

FOR SALE

\$8,590,000

Sundance At Brushy Creek Premier Memory Care

3000 Glacier Pass Cedar Park, TX 78613



Listing Broker: Wes Walters

Wes Walters Realty, Inc.

Phone #: 512-345-2060

Email: weswalters@weswaltersrealty.com

Website: www.weswaltersrealty.com

WRW

Property Information

Address: 3000 Glacier Pass, Cedar Park, TX 78613
Williamson County

Price: \$8,590,000.00

Acres: 3.289 Acres

Improvements: 48 Units: 32 Private, 16 Semi-Private
Laundry Room, Kitchen,
Putting Green

Utilities: Electric, Water, Propane

Occupancy: 95.83%











BISTRO







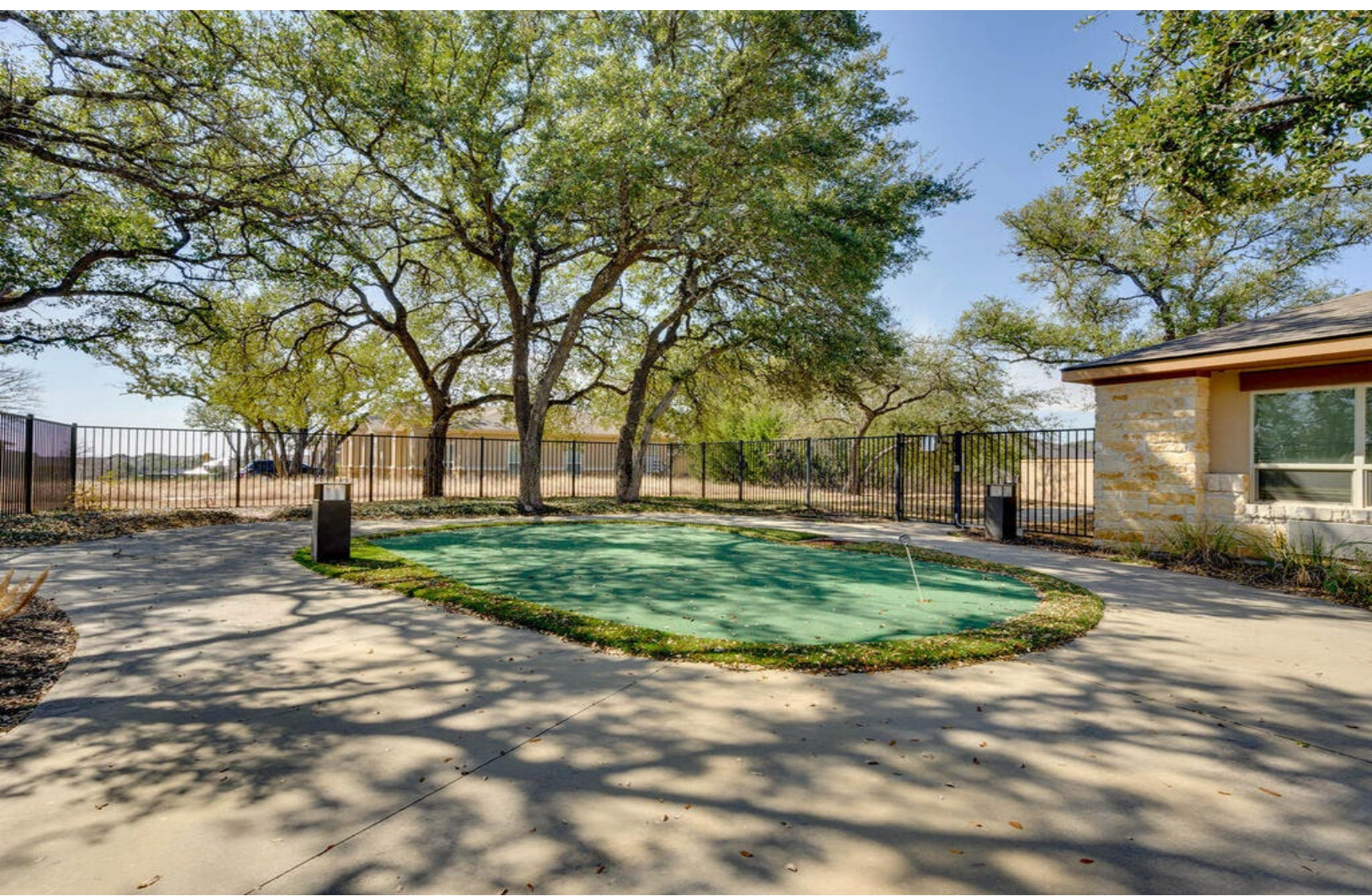
















3000 Glacier Pass, Cedar Park, TX 78613-7628, Williamson County Active Listing

APN: R495159 CLIP: 5406612380



Beds N/A	Baths N/A	MLS List Price \$8,590,000	MLS List Date 04/01/2022
Bldg Sq Ft 28,726	Lot Sq Ft 143,269	Yr Built 2014	Type COM-NEC

OWNER INFORMATION

Owner Name	Huntington Creek Capital VI LLC	Tax Billing Zip	75093
Tax Billing Address	5301 Village Creek Dr #a	Tax Billing Zip+4	4839
Tax Billing City & State	Plano, TX	Owner Occupied	No

LOCATION INFORMATION

School District	Leander ISD	Zip Code	78613
School District Name	Leander ISD	Zip + 4	7628
Census Tract	203.17	Flood Zone Date	12/20/2019
Subdivision	Breakaway Park Sec 6	Flood Zone Code	X
Neighborhood Code	Retirement Home-Leander/Cedar-L 50qr	Flood Zone Panel	48491C0470F
Mapsco	374-T	Carrier Route	R043
MLS Area	CLS		

TAX INFORMATION

Property ID 1	R495159	Tax Area (113)	GWI
Property ID 2	17W310506A0013A007	Tax Appraisal Area	GWI
Property ID 3	R495159	% Improved	85%
Legal Description	S9665 - BREAKAWAY PARK SEC 6 (BLK A LTS 8 & 12 & 13 AMD), B LOCK A, LOT 13A, ACRES 3.289		
Actual Tax Year	2021	Block	A
Actual Tax	\$113,109	Lot	13a

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Market Value - Total	\$4,850,000	\$4,908,236	\$5,091,907
Market Value - Land	\$716,344	\$680,526	\$709,181
Market Value - Improved	\$4,133,656	\$4,227,710	\$4,382,726
Assessed Value - Total	\$4,850,000	\$4,908,236	\$5,091,907
Assessed Value - Land	\$716,344	\$680,526	\$709,181
Assessed Value - Improved	\$4,133,656	\$4,227,710	\$4,382,726
YOY Assessed Change (\$)	-\$58,236	-\$183,671	
YOY Assessed Change (%)	-1.19%	-3.61%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$125,674	2019		
\$120,247	2020	-\$5,428	-4.32%
\$113,109	2021	-\$7,138	-5.94%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Cedar Park	Actual	\$20,952.00	.432
Williamson County	Actual	\$19,441.03	.40085
Austin Community College	Actual	\$5,082.80	.1048
Williamson County Fm/Rd	Actual	\$1,940.00	.04
Leander ISD	Actual	\$64,844.50	1.337
Upper Brshy Cr Wcid	Actual	\$848.75	.0175
Total Estimated Tax Rate			2.3321

CHARACTERISTICS

County Use Code	Commercial	Year Built	2014
Land Use	Commercial (NEC)	Effective Year Built	2015
Lot Acres	3.289	Foundation	Slab

Basement Type	MLS: Slab
Gross Area	28,726
Building Sq Ft	28,726
Ground Floor Area	28,726
Main Area	28,726
Garage Capacity	MLS: 30
Cooling Type	Central
Heat Type	Central
Porch	Open Porch
Roof Material	Other
Interior Wall	Drywall
Exterior	Stone

# of Buildings	1
Building Comments	24722850
Ceiling Height	10
Fireplace	Y
Lot Area	143,269
No. of Porches	4
No. Parking Spaces	MLS: 30
Porch 1 Area	66
Patio/Deck 2 Area	400
Porch Type	Open Porch
County Use Description	Commercial-F1

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	28,726	2014	\$4,342,165
Open Porch	S	66	2014	\$2,494
Open Porch	S	400	2014	\$15,116
Open Porch	S	220	2014	\$10,974
Open Porch	S	63	2014	\$2,381
Mechanical Room	S	27	2014	\$2,041
Mechanical Room	S	189	2014	\$14,284
Courtyard	S	2,834	2014	\$11,903
Courtyard	S	4,582	2014	\$19,244
Asphalt	S	23,000	2014	\$48,300

SELL SCORE	
Value As Of	2022-04-17 05:34:31

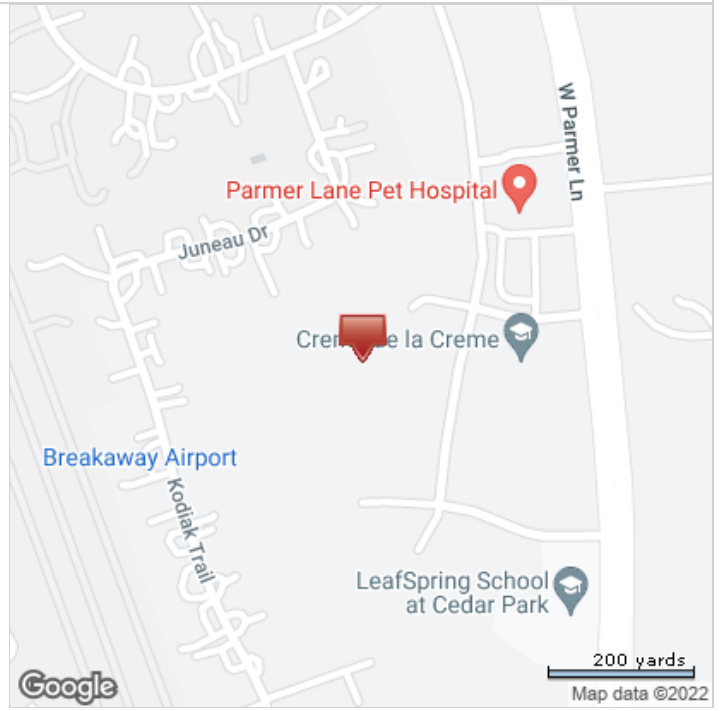
ESTIMATED VALUE	
Value As Of	04/09/2022

LISTING INFORMATION			
MLS Listing Number	1874977	Listing Date	04/01/2022
MLS Area	CLS	MLS Status Change Date	04/01/2022
MLS Status	Active	Listing Agent Name	347768-Weston Walters
Current Listing Price	\$8,590,000	Listing Broker Name	WES WALTERS REALTY, INC
Original Listing Price	\$8,590,000		

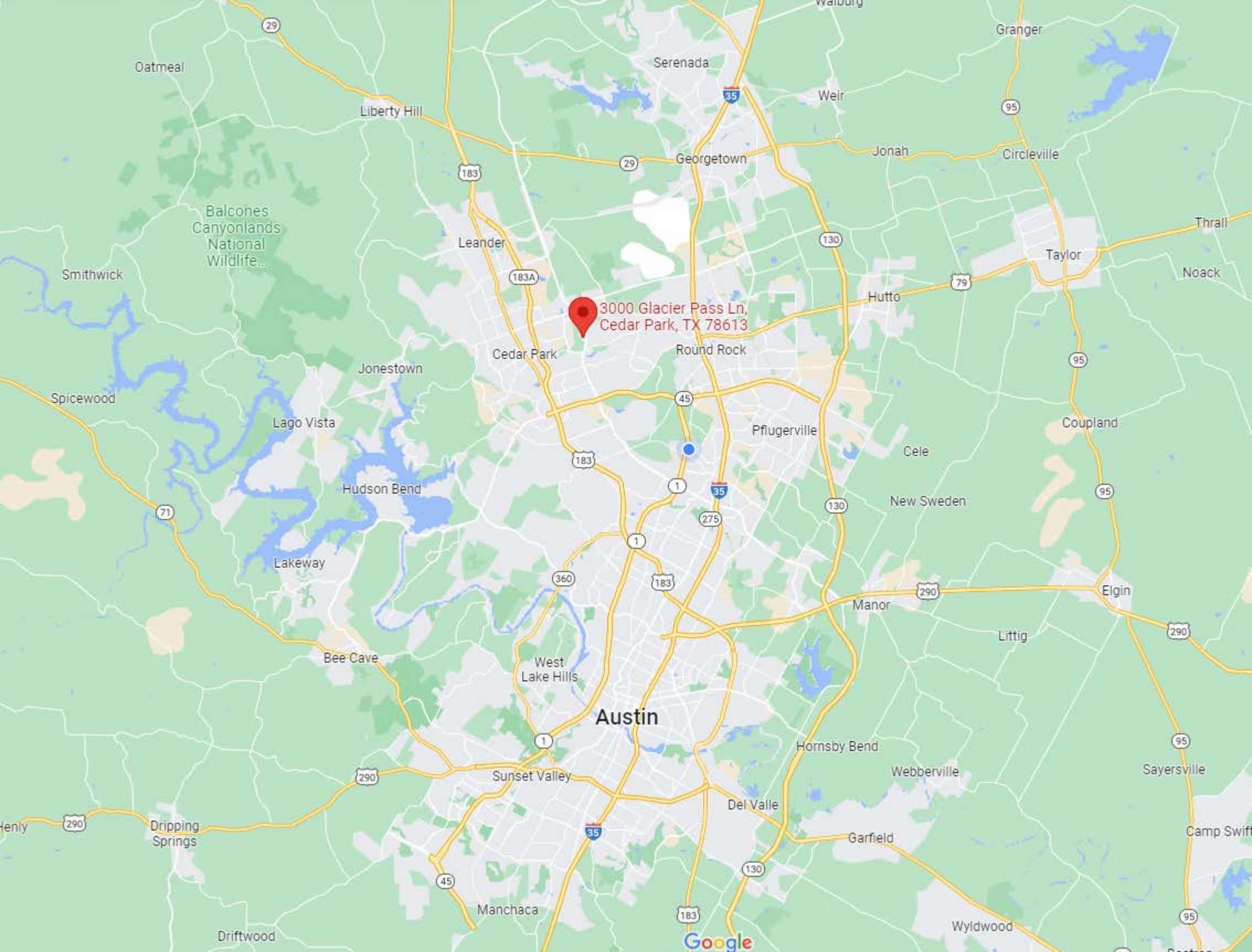
LAST MARKET SALE & SALES HISTORY	
Recording Date	10/02/2013
Sale/Settlement Date	09/30/2013
Document Number	94871
Document Type	Warranty Deed
Buyer Name	Huntington Creek Cap VI LLC
Seller Name	Breakaway Park Section IV Ltd
Multi/Split Sale Type	Multi

MORTGAGE HISTORY		
Mortgage Date	07/08/2016	11/20/2013
Mortgage Amount	\$5,400,000	\$3,500,000
Mortgage Lender	Lancaster Pollard Mtg Co	Nexbank Ssb
Mortgage Type	Conventional	Conventional
Mortgage Code	Refi	Refi

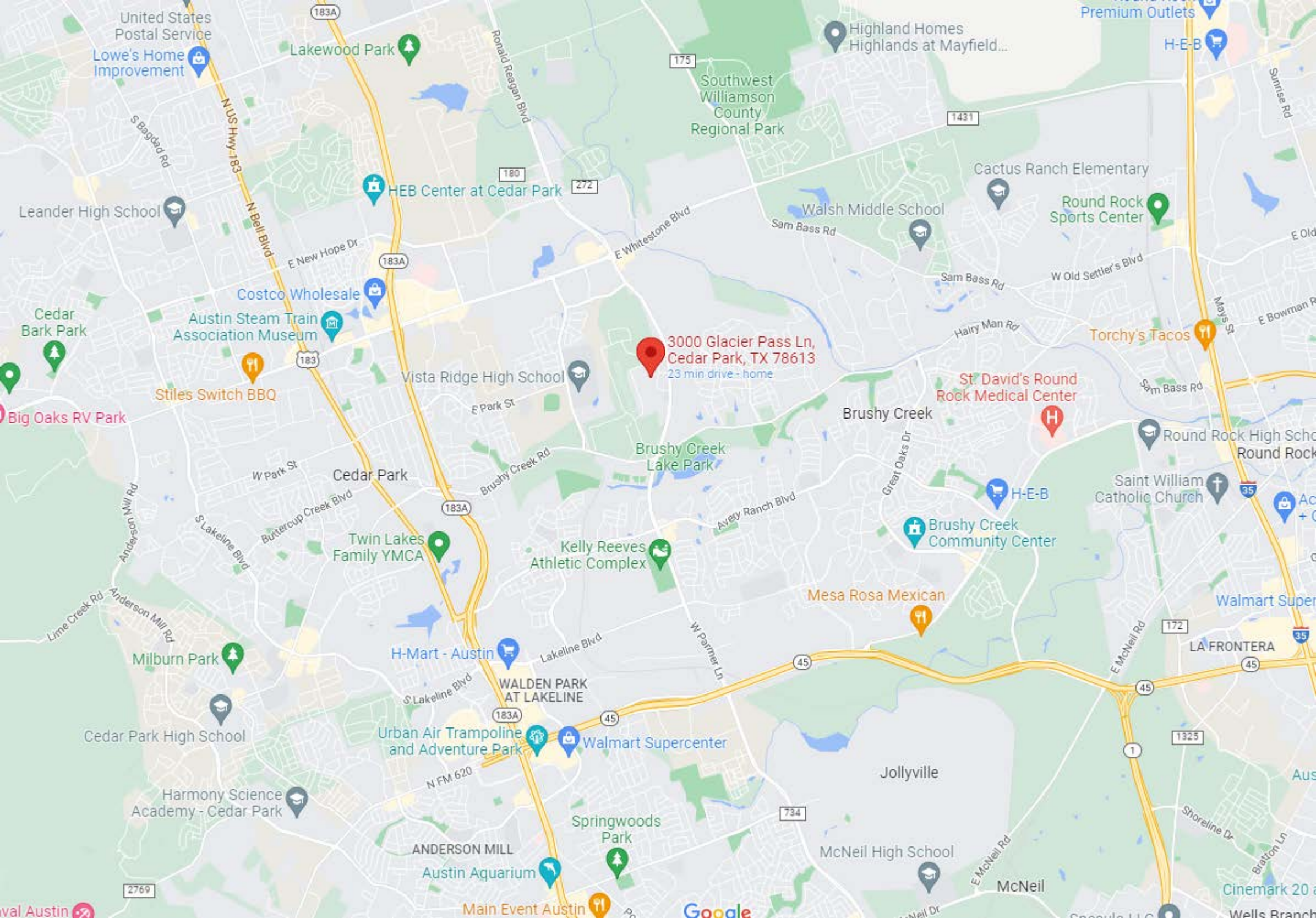
PROPERTY MAP



*Lot Dimensions are Estimated



3000 Glacier Pass Ln,
Cedar Park, TX 78613



3000 Glacier Pass Ln,
Cedar Park, TX 78613
23 min drive - home

United States
Postal Service
Lowe's Home
Improvement

Lakewood Park

Highland Homes
Highlands at Mayfield...

Premium Outlets
H-E-B

Southwest
Williamson
County
Regional Park

HEB Center at Cedar Park

Cactus Ranch Elementary

Round Rock
Sports Center

Leander High School

Walsh Middle School

Costco Wholesale

Austin Steam Train
Association Museum

Cedar
Bark Park

Stiles Switch BBQ

Vista Ridge High School

3000 Glacier Pass Ln,
Cedar Park, TX 78613
23 min drive - home

St. David's Round
Rock Medical Center

Torchy's Tacos

Big Oaks RV Park

Brushy Creek
Lake Park

Brushy Creek

Round Rock High School
Round Rock

Cedar Park

Saint William
Catholic Church

Twin Lakes
Family YMCA

Kelly Reeves
Athletic Complex

Brushy Creek
Community Center

Mesa Rosa Mexican

Walmart Super

Milburn Park

H-Mart - Austin

WALDEN PARK
AT LAKELINE

Urban Air Trampoline
and Adventure Park

Walmart Supercenter

Cedar Park High School

Harmony Science
Academy - Cedar Park

ANDERSON MILL

Austin Aquarium

Springwoods
Park

Jollyville

McNeil High School

McNeil

LA FRONTERA

Walmart Super

Cinemark 20 a

Wells Bran

Google



Capital Title
A Shaddock Company

Tommy Holmes, Sr. VP Business Development

512-970-6663

tholmes@ctot.com

Prepared For: Russell Walters x

Date Prepared: Monday, May 2, 2022

Subject Address: 3000 GLACIER PASS LN CEDAR PARK 78613

Subject Property ID: R495159

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
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Please see www.zonability.com/tos for Zonability's terms of service.

Disclaimer: The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.

DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.

Cedar Park, TX

Address

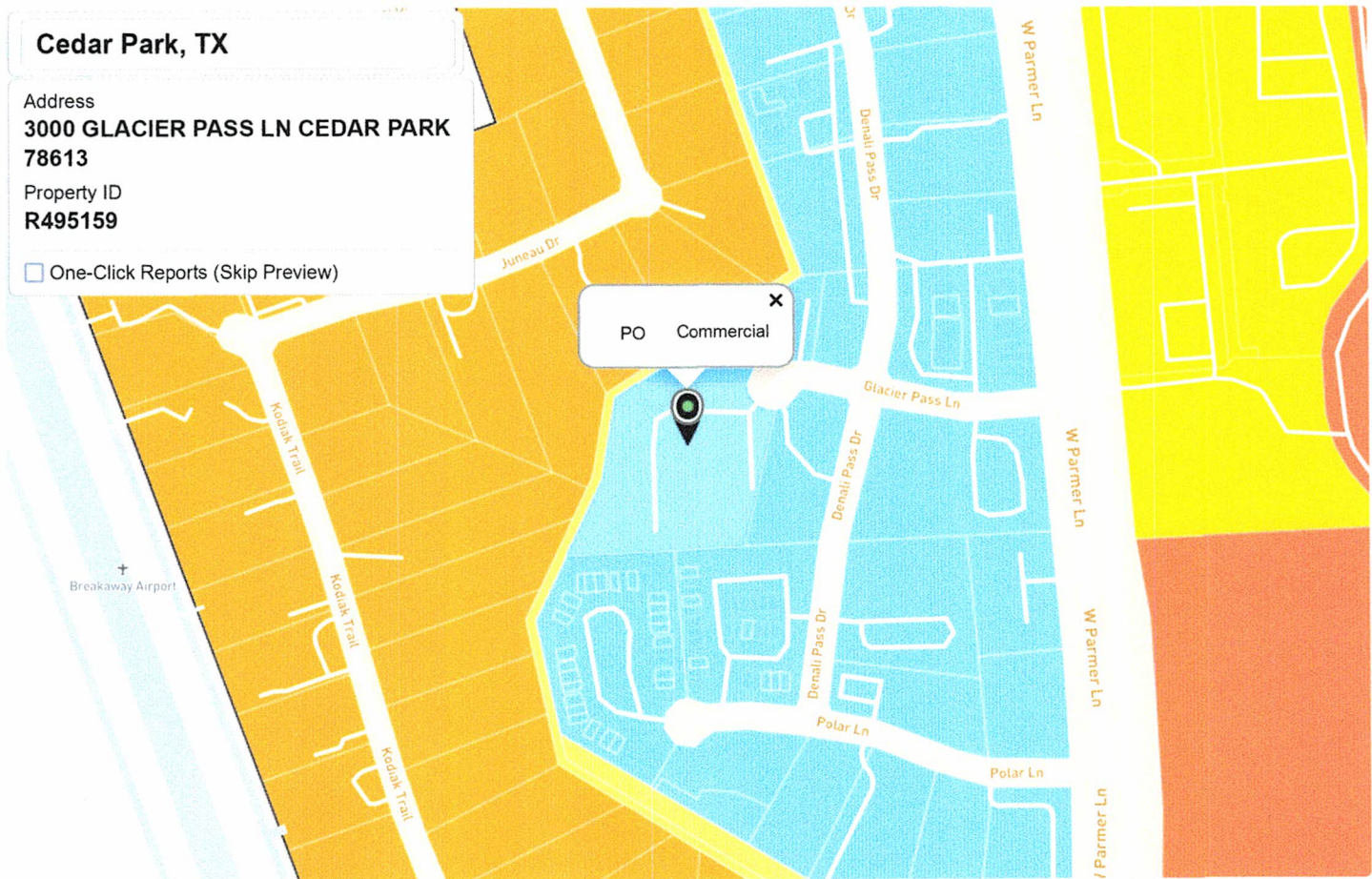
**3000 GLACIER PASS LN CEDAR PARK
78613**

Property ID

R495159

One-Click Reports (Skip Preview)

PO Commercial ✕



LEGEND

Residential
 Industrial
 Subject

Agricultural
 Commercial

Government
 Unzoned

Mixed
 City Limits

Multifamily
 ETJ

Planned Special
 ETJ Limits

PROPERTY

Assessor Address	3000 GLACIER PASS LN CEDAR PARK 78613		
Owner(s) of Record	Huntington Creek Capital Vi Llc		
County Property ID	R495159	Ownership in Years	8.5 years
Geography ID	R-17-W310-506A-0013-A007	Assessed Market Value	\$5,091,907
Year Built	2015	County	Williamson
Lot Size	3.29 acres	School District	Leander Independent School District
Building Size Estimate	28,730 SF	Incorporated City Status	Within City Limits
Existing Use (per assessor)	• real, commercial		

CURRENT REGULATIONS

Zoning Focus	Commercial
Zoning Abbreviation(s) and Name(s)	PO Professional Office
Regulatory Entity	FPJ Full Purpose Jurisdiction Cedar Park

FUTURE REGULATIONS

Future Use Abbreviation(s) and Name(s)	None Found
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DESIGNATED QUALIFIED OPPORTUNITY ZONES

No Opportunity Zones Found

ESTIMATED POTENTIAL

Building Size 173,000 SF

Height (Stories) 7.0

Untapped Potential 144,270 SF 

ESTIMATED USES

-  **Likely OK**
 - Medical Offices
 - Office
 - Personal Improvement Services
-  **Maybe OK**
 - Bar

POTENTIAL RISKS TO REVIEW

We've worked to identify potential risks to change associated with three elements: Property, Area and Construction. All details will need to be verified by an expert. A feasibility study is recommended before making any financial decision.

None Identified

AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY

Commercial 57%

Residential 25%

Planned Special 7%

Outside City Limits 7%

Government 1%

Mixed 1%

BUILDING SIZE

Largest
358,890^{SF}

Median
4,060^{SF}

LOT SIZE

Largest
40.13 acres

Median
1.01 acres

DISTRICT DEFINITIONS

PO COMMERCIAL
Professional Office

Legal Definition

The purpose of the district is to provide for office, research, and technology parks with enhanced site and building standards to create a high quality, campus-like local and regional employment center. This district may also provide for some more intensive commercial and light industrial uses provided their operations are conducted indoors and on-site storage and truck traffic is limited. Land previously zoned General Office "GO" and Business "BD" is now zoned Professional Office "PO".

REGULATORY ENTITY DEFINITIONS

FPJ CEDAR PARK
Full Purpose Jurisdiction

Legal Definition

Cedar Park, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.

ABOUT THIS REPORT

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Sundance at Brushy Creek
Profit & Loss
August 2021 through January 2022

	<u>Aug 21</u>	<u>Sep 21</u>	<u>Oct 21</u>	<u>Nov 21</u>	<u>Dec 21</u>	<u>Jan 22</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
Income	213,424.19	215,913.34	222,395.16	221,323.32	225,250.00	231,679.35	1,329,985.36
Other Income	0.00	0.09	0.16	0.23	0.26	3,550.46	3,551.20
Total Income	<u>213,424.19</u>	<u>215,913.43</u>	<u>222,395.32</u>	<u>221,323.55</u>	<u>225,250.26</u>	<u>235,229.81</u>	<u>1,333,536.56</u>
Gross Profit	213,424.19	215,913.43	222,395.32	221,323.55	225,250.26	235,229.81	1,333,536.56
Expense							
Community Operating Expenses							
Payroll Expenses							
Administrative Salaries	25,252.45	27,499.98	24,548.60	25,872.71	20,361.09	17,500.00	141,034.83
Administrative Bonus	2,475.00	1,400.00	1,496.66	925.00	1,025.00	1,180.00	8,501.66
Hourly	61,815.03	72,389.93	69,235.99	77,178.35	70,613.73	62,817.78	414,050.81
Overtime	7,592.17	5,520.39	10,208.51	11,656.66	8,640.36	9,354.00	52,972.09
Holiday Pay	0.00	2,913.67	0.00	0.00	2,904.21	6,515.50	12,333.38
PTO	224.00	0.00	0.00	936.00	600.00	576.00	2,336.00
Benefits - Health Insurance	766.80	2,226.90	2,407.93	1,501.12	468.32	2,929.56	10,300.63
Payroll Taxes	7,675.70	7,728.29	9,139.77	8,390.84	8,534.81	9,831.40	51,300.81
Work Comp Insurance	2,164.13	2,221.00	2,319.51	3,002.21	1,637.53	1,548.66	12,893.04
Payroll Processing	1,714.60	1,796.84	1,618.36	1,784.52	1,889.32	1,935.08	10,738.72
Total Payroll Expenses	<u>109,679.88</u>	<u>123,697.00</u>	<u>120,975.33</u>	<u>131,247.41</u>	<u>116,674.37</u>	<u>114,187.98</u>	<u>716,461.97</u>
Direct Resident Care							
Raw Food Purchases	7,403.47	7,454.61	8,345.02	8,645.62	8,470.14	2,059.82	42,378.68
Medical Supplies	259.80	2,390.71	587.94	459.69	1,165.88	1,443.10	6,307.12
Incontinence Supplies	932.81	2,764.37	482.19	723.61	1,688.88	876.09	7,467.95
Resident Management System	0.00	0.00	0.00	0.00	1,853.72	841.00	2,694.72
Total Direct Resident Care	<u>8,596.08</u>	<u>12,609.69</u>	<u>9,415.15</u>	<u>9,828.92</u>	<u>13,178.62</u>	<u>5,220.01</u>	<u>58,848.47</u>
Marketing Expenses							
Marketing Events	30.00	0.00	707.46	87.98	80.57	0.00	906.01
Lead Generation	1,225.00	12,000.00	0.00	0.00	3,000.00	3,500.00	19,725.00
Marketing Supplies	81.81	72.20	94.89	48.71	0.00	667.00	964.61
Travel	0.00	0.00	0.00	168.37	0.00	0.00	168.37
Meals & Entertainment	688.48	1,040.20	237.25	437.97	123.73	1,083.81	3,611.44
Total Marketing Expenses	<u>2,025.29</u>	<u>13,112.40</u>	<u>1,039.60</u>	<u>743.03</u>	<u>3,204.30</u>	<u>5,250.81</u>	<u>25,375.43</u>

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Utilities							
Electricity	2,943.07	3,081.68	3,010.20	2,641.23	2,453.05	2,726.83	16,856.06
Gas	1,789.17	1,343.28	1,261.60	2,405.94	1,032.43	1,302.54	9,134.96
Telephone and Internet	1,447.19	1,447.19	1,441.94	1,441.94	1,441.94	1,778.50	8,998.70
Water	907.44	1,042.64	894.09	1,011.06	882.40	0.00	4,737.63
Total Utilities	<u>7,086.87</u>	<u>6,914.79</u>	<u>6,607.83</u>	<u>7,500.17</u>	<u>5,809.82</u>	<u>5,807.87</u>	<u>39,727.35</u>
Community Maintenance							
Medication Disposal	0.00	90.00	370.80	0.00	0.00	0.00	460.80
Pest Control	174.28	174.28	0.00	0.00	348.56	0.00	697.12
Waste Management	389.18	796.74	397.11	400.59	796.56	409.15	3,189.33
Landscaping	400.66	741.65	400.66	400.66	0.00	0.00	1,943.63
Inspections & Monitoring	0.00	785.00	0.00	0.00	819.86	0.00	1,604.86
Water Conditioning	370.00	0.00	740.00	0.00	740.00	370.00	2,220.00
Housekeeping	1,000.01	2,003.30	436.15	618.66	1,643.98	615.95	6,318.05
Facility Maintenance	15,696.25	13,464.33	7,221.76	0.00	1,578.74	92.43	38,053.51
Grease and Lint Removal	608.86	0.00	0.00	0.00	318.27	0.00	927.13
Facility Equipment & Supplies	290.60	2,299.96	1,311.38	90.84	0.00	2,662.35	6,655.13
Kitchen Supplies	0.00	296.32	46.32	0.00	0.00	0.00	342.64
Total Community Maintenance	<u>18,929.84</u>	<u>20,651.58</u>	<u>10,924.18</u>	<u>1,510.75</u>	<u>6,245.97</u>	<u>4,149.88</u>	<u>62,412.20</u>
General & Administrative							
Gifts & Employee Retention	0.00	267.81	31.38	0.00	0.00	0.00	299.19
Computer and Internet Expenses	84.75	106.59	79.59	117.15	167.07	62.43	617.58
IT Services	387.77	540.97	104.28	977.74	540.79	547.82	3,099.37
Administrative Software	195.01	190.51	158.28	156.46	176.04	141.26	1,017.56
Background Check Fees	184.31	0.00	92.28	37.32	61.61	61.61	437.13
Training	870.60	1,590.00	0.00	1,590.00	795.00	795.00	5,640.60
Dues & Subscriptions	14.37	20.25	20.23	20.27	20.23	20.24	115.59
M/F Copier Lease & Maintenance	457.21	433.10	1,548.49	1,276.28	433.10	587.32	4,735.50
Office Supplies	123.09	309.55	94.24	145.50	142.32	111.26	925.96
Recruiting	647.22	1,136.72	917.14	1,165.14	1,874.87	3,677.17	9,418.26
Total General & Administrative	<u>2,964.33</u>	<u>4,595.50</u>	<u>3,045.91</u>	<u>5,485.86</u>	<u>4,211.03</u>	<u>6,004.11</u>	<u>26,306.74</u>
Total Community Operating Expenses	<u>149,282.29</u>	<u>181,580.96</u>	<u>152,008.00</u>	<u>156,316.14</u>	<u>149,324.11</u>	<u>140,620.66</u>	<u>929,132.16</u>
Property Administration Expense							

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Management Fees							
Twin Village Management	17,103.61	17,273.07	17,791.63	17,705.88	18,020.02	18,818.38	106,712.59
Total Management Fees	<u>17,103.61</u>	<u>17,273.07</u>	<u>17,791.63</u>	<u>17,705.88</u>	<u>18,020.02</u>	<u>18,818.38</u>	<u>106,712.59</u>
Regional Reimbursement	200.00	0.00	0.00	0.00	0.00	0.00	200.00
Property Taxes	10,416.66	10,416.66	10,416.66	10,416.66	10,416.74	10,416.66	62,500.04
Insurance Expense	7,703.85	0.00	19,790.58	10,475.21	10,670.30	11,054.65	59,694.59
Bank Fee	525.25	225.92	548.00	690.83	493.60	624.10	3,107.70
Total Property Administration Expense	<u>35,949.37</u>	<u>27,915.65</u>	<u>48,546.87</u>	<u>39,288.58</u>	<u>39,600.66</u>	<u>40,913.79</u>	<u>232,214.92</u>
Reconciliation Discrepancies	0.00	0.00	0.00	10,105.50	-10,105.50	0.00	0.00
Total Expense	<u>185,231.66</u>	<u>209,496.61</u>	<u>200,554.87</u>	<u>205,710.22</u>	<u>178,819.27</u>	<u>181,534.45</u>	<u>1,161,347.08</u>
Net Ordinary Income	<u>28,192.53</u>	<u>6,416.82</u>	<u>21,840.45</u>	<u>15,613.33</u>	<u>46,430.99</u>	<u>53,695.36</u>	<u>172,189.48</u>
Other Income/Expense							
Other Expense							
Interest Expense							
FNMA Interest	18,587.08	18,555.62	17,926.50	18,490.11	17,862.87	18,424.12	109,846.30
Interest Expense - Other	0.00	0.00	773.08	188.56	194.84	0.00	1,156.48
Total Interest Expense	<u>18,587.08</u>	<u>18,555.62</u>	<u>18,699.58</u>	<u>18,678.67</u>	<u>18,057.71</u>	<u>18,424.12</u>	<u>111,002.78</u>
Franchise Tax	707.66	714.67	736.13	732.58	745.58	0.00	3,636.62
Late Fees and Penalty	0.00	0.00	5.62	11.25	0.00	93.34	110.21
Total Other Expense	<u>19,294.74</u>	<u>19,270.29</u>	<u>19,441.33</u>	<u>19,422.50</u>	<u>18,803.29</u>	<u>18,517.46</u>	<u>114,749.61</u>
Net Other Income	<u>-19,294.74</u>	<u>-19,270.29</u>	<u>-19,441.33</u>	<u>-19,422.50</u>	<u>-18,803.29</u>	<u>-18,517.46</u>	<u>-114,749.61</u>
Net Income	<u><u>8,897.79</u></u>	<u><u>-12,853.47</u></u>	<u><u>2,399.12</u></u>	<u><u>-3,809.17</u></u>	<u><u>27,627.70</u></u>	<u><u>35,177.90</u></u>	<u><u>57,439.87</u></u>



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wes Walters Realty, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	399765 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Weston E. Walters Sales Agent/Associate's Name	347768 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov