tmg.

multifamilygrp.com

Sagewood Villas

300 South John Redditt Drive, Lufkin, TX 75904

Number of Units: **89** Year Built: **1979**

the multifamily group.

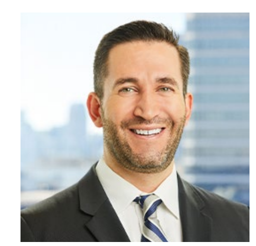
Investment Advisors

Yonnic Land
Sr. Managing Director

yonnic.land@multifamilygrp.com
c. 972.983.9051

Jon Krebbs
Managing Partner

jon.krebbs@multifamilygrp.com
o. 972.379.9862



Paul Yazbeck
Managing Partner

paul.yazbeck@multifamilygrp.com
c. 972.310.1032

Chase Davis
Chief Operating Officer

chase.davis@multifamilygrp.com
o. 972.465.9533

Investment Strategy

Summary:

The Multifamily Group is pleased to present the exclusive offering of Sagewood Villas, an 89-unit apartment complex located in Lufkin, Texas. Constructed in 1979, the property offers a diverse mix of studio, one-, and two-bedroom floor plans in a well-established community positioned within one of East Texas' strongest employment corridors. It is currently 94% occupied, compared to a strong submarket occupancy rate of 97%. Sagewood Villas is being offered free and clear of existing debt.

Value-Add:

- Renovate the Remaining 66 Units to Capture Proven $100–$150/Month Rent Premiums (23 Units Already Achieving $100–$150/Month Premiums)
- Reduce Operating Expenses to Comparable Averages.
- *See more on pages 9-10.*

Location:

Sagewood Villas is strategically located along South John Redditt Drive in the heart of Lufkin's medical district, one of the city's most established residential and employment centers. The property benefits from immediate access to Loop 287 and the US 59 corridor, which is currently being upgraded to interstate standards as the future Interstate 69, a major Mexico-to-Canada trade route. With TxDOT completing the interstate-standard Diboll Relief Route just south of Lufkin in early 2026 and construction now advancing north through the region, the property is well positioned to benefit from enhanced regional connectivity and long-term economic growth.

The surrounding area is anchored by two regional hospitals, Angelina College, and numerous medical offices, creating a consistent demand for workforce housing from healthcare professionals and support staff. Residents also enjoy close proximity to Walmart Supercenter, Sam's Club, H-E-B, Brookshire Brothers, and numerous local restaurants, shopping destinations, and entertainment options. Downtown Lufkin is only minutes away, offering additional dining, retail, and government services.

Investment Highlights

- Renovated Units are Attaining $100-$150/Month Premiums
- Continue Renovating 66 Remaining Units
- Five-Year-Old Roof with Recent 2024 Reseal
- High Visibility On Loop-287 (11,000+ VPD)
- Double Digit Cash-on-Cash by the End of Year 1
- Offered Free and Clear of Existing Debt

Summary

tmg.

General

Terms	Free and Clear
Address	300 South John Redditt Drive Lufkin TX, 75904
Year Built	1979
Units	89
Net Rentable SF	61,371
Average Unit Size	690 SF
Site Size	2.78-Acres
Density	32-Units/Acre
Occupancy	94%

Construction

Foundation	Concrete Slab
Exterior	Hardie Siding - Painted in 2024
Roof	Shingles - Replaced Five Years Ago, Resealed in 2024
Number of Buildings	6

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Electric
Wiring	Copper
Plumbing	Cast Iron and PVC

Utilities

Electricity	Individually Metered - Tenants Pay
Water/Sewer	RUBS
Gas	Owner Pays
Cable/Internet	None

School Information

School District	Lufkin ISD
Elementary	Brookhollow Elementary School
Middle School	Lufkin Middle School
High School	Lufkin High School

Useful Links

County Appraisal District (CAD)
Property Website

Tax Information

County	Angelina
CAD Account No.	11985
Tax Rate	2.115%
Assessed Value	$3,108,050

Laundry / Washer and Dryers

Laundry	On-Site Laundry Facility - App

Parking

Paving	Asphalt and Concrete - Repaired in 2024
Number of Spaces	161
Covered Spaces	None
Handicap Spaces	1

Leasing Fees

Application Fee	$60
Administration Fee	None
Security Deposit	$300
Pet Deposit	$450
Pet Rent	None
Reserved Parking	None
Month-to-Month Fee	$50
Trash Fee	Incl. with Water
Pest Control Fee	$9/Month

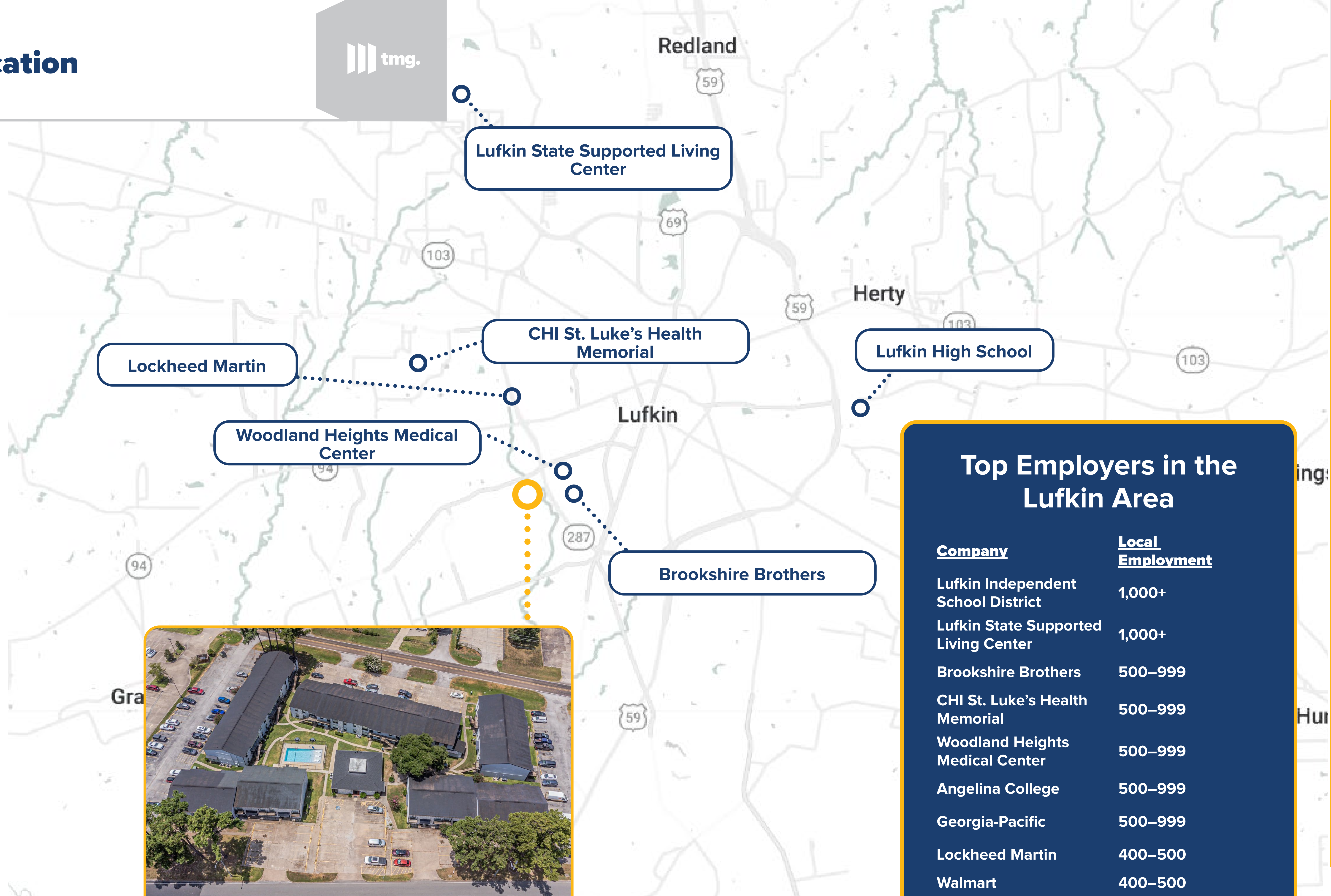
Personnel

Manager	1 Full-Time
Maintenance	1 Full-Time

Investment Overview
Value-Add Analysis

Value Category	Value Driver	# of Units	Cost per Unit	Total Cost	$/Unit/Mo	NOI/Unit/Mo	NOI/Month	NOI/Year	Capitalized Value*
Interior Renovations	23 of the units have been renovated and achieve $100-$150/month Premiums	66	$5,000	$330,000	$50	$50	$3,300	$39,600	$565,714
Exterior Renovation & Deferred Maintenance	The exterior of the subject property is below comparable averages, resulting in higher turnover, higher marketing, and a poorer tenant demographic.	89	$2,000	$178,000					
Reduce operating expenses to comparable averages	The subject property is operating under a higher than average operational expense load which can be scaled back to match comparable averages.	89			$16	$16	$1,394	$16,727	$238,961
GRAND TOTAL			**$7,000**	**$508,000**	**$66**	**$66**	**$4,694**	**$56,327**	**$804,675**

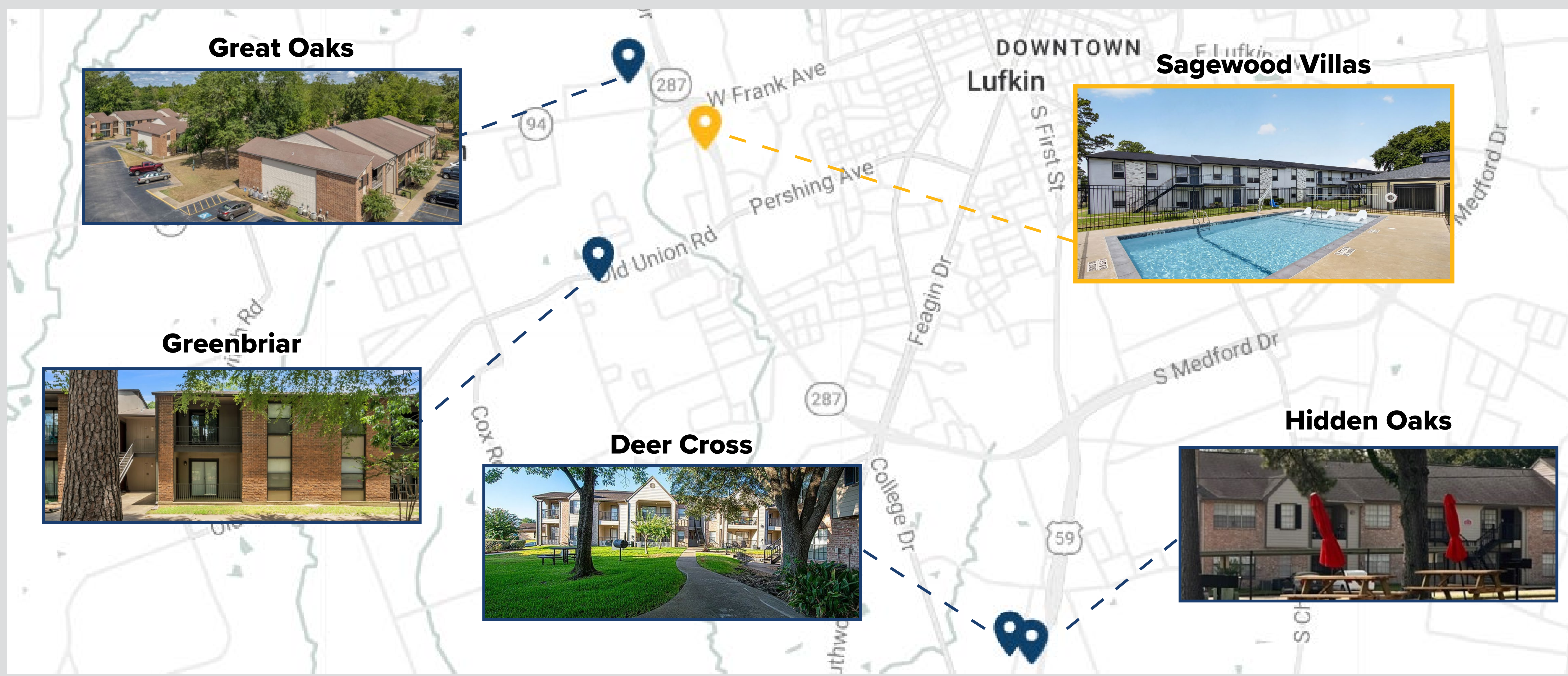
Location



Top Employers in the Lufkin Area

Company	Local Employment
Lufkin Independent School District	1,000+
Lufkin State Supported Living Center	1,000+
Brookshire Brothers	500–999
CHI St. Luke's Health Memorial	500–999
Woodland Heights Medical Center	500–999
Angelina College	500–999
Georgia-Pacific	500–999
Lockheed Martin	400–500
Walmart	400–500

Comparable Rental Properties



Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. $/SF
Great Oaks Apartments	3205 Old Union Road	Lufkin	TX	75904	1985	160	98%	768	$1,095	$1.43
Hidden Oaks	3200 Daniel Mccall	Lufkin	TX	75904	1981	72	93%	631	$863	$1.37
Deer Cross	3000 South 1st Street	Lufkin	TX	75901	1986	168	98%	724	$971	$1.34
Greenbriar	2406 West Frank Avenue	Lufkin	TX	75904	1982	184	98%	729	$965	$1.32
Averages					**1984**	**146**	**97%**	**713**	**$973**	**$1.36**
Sagewood Villas	**300 South John Redditt Drive**	**Lufkin**	**TX**	**75904**	**1979**	**89**	**94%**	**690**	**$943**	**$1.37**
Variance								**(23)**	**($30)**	**$0.00**

Rent Comparison

One Bedroom

PROPERTY	SIZE	RENT	$/SF
Hidden Oaks	575	$863	$1.50
Deer Cross	593	$849	$1.43
Greenbriar	617	$878	$1.42
AVERAGE	**595**	**$863**	**$1.45**
Sagewood Villas*	**655**	**$877**	**$1.34**
Variance		$14	($0.11)

Two Bedroom

PROPERTY	SIZE	RENT	$/SF
Great Oaks Apartments	878	$1,095	$1.25
Hidden Oaks	879	$975	$1.11
Deer Cross	930	$1,228	$1.32
Greenbriar	935	$1,121	$1.20
AVERAGE	**905**	**$1,105**	**$1.22**
Sagewood Villas*	**759**	**$1,093**	**$1.44**
Variance		($12)	$0.22
Sagewood Villas*	**998**	**$1,167**	**$1.17**
Variance		$62	($0.05)

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

Floor Plans

A 525 SF
0 Beds | 1 Bath

B 655 SF
1 Bed | 1 Bath

C 755 SF
2 Beds | 1 Bath

D 998 SF
2 Beds | 2 Baths

Amenities

Units

- Granite Countertops**
- Two-Inch Blinds
- Black Appliances**
- Pull-Down Kitchen Faucets**
- Vinyl Plank Floors (Downstairs)**
- Ceiling Fans
- Freshly Painted Cabinets with Handles**
- Carpet in Non-Wet Area (Upstairs)**
- Two-Tone Paint**
- Modern Kitchen Backsplash**
- Dishwasher

*** In Select Units*

Community

- Sparkling Swimming Pool
- On-Site Laundry Facility
- Directly Off Loop-287
- Fitness Center
- Lush Greenery with Picnic Benches
- On-Site Office
- Community Room

Additional Images

tmg.

multifamilygrp.com

Financial Analysis

Financial Analysis

Unit Mix

Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective $/SF	Market $/SF	Pro Forma $/SF
Eff	0	1	24	27%	525	$798	$825	$835	$1.52	$1.57	$1.59
1bed1bath	1	1	33	37%	655	$877	$900	$950	$1.34	$1.37	$1.45
2bed1bath	2	1	20	22%	759	$1,093	$1,100	$1,150	$1.44	$1.45	$1.52
2bed2bath	2	2	12	13%	998	$1,167	$1,175	$1,250	$1.17	$1.18	$1.25
Average:					**690**	**$943**	**$962**	**$1,004**	**$1.37**	**$1.39**	**$1.46**
Total:			**89**	**100%**	**61,371**	**$83,950**	**$85,600**	**$89,390**			
Annual:						**$1,007,398**	**$1,027,200**	**$1,072,680**			

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

Financial Analysis

T-12 Income

T-12 INCOME & EXPENSE	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun 2026	T-12 TOTAL
Market Rent	85,411	79,769	81,088	81,985	82,791	84,114	82,019	82,716	83,380	83,400	83,991	79,692	**$990,356**
Less: Loss to Lease	(1,195)	2,050	2,478	1,410	27	2,090	2,009	1,707	1,055	855	1,477	0	**$13,965**
Gross Potential Rent	84,216	81,819	83,565	83,396	82,818	86,204	84,028	84,423	84,435	84,255	85,468	79,692	**$1,004,321**
Less: Vacancy	(6,547)	(6,040)	(4,909)	(3,866)	(5,300)	(2,224)	(2,160)	(2,781)	(6,394)	(7,277)	(5,294)	0	**($52,792)**
Less: Non-Revenue/ Concessions	(200)	(200)	(200)	100	(200)	(200)	(200)	(200)	(226)	(200)	(50)	0	**($1,776)**
Less: Bad Debt	(692)	(3,270)	(1,814)	(197)	1,393	(1,228)	(3,390)	208	(4,275)	(1,620)	(2,825)	0	**($17,711)**
NET RENTAL INCOME	**76,777**	**72,309**	**76,642**	**79,433**	**78,711**	**82,552**	**78,279**	**81,650**	**73,540**	**75,158**	**77,299**	**79,692**	**$932,043**
Plus: RUBS Income	4,235	3,456	3,888	10,625	3,662	2,962	4,329	4,953	3,029	3,334	4,362	3,249	**$52,084**
Water/Sewer	4,064	3,435	3,743	10,536	3,501	2,860	4,217	4,852	2,966	3,240	4,340	3,136	**$50,889**
Electric/Gas	65	0	0	0	0	65	0	0	0	0	0	0	**$130**
Trash	106	21	146	90	162	38	112	101	63	93	22	112	**$1,065**
Plus: Other Income	5,739	8,755	5,453	10,508	6,959	6,599	6,214	9,058	7,085	7,087	5,939	7,288	**$86,683**
TOTAL INCOME	**86,750**	**84,520**	**85,983**	**100,566**	**89,332**	**92,114**	**88,822**	**95,661**	**83,654**	**85,579**	**87,600**	**90,229**	**$1,070,810**
T-12 EXPENSES													
Contract Services	2,410	2,683	2,065	2,902	1,701	1,745	1,940	1,956	1,996	3,632	2,266	1,693	**$26,988**
Repairs & Maintenance	3,661	2,204	1,413	1,033	1,752	2,669	363	1,405	1,752	1,162	4,449	5,316	**$27,181**
Administrative	1,353	3,602	2,176	1,711	1,303	287	2,311	2,615	2,477	2,543	2,157	2,609	**$25,145**
Marketing	1,372	1,895	2,232	2,502	880	1,505	875	80	939	1,341	4,640	1,066	**$19,328**
Payroll	18,891	13,868	12,805	11,704	12,090	19,494	12,279	11,209	12,874	12,761	11,754	12,931	**$162,659**
Utilities													
Water/Sewer	4,853	4,582	4,563	5,340	7,528	2,407	8,553	996	4,782	4,236	4,694	4,485	**$57,018**
Trash	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Electric	2,322	2,196	778	2,901	1,434	1,464	1,525	155	2,533	1,384	1,293	983	**$18,968**
Gas/Other	1,087	1,001	829	875	827	846	973	1,065	1,243	1,147	927	918	**$11,738**
Utilities Subtotal	8,262	7,780	6,170	9,116	9,789	4,717	11,051	2,217	8,558	6,767	6,915	6,385	**$87,725**
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Insurance	4,427	4,427	5,243	5,221	5,241	4,492	4,423	4,424	4,418	4,424	4,708	4,529	**$55,977**
Real Estate Taxes	0	1,550	0	0	0	64,225	1,638	0	0	0	0	0	**$67,413**
TOTAL EXPENSES	**40,375**	**38,008**	**32,105**	**34,189**	**32,756**	**99,134**	**34,880**	**23,905**	**33,015**	**32,629**	**36,890**	**34,529**	**$472,416**
NET OPERATING INCOME	**46,376**	**46,512**	**53,879**	**66,377**	**56,576**	**(7,020)**	**53,942**	**71,756**	**50,638**	**52,950**	**50,710**	**55,700**	**$598,394**

Financial Analysis

Trending Income

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	990,356	11,128	988,334	11,105	956,309	10,745	1,036,760	11,649	Year 1 Rents have been grown at 0.9% based on comparable properties
Less: Loss to Lease	13,965	-1.4%	9,329	-0.9%	0	0.0%	(15,551)	1.5%	Loss to Lease has been estimated at 1.5% of Total Market Rent
Gross Potential Rent	1,004,321	11,285	997,663	11,210	956,309	10,745	1,021,208	11,474	
Less: Vacancy	(52,792)	5.3%	(50,283)	5.0%	0	0.0%	(51,060)	5.0%	Vacancy has been normalized at 5.0% based on historical operations
Less: Non-Revenue/ Concessions	(1,776)	0.2%	(1,000)	0.1%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	(17,711)	1.8%	(17,782)	1.8%	0	0.0%	(10,212)	1.0%	Bad Debt is projected at 1.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	932,043	10,472	928,598	10,434	956,309	10,745	959,936	10,786	
Plus: RUBS Income	52,084	585	43,778	492	38,983	438	52,084	585	RUBS Income is projected at $52,084 based on historical operations plus optimization adjustments
Electric/Gas	50,889	572	42,867	482	37,634	423	50,889	572	
Water/Sewer	130	1	-	-	-	-	130	1	
Trash	1,065	1	911	10	1,349	15	1,065	12	
Plus: Other Income	86,683	974	81,255	913	87,451	983	86,683	974	
TOTAL INCOME	**1,070,810**	**12,032**	**1,053,631**	**11,839**	**1,082,743**	**12,166**	**1,098,703**	**12,345**	
EXPENSES									
Contract Services	26,988	303	26,988	303	26,988	303	22,250	250	Contract Services have been normalized at $250 per unit based on comparable properties
Repairs & Maintenance	27,181	305	27,181	305	27,181	305	57,850	650	Repairs and Maintenance have been normalized at $650 per unit based on comparable properties
Administrative	25,145	283	25,145	283	25,145	283	25,145	283	Administrative Costs are projected at $283 per unit based on current operations
Marketing	19,328	217	19,328	217	19,328	217	19,328	217	Marketing is projected at $217 per unit based on current operations
Payroll	162,659	1,828	162,659	1,828	162,659	1,828	120,000	1,348	Payroll is projected at $1,348 per unit based on current operations
Utilities									
Water/Sewer	57,018	641	57,018	641	57,018	641	57,018	641	
Trash	-	-	-	-	-	-	-	-	
Electric	18,968	213	18,968	213	18,968	213	18,968	213	
Gas/Other	11,738	132	11,738	132	11,738	132	11,738	132	
Utilities Subtotal	87,725	986	87,725	986	87,725	986	87,725	986	Utilities are projected at $986 per unit
Management Fee	-	-	-	-	-	-	32,961	370	Management Fee is projected at 3.0% of Gross Revenue
Insurance	55,977	629	55,977	629	55,977	629	61,000	685	Insurance is projected at $685 per unit based on current policy
Taxes	67,413	757	67,413	757	67,413	757	87,969	988	Taxes are $87,969 based on a partial reassessment at the 2026 rate of 2.115%
TOTAL EXPENSES	**472,416**	**5,308**	**472,416**	**5,308**	**472,416**	**5,308**	**514,228**	**5,778**	
NET OPERATING INCOME	**598,394**	**6,724**	**581,216**	**6,531**	**610,328**	**6,858**	**584,475**	**6,567**	

Financial Analysis

5 Year Cash Flow

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		1.38%	2.00%	2.00%	2.00%	2.00%
Total Economic Loss	5.86%	7.41%	8.00%	8.00%	8.00%	8.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	2.00%	2.00%
INCOME	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Gross Potential Rent	1,004,321	1,041,379	1,062,206	1,083,450	1,105,119	1,127,222
Less: Total Economic Loss	(72,278)	(77,166)	(84,976)	(86,676)	(88,410)	(90,178)
Economic Occupancy		93%	92%	92%	92%	92%
Net Rent Per Unit	873	903	915	933	952	971
Net Rental Income	932,043	964,212	977,230	996,774	1,016,710	1,037,044
Plus: RUBS Income	52,084	52,084	53,126	54,188	55,272	56,377
Plus: Other Income	86,683	86,683	88,417	90,185	91,989	93,828
Total Income	1,070,810	1,102,979	1,118,772	1,141,147	1,163,970	1,187,250
Monthly Revenue	89,234	91,915	93,231	95,096	96,998	98,937
% Increase Over Previous Year		3.00%	1.43%	2.00%	2.00%	2.00%
EXPENSES	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Contract Services	26,988	22,250	22,695	23,149	23,612	24,084
Repairs & Maintenance	27,181	57,850	59,007	60,187	61,391	62,619
Administrative	25,145	25,145	25,648	26,161	26,684	27,218
Marketing	19,328	19,328	19,715	20,109	20,511	20,921
Payroll	162,659	120,000	122,400	124,848	127,345	129,892
Utilities	87,725	87,725	89,479	91,269	93,094	94,956
Management Fee	0	33,089	33,751	34,426	35,115	35,817
Insurance	55,977	61,000	62,220	63,464	64,734	66,028
Taxes	67,413	87,969	89,728	91,523	93,353	95,220
Recurring Capital Expenditures	31,150	31,150	31,150	31,150	31,150	31,150
Total Expenses with Reserves	(503,566)	(545,506)	(555,794)	(566,286)	(576,989)	(587,906)
NET OPERATING INCOME	**567,244**	**557,473**	**562,978**	**574,861**	**586,981**	**599,344**

the multifamily group.

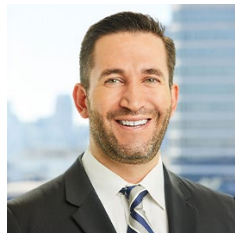
Investment Advisors

Yonnic Land
Sr. Managing Director

yonnic.land@multifamilygrp.com
c. 972.983.9051

Jon Krebbs
Managing Partner

jon.krebbs@multifamilygrp.com
o. 972.379.9862



Paul Yazbeck
Managing Partner

paul.yazbeck@multifamilygrp.com
c. 972.310.1032

Chase Davis
Chief Operating Officer

chase.davis@multifamilygrp.com
o. 972.465.9533

Disclaimer

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

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

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

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

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

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

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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

Buyer/Tenant/Seller/Landlord Initials   Date


the multifamily group.
multifamilygrp.com