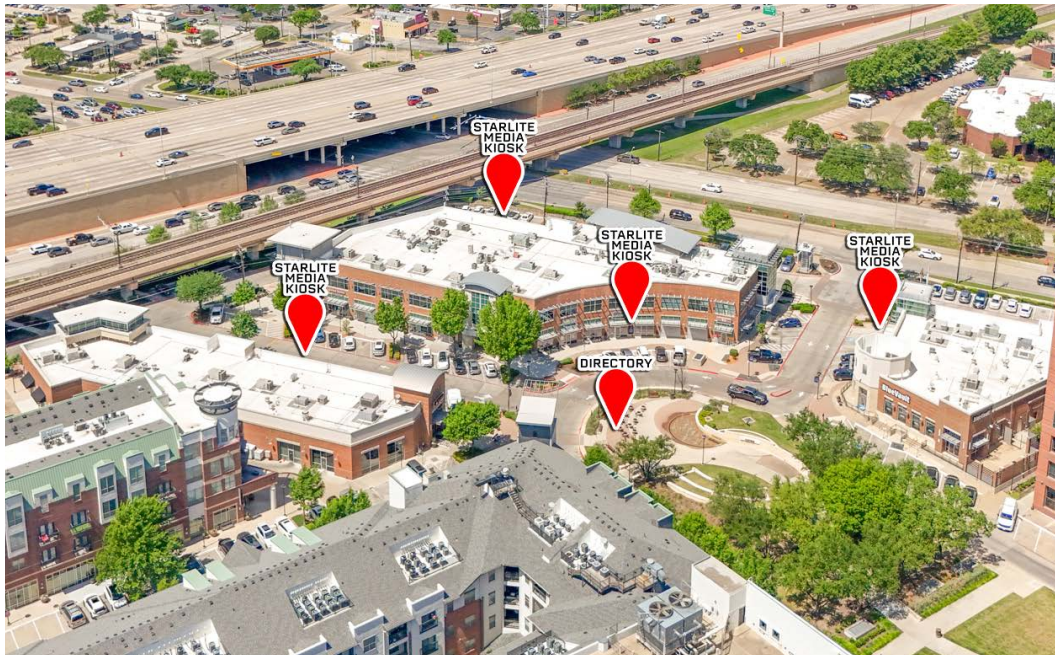
# SITE PLAN



# SECOND FLOOR SITE PLAN



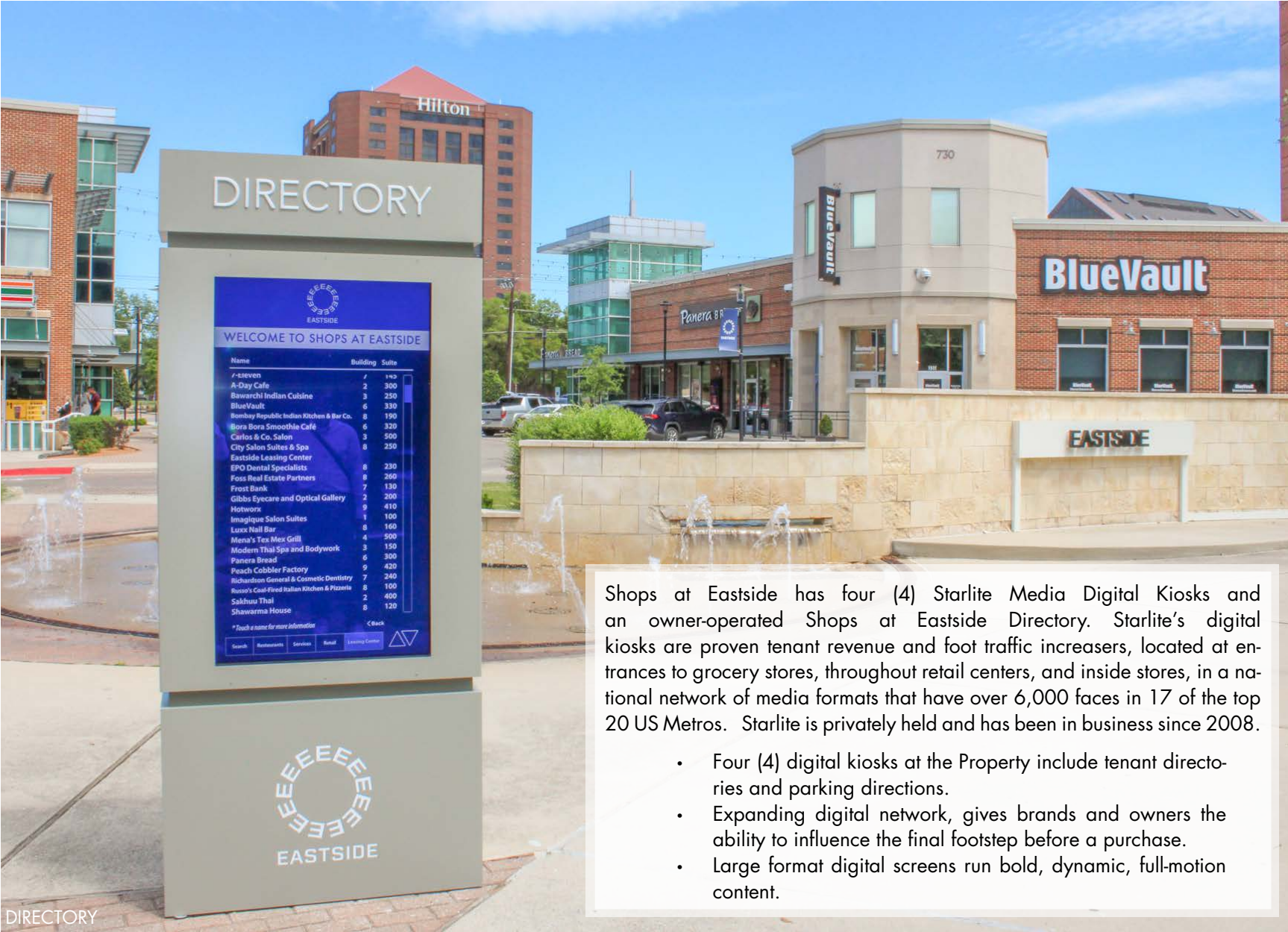
# FOUR (4) STARLITE MEDIA KIOSKS & DIRECTORY



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# FOUR (4) STARLITE MEDIA KIOSKS & DIRECTORY (CONT'D)

[WWW.STARLITEMEDIA.COM](http://WWW.STARLITEMEDIA.COM)



## DIRECTORY

WELCOME TO SHOPS AT EASTSIDE

Name	Building	Suite
A-Steve	7	1ND
A-Day Cafe	2	300
Banwarthi Indian Cuisine	3	250
BlueVault	6	330
Bombay Republic Indian Kitchen & Bar Co.	8	190
Bora Bora Smoothie Cafe	6	320
Carlos & Co. Salon	3	500
City Salon Suites & Spa	8	250
Eastside Leasing Center	8	230
EPO Dental Specialists	8	260
Foss Real Estate Partners	7	130
Frost Bank	2	200
Gibbs Eyecare and Optical Gallery	9	410
Hotwax	1	100
Imagine Salon Suites	8	160
Luxx Nail Bar	4	500
Mama's Tex Mex Grill	3	150
Modern Thai Spa and Bodywork	6	300
Panera Bread	9	420
Peach Cobbler Factory	7	240
Richardson General & Cosmetic Dentistry	8	100
Russo's Coal-Fired Italian Kitchen & Pizzeria	2	400
Sakhuu Thai	8	120
Shawarma House		

\*Touch a name for more information

Search Restaurants Services Retail Leasing Center

Shops at Eastside has four (4) Starlite Media Digital Kiosks and an owner-operated Shops at Eastside Directory. Starlite’s digital kiosks are proven tenant revenue and foot traffic increasers, located at entrances to grocery stores, throughout retail centers, and inside stores, in a national network of media formats that have over 6,000 faces in 17 of the top 20 US Metros. Starlite is privately held and has been in business since 2008.

- Four (4) digital kiosks at the Property include tenant directories and parking directions.
- Expanding digital network, gives brands and owners the ability to influence the final footstep before a purchase.
- Large format digital screens run bold, dynamic, full-motion content.

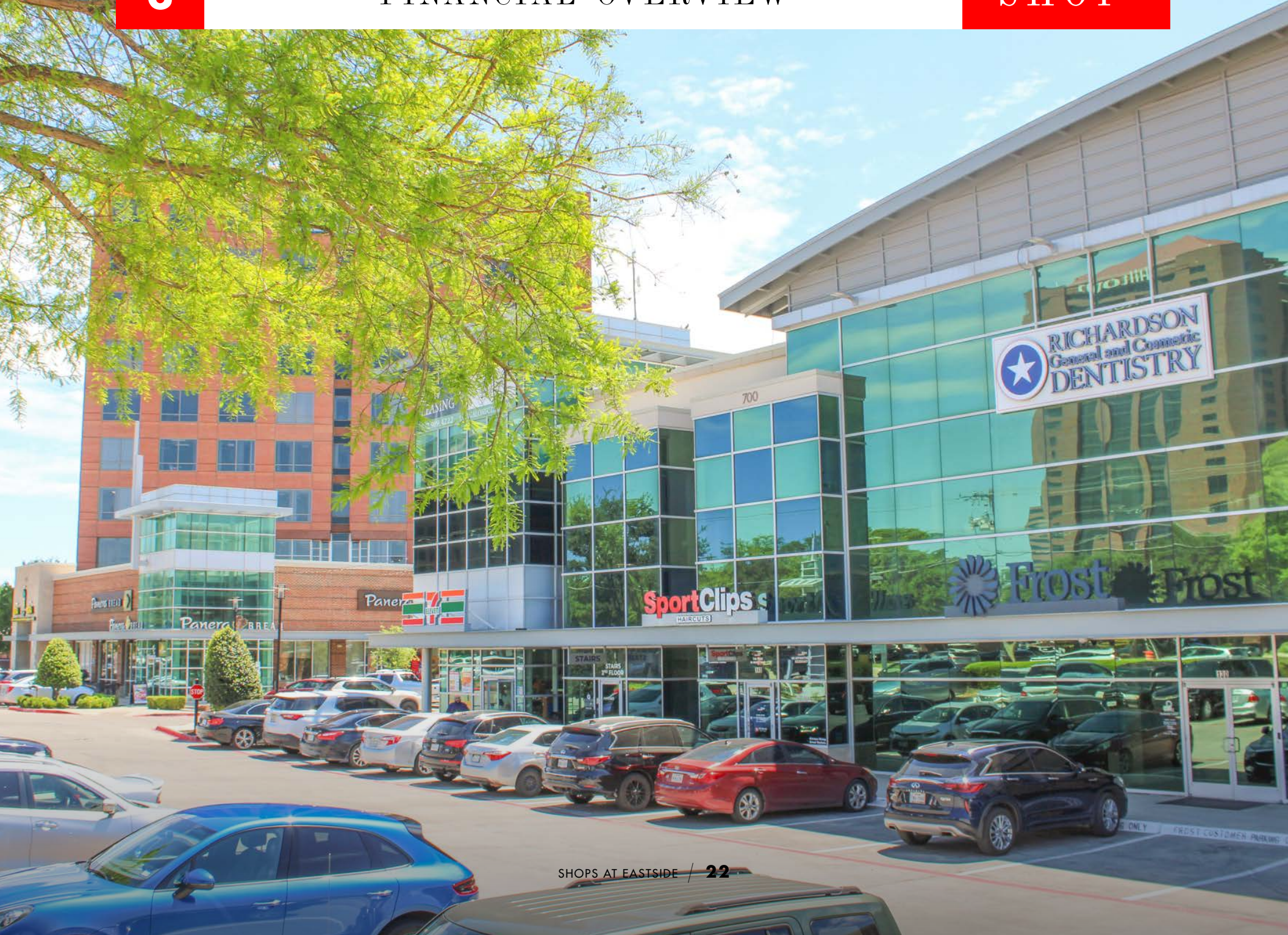
DIRECTORY

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# RUSSO'S COAL-FIRED ITALIAN KITCHEN & STARLITE MEDIA KIOSK



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**FINANCIAL OVERVIEW**  
**FINANCIAL SUMMARY**

Property	GLA	Percent Leased	Projected Year 1 NOI
Shops at Eastside	67,267 SF	100%	\$2,198,395

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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## FINANCIAL OVERVIEW

# RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	Russo's Coal-Fire Italian Kitchen & Pizzeria	2,580	3.84%	Dec-08	May-31	\$46.13	\$119,024				NNN	No Renewal Options
120	Shawarma House	1,683	2.50%	Jan-24	Jan-29	\$43.31	\$72,891	Feb-28	\$45.04	\$75,802	NNN	One 5-year option at Market
130	Frost Bank	5,180	7.70%	Apr-09	Dec-28	\$43.00	\$222,740				NNN	Two 5-year options at: 1st: Market; 2nd: Market
140	Sport Clips	1,000	1.49%	Dec-08	Dec-28	\$41.51	\$41,510				NNN	No Renewal Options
145	7-Eleven	1,897	2.82%	Jun-10	May-30	\$42.23	\$80,110	Jun-27	\$43.50	\$82,520	NNN	Two 5-year options at: 1st: \$50.76; 2nd: \$55.84
								Jun-28	\$44.80	\$84,986		
								Jun-29	\$46.15	\$87,547		
150	Yumilicious	1,980	2.94%	Mar-11	Dec-30	\$32.00	\$63,360	Jan-27	\$32.96	\$65,261	NNN	One 5-year option at Market
								Jan-28	\$33.95	\$67,221		
								Jan-29	\$34.97	\$69,241		
								Jan-30	\$36.02	\$71,312		
160	Luxx Nail Bar	2,332	3.47%	Oct-13	Feb-31	\$33.14	\$77,282	Mar-27	\$33.55	\$78,239	NNN	No Renewal Options
								Mar-28	\$33.97	\$79,218		
								Mar-29	\$34.40	\$80,221		
								Mar-30	\$34.83	\$81,224		
170	Urbane Aesthetics	1,200	1.78%	Nov-25	Nov-30	\$29.41	\$35,292	Dec-27	\$30.00	\$35,997	NNN	Two 5-year options at: 1st: 3% Increases; 2nd: 3% Increases
								Dec-28	\$30.59	\$36,714		
								Dec-29	\$31.21	\$37,448		
190	Bombay Republic	3,021	4.49%	Apr-24	Apr-29	\$32.00	\$96,672	May-27	\$33.00	\$99,693	NNN	Two 5-year options at: 1st: Market; 2nd: Market
								May-28	\$34.00	\$102,714		
230	EPO Dental Specialists	2,681	3.99%	Dec-11	Apr-32	\$27.06	\$72,548				NNN	One 5-year option at Market
240	Richardson General & Cosmetic Dentistry	2,539	3.77%	Mar-20	Oct-33	\$31.00	\$78,709	Nov-30	\$33.00	\$83,787	NNN	One 5-year option at Market
240-B	Richardson General & Cosmetic Dentistry	4,023	5.98%	Feb-24	Oct-33	\$31.00	\$124,713	Nov-30	\$33.00	\$132,759	NNN	One 5-year option at Market

**FINANCIAL OVERVIEW**

**RENT ROLL (CONTINUED)**

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
250	City Salon Suites & Spa	10,357	15.40%	Sep-25	Aug-40	\$22.00	\$227,854	Sep-30 Sep-35	\$23.00 \$24.00	\$238,211 \$248,568	NNN	Four 5-year options at: 1st: \$25.20; 2nd: \$26.46; 3rd: Market; 4th: Market
260	Foss Real Estate Partners	4,081	6.07%	Aug-25	Jan-33	\$24.98	\$101,943	Aug-27 Aug-28 Aug-29 Aug-30 Aug-31 Aug-32	\$25.66 \$26.36 \$27.08 \$27.82 \$28.59 \$29.38	\$104,711 \$107,568 \$110,511 \$113,543 \$116,665 \$119,881	NNN	No Renewal Options
300	Panera Bread	4,400	6.54%	Oct-08	Sep-28	\$42.20	\$185,680				NNN	One 5-year option at \$46.42
320	Bora Bora Smoothie Café	2,253	3.35%	Jun-25	May-35	\$39.75	\$89,557	Jun-32	\$44.75	\$100,822	NNN	Two 5-year options at: 1st: 3% Increases; 2nd: 3% Increases
330	BlueVault	3,076	4.57%	Sep-24	Sep-34	\$28.75	\$88,435	Oct-29	\$31.63	\$97,294	NNN	Four 5-year options at: 1st: \$34.79; 2nd: \$38.27; 3rd: \$42.10; 4th: Market
400	The Wing'D Nut	5,500	8.18%	Dec-15	Aug-31	\$36.89	\$202,895	Apr-27 Apr-28 Apr-29 Apr-30	\$37.44 \$38.01 \$38.58 \$39.15	\$205,939 \$209,028 \$212,164 \$215,346	NNN	No Renewal Options
410	Hotworx	2,000	2.97%	Dec-18	Apr-29	\$29.75	\$59,500				NNN	One 5-year option at Market
420	Peach Cobbler Factory	1,465	2.18%	Jan-24	Apr-34	\$29.71	\$43,525	Jun-27 Jun-28 Jun-29 Jun-30 Jun-31 Jun-32 Jun-33	\$30.60 \$31.52 \$32.47 \$33.44 \$34.44 \$35.47 \$36.53	\$44,829 \$46,177 \$47,569 \$48,990 \$50,455 \$51,964 \$53,516	NNN	Two 5-year options at: 1st: Market; 2nd: Market
430	The Icon Restaurant	4,019	5.97%	Feb-24	Feb-29	\$34.07	\$136,927	Mar-27 Mar-28	\$35.43 \$36.85	\$142,393 \$148,100	NNN	One 5-year option at Market
	Starlite Media (Digital Display Screens)			Mar-24	Feb-34		\$4,800	Mar-29		\$5,184	NNN	No Renewal Options
	TOTAL AREA:	67,267					\$2,225,968					
	TOTAL LEASED AREA:	67,267	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

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**FINANCIAL OVERVIEW**

# 10-YEAR CASH FLOW MODEL

**The Shops at Eastside**

**Cash Flow Projection**

Total GLA: 67,267 SF Start Date: Sep-26	Per SF	Year 1 Aug-27	Year 2 Aug-28	Year 3 Aug-29	Year 4 Aug-30	Year 5 Aug-31	Year 6 Aug-32	Year 7 Aug-33	Year 8 Aug-34	Year 9 Aug-35	Year 10 Aug-36	Year 11 Aug-37
Avg Annual Occupancy		100.00%	99.67%	97.91%	100.00%	98.47%	100.00%	99.16%	96.37%	100.00%	98.47%	100.00%
<b>POTENTIAL GROSS REVENUE</b>												
Potential Base Rent	\$33.21	\$2,233,884	\$2,257,215	\$2,359,452	\$2,449,734	\$2,544,108	\$2,628,417	\$2,698,603	\$2,825,706	\$2,917,148	\$3,009,801	\$3,084,514
Absorption & Turnover Vacancy	\$0.00	\$0	\$0	(\$64,195)	\$0	(\$46,629)	(\$7,252)	(\$10,558)	(\$121,488)	\$0	(\$54,055)	(\$8,407)
<b>Base Rental Revenue</b>	<b>\$33.21</b>	<b>\$2,233,884</b>	<b>\$2,257,215</b>	<b>\$2,295,258</b>	<b>\$2,449,734</b>	<b>\$2,497,480</b>	<b>\$2,621,165</b>	<b>\$2,688,045</b>	<b>\$2,704,218</b>	<b>\$2,917,148</b>	<b>\$2,955,746</b>	<b>\$3,076,107</b>
Total Expense Recoveries	\$11.74	\$789,802	\$812,513	\$819,026	\$863,245	\$875,458	\$913,307	\$938,820	\$935,436	\$1,002,313	\$1,015,994	\$1,059,376
Admin Fee	\$0.69	\$46,472	\$47,866	\$49,302	\$50,781	\$52,305	\$53,874	\$55,490	\$57,155	\$58,869	\$60,635	\$62,454
Promotional Fund	\$0.28	\$19,076	\$19,648	\$20,238	\$20,845	\$21,470	\$22,114	\$22,778	\$23,461	\$24,165	\$24,890	\$25,637
Signage Fee	\$0.13	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Storage Income	\$0.03	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Parking Income	\$0.19	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600	\$12,600
<b>Total Gross Revenue</b>	<b>\$46.27</b>	<b>\$3,112,635</b>	<b>\$3,160,642</b>	<b>\$3,207,223</b>	<b>\$3,408,006</b>	<b>\$3,470,112</b>	<b>\$3,633,860</b>	<b>\$3,728,532</b>	<b>\$3,743,670</b>	<b>\$4,025,895</b>	<b>\$4,080,665</b>	<b>\$4,246,975</b>
Vacancy Allowance	(\$1.85)	(\$124,437)	(\$126,523)	(\$97,389)	(\$133,519)	(\$99,060)	(\$136,239)	(\$137,128)	(\$97,394)	(\$159,870)	(\$123,104)	(\$165,373)
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$44.42</b>	<b>\$2,988,197</b>	<b>\$3,034,119</b>	<b>\$3,109,835</b>	<b>\$3,274,487</b>	<b>\$3,371,052</b>	<b>\$3,497,621</b>	<b>\$3,591,405</b>	<b>\$3,646,276</b>	<b>\$3,866,025</b>	<b>\$3,957,561</b>	<b>\$4,081,601</b>
<b>OPERATING EXPENSES</b>												
CAM	\$4.29	\$288,567	\$297,224	\$306,141	\$315,325	\$324,785	\$334,528	\$344,564	\$354,901	\$365,548	\$376,514	\$387,810
Management Fee	\$1.00	\$67,234	\$68,268	\$69,971	\$73,676	\$75,849	\$78,696	\$80,807	\$82,041	\$86,986	\$89,045	\$91,836
Insurance	\$1.51	\$101,778	\$104,831	\$107,976	\$111,216	\$114,552	\$117,989	\$121,528	\$125,174	\$128,929	\$132,797	\$136,781
Property Taxes	\$4.94	\$332,223	\$342,190	\$352,455	\$363,029	\$373,920	\$385,138	\$396,692	\$408,592	\$420,850	\$433,476	\$446,480
<b>Total Operating Expenses</b>	<b>\$11.74</b>	<b>\$789,802</b>	<b>\$812,513</b>	<b>\$836,543</b>	<b>\$863,245</b>	<b>\$889,105</b>	<b>\$916,351</b>	<b>\$943,590</b>	<b>\$970,708</b>	<b>\$1,002,313</b>	<b>\$1,031,832</b>	<b>\$1,062,907</b>
<b>NET OPERATING INCOME</b>	<b>\$32.68</b>	<b>\$2,198,395</b>	<b>\$2,221,606</b>	<b>\$2,273,291</b>	<b>\$2,411,242</b>	<b>\$2,481,947</b>	<b>\$2,581,271</b>	<b>\$2,647,814</b>	<b>\$2,675,567</b>	<b>\$2,863,712</b>	<b>\$2,925,728</b>	<b>\$3,018,694</b>
<b>LEASING COSTS</b>												
Tenant Improvements	\$0.00	\$0	\$0	\$85,656	\$0	\$63,659	\$15,540	\$24,365	\$175,717	\$0	\$73,798	
Leasing Commissions	\$0.00	\$0	\$0	\$47,036	\$0	\$32,556	\$5,544	\$8,072	\$90,513	\$0	\$37,742	
<b>Total Leasing Costs</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,692</b>	<b>\$0</b>	<b>\$96,215</b>	<b>\$21,084</b>	<b>\$32,436</b>	<b>\$266,229</b>	<b>\$0</b>	<b>\$111,540</b>	
<b>CASH FLOW BEFORE DEBT</b>	<b>\$32.68</b>	<b>\$2,198,395</b>	<b>\$2,221,606</b>	<b>\$2,140,599</b>	<b>\$2,411,242</b>	<b>\$2,385,732</b>	<b>\$2,560,186</b>	<b>\$2,615,378</b>	<b>\$2,409,338</b>	<b>\$2,863,712</b>	<b>\$2,814,189</b>	

## FINANCIAL OVERVIEW

# ASSUMPTIONS

### **Analysis Period:**

10 years, starting September 1, 2026

### **Inflation**

3% per year; calendar reimbursement using calendar inflation

### **General Vacancy Loss:**

5% (Excluding Frost Bank, Panera & 7-Eleven)

### **Market leasing Assumptions:**

\$22.00 - \$53.00 PSF

### **Expense Reimbursements:**

NNN + Management Fee

### **Term:**

5 Years

### **Renewal Probability:**

80%

### **Downtime:**

6 Months

### **Leasing Commissions:**

6% new / 0% renewal

### **Renewal Options**

Fixed renewal options were assumed to be exercised for the following tenants:

7-Eleven

Urbane Aesthetics

Bora Bora Smoothie Café

Panera Bread

BlueVault

City Salon Suites & Spa

### **Expenses:**

Based on 2026 Budgeted Expenses and increased at a rate of 3% per year, on a calendar basis.

### **Management Fee:**

2.25% of Effective Gross Revenue

### **Capital Reserves:**

N/A

### **Tenant Improvements:**

\$25.00 new / \$0.00 renewal

**FINANCIAL OVERVIEW**

**PRICING**

PRICE	Request for Offer	GLA	67,267 SF
CAP RATE	TBD	NOI	\$2,198,395
AVERAGE RENT PSF	\$33.09 PSF	AVG RETAIL LEASE EXPIRATION	December 2031



**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
<b>2026</b>							
	Total for Year Ending 2026			0	0.00%	0	
<b>2027</b>							
	Total for Year Ending 2027			0	0.00%	0	
2028	Frost Bank	130	Dec-28	5,180	7.70%		
	Sport Clips	140	Dec-28	1,000	1.49%		
	Panera Bread	300	Sep-28	4,400	6.54%		
	Total for Year Ending 2028			10,580	15.73%	10,580	15.73%
2029	Shawarma House	120	Jan-29	1,683	2.50%		
	Bombay Republic	190	Apr-29	3,021	4.49%		
	Hotworx	410	Apr-29	2,000	2.97%		
	The Icon Restaurant	430	Feb-29	4,019	5.97%		
	Total for Year Ending 2029			10,723	15.94%	21,303	31.67%
2030	7-Eleven	145	May-30	1,897	2.82%		
	Yumilicious	150	Dec-30	1,980	2.94%		
	Urbane Aesthetics	170	Nov-30	1,200	1.78%		
	Total for Year Ending 2030			5,077	7.55%	26,380	39.22%
2031+	Russo's Coal-Fire Italian Kitchen	100	May-31	2,580	3.84%		
	Luxe Nail Bar	160	Feb-31	2,332	3.47%		
	The Wing'D Nut	400	Aug-31	5,500	8.18%		
	Richardson General & Cosmetic Dentistry	240	Oct-33	2,539	3.77%		
	Richardson General & Cosmetic Dentistry	240-B	Oct-33	4,023	5.98%		
	City Salon Suites & Spa	250	Aug-40	10,357	15.40%		
	Foss Real Estate Partners	260	Jan-33	4,081	6.07%		
	Bora Bora Smoothie Café	320	May-35	2,253	3.35%		
	BlueVault	330	Sep-34	3,076	4.57%		
	EPO Dental Specialists	230	Apr-32	2,681	3.99%		
	Peach Cobbler Factory	420	Apr-34	1,465	2.18%		
	Total for Year Ending 2031+			40,887	60.78%	67,267	100.00%
TOTAL LEASED SQUARE FOOTAGE:				67,267	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				67,267	100.00%		

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



7-Eleven	
Square Feet:	1,897 SF
% of Building GLA:	2.82%
In-Place Rent PSF:	\$42.23
Lease Expiration:	May 2030
Company Website:	7-eleven.com

7-Eleven is a globally recognized convenience brand known for its accessibility, speed, and wide range of everyday essentials, with more than 85,000 locations worldwide. It operates under Seven & i Holdings, which is publicly traded on the Tokyo Stock Exchange, though 7-Eleven itself is not separately listed. The brand continues to evolve through digital innovation and iconic products like Slurpee and Big Gulp, maintaining its leadership in the convenience retail space.



Frost Bank	
Square Feet:	5,180 SF
% of Building GLA:	7.70%
In-Place Rent PSF:	\$43.00
Lease Expiration:	December 2028
Company Website:	frostbank.com

Frost Bank is a well-established Texas banking brand known for its strong customer service, regional focus, and reputation for reliability. Operating over 170 financial centers across the state, it has a significant presence in major markets like Dallas, Houston, and San Antonio. As part of Cullen/Frost Bankers, the brand continues to grow while maintaining a community-focused, relationship-driven approach to banking.



Hotworx	
Square Feet:	2,000 SF
% of Building GLA:	2.97%
In-Place Rent PSF:	\$29.75
Lease Expiration:	April 2029
Company Website:	hotworx.net

HOTWORX is a rapidly growing fitness brand known for its innovative 24/7 infrared sauna workout concept that combines heat, exercise, and recovery. With more than 600 locations open and in development across the United States, it has built a strong presence in suburban and urban markets alike. The brand emphasizes convenience, technology-driven workouts, and a unique fitness experience that blends isometrics and HIIT training.



Panera Bread	
Square Feet:	4,400 OSF
% of Building GLA:	6.54%
In-Place Rent PSF:	\$42.20
Lease Expiration:	September 2028
Company Website:	panerabread.com

Panera Bread is a leading fast-casual dining brand known for its fresh-baked goods, soups, salads, and sandwiches in a comfortable café-style setting. With over 2,000 locations across the United States and Canada, it has built a strong presence in both suburban and urban markets. The brand emphasizes clean ingredients, digital ordering, and a welcoming environment for both dining and remote work. Panera Bread continues to evolve through menu innovation and technology-driven convenience while maintaining its reputation for quality and consistency.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



City Salon Suites & Spa	
Square Feet:	10,357 SF
% of Building GLA:	15.40%
In-Place Rent PSF:	\$22.00
Lease Expiration:	August 2040
Company Website:	citysalonsuites.com

City Salon Suites & Spa is a modern beauty and wellness concept offering seven (7) convenient locations, each designed with private, upscale suites for independent professionals. Within these boutique spaces, experienced stylists, nail technicians, estheticians, and massage therapists provide services ranging from hair styling and manicures to facials and therapeutic treatments. The setup creates a calm, personalized experience for clients while giving each professional the freedom to run their own business in a polished, supportive environment.



Sports Clips	
Square Feet:	1,000 SF
% of Building GLA:	1.49%
In-Place Rent PSF:	\$41.51
Lease Expiration:	December 2028
Company Website:	sportclips.com

Sport Clips is a nationally recognized haircare brand focused on providing sports-themed haircut experiences for men and boys. With approximately 1,900 locations across the United States, including a strong concentration in Texas, the brand has built its identity around convenience, walk-in service, and its signature MVP haircut experience. Known for in-store sports broadcasts and a high-energy environment, Sport Clips combines traditional grooming with a modern, franchise-driven model.



Yumilicious	
Square Feet:	1,980 SF
% of Building GLA:	2.94%
In-Place Rent PSF:	\$32.00
Lease Expiration:	Decemer 2030
Company Website:	yumilicious.co

Yumilicious Frozen Yogurt of Richardson is a popular frozen yogurt and dessert spot in Richardson known for its wide variety of self-serve yogurt flavors and plentiful toppings. Open daily near the intersection of Campbell and U.S. 75, it offers a fun, family-friendly atmosphere with indoor and outdoor seating. The shop is part of the broader Yumilicious frozen yogurt brand, which has eight (8) locations across the Dallas-Fort Worth area.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



Russo's	
Square Feet:	2,580 SF
% of Building GLA:	3.84%
In-Place Rent PSF:	\$46.17
Lease Expiration:	May 2031
Company Website:	nypizzeria.com

Russo's Coal Fired Italian Kitchen is a locally recognized fast-casual Italian restaurant known for its authentic New York-style pizza, coal-fired cooking, and made-from-scratch Italian dishes. The menu features a wide selection of pizza, pasta, calzones, and salads, with convenient options for dine-in, takeout, and delivery. As part of the broader Russo's brand, which spans more than 30 locations across the U.S. and internationally, it delivers a neighborhood-focused, family-friendly dining experience.



Peach Cobbler Factory	
Square Feet:	1,465 SF
% of Building GLA:	2.18%
In-Place Rent PSF:	\$29.71
Lease Expiration:	April 2034
Company Website:	peachcobblerfactory.com

The Peach Cobbler Factory is a locally owned and operated dessert shop specializing in warm, Southern-style cobblers, banana puddings, cookies, shakes, and a variety of other indulgent treats. Known for its rich flavors and comforting, made-from-scratch feel, the menu blends classic desserts with creative twists that appeal to a wide range of tastes. As part of the rapidly growing Peach Cobbler Factory brand, which now has more than 120 locations across the U.S., it offers a nostalgic, homemade-inspired dessert experience in a warm and inviting atmosphere that keeps customers coming back.



Shawarma House	
Square Feet:	1,683 SF
% of Building GLA:	2.50%
In-Place Rent PSF:	\$41.64
Lease Expiration:	January 2029
Company Website:	shawarmahouserichardson

Shawarma House in Richardson, Texas, is a casual Mediterranean restaurant known for its authentic shawarma, mixed grill plates, and other Middle Eastern favorites served fresh to order. Located on East Campbell Road, it's a popular local spot offering dine-in, takeout, and delivery with a welcoming, neighborhood atmosphere. Though this location is a single independent restaurant rather than a large chain, it draws both regulars and visitors who appreciate its flavorful dishes and relaxed setting.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



The Wing'd Nut	
Square Feet:	5,500 SF
% of Building GLA:	8.18%
In-Place Rent PSF:	\$36.89
Lease Expiration:	August 2031
Company Website:	wingdnut.com

The Wing'd Nut is a local sports bar and grill known for its flavorful chicken wings, casual atmosphere, and friendly service. It's a popular neighborhood spot for wings, burgers, and other American bar-style fare, complemented by a full selection of drinks and plenty of TVs for watching games. Customers appreciate its laid-back vibe, daily specials, and quality food that pairs perfectly with socializing or catching a game with friends and family.



Luxx Nail Bar	
Square Feet:	2,332 SF
% of Building GLA:	3.47%
In-Place Rent PSF:	\$33.14
Lease Expiration:	February 2031
Company Website:	N/A

Luxx Nail Bar is a local nail salon known for offering manicures, pedicures, nail art, and other beauty services in a stylish, welcoming setting. It's a single-location salon that has been serving the community for years, building a reputation for attentive service and creative designs. Unlike large chain brands, this location focuses on personalized experiences rather than a widespread footprint, making it a go-to spot for locals looking for quality nail care.



The Icon Restaurant	
Square Feet:	4,019 SF
% of Building GLA:	5.97%
In-Place Rent PSF:	\$34.07
Lease Expiration:	February 2029
Company Website:	theiconrestaurant.com

The Icon Restaurant and Lounge is a stylish restaurant and lounge, blending bold flavors with a lively atmosphere that works well for dinners, brunch, celebrations, or nights out. Its menu mixes American, African, and Caribbean influences with chef-driven dishes, craft cocktails, and weekend brunch offerings. Guests enjoy the combination of flavorful food, upbeat vibes, and live entertainment, making it a memorable local destination. The restaurant also offers outdoor seating, happy hour, and private event options for gatherings and special occasions.

## FINANCIAL OVERVIEW

# TENANT PROFILES

## URBANE AESTHETICS & WELLNESS

Urbane Aesthetics & Wellness	
Square Feet:	1,200 SF
% of Building GLA:	1.78%
In-Place Rent PSF:	\$28.83
Lease Expiration:	November 2030
Company Website:	urbanemedspa.com

Urbane Aesthetics & Wellness is a cosmetic and medical spa known for offering aesthetic treatments like Botox, dermal fillers, laser services, skin rejuvenation, and other non-surgical beauty enhancements. The clinic focuses on personalized care, modern techniques, and results-driven services in a comfortable, professional environment. Clients visit for anti-aging treatments, skin tightening, and customized skincare plans designed to help improve appearance and confidence.



EPO Dental Specialists	
Square Feet:	2,681 SF
% of Building GLA:	3.99%
In-Place Rent PSF:	\$27.06
Lease Expiration:	April 2032
Company Website:	epospecialists.com

EPO Dental Specialists is a multi-specialty dental practice focused on advanced oral care by expert clinicians. The name "EPO" reflects the core services offered on-site — Endodontics (root canal and internal tooth health), Periodontics (gum and supporting structure treatment, including dental implants), and Orthodontics (tooth alignment and braces/Invisalign) — all provided by specialists with advanced training. They work closely with patients and referring dentists to deliver personalized treatment in a modern, comfortable office, and they also offer options like sedation dentistry and help with insurance and financing.



Foss Real Estate Partners	
Square Feet:	4,081 SF
% of Building GLA:	6.07%
In-Place Rent PSF:	\$24.98
Lease Expiration:	January 2033
Company Website:	fossrep.com

Foss Real Estate Partners is a real estate finance and capital markets advisory firm that supports real estate sponsors and developers nationwide by embedding institutional-quality financial expertise directly into their deal teams. The firm helps clients with deal underwriting, capital markets execution, asset management modeling, and fund management from the early evaluation stage through closing, offering sophisticated financial analysis and structuring without the cost of building in-house teams.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



Bora Bora Smoothie Cafe	
Square Feet:	2,253 SF
% of Building GLA:	3.35%
In-Place Rent PSF:	\$39.75
Lease Expiration:	May 2035
Company Website:	boraborasmoothiecafe.com

Bora Bora Smoothie Cafe is a vibrant smoothie and café concept serving fresh, made-to-order smoothies, açai bowls, specialty coffees, crepes, waffles, and more using real ingredients with plenty of customizable options. The menu strikes a balance between healthy choices and indulgent café favorites, making it a popular stop for breakfast, lunch, or a quick snack throughout the day. Since opening in October 2025 as part of the brand’s continued expansion of 32 locations, it has offered a relaxed, welcoming atmosphere that blends casual comfort with creative and flavorful menu offerings.



BlueVault	
Square Feet:	3,076 SF
% of Building GLA:	4.57%
In-Place Rent PSF:	\$28.75
Lease Expiration:	September 2034
Company Website:	bluevaultsecure.com

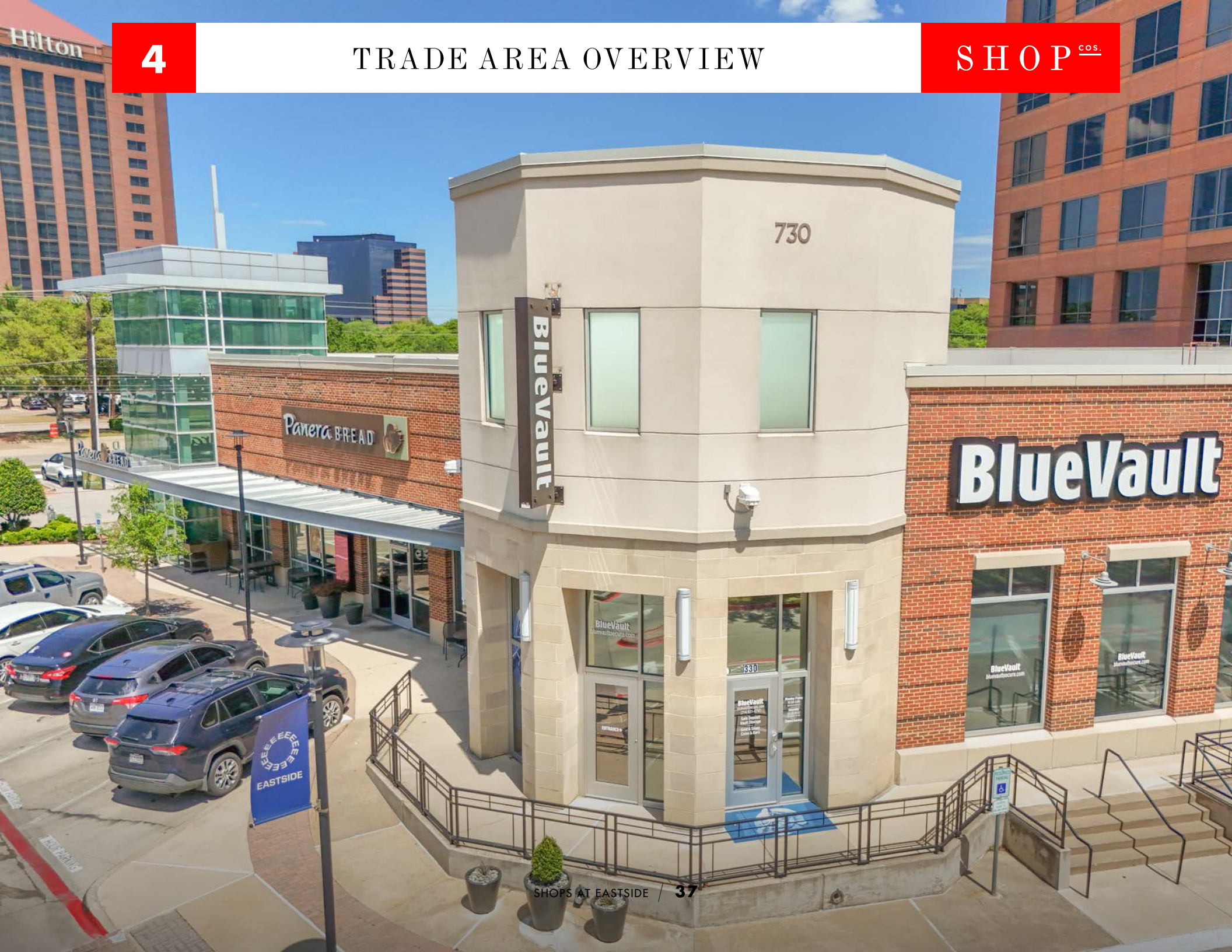
BlueVault is a high-security vault and storage provider offering insured vault storage and safe deposit box rentals for valuables, precious metals, important documents, and personal assets. It operates outside the traditional banking system with advanced physical and electronic security, along with AXA-insured coverage for stored items. With three (3) locations, BlueVault makes secure storage more accessible while maintaining strict protection standards across its facilities. It also provides over-the-counter gold and silver bullion buying and selling, along with support for precious metals IRAs, serving both storage needs and investment-focused clients.



Bombay Republic	
Square Feet:	3,021 SF
% of Building GLA:	4.49%
In-Place Rent PSF:	\$32.00
Lease Expiration:	April 2029
Company Website:	bombayrepublic.com

Bombay Republic Indian Kitchen and Bar is a popular Indian restaurant known for its flavorful blend of North Indian, South Indian, continental, and Indo-Chinese cuisine served in a trendy, modern setting with a full bar. The menu features classic favorites like curries, biryanis, naan, and a variety of small plates, along with daily lunch buffet options and à la carte dinner offerings, plus handcrafted cocktails and refreshing beverages. With two (2) locations, Bombay Republic delivers a consistent dining experience that combines diverse regional Indian flavors with a welcoming, contemporary atmosphere, making it a standout destination for both casual meals and social dining.





Hilton

4

# TRADE AREA OVERVIEW

SHOP <sup>COS.</sup>

730

BlueVault

Panera BREAD

BlueVault

BlueVault  
bluevault.com

BlueVault  
bluevault.com

BlueVault  
bluevault.com

BlueVault  
bluevault.com

EASTSIDE

## TRADE AREA OVERVIEW

# DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

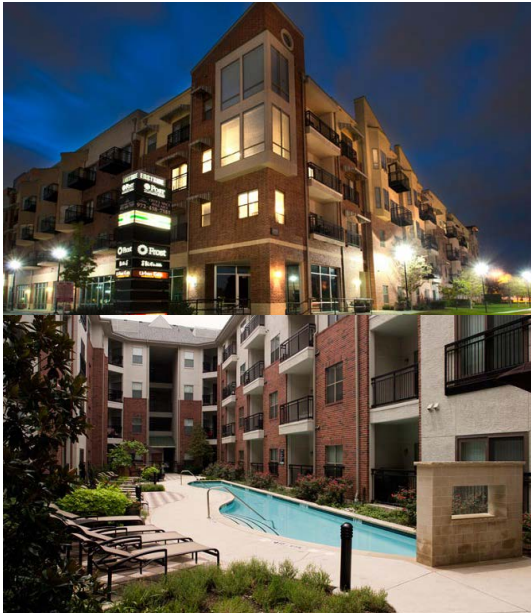
SHOPCOMPANIES.COM

## PROPERTY OVERVIEW

# EASTSIDE DEVELOPMENT

## MAA EASTSIDE

Located in a mixed-use development, MAA Eastside is adjacent to Shops at Eastside, overall 240,000 SF of retail shops, restaurants, and office space. MAA Eastside apartment community has 435 units and is located adjacent to the DART Red line at East Campbell Road and Central Expressway providing easy access to downtown Dallas along with the many businesses headquartered in Richardson's Innovation Quarter. In addition to two swimming pools, MAA Eastside features six gathering courtyards, a fully equipped fitness center, clubroom with gourmet kitchen/cabana & more. The 1 and 2-bedroom traditional and loft apartments of MAA Eastside include a variety of modern finishes such as hardwood floors, granite countertops, and stainless appliances. Additionally, two (2) new apartment communities have been built next to MAA Eastside, The Caroline and The Mallory, comprised of 384 units and 281 units. In total, 1,107 apartment units are in walking distance.



## EASTSIDE CENTRE

Eastside Centre is a ten story Class-A office space building located in the Eastside mixed-use development. Eastside Centre is 180,000 square feet with a first class lobby, on-site security and 24-7 access with secured access card. Tenants at Eastside have access to underground covered parking. The property is easily accessible from multiple locations, the service road of Central Expressway, Campbell Road, Greenville Avenue and from within the Eastside overall development including the Eastside retail component and MAA Eastside apartment community which contains over 435 for rent Class-A units.



**TRADE AREA OVERVIEW**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2025 Total Population	8,223	117,757	387,709
2030 Total Population (Esri)	8,855	122,980	393,451
2010 Total Population (U.S. Census)	4,669	91,463	334,373
2000 Total Population (U.S. Census)	3,788	88,980	327,722
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	3.59%	1.23%	0.76%
2024-2029 Population: Compound Annual Growth Rate (Esri)	1.49%	0.87%	0.29%
2025 Total Daytime Population (Esri)	37,102	168,551	451,526
2025 Median Age (Esri)	32.9	34.9	35.8
2025 Total Households (Esri)	4,215	46,762	151,406
2030 Total Households (Esri)	4,689	50,193	156,403
2010 Total Households (U.S. Census)	2,143	36,720	127,269
2000 Total Households (U.S. Census)	1,500	34,295	124,896
2024-2029 Families: Compound Annual Growth Rate (Esri)	1.23%	0.94%	0.36%
2025 Average Household Income (Esri)	\$130,340	\$135,118	\$120,242
2025 Median Household Income (Esri)	\$87,841	\$98,921	\$82,321
2025 Per Capita Income (Esri)	\$67,436	\$53,957	\$47,032
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	4%	6%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	2%	4%
2025 Population Age 25+: High School Diploma (Esri) (%)	8%	11%	15%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	11%	14%	16%
2025 Population Age 25+: Associate's Degree (Esri) (%)	9%	10%	9%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	39%	34%	29%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	30%	23%	19%
2025 Total (SIC01-99) Businesses	1,944	7,252	18,931
2025 Total (SIC01-99) Employees	28,498	90,039	215,432

# 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 informational 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.

SHOP Investment Sales, LLC	9003219		214-960-4545
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Buyer/Tenant/Seller/Landlord Initials

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