

# BEHAVIORAL INNOVATIONS & TOTAL MED SOLUTIONS 411 ALTA MERE DRIVE, FORT WORTH, TEXAS 76114



OFFERING MEMORANDUM

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OFFERING MEMORANDUM

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BEHAVIORAL  
INNOVATIONS & TOTAL  
MED SOLUTIONS

LOCATION

411 ALTA MERE DRIVE  
FORT WORTH, TEXAS 76114

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OFFERED BY

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**SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Behavioral Innovations & Total Med Solutions (the “Property”), a 2023 construction, 9,391 SF, two-tenant asset leased to two relevant, thriving corporate medical tenants with an average primary base lease term expiration of February 2032. The Property is favorably positioned in a dense retail corridor with adjacent large format national credit tenants including Target, Walmart, Lowes and Sam’s Club with over 5,800,000 SF of retail GLA in a 2-mile radius. Average household income exceeds \$119,300 in a one-mile radius.**

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- 2023 Construction, 2-Tenant Asset Leased to Relevant Medical Tenants Behavioral Innovations & Total Med Solutions in Fort Worth, TX
- Adjacent to Target (Shadowed), Walmart, Lowes & Sams Club, Among Numerous Other National Credit Tenants; Over 5.8MM SF of Retail GLA within a 2-Mile Radius
- Behavioral Innovations, Established Autism Therapy Provider Signed New 5-Year Corporate Lease in May 2025 with Annual Escalations; 105+ Clinics Across Texas, Oklahoma, Colorado, Maryland & Virginia
- Total Med Solutions (Avatar Partners Inc.): Signed New 7-Year Lease in December 2025 with Annual Escalations; 8 Locations Across DFW
- Average Household Income Exceeds \$119,300 & \$101,900 in a 1- & 5-Mile Radius, Respectively
- Outparcel Position Along State Highway 183/Alta Mere Drive (34,000+ VPD)
- Proximity to Major Employers, Lockheed Martin Air Force Plan 4 with 19,000+ Employees & \$4B+ Annual Economic Impact & NAS JRB, 10,000+ Military & Civilian Personnel with \$4.88B+ in Estimated Economic Output
- Proximity to \$850 MM Redevelopment of Former Fort Worth ISD HQ Site, 1,000+ Residential Units, 200K+ SF of Office & Retail, & 10+ Acres of Green Space, \$61M Evans & Rosedale Revitalization Project with 170+ Affordable Units & 15,700 SF of Commercial Space

Behavioral Innovations & Total Med Solutions is a 9,566 square foot, two-tenant asset built in 2023 in the established submarket of Fort Worth, Texas (DFW). The Property is approximately 35 minutes from Dallas Fort Worth International Airport and less than 15 minutes from downtown Fort Worth. Total Med Solutions just signed a new 7-year lease in December 2025 and Behavioral Innovations signed a new 5-year corporate lease in May 2025. Both tenants have annual escalations throughout their primary term and two (2) 5-year renewal options. Total population has increased by over 27% in a one-mile radius from 2000 to 2024. Over 5.8 million square feet of retail exist in a 2-mile radius with adjacent users including Walmart Supercenter, Target, Sam's Club, Lowe's Home Improvement, McDonald's, Starbucks, Chick-fil-A, Panda Express, Take 5 Oil Change, AT&T, and PetCo Pet Store among several others. Strategically positioned along the frontage of State Highway 183, locally known as Alta Mere Drive, a major east-west thoroughfare across North Texas, the Property benefits from exceptional visibility and access in a high-traffic area with multiple ingress/egress points along Sherry Lane.

Strategically located along the intersection of Alta Mere Drive and Marquax Drive, with immediate access to State Highway 183, Behavioral Innovations & Total Med Solutions benefits from traffic counts in excess of 34,800+ vehicles per day. State Highway 183, also known as Alta Mere Drive, the primary east-west connector of North Texas, provides seamless connectivity among major North Texas submarkets including Fort Worth, Irving, Dallas, and Euless. The Property benefits from its prime location near major defense and aerospace employers. 3 miles northwest is Lockheed Martin Air Force Plant 4, employing approximately 19,000 personnel as the City's largest employer and contributing over \$4B to the economy. One mile north is the Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth, home to over 10,000 active-duty military, guardsmen, reservists, and

civilian employees. Established in 1994, NAS JRB is the first joint reserve base in the country, hosting around 40 commands from various branches of the U.S. military with an annual estimated economic output of \$4.88B. 10 minutes southwest of Behavioral Innovations & Total Med Solutions is the proposed \$850 MM redevelopment of the former Fort Worth Independent School District headquarters site, which is anticipated to feature over 1,000 residential units, over 200,000 SF of retail and office space, and more than 10 acres of parks and open space. Other developments in the area include the WestBend expansion along University Drive, which will feature a 7-story mixed-use development with over 300 apartment units and 4,500 SF of commercial space, as well as the Evans & Rosedale revitalization project, which has secured \$61MM in investment to deliver 170 affordable residential units and over 15,700 SF of commercial space. 6 miles east of the Property is the Panther Island redevelopment, set to deliver 10,000+ new housing units, 3MM+ SF of commercial, retail, and educational space over 800 acres, with projections estimating \$3.7B in annual economic activity and the creation of over 29,600 full-time jobs upon completion. The City of Fort Worth also recently approved a \$13.4MM acquisition of 298 acres to create Tinsely Ranch Park, adding to the City's more than 12,000SF of park land.

Fort Worth is among the numerous DFW submarkets experiencing compelling growth. Fort Worth has a high quality of life with a variety of residential options and convenient access to a network of major freeways, allowing connectivity throughout DFW. The average household income exceeds \$119,305 and \$101,903 in a one- and five-mile radius, respectively. Overall, Behavioral Innovations & Total Med Solutions offers an investor the opportunity to acquire a 100% leased, 2023 modern-construction retail asset in the high growth affluent submarket of Fort Worth, Texas.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

411 Alta Mere Drive  
Fort Worth, Texas 76114



**YEAR BUILT**

2023

**PERCENT LEASED**

100%

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
Total Med Solutions	3,675 SF	38.42%	January 2033
Behavioral Innovations	5,891 SF	61.58%	March 2031

**BUILDING SIZE**

9,566 SF

**LAND AREA**

0.94 Acres

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2024 Total Population	4,534	79,344	219,264
2024 Avg. Household Income	\$119,305	\$90,681	\$101,903
2024 Total Households	1,892	32,211	88,307

**PRICE**

\$5,174,000

**CAP RATE**

6.20%

**TRAFFIC COUNTS**

Alta Mere Drive  
Interstate 30

34,879 VPD-25  
112,836 VPD-25

# ADDITIONAL INFORMATION



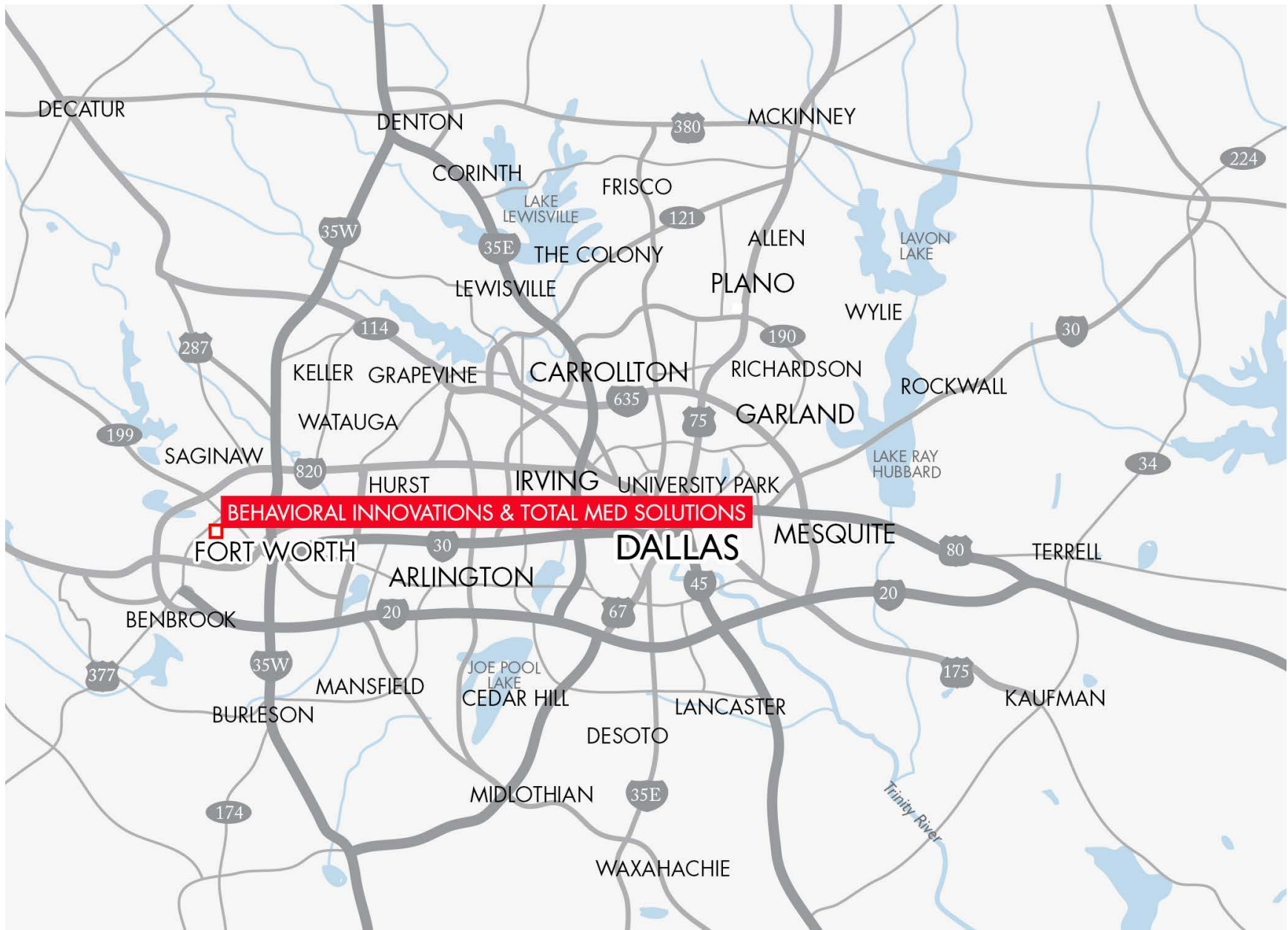
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## PROPERTY OVERVIEW

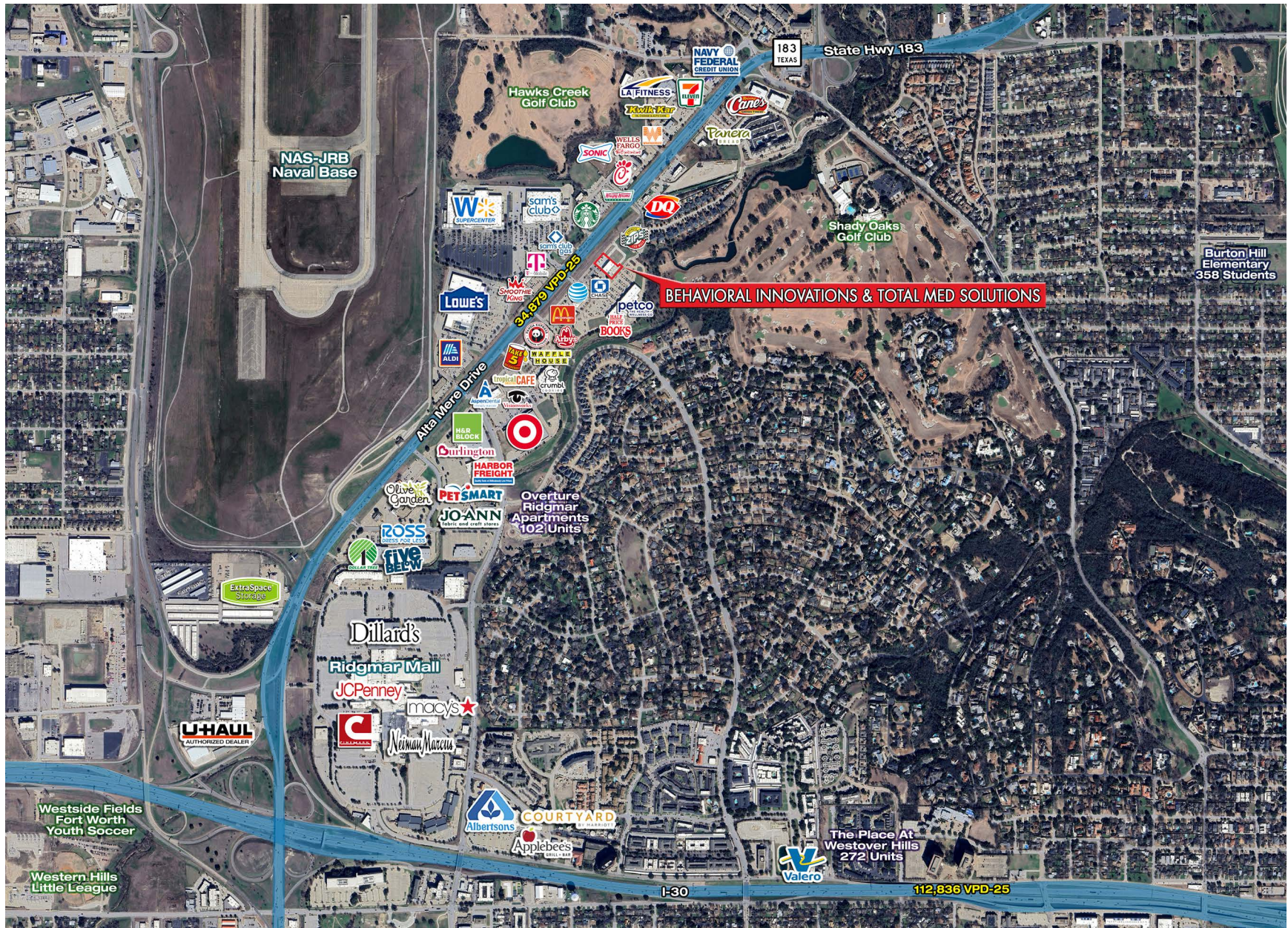


# PROPERTY OVERVIEW



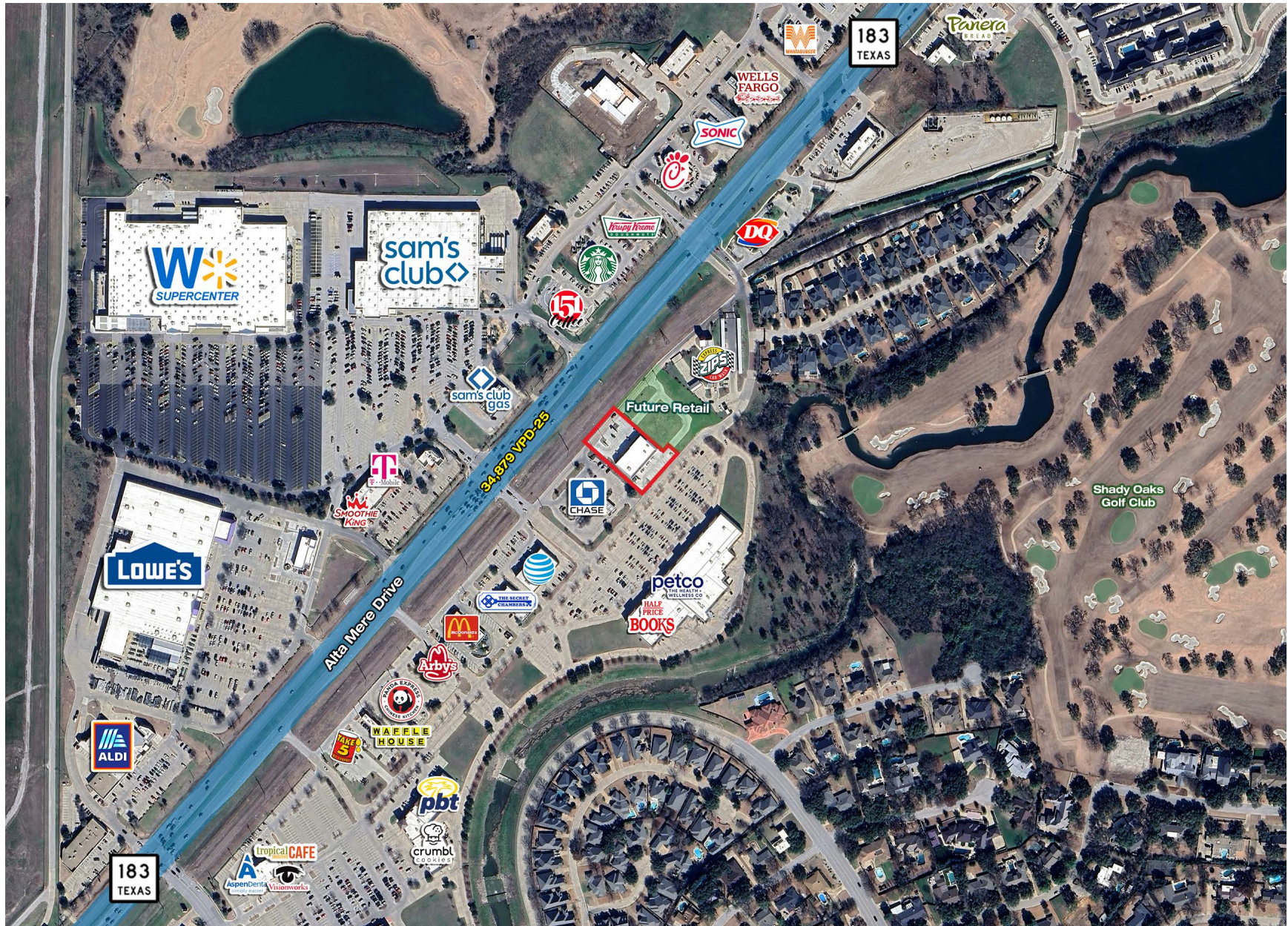
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# PROPERTY OVERVIEW



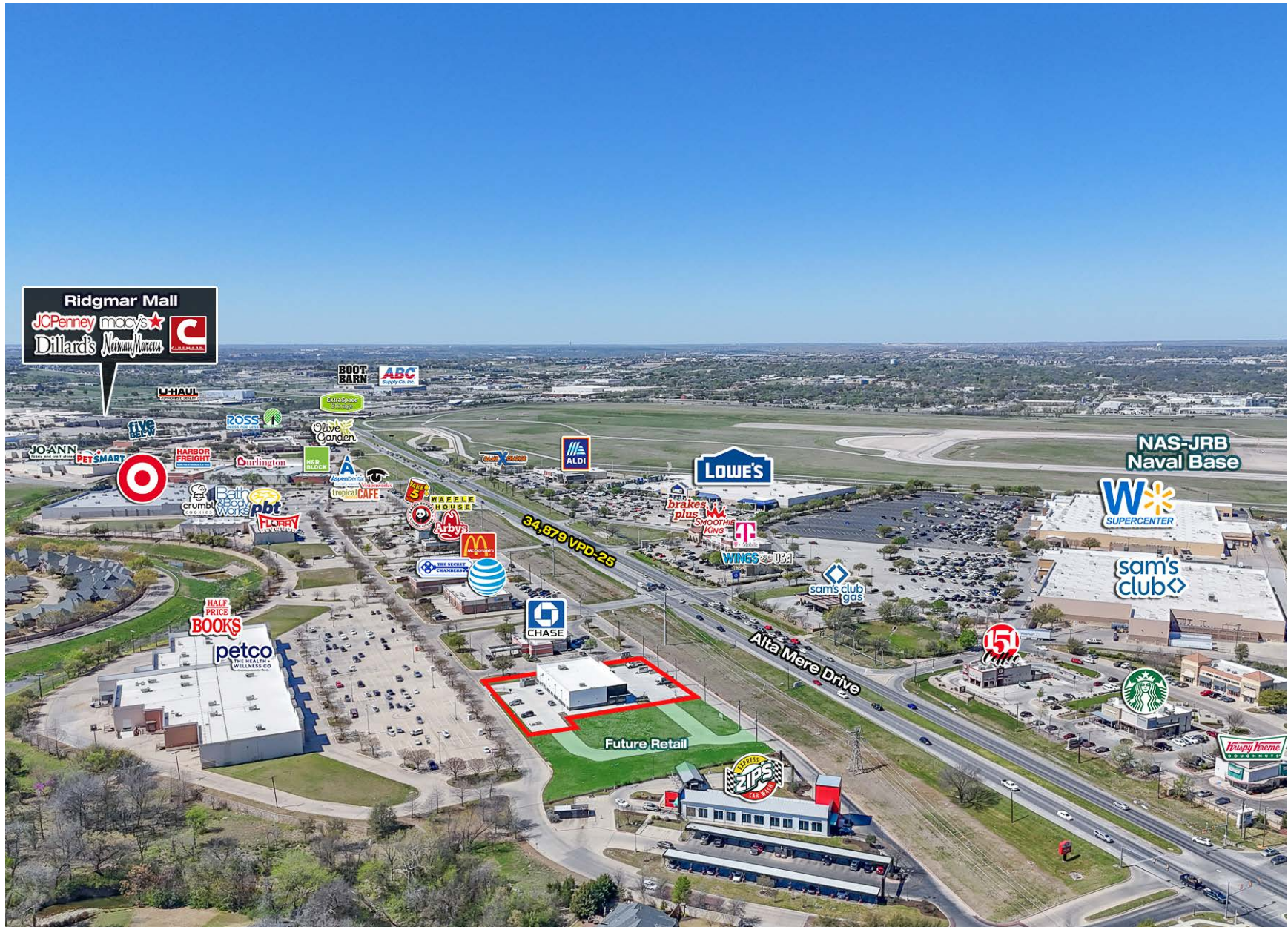
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# PROPERTY OVERVIEW



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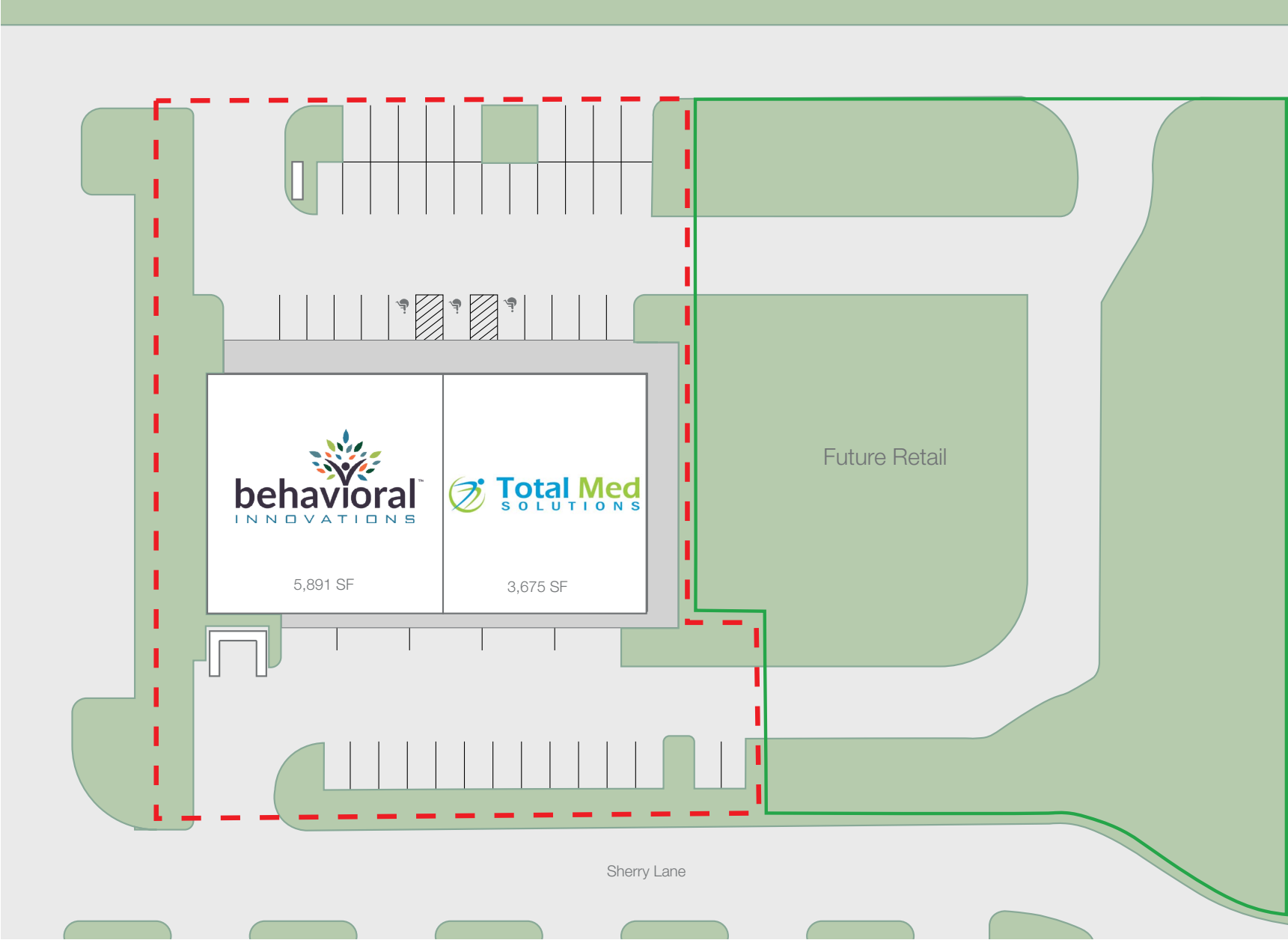
# PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE PLAN



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## FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Behavioral Innovations & Total Med Solutions	9,566 SF	100%	\$320,849

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		
100	Total Med Solutions	3,675	38.42%	Jan-26	Jan-33	\$35.86	\$131,786	Jan-27	\$36.76	\$135,093	NNN	Two 5-year options at: 1st: 2.5% Annual Increases; 2nd: 2.5% Annual Increases
								Jan-28	\$37.68	\$138,474		
								Jan-29	\$38.62	\$141,929		
								Jan-30	\$39.59	\$145,493		
								Jan-31	\$40.58	\$149,132		
								Jan-32	\$41.59	\$152,843		
102	Behavioral Innovations (Corporate: Monarch Behavioral Therapy BII, LLC)	5,891	61.58%	Oct-25	Mar-31	\$32.00	\$188,512	Apr-27	\$32.64	\$192,282	NNN	Two 5-year options at: 1st: 35.33 + 2% Annual Increases; 2nd: 39.02 + 2% Annual Increases
								Apr-28	\$33.29	\$196,111		
								Apr-29	\$33.96	\$200,058		
								Apr-30	\$34.64	\$204,064		
TOTAL AREA:		9,566					\$320,298					
TOTAL LEASED AREA:		9,566	100.00%									
TOTAL VACANT AREA:		0	0.00%									

**FINANCIAL OVERVIEW**

**INCOME/EXPENSE**

**EXPENSES**

	CURRENT	PER SF
Real Estate Taxes	\$60,250	\$6.30
Insurance	\$7,063	\$0.74
Common Area Maintenance		
Fire Sprinkler Monitoring & Insp	\$800	\$0.08
RPZ Tests	\$600	\$0.06
Landscaping	\$3,000	\$0.31
Parking Lot Maintenance	\$1,200	\$0.13
Irrigation Repair	\$600	\$0.06
Pest/Rodent Control	\$960	\$0.10
Porter/Maintenance	\$1,800	\$0.19
Trash Disposal	\$6,000	\$0.63
Electricity	\$4,800	\$0.50
R&M Building	\$2,500	\$0.26
Water & Sewer	\$7,653	\$0.80
Westover OEA	\$7,959	\$0.83
Total Common Area Maintenance	\$37,872	\$3.96
Management Fee	\$17,041	\$1.78
<b>TOTAL EXPENSES</b>	<b>\$122,226</b>	<b>\$12.78</b>

**INCOME & EXPENSES**

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$320,849	\$33.54
<b>GROSS POTENTIAL RENT</b>	<b>\$320,849</b>	<b>\$33.54</b>
Expense Reimbursements		
Real Estate Taxes	\$60,250	\$6.30
Insurance	\$7,063	\$0.74
Common Area Maintenance	\$37,872	\$3.96
Management Fee	\$17,041	\$1.78
<b>Total Expense Reimbursements</b>	<b>\$122,226</b>	<b>\$12.78</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$443,075</b>	<b>\$46.32</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$443,075</b>	<b>\$46.32</b>
Expenses		
Real Estate Taxes	\$60,250	\$6.30
Insurance	\$7,063	\$0.74
Common Area Maintenance	\$37,872	\$3.96
Management Fee	\$17,041	\$1.78
<b>Total Expenses</b>	<b>\$122,226</b>	<b>\$12.78</b>
<b>NET OPERATING INCOME</b>	<b>\$320,849</b>	<b>\$33.54</b>

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## FINANCIAL OVERVIEW

# PRICING

PRICE	\$5,174,000	GLA	9,566 SF
CAP RATE	6.20%	NOI	\$320,849
LAND SIZE	0.94 Acres	AVG LEASE TERM	February 2032



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**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2025	Total for Year Ending 2025			0	0.00%	0	
2026	Total for Year Ending 2026			0	0.00%	0	
2027	Total for Year Ending 2027			0	0.00%	0	
2028	Total for Year Ending 2028			0	0.00%	0	
2029	Total for Year Ending 2029			0	0.00%	0	
2030+	Behavioral Innovations	102	Mar-31	5,891	61.58%		
	Total Med Solutions	100	Jan-33	3,675	38.42%		
	Total for Year Ending 2030+			9,566	100.00%	9,566	100.00%
TOTAL LEASED SQUARE FOOTAGE:				9,566	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				9,566	100.00%		

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



Total Med Solutions - 8 DFW Locations	
Square Feet:	3,675 SF
% of Building GLA:	38.42%
In-Place Rent PSF:	\$35.86
Lease Expiration:	January 2033
Company Website:	totalmedsolutions.com

Total Med Solutions is a Texas-based medical spa and wellness provider that offers a wide range of cosmetic and wellness services, including injectables, laser and aesthetic treatments, physician-guided weight-loss programs, hormone therapy, and regenerative procedures designed to support both appearance and overall health. Founded in 2011, the company reports having served more than 90,000 patients across several locations in the Dallas-Fort Worth area, emphasizing personalized care and a broad menu of treatment options.



Behavioral Innovations (Monarch Behavioral Therapy BII, LLC) - 39 DFW Locations	
Square Feet:	5,891 SF
% of Building GLA:	61.58%
In-Place Rent PSF:	\$32.00
Lease Expiration:	March 2031
Company Website:	behavioral-innovations.com

Behavioral Innovations is a leading provider of evidence-based Applied Behavior Analysis (ABA) therapy for children with autism, operating over 105 centers across Texas, Oklahoma, Colorado, Maryland, and Virginia. Since its founding in 2000, the organization has been dedicated to delivering compassionate, personalized care aimed at helping children develop essential life skills and achieve their full potential. With a commitment to collaboration, Behavioral Innovations works closely with families to create individualized treatment plans and provides ongoing training to ensure progress continues outside the therapy 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**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2024 Total Population	4,534	79,344	219,264
2029 Total Population (Esri)	4,489	80,952	226,633
2010 Total Population (U.S. Census)	4,129	71,512	191,853
2000 Total Population (U.S. Census)	3,568	70,944	179,090
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	1.09%	0.57%	0.94%
2023-2028 Population: Compound Annual Growth Rate (Esri)	-0.20%	0.40%	0.66%
2024 Total Daytime Population (Esri)	6,259	95,723	250,542
2024 Median Age (Esri)	40.7	36.3	35.0
2024 Total Households (Esri)	1,892	32,211	88,307
2029 Total Households (Esri)	1,886	33,205	92,432
2010 Total Households (U.S. Census)	1,710	28,818	74,574
2000 Total Households (U.S. Census)	1,326	28,821	69,456
2023-2028 Families: Compound Annual Growth Rate (Esri)	-0.38%	0.28%	0.53%
2024 Average Household Income (Esri)	\$119,305	\$90,681	\$101,903
2024 Median Household Income (Esri)	\$69,153	\$57,327	\$66,330
2024 Per Capita Income (Esri)	\$55,208	\$37,114	\$41,423
2024 Population Age 25+: Less than 9th Grade (Esri) (%)	2%	6%	6%
2024 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	2%	8%	7%
2024 Population Age 25+: High School Diploma (Esri) (%)	26%	23%	22%
2024 Population Age 25+: Some College/No Degree (Esri) (%)	14%	20%	18%
2024 Population Age 25+: Associate's Degree (Esri) (%)	7%	7%	7%
2024 Population Age 25+: Bachelor's Degree (Esri) (%)	31%	21%	23%
2024 Population Age 25+: Graduate/Professional Degree (Esri) (%)	16%	9%	12%
2024 Total (SIC01-99) Businesses	240	3,567	9,582
2024 Total (SIC01-99) Employees	3,610	45,430	116,884

# 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.

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
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
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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