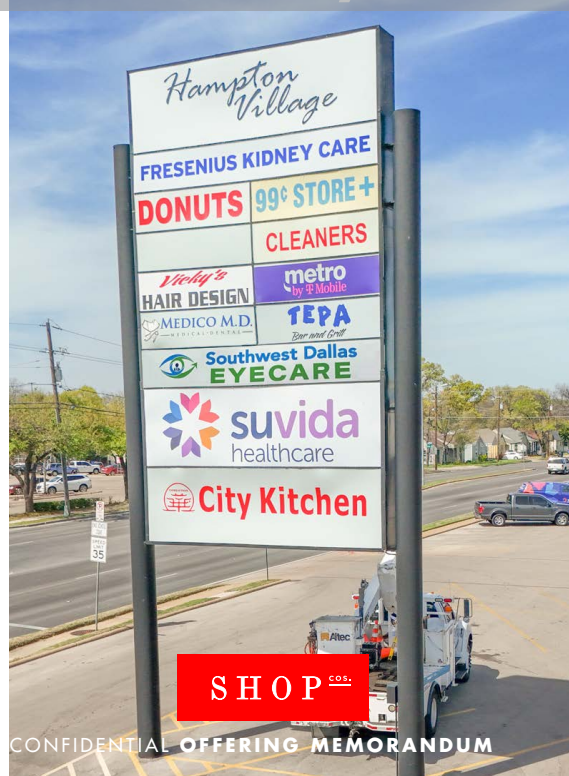


# Hampton Village



**(PREMIER MEDICAL ANCHORED SHOPPING CENTER WITH FUNDAMENTALLY SOUND RETAIL SHOP SPACE)  
312 SOUTH HAMPTON ROAD, DALLAS, TEXAS 75208**



CONFIDENTIAL OFFERING MEMORANDUM



SHOP<sup>COS.</sup>

CONFIDENTIAL OFFERING MEMORANDUM

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# HAMPTON VILLAGE

(PREMIER MEDICAL ANCHORED SHOPPING CENTER  
WITH FUNDAMENTALLY SOUND RETAIL SHOP SPACE)

LOCATION

**312 SOUTH HAMPTON ROAD  
DALLAS, TEXAS 75208**

---

OFFERED BY

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# TABLE OF CONTENTS

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|                              |   |    |
|------------------------------|---|----|
| <b>1 EXECUTIVE SUMMARY</b>   | Investment Overview.....                | 6  |
|                              | Property Profile .....                  | 8  |
| <b>2 PROPERTY OVERVIEW</b>   | Locator Map.....                        | 11 |
|                              | Aerials.....                            | 12 |
|                              | Site Plan .....                         | 17 |
|                              | Interior Photos.....                    | 18 |
|                              | Adjacent Tom Thumb Grocery .....        | 19 |
| <b>3 FINANCIAL OVERVIEW</b>  | Financial Summary.....                  | 21 |
|                              | Rent Roll.....                          | 22 |
|                              | Income/Expense .....                    | 24 |
|                              | Pricing.....                            | 25 |
|                              | Lease Expiration Schedule.....          | 26 |
|                              | Tenant Profiles.....                    | 27 |
| <b>4 TRADE AREA OVERVIEW</b> | Dallas/Fort Worth Area Overview .....   | 32 |
|                              | Bishop Arts District Area Overview..... | 33 |
|                              | Demographics .....                      | 37 |

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DISCLAIMER: This confidential Offering Memorandum has been prepared by Shop Investment Sales, LLC ("SIS") for use by a limited number of parties and has been obtained from sources believed to be reliable. The material contained herein shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of SIS. SIS and Owner make no guarantee, warranty or representation about the information contained herein. It is your responsibility to confirm, independently, its accuracy and completeness. You should conduct your own independent investigation and assessment of the contents of this Offering Memorandum, make such additional inquiries as you deem necessary or appropriate and form your own projections without reliance upon the material contained herein. No representation is made by SIS or Owner as to the accuracy or completeness of the information, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained in this presentation is highly confidential and subject to change. By accepting and reviewing this Offering Memorandum, you agree to maintain the confidentiality of the information contained herein and agree that you will not reproduce or distribute such information to any other person or use such information for any purpose other than to evaluate your potential interest in the Property and will not use the presentation or any of the contents in any manner detrimental to the interest of the Owner or SIS. SIS expressly disclaims any and all liability for statements or representations, express or implied, contained herein or for omissions from the Offering Memorandum or for any other written, oral or other format of communication transmitted to any entity/prospective investor in the course of its evaluation of the proposed transaction. At their sole discretion Owner and SIS each expressly reserve the right to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity/prospective investor at any time with or without notice. Owner shall have no legal commitment or obligations to any entity/prospective investor reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.



**SHOP Companies Investment Sales has been exclusively retained to offer the opportunity to acquire Hampton Village (the “Property”), a highly desirable medical anchored infill multi-tenant retail asset in core Dallas moments west of Bishop Arts District. The Property benefits from exceptional newly finished out medical anchors, shallow bay depth for retail shop space, a large highly visible branded two-sided pylon sign, a brand new outdoor patio for Tapa, new overlay & striped parking lot, and average small space suite size of 1,764 SF. Average household income exceeds \$110,139 in a 1 mile radius. Hampton Village also represents a covered land play of a +/- 3.36 acres rectangular site.**

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- Medical Anchored Shopping Center with Fundamentally Sound Retail Shop Space Located Moments From Bishop Arts District in Dallas, TX
- Nearby Bishop Arts District; 500,000 SF of GLA & 60+ Independent Restaurants, Galleries, Studios and Boutiques
- Benefits from Shallow Bay Depth for Retail Spaces, Large Highly Visible Two Sided Pylon Sign, Brand New Outdoor Patio for Tapa, New Parking Lot Overlay & Restripe, & Average Shop Space Suite Size of 1,764 SF
- Average Household Income Exceeds \$110,139 in a 1-mile Radius
- Daytime Population of 250,725 / 548,398 people in 1 & 3 Mile Radii
- Complementary Tenant Line Up with Base Lease Expiration of October 2032.
- Adjacent Tom Thumb Across Hampton Road (with Starbucks in Store) is Reportedly One of the Highest Visited Tom Thumb Grocery Stores in North TX with Over 1,400,000 Annual Visits (Placer.ai)
- Potential Future Covered Land Play of +/- 3.36 Acres

Hampton Village is a 96.60% leased, 41,118 square foot medical anchored shopping center located moments west of the highly desirable Bishop Arts District in Dallas, Texas. Situated on +/- 3.36 acres along three (3) city of Dallas streets, the Property is positioned on the going to work side of Hampton Road approximately eight minutes from Downtown Dallas and twenty minutes from DFW International Airport. Hampton Village is anchored by two newly finished out medical tenants with a complimentary mix of retail and restaurant tenants boasting an average base lease term expiration of October 2032. The Property benefits from shallow bay depth for its retail shop space, a large highly visible branded two sided pylon sign, a brand new outdoor patio for Tapa, new overlay of the parking lot & restripe and an average shop space suite size of 1,764 SF. Additionally, Hampton Village benefits from average household income exceeding \$110,139 in a 1 mile radius. The adjacent Tom Thumb across Hampton Road (with Starbucks in Store) is reportedly one of the highest visited Tom Thumb Grocery Stores in North TX with over 1,400,000 annual visits (Placer.ai)

Hampton Village is strategically positioned parallel to Hampton Road which benefits from traffic counts in excess of 32,500 vehicles per day. is a major east west thoroughfare that extends through Dallas County and provides convenient connectivity throughout the DFW metroplex. Interstate 30 boasting traffic counts in excess of 142,000. Moments east of the property is The transformative Bishop

Arts District, a top Dallas/Fort Worth destination, with approximately 500,000 SF of GLA and over 60 independent restaurants, galleries, studios and boutiques along a redeveloped historic street. Built in the 1920's and restored in 2002, the area draws patrons from all over the metroplex, engaging a creative community with charming architecture, topflight restaurants and boisterous community events. Situated at the center of the Bishop Arts District is Bishop Arts Exxir, a recently constructed mixed-use development with plans for 80,000 SF of retail and restaurant GLA, 25,000 SF of office, 550 residential units, an 8-key hotel and an 8,000 SF event space at full build out. Other meaningful area developments include Bishop Arts Station with 21,500 SF of retail and 216 multifamily units, as well as recently constructed Novel Bishop Arts with 312 residential units and 23,000 SF of retail space.

This southwest pocket of Dallas is among numerous Dallas Fort Worth submarkets experiencing compelling growth due to attractive housing, an abundance of employment opportunities, creative mixed-use developments and convenient access to a network of major freeways, as well as its positioning to Downtown Dallas. Overall, Hampton Village offers an investor the opportunity to acquire a stabilized retail asset with two (2) newly finished out medical anchor tenants with a complementary mix of restaurant and retail tenants, future potential covered land play dynamics and strong fundamentals moments from the highly recognized Bishop Arts District in Dallas, TX.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

312 South Hampton  
Dallas, Texas 75208

**YEAR RENOVATED**  
2024

**PERCENT LEASED**  
96.60%

**BUILDING SIZE**  
41,118 SF

**LAND AREA**  
3.36 Acres

**PRICING**  
\$16,587,000

**CAP RATE**  
6.50%

**TRAFFIC COUNTS**

South Hampton Rd  
West 12th St

36,229 VPD-25  
13,729 VPD-25

**KEY TENANTS**

| TENANT                         | SF        | % OF SF | LEASE EXP.     |
|--------------------------------|-----------|---------|----------------|
| Fresenius                      | 11,798 SF | 28.69%  | January 2035   |
| Suvida                         | 11,680 SF | 28.41%  | February 2034  |
| Revivo Injury Rehab & Wellness | 2,800 SF  | 6.81%   | November 2031  |
| City Kitchen                   | 2,800 SF  | 6.81%   | March 2034     |
| Tortilleria                    | 840 SF    | 2.04%   | September 2035 |
| Metro by T-Mobile              | 1,200 SF  | 2.92%   | March 2029     |
| Billy's Donut Shop             | 900 SF    | 2.19%   | June 2029      |
| Southwest Eyecare              | 2,300 SF  | 5.59%   | March 2036     |
| Aramex Insurance Agency        | 900 SF    | 2.19%   | December 2027  |
| Vicky's Hair Design            | 900 SF    | 2.19%   | MTM            |
| Tepa Bar & Grill               | 3,600 SF  | 8.76%   | July 2034      |

**DEMOGRAPHICS**

| VARIABLE                   | 1 MILE    | 3 MILES  | 5 MILES  |
|----------------------------|-----------|----------|----------|
| 2025 Total Population      | 21,876    | 148,229  | 295,135  |
| 2025 Avg. Household Income | \$107,891 | \$91,420 | \$95,822 |
| 2025 Total Households      | 7,484     | 52,643   | 112,321  |

\*The Property was originally built in 1969 with significant facade and parking lot renovations completed in 2024.

# ADDITIONAL INFORMATION



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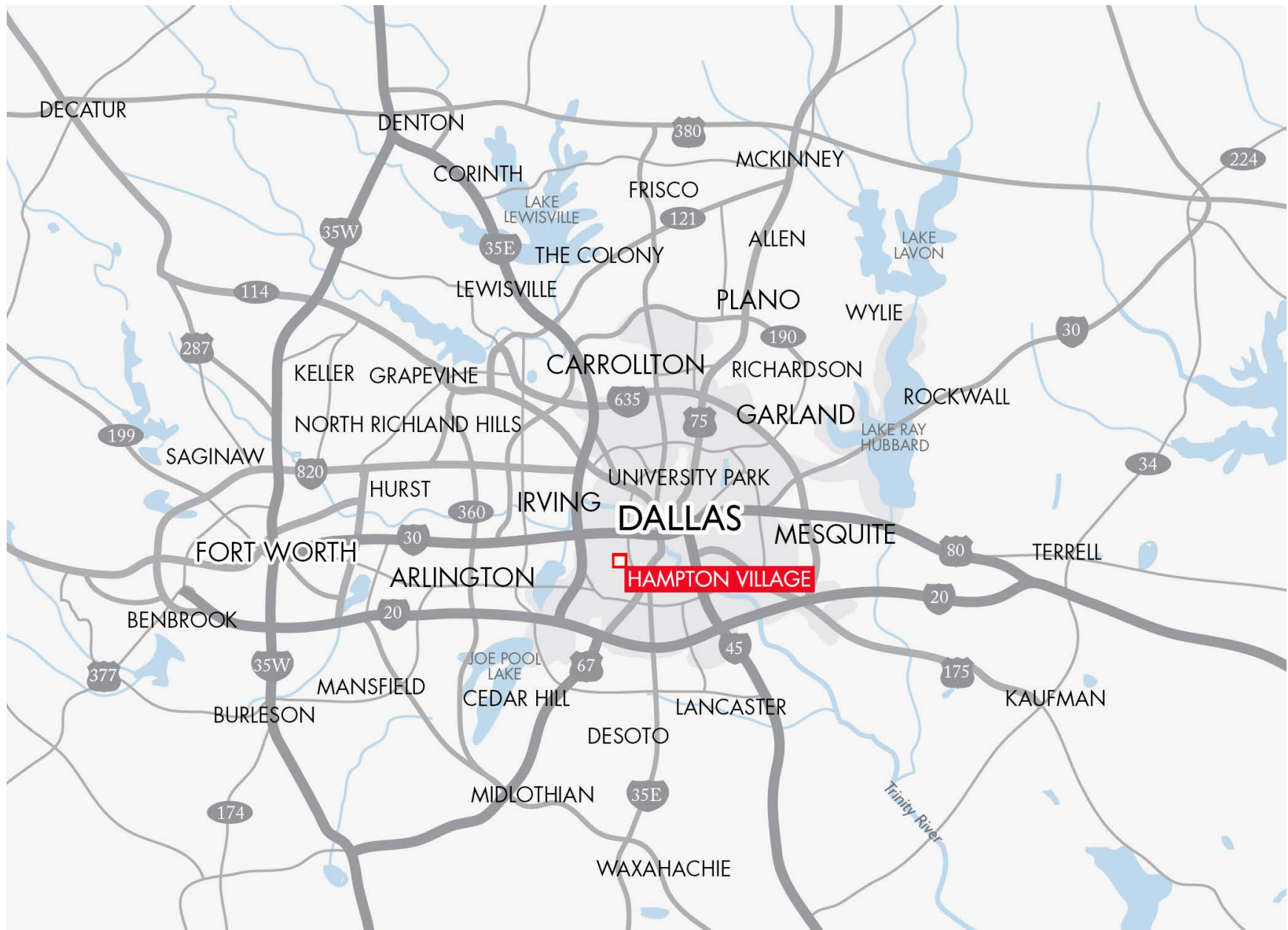
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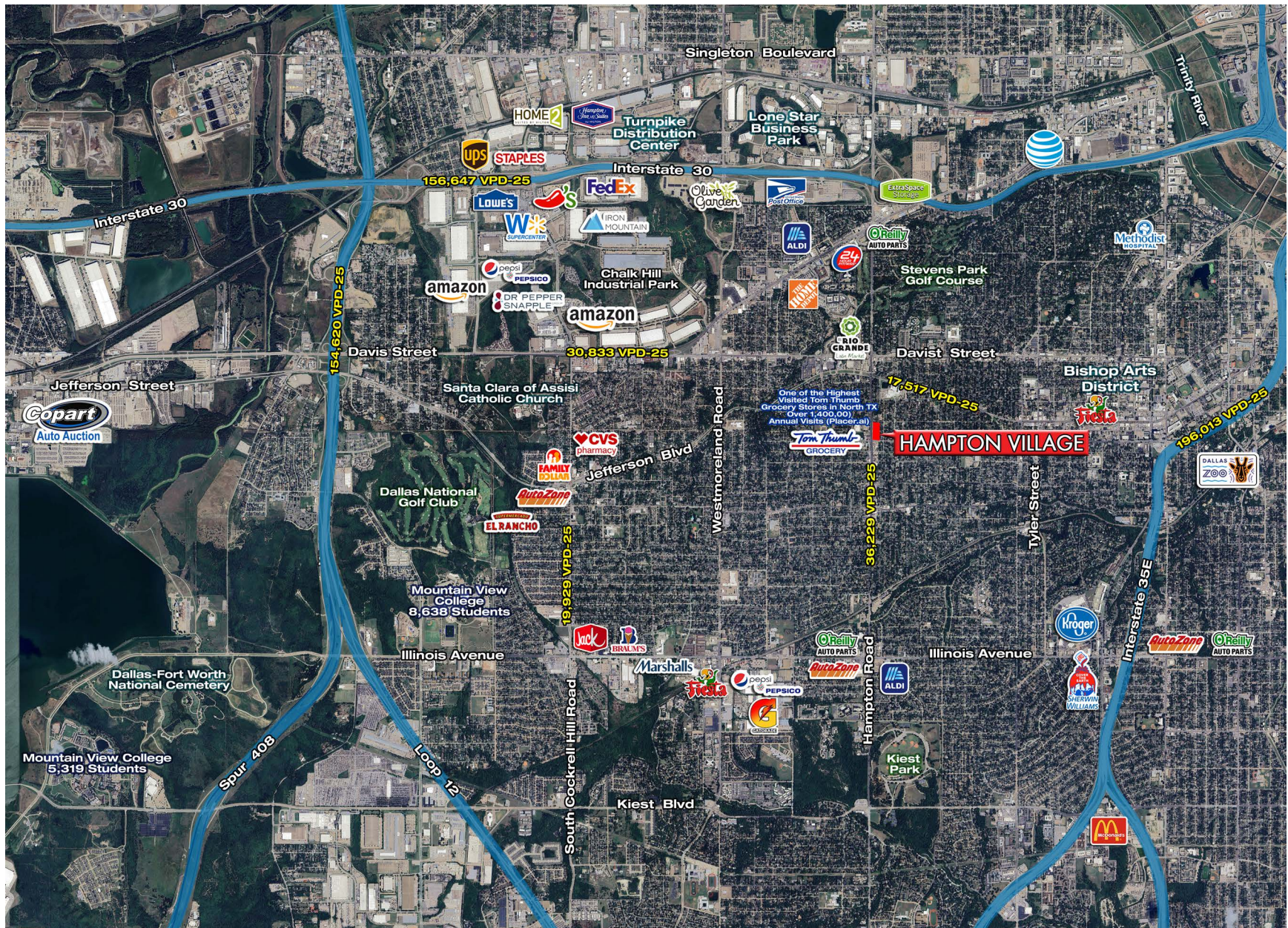
*Harry Hardin* / **HHARDIN@SHOPCOMPANIES.COM** / **972-685-1421**



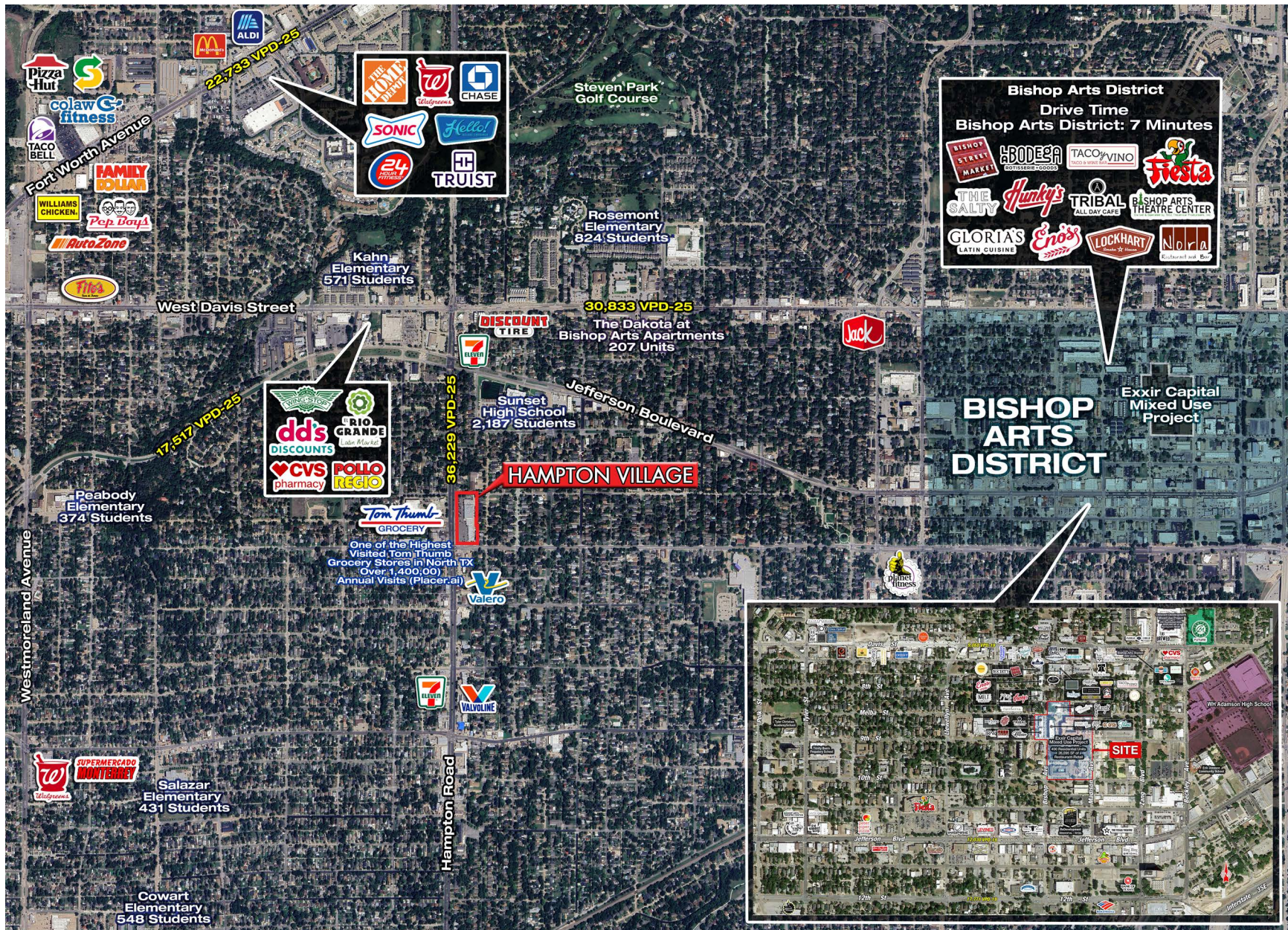
## PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



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PROPERTY OVERVIEW



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# PROPERTY OVERVIEW



Drive Times  
 Downtown Dallas: 8 Minutes  
 DFW Airport: 20 Minutes  
 Fort Worth: 30 Minutes

Downtown Dallas

Exxir Capital Mixed Use Project  
 400 Residential Units  
 26,095 SF Retail & Restaurant

Sunset High School  
 2,187 Students

Bishop Arts District

Drive Time  
 Bishop Arts District: 7 Minutes

**Tom Thumb**  
 GROCERY

One of the Highest Visited  
 Tom Thumb Grocery Stores in North TX  
 Over 1,400,000 Annual Visits (Placer.ai)

**COUNTRY BURGER**

**K-Town  
 Tire & Wheel**

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# PROPERTY OVERVIEW



Drive Times  
 Dallas: 8 Minutes  
 DFW Airport: 20 Minutes  
 Fort Worth: 30 Minutes

**Tom Thumb GROCERY**  
 One of the Highest Visited Tom Thumb Grocery Stores in North TX  
 Over 1,400,000 Annual Visits (Placer.ai)

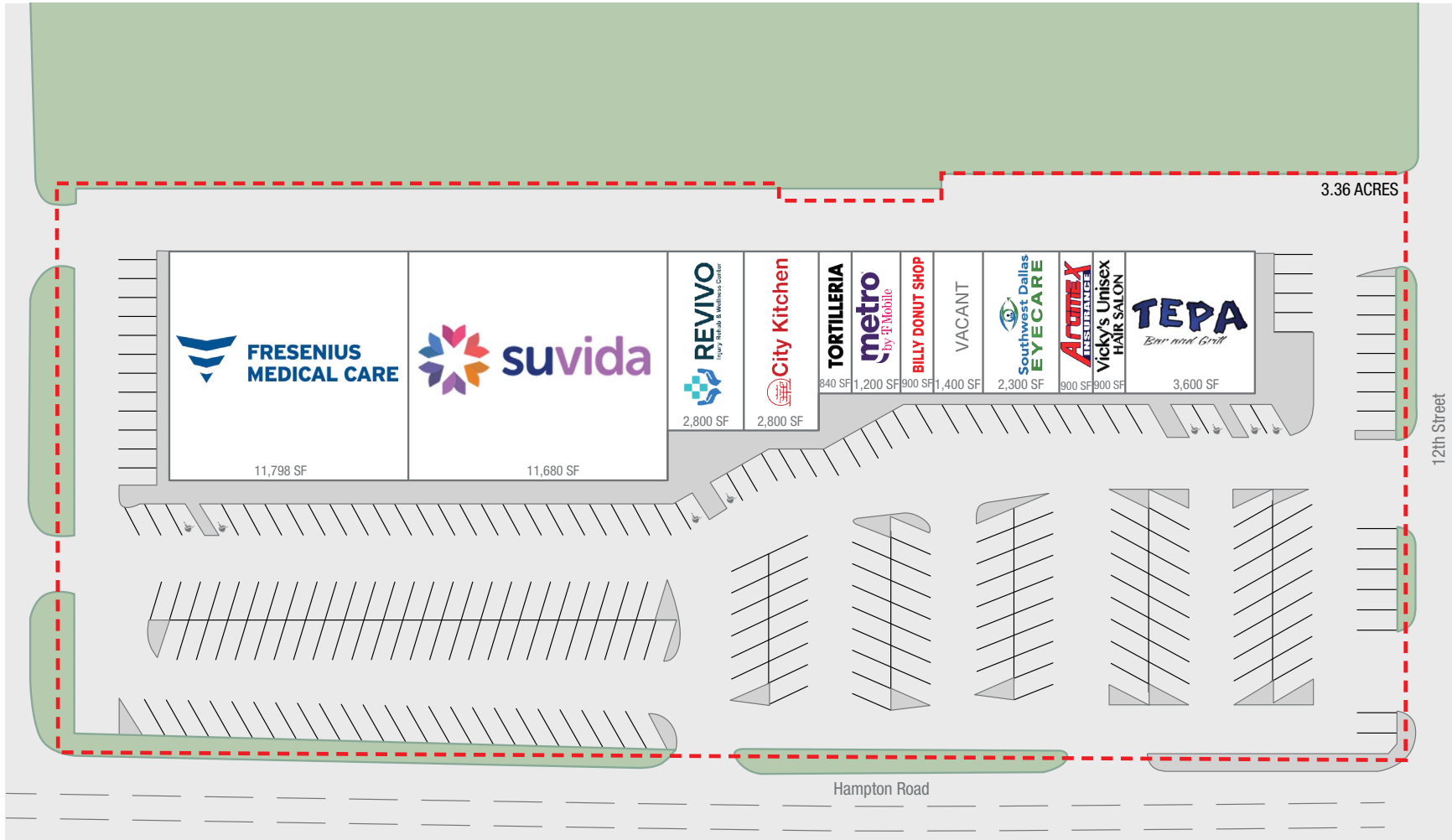
Exxir Capital Mixed Use Project  
 400 Residential Units  
 26,095 SF Retail & Restaurant



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PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW



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PROPERTY OVERVIEW

**TOM THUMB GROCERY**  
ACROSS THE STREET WITH STARBUCKS INSIDE STORE  
OVER 1,400,000 ANNUAL VISITS (PLACER.AI)



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## FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

| Property        | GLA       | Percent Leased | Projected Year 1 NOI |
|-----------------|-----------|----------------|----------------------|
| Hampton Village | 41,118 SF | 96.60%         | \$1,078,208          |

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



**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     |            |  |
| 312-314       | Fresenius                             | 11,798    | 28.69%        | Jan-25    | Jan-35 | \$26.50          | \$312,647 | Feb-27      | \$27.03 | \$318,900 | NNN        | Three 5-year options at Market                         |
|               |                                       |           |               |           |        |                  |           | Feb-28      | \$27.57 | \$325,278 |            |  |
|               |                                       |           |               |           |        |                  |           | Feb-29      | \$28.12 | \$331,783 |            |  |
|               |                                       |           |               |           |        |                  |           | Feb-30      | \$28.68 | \$338,419 |            |  |
|               |                                       |           |               |           |        |                  |           | Feb-31      | \$29.26 | \$345,188 |            |  |
|               |                                       |           |               |           |        |                  |           | Feb-32      | \$29.84 | \$352,091 |            |  |
|               |                                       |           |               |           |        |                  |           | Feb-33      | \$30.44 | \$359,133 |            |  |
| Feb-34        | \$31.05                               | \$366,316 |               |           |        |                  |           |             |         |           |            |  |
| 318, 320, 322 | Suvida                                | 11,680    | 28.41%        | May-23    | Jan-34 | \$26.00          | \$303,680 | Feb-29      | \$28.60 | \$334,048 | NNN        | Two 5-year options at:<br>1st: \$31.46;<br>2nd: Market |
| 338           | Revivo Injury Rehab & Wellness Center | 2,800     | 6.81%         | Jun-26    | Nov-31 | \$31.63          | \$88,576  | Jan-28      | \$32.43 | \$90,790  | NNN        | Two 5-year options at:<br>1st: \$35.79; 2nd: Market    |
|               |                                       |           |               |           |        |                  |           | Jan-29      | \$33.24 | \$93,060  |            |  |
|               |                                       |           |               |           |        |                  |           | Jan-30      | \$34.07 | \$95,387  |            |  |
|               |                                       |           |               |           |        |                  |           | Jan-31      | \$34.92 | \$97,771  |            |  |
| 340           | City Kitchen                          | 2,800     | 6.81%         | May-24    | May-34 | \$31.83          | \$89,116  | Apr-27      | \$32.78 | \$91,789  | NNN        | Two 5-year options at Market                           |
|               |                                       |           |               |           |        |                  |           | Apr-28      | \$33.77 | \$94,543  |            |  |
|               |                                       |           |               |           |        |                  |           | Apr-29      | \$34.78 | \$97,379  |            |  |
|               |                                       |           |               |           |        |                  |           | Apr-30      | \$35.82 | \$100,300 |            |  |
|               |                                       |           |               |           |        |                  |           | Apr-31      | \$36.90 | \$103,309 |            |  |
|               |                                       |           |               |           |        |                  |           | Apr-32      | \$38.00 | \$106,409 |            |  |
| Apr-33        | \$39.14                               | \$109,601 |               |           |        |                  |           |             |         |           |            |  |
| 402           | Tortilleria                           | 840       | 2.04%         | Jun-26    | Sep-35 | \$34.00          | \$28,560  | Oct-26      | \$35.02 | \$29,417  | NNN        | One 5-year option at Market                            |
|               |                                       |           |               |           |        |                  |           | Oct-27      | \$36.07 | \$30,299  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-28      | \$37.15 | \$31,208  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-29      | \$38.27 | \$32,145  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-30      | \$39.42 | \$33,109  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-31      | \$40.60 | \$34,102  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-32      | \$41.82 | \$35,125  |            |  |
|               |                                       |           |               |           |        |                  |           | Oct-33      | \$43.07 | \$36,179  |            |  |
| Oct-34        | \$44.36                               | \$37,264  |               |           |        |                  |           |             |         |           |            |  |
| 404           | Metro by T-Mobile                     | 1,200     | 2.92%         | Jul-19    | Mar-29 | \$30.00          | \$36,000  | Apr-27      | \$30.90 | \$37,080  | NNN        | No Renewal Options                                     |
|               |                                       |           |               |           |        |                  |           | Apr-28      | \$31.83 | \$38,192  |            |  |

**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     |            |   |
| 406                | Billy's Donut Shop      | 900       | 2.19%         | Jan-24    | Jan-29 | \$33.29          | \$29,964    | Feb-27      | \$33.96 | \$30,563  | NNN        | One 5-year option at \$35.33                            |
|                    |                         |           |               |           |        |                  |             | Feb-28      | \$34.64 | \$31,174  |            |   |
| 410                | Vacant                  | 1,400     | 3.40%         |           |        |                  |             |             |         |           |            | No Renewal Options                                      |
| 412                | Southwest Eyecare       | 2,300     | 5.59%         | Apr-26    | Mar-36 | \$32.00          | \$73,600    | Apr-27      | \$32.64 | \$75,072  | NNN        | Two 5-year options at:<br>1st: \$39.01;<br>2nd: \$43.49 |
|                    |                         |           |               |           |        |                  |             | Apr-28      | \$33.29 | \$76,573  |            |   |
|                    |                         |           |               |           |        |                  |             | Apr-29      | \$33.96 | \$78,105  |            |   |
|                    |                         |           |               |           |        |                  |             | Apr-30      | \$34.64 | \$79,667  |            |   |
|                    |                         |           |               |           |        |                  |             | Apr-31      | \$35.33 | \$81,260  |            |   |
|                    |                         |           |               |           |        |                  |             | Apr-32      | \$36.04 | \$82,886  |            |   |
|                    |                         |           |               |           |        |                  |             | Apr-33      | \$36.76 | \$84,543  |            |   |
| Apr-34             | \$37.49                 | \$86,234  |               |           |        |                  |             |             |         |           |            |   |
| Apr-35             | \$38.24                 | \$87,959  |               |           |        |                  |             |             |         |           |            |   |
| 416                | Aramex Insurance Agency | 900       | 2.19%         | Dec-17    | Dec-27 | \$24.50          | \$22,050    |             |         |           | NNN        | No Renewal Options                                      |
| 418                | Vicky's Hair Design     | 900       | 2.19%         | Nov-88    | MTM    | \$20.00          | \$18,000    |             |         |           | NNN        | No Renewal Options                                      |
| 428                | Tepa Bar & Grill        | 3,600     | 8.76%         | Aug-24    | Jul-34 | \$27.68          | \$99,630    | Aug-26      | \$28.37 | \$102,121 | NNN        | One 5-year option at \$34.56                            |
|                    |                         |           |               |           |        |                  |             | Aug-27      | \$29.08 | \$104,674 |            |   |
|                    |                         |           |               |           |        |                  |             | Aug-28      | \$29.80 | \$107,291 |            |   |
|                    |                         |           |               |           |        |                  |             | Aug-29      | \$30.55 | \$109,973 |            |   |
|                    |                         |           |               |           |        |                  |             | Aug-30      | \$31.31 | \$112,722 |            |   |
|                    |                         |           |               |           |        |                  |             | Aug-31      | \$32.09 | \$115,540 |            |   |
|                    |                         |           |               |           |        |                  |             | Aug-32      | \$32.90 | \$118,429 |            |   |
| Aug-33             | \$33.72                 | \$121,389 |               |           |        |                  |             |             |         |           |            |   |
| TOTAL AREA:        |                         | 41,118    |               |           |        |                  | \$1,101,822 |             |         |           |            |   |
| TOTAL LEASED AREA: |                         | 39,718    | 96.60%        |           |        |                  |             |             |         |           |            |   |
| TOTAL VACANT AREA: |                         | 1,400     | 3.40%         |           |        |                  |             |             |         |           |            |   |

## FINANCIAL OVERVIEW

# INCOME/EXPENSE

### EXPENSES

|                               | CURRENT          | PER SF        |
|-------------------------------|------------------|---------------|
| Real Estate Taxes             | \$145,147        | \$3.53        |
| Insurance                     | \$44,968         | \$1.09        |
| Common Area Maintenance       |                  |               |
| Landscape - Maintenance       | \$5,617          | \$0.14        |
| Powersweeping Parking Lot     | \$8,467          | \$0.21        |
| Pest Control                  | \$1,558          | \$0.04        |
| Porter Services               | \$18,564         | \$0.45        |
| Security Patrol/Alarm         | \$72,124         | \$1.75        |
| Electricity                   | \$16,311         | \$0.40        |
| Water/Stormwater              | \$4,961          | \$0.12        |
| Trash Service                 | \$10,616         | \$0.26        |
| Repairs & Maintenance         | \$18,902         | \$0.46        |
| Total Common Area Maintenance | \$157,120        | \$3.82        |
| Management Fee (3.50%)        | \$50,641         | \$1.23        |
| <b>TOTAL EXPENSES</b>         | <b>\$397,875</b> | <b>\$9.68</b> |

### INCOME & EXPENSES

|                               | 12-MONTH           | PER SF         |
|-------------------------------|--------------------|----------------|
| Base Rent                     |                    |                |
| Occupied Space                | \$1,111,467        | \$27.98        |
| <b>GROSS POTENTIAL RENT</b>   | <b>\$1,111,467</b> | <b>\$27.98</b> |
| Expense Reimbursements        |                    |                |
| Real Estate Taxes             | \$140,205          | \$3.41         |
| Insurance                     | \$43,437           | \$1.06         |
| Common Area Maintenance       | \$151,770          | \$3.69         |
| Management Fee                | \$29,204           | \$0.71         |
| Total Expense Reimbursements  | \$364,616          | \$8.87         |
| <b>GROSS POTENTIAL INCOME</b> | <b>\$1,476,083</b> | <b>\$35.90</b> |
| <b>EFFECTIVE GROSS INCOME</b> | <b>\$1,476,083</b> | <b>\$35.90</b> |
| Expenses                      |                    |                |
| Real Estate Taxes             | \$145,147          | \$3.53         |
| Insurance                     | \$44,968           | \$1.09         |
| Common Area Maintenance       | \$157,120          | \$3.82         |
| Management Fee                | \$50,641           | \$1.23         |
| Total Expenses                | \$397,875          | \$9.68         |
| <b>NET OPERATING INCOME</b>   | <b>\$1,078,208</b> | <b>\$26.22</b> |

## FINANCIAL OVERVIEW

# PRICING

|           |              |                  |                 |
|-----------|--------------|------------------|-----------------|
| PRICE     | \$16,587,000 | GLA              | 41,118 SF       |
| CAP RATE  | 6.50%        | NOI              | \$1,078,208     |
| LAND SIZE | 3.36 Acres   | AVERAGE RENT PSF | \$27.98 PSF NNN |



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**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

| Year                         | Tenant                                | Suite         | Expiration Date | Square Feet | % of Property | Cumulative Square Feet | Cumulative Expiration % |
|------------------------------|---------------------------------------|---------------|-----------------|-------------|---------------|------------------------|-------------------------|
| MTM                          | Vicky's Hair Design                   | 418           | MTM             | 900         | 2.19%         |                        |                         |
|                              | Total MTM                             |               |                 | 900         | 2.19%         | 900                    | 2.19%                   |
| 2026                         |                                       |               |                 |             |               |                        |                         |
|                              | Total for Year Ending 2026            |               |                 | 0           | 0.00%         | 900                    | 2.19%                   |
| 2027                         | Aramex Insurance Agency               | 416           | Dec-27          | 900         | 2.19%         |                        |                         |
|                              | Total for Year Ending 2027            |               |                 | 900         | 2.19%         | 1,800                  | 4.38%                   |
| 2028                         |                                       |               |                 |             |               |                        |                         |
|                              | Total for Year Ending 2028            |               |                 | 0           | 0.00%         | 1,800                  | 4.38%                   |
| 2029                         | Billy's Donut Shop                    | 406           | Jan-29          | 900         | 2.19%         |                        |                         |
|                              | Metro by T-Mobile                     | 404           | Mar-29          | 1,200       | 2.92%         |                        |                         |
|                              | Total for Year Ending 2029            |               |                 | 2,100       | 5.11%         | 3,900                  | 9.48%                   |
| 2030                         |                                       |               |                 |             |               |                        |                         |
|                              | Total for Year Ending 2030            |               |                 | 0           | 0.00%         | 3,900                  | 9.48%                   |
| 2031+                        | Revivo Injury Rehab & Wellness Center | 338           | Nov-31          | 2,800       | 6.81%         |                        |                         |
|                              | Suvida                                | 318, 320, 322 | Jan-34          | 11,680      | 28.41%        |                        |                         |
|                              | City Kitchen                          | 340           | May-34          | 2,800       | 6.81%         |                        |                         |
|                              | Tepa Bar & Grill                      | 428           | Jul-34          | 3,600       | 8.76%         |                        |                         |
|                              | Fresenius                             | 312-314       | Jan-35          | 11,798      | 28.69%        |                        |                         |
|                              | Tortilleria                           | 402           | Sep-35          | 840         | 2.04%         |                        |                         |
|                              | Southwest Eyecare                     | 412           | Mar-36          | 2,300       | 5.59%         |                        |                         |
|                              | Total for Year Ending 2031+           |               |                 | 35,818      | 87.11%        | 39,718                 | 96.60%                  |
| TOTAL LEASED SQUARE FOOTAGE: |                                       |               |                 | 39,718      | 96.60%        |                        |                         |
| TOTAL VACANT SQUARE FOOTAGE: |                                       |               |                 | 1,400       | 3.40%         |                        |                         |
| TOTAL SQUARE FEET:           |                                       |               |                 | 41,118      | 100.00%       |                        |                         |

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



| Fresenius          |              |
|--------------------|--------------|
| Square Feet:       | 11,798 SF    |
| % of Building GLA: | 28.69%       |
| In-Place Rent PSF: | \$26.50      |
| Lease Expiration:  | January 2035 |
| Stock Symbol:      | FSNUY        |
| Company Website:   | fmca.com     |

Fresenius is a global healthcare group renowned for its comprehensive range of medical services, including dialysis, hospital management, and medical devices. With a legacy spanning over 100 years, Fresenius is committed to delivering high-quality care and innovative solutions to patients around the world. Fresenius embodies excellence in healthcare with its extensive range of services and products designed to meet the evolving needs of patients and medical professionals alike.



| Suvida             |                      |
|--------------------|----------------------|
| Square Feet:       | 11,680 SF            |
| % of Building GLA: | 28.41%               |
| In-Place Rent PSF: | \$26.00              |
| Lease Expiration:  | February 2034        |
| Stock Symbol:      | Private              |
| Company Website:   | suvidahealthcare.com |

Suvida Healthcare is a dynamic and innovative provider of comprehensive, patient-centered healthcare solutions. Specializing in a range of services including primary care, urgent care, and preventive health, Suvida Healthcare is dedicated to delivering high-quality, accessible care that meets the diverse needs of its patient population. Suvida Healthcare excels in delivering a comprehensive range of medical services with a commitment to personalized, patient-centered care.



| Southwest Dallas Eyecare |  |
|--------------------------|--|
| Square Feet:             | 2,300 SF                                 |
| % of Building GLA:       | 5.59%                                    |
| In-Place Rent PSF:       | \$32.41                                  |
| Lease Expiration:        | March 2036                               |
| Stock Symbol:            | Private                                  |
| Company Website:         | visionsource-southwestdal-laseyecare.com |

Southwest Dallas Eye Care, established in 1999, is a leading provider of comprehensive optometry services and vision care products in Dallas, Texas. The experienced team offers thorough vision examinations and specializes in diagnosing and treating a wide range of eye diseases and conditions. Utilizing advanced diagnostic technology, they are committed to enhancing the quality of life in the Dallas community through improved vision. Southwest Dallas Eye Care services include a variety of lenses and frames, contact lenses, and vision correction options.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



| Revivo Injury Rehab & Wellness Center |               |
|---------------------------------------|---------------|
| Square Feet:                          | 2,800 SF      |
| % of Building GLA:                    | 6.81%         |
| In-Place Rent PSF:                    | \$31.63       |
| Lease Expiration:                     | November 2031 |
| Stock Symbol:                         | Private       |
| Company Website:                      | N/A           |

Revivo Injury Rehab and Wellness Center is a specialized clinic focused on helping individuals recover from injuries and improve overall physical wellness through personalized care. The center offers services such as physical rehabilitation, chiropractic care, and therapeutic treatments designed to reduce pain, restore mobility, and support long-term health. With an emphasis on patient-centered treatment plans, Revivo works closely with each client to address the root cause of discomfort rather than just the symptoms.



| City Kitchen       |            |
|--------------------|------------|
| Square Feet:       | 2,800 SF   |
| % of Building GLA: | 6.81%      |
| In-Place Rent PSF: | \$31.83    |
| Lease Expiration:  | March 2034 |
| Stock Symbol:      | Private    |
| Company Website:   | N/A        |

City Kitchen is a vibrant dining destination that brings a unique twist to traditional Asian cuisine. City Kitchen offers an exciting culinary experience designed to delight food enthusiasts and create memorable dining moments. City Kitchen attracts a diverse clientele including food enthusiasts, trendsetters, and those seeking a distinctive dining experience. Its appeal extends to both local residents and visitors looking for high-quality, innovative cuisine in an engaging setting.



| Metro by T-Mobile  |                     |
|--------------------|---------------------|
| Square Feet:       | 1,200 SF            |
| % of Building GLA: | 2.92%               |
| In-Place Rent PSF: | \$30.00             |
| Lease Expiration:  | March 2029          |
| Stock Symbol:      | TMUS                |
| Company Website:   | metrobyt-mobile.com |

Metro by T-Mobile is a leading prepaid wireless service provider known for offering high-quality mobile plans without the commitment of long-term contracts. Backed by T-Mobile's extensive network, Metro by T-Mobile delivers affordable, reliable, and flexible mobile solutions tailored to meet the diverse needs of today's consumers. The company emphasizes simplicity, affordability, and customer satisfaction, offering a range of plans and services designed to cater to various budgets.

**FINANCIAL OVERVIEW**

**TENANT PROFILES**

**BILLY DONUT SHOP**

| Billy Donut Shop   |              |
|--------------------|--------------|
| Square Feet:       | 900 SF       |
| % of Building GLA: | 2.19%        |
| In-Place Rent PSF: | \$33.29      |
| Lease Expiration:  | January 2029 |
| Stock Symbol:      | N/A          |
| Company Website:   | N/A          |

Billy Donut Shop is the go-to destination for gourmet donuts, blending classic recipes with creative, modern twists. Known for its high-quality ingredients and mouthwatering flavors, Billy Donut Shop offers a delightful experience for donut enthusiasts and casual patrons alike. Billy Donut Shop has quickly become a local favorite, known for its exceptional products and inviting atmosphere. Billy Donut Shop stands out as a premier destination for gourmet donuts with its focus on quality and creativity.



| Aramex Insurance Agency |               |
|-------------------------|---------------|
| Square Feet:            | 900 SF        |
| % of Building GLA:      | 2.19%         |
| In-Place Rent PSF:      | \$24.50       |
| Lease Expiration:       | December 2027 |
| Stock Symbol:           | Private       |
| Company Website:        | aramexins.com |

Aramex Insurance Agency, Inc. is a premier insurance provider offering a comprehensive range of insurance solutions designed to meet the diverse needs of individuals and businesses. With a reputation for excellence in service and a commitment to personalized coverage options, Aramex Insurance Agency, Inc. stands out as a trusted partner in safeguarding assets and managing risk. Aramex Insurance Agency, Inc. serves a diverse clientele seeking reliable and customized insurance solutions.

**TORTILLERIA**

| Tortilleria        |           |
|--------------------|-----------|
| Square Feet:       | 840 SF    |
| % of Building GLA: | 2.04%     |
| In-Place Rent PSF: | \$34.00   |
| Lease Expiration:  | June 2035 |
| Stock Symbol:      | Private   |
| Company Website:   | N/A       |

Tortilleria is a specialized shop dedicated to producing fresh tortillas, a staple in Mexican and Latin American cuisine. Using either traditional hand-pressing techniques or modern machinery, this establishments makes tortillas from corn masa or wheat flour, ensuring a fresh, high-quality product for daily consumption. This tortilleria also sells masa for tamales, tostadas, tortilla chips, and other related products, catering to both households and restaurants.

## FINANCIAL OVERVIEW

# TENANT PROFILES

**Vicky's Unisex  
HAIR SALON**

| Vicky's Hair Design |         |
|---------------------|---------|
| Square Feet:        | 900 SF  |
| % of Building GLA:  | 2.19%   |
| In-Place Rent PSF:  | \$20.00 |
| Lease Expiration:   | MTM     |
| Stock Symbol:       | Private |
| Company Website:    | N/A     |

Vicky's Hair Design is a premier salon dedicated to delivering top-notch hair styling and beauty services in a chic and welcoming environment. With a reputation for excellence and a passion for enhancing natural beauty, Vicky's Hair Design offers an unparalleled experience in hair care and personal grooming. Vicky's Hair Design attracts a diverse clientele, including professionals, families, and individuals seeking high-quality hair care and styling services.

**TEPA**  
*Bar and Grill*

| Tepa Bar & Grill   |           |
|--------------------|-----------|
| Square Feet:       | 3,600 SF  |
| % of Building GLA: | 8.76%     |
| In-Place Rent PSF: | \$27.68   |
| Lease Expiration:  | July 2034 |
| Stock Symbol:      | Private   |
| Company Website:   | N/A       |

Tepa Bar & Grill is a vibrant dining destination that combines a lively atmosphere with a diverse menu of delectable dishes and handcrafted cocktails. Known for its dynamic environment and exceptional food and drink offerings, Tepa Bar & Grill is a go-to spot for both casual meals and special gatherings, offering an experience that caters to a wide range of tastes and preferences. Tepa Bar & Grill appeals to a diverse audience looking for a high-quality dining experience in a lively setting.



## 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.

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## TRADE AREA OVERVIEW

# BISHOP ARTS DISTRICT AREA OVERVIEW

BISHOP ARTS DISTRICT



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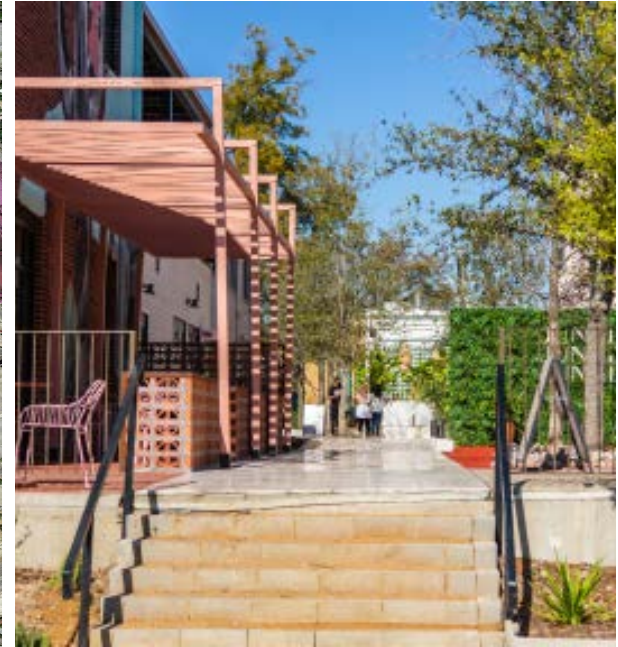
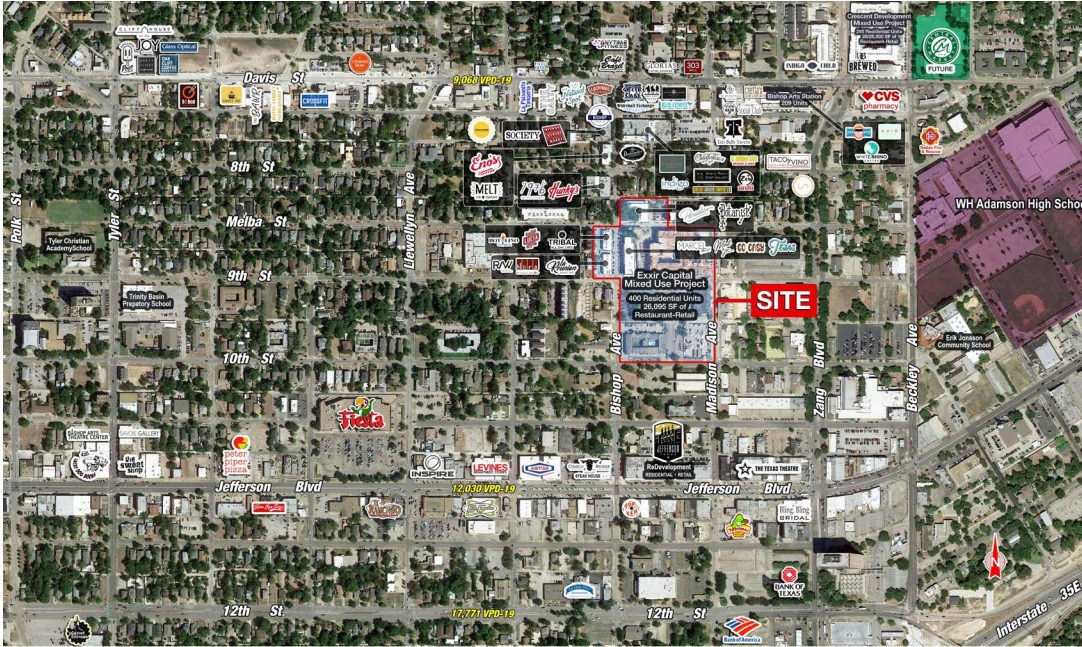
The Bishop Arts District is a vibrant neighborhood in Dallas, Texas, known for its eclectic mix of independent boutiques, restaurants, bars, and art galleries. Located in Oak Cliff, just southwest of downtown, it has a rich history dating back to the 1920s when it was a bustling trolley stop. Over the years, the area has undergone a major revitalization beginning in the early 2000s, transforming it into a cultural hotspot. Today, it is a favorite destination for both locals and tourists, offering a walkable, charming atmosphere with colorful murals and historic architecture. The district is home to unique shops selling everything from vintage clothing to handmade jewelry and artisan goods. Food lovers can enjoy a diverse dining scene,

including Tex-Mex, barbecue, farm-to-table cuisine, and trendy highly relevant coffee shops and retail brands. The area also hosts numerous events, including First Thursdays, where shops stay open late and live music fills the streets. Art and creativity thrive within the Bishop Arts District, with local galleries showcasing works from emerging and established artists. Despite its growth, the district maintains a laid-back, community-oriented vibe, making it a highly relevant and coveted submarket within the Dallas-Fort Worth Metroplex. Whether you're looking for a weekend brunch, a lively night out, or a unique shopping experience, Bishop Arts District offers something for everyone.

TRADE AREA OVERVIEW

BISHOP ARTS DISTRICT AREA OVERVIEW

BISHOP ARTS DISTRICT



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**TRADE AREA OVERVIEW**  
**NEIGHBORHOOD RESTAURANTS**



**PARADISO**  
 Coastal Mediterranean fare in multi-venue culinary concept space surrounding a central courtyard.



**TRIBAL**  
 A menu specializing in health food & juice with lunch counter-style seating in a contemporary space.



**ENO'S**  
 A community establishment with a focus on serving cracker-thin crust pizza, locally sourced ingredients and craft beer, wine and cocktails.



**LA REUNION**  
 Neighborhood parlor offering sophisticated espresso drinks & cocktails, plus creative shared plates.



**CASA BLANCA**  
 A vivid, exotic bar serving craft cocktails and shared plates. Featuring Karaoke Lounges.



**EMPORIUM PIES**  
 Pie specialist in a cottage with a few tables offering signature sweets & seasonal specials.



**TEJAS**  
 Burgers, all-day taco options & margaritas highlight this colorful Tex-Mex in multi-venue food spot.



**SALTY DONUT**  
 Artisan donut shop that focuses on chef-made, small-batch, craft donuts that rotate based on seasonality. We're a 100% scratch bakery, so we use nothing but the highest quality ingredients and making everything in house!



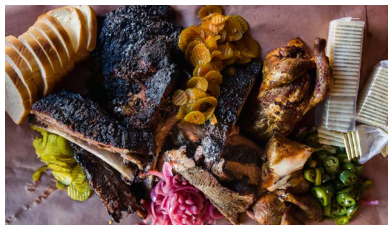
**TACO Y VINO**  
 The simple but focused menu delivers on namesake promises of tacos & wine. all with creative twists.



**ODDFELLOWS**  
 Bustling, rustic-hip coffeehouse/diner offers American fare morning till night, plus cocktails.



**STOCK & BARREL**  
 Laid-back destination serving seasonal, locally sourced, fire-grilled American dishes & drinks.



**LOCKHART SMOKEHOUSE**  
 Counter-serve joint dishing up Central Texas-style smoked meats on butcher paper, plus local beers.



**WRITTEN BY THE SEASONS**  
 This Dallas farm-to-table restaurant blends Texas and the world on the menu in a lustrous Bishop Arts District space



**VILLAGE BAKING CO**  
 Bake shop specializing in breads, croissants, and rolls baked fresh.



**HUNKY'S**  
 Modern take on a retro burger stand prepares hot dogs, patty melts, shakes & housemade onion rings.

TRADE AREA OVERVIEW

NEIGHBORHOOD RETAILERS



**ALL GOOD THINGS PAPER**

This shop offers a curated collection of letterpressed greeting cards, stylish papers, modern gifts, desk accessories and custom stationery.



**OASIS PLANT SHOP**

Providing a refined, curated environment for both the plant enthusiast and the experienced gardener.



**MARCEL MARKET**

Market with a little bit of everything; jewelry, handbags, accessories, candles and home things.



**MOD & JO**

Dallas based, small batch jewelry brand cultivating confidence and femininity with a mix of vintage and modern energy. Made to layer.



**WILD DETECTIVES**

Indie bookstore & cafe offering a variety of titles, light fare & drinks, author readings & music.



**WE ARE 1976**

Boutique featuring prints, stationery, housewares, apparel, books & collectible toys in quaint digs.



**ALICE IN IVORY**

Bridal boutique expertly curated with gown from all over the world.



**SOCIETY CANDLES**

Jackson Vaughn now designs and pours four in-house candle collections, with over 40 distinctive scents.



**BLUSH BOOKSTORE**

Cozy boutique in the heart of Bishop Arts that's dedicated entirely to the world of romance novels.



**SPINSTER RECORDS**

Indie shop specializing in vinyl records, turntables & music-inspired apparel, plus in-store events.



**TYLER KINGSTON MERCANTILE**

Modern general store selling curated goods for men, women, home, and life.



**AMPELOS WINES**

Small Oak Cliff sanctum dedicated to wines produced with transparency and integrity.

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

| Variable   | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| 2025 Total Population  | 18,924    | 140,262   | 387,860   |
| 2030 Total Population (Esri)                                     | 21,866    | 152,080   | 406,092   |
| 2010 Total Population (U.S. Census)                              | 16,291    | 121,039   | 342,957   |
| 2000 Total Population (U.S. Census)                              | 20,700    | 123,151   | 348,565   |
| 2000-2020 Population: Compound Annual Growth Rate (U.S. Census)  | -1.41%    | 0.33%     | 0.37%     |
| 2024-2029 Population: Compound Annual Growth Rate (Esri)         | 2.93%     | 1.63%     | 0.92%     |
| 2025 Total Daytime Population (Esri)                             | 22,688    | 250,725   | 548,394   |
| 2025 Median Age (Esri)   | 34.9      | 34.2      | 33.8      |
| 2025 Total Households (Esri)                                     | 9,242     | 61,689    | 170,651   |
| 2030 Total Households (Esri)                                     | 10,818    | 69,647    | 183,642   |
| 2010 Total Households (U.S. Census)                              | 5,726     | 40,013    | 125,131   |
| 2000 Total Households (U.S. Census)                              | 6,026     | 36,033    | 114,865   |
| 2024-2029 Families: Compound Annual Growth Rate (Esri)           | 3.05%     | 1.57%     | 0.94%     |
| 2025 Average Household Income (Esri)                             | \$110,139 | \$112,491 | \$110,049 |
| 2025 Median Household Income (Esri)                              | \$74,248  | \$77,755  | \$72,966  |
| 2025 Per Capita Income (Esri)                                    | \$53,435  | \$49,301  | \$48,388  |
| 2025 Population Age 25+: Less than 9th Grade (Esri) (%)          | 10%       | 11%       | 10%       |
| 2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)      | 9%        | 8%        | 9%        |
| 2025 Population Age 25+: High School Diploma (Esri) (%)          | 15%       | 16%       | 18%       |
| 2025 Population Age 25+: Some College/No Degree (Esri) (%)       | 11%       | 13%       | 13%       |
| 2025 Population Age 25+: Associate's Degree (Esri) (%)           | 11%       | 6%        | 6%        |
| 2025 Population Age 25+: Bachelor's Degree (Esri) (%)            | 24%       | 24%       | 24%       |
| 2025 Population Age 25+: Graduate/Professional Degree (Esri) (%) | 18%       | 17%       | 16%       |
| 2025 Total (SIC01-99) Businesses                                 | 882       | 11,645    | 24,281    |
| 2025 Total (SIC01-99) Employees                                  | 12,072    | 162,035   | 310,347   |

# 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 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                     | Phone        |
| Thomas Tucker  | 543816      | ttucker@shopcompanies.com | 214-960-2887 |
| Designated Broker of Firm  | License No. | Email                     | Phone        |
| Harry Hardin   | 794620      | hhardin@shopcompanies.com | 972-685-1421 |
| Sales Agent/Associate’s Name                                       | License No. | Email                     | Phone        |
| _____  |             | _____                     |              |
| Buyer/Tenant/Seller/Landlord Initials                              |             | Date                      |              |

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission

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