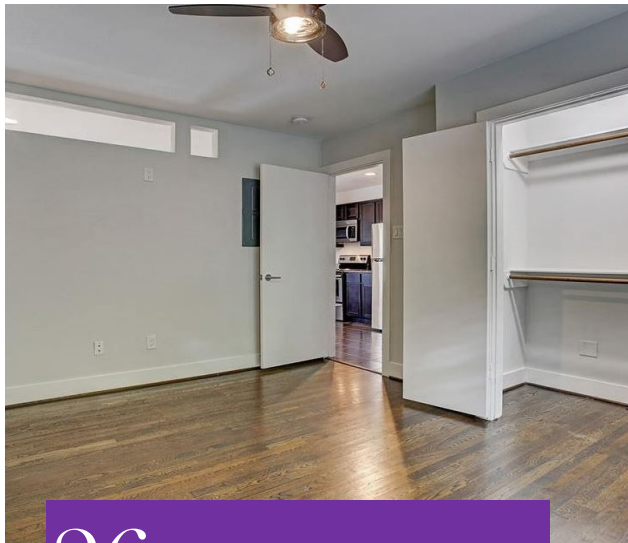




# 1218 JACKSON



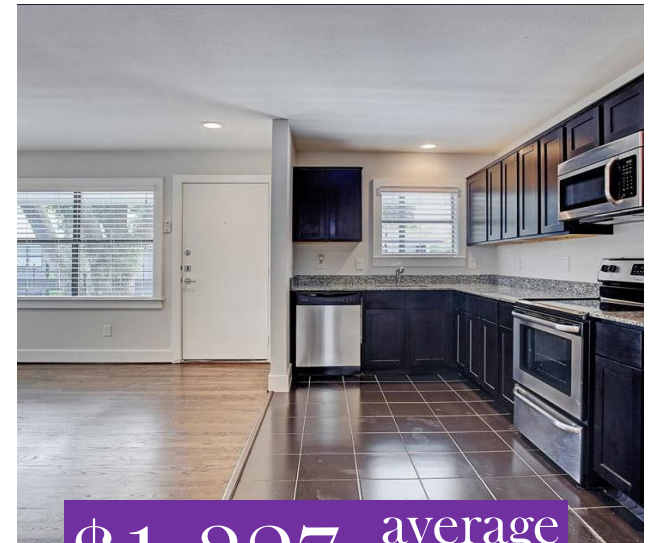
26

units



615

average  
sq. ft.



\$1,327

average  
rent

# THE OFFERING

1218 Jackson | 1218 Jackson Boulevard Houston, TX 77006

## OVERVIEW

Total Units:	<b>26</b>
Avg Mkt Rent/Unit:	<b>\$1,328</b>
Avg Mkt Rent/SF:	<b>\$2.16</b>
Avg Unit SF:	<b>615</b>
Date Built:	<b>1962</b>
Date Renovated:	<b>2016</b>
Total SF:	<b>15,980</b>
Total Acreage:	<b>0.40117</b>
Occupancy:	<b>92%</b>
Class:	<b>B+</b>
Terms:	<b>All Cash or New Loan</b>

## PRICING

ASKING PRICE	<b>MARKET</b>
Price Per Unit	
Price Per Sq. Ft.	
Stabilized NOI	<b>\$235,365</b>



## INVESTMENT HIGHLIGHTS

- ◆ Available All Cash or New Loan
- ◆ Located in the Desirable Museum District
  - ◆ Excellent Inner Loop Location
- ◆ Great Opportunity for the Smaller Investor
  - ◆ Long Term Land Play
  - ◆ Robust Rental Growth
- ◆ Active Redevelopment in the Area
- ◆ Per Owner, Fully Rehabbed to the Studs 8 Years Ago

## FOR INFORMATION PLEASE CONTACT

### TOM WILKINSON

Broker/Vice President  
twilk4@ketent.com  
713-355-4646 ext 102



### KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056  
www.ketent.com  
Broker License #406902

Financial Information	Operating Information
-----------------------	-----------------------

<b>ASKING PRICE</b>	<b>MARKET</b>		
Price Per Unit		Est Mkt Rent (Jan-25)	\$34,535
Price Per Sq. Ft.		3 Mo Avg	\$31,242
Stabilized NOI	\$235,365	Physical Occ (Jan-25)	92%
		Est Ins per Unit per Yr	\$1,299
		<b>Property Tax Information</b>	
		2024 Tax Rate/\$100	2.087062
		2024 Tax Assessment	\$3,372,921
		Est 2024 Taxes	\$70,395
		Est Future Tax Assessment	\$2,932,000
		Est Future Taxes	\$61,193

Current Street Rent with a 5% Increase	435,141	\$38,262 / Mo			
Estimated Gross Scheduled Income	435,141	\$38,262 / Mo	Number of Units	26	
Estimated Loss to Lease (1% of Total Street Rent)	(4,351)	1%	Avg Unit Size	615	
Estimated Vacancy (5% of Total Street Rent)	(21,757)	5%			
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(8,703)	2%	Net Rentable Area	15,980	
Estimated Utilities Income	0	\$ / Unit / Yr	Land Area (Acres)	0.40	
Estimated Other Income (parking, pet, etc)	4,550	\$175 / Unit / Yr	Units per Acre	64.810	
Estimated Total Rental Income	404,880				
<b>ESTIMATED TOTAL PRO-FORMA INCOME</b>	<b>404,880</b>	<b>\$33,740 / Mo</b>			

<b>MODIFIED ACTUAL EXPENSES - Mar'24 thru Feb '25 Expenses</b>	<b>PRO-FORMA</b>
<b>3 Mo Avg Income Annualized</b>	<b>3 Mo Avg Income Annualized</b>
<b>\$374,906</b>	<b>\$404,880</b>

	MODIFIED ACTUAL EXPENSES			MODIFIED ACTUAL EXPENSES		
EXPENSE	Fixed Expenses			Fixed Expenses		
Taxes	\$70,924	\$2,728 per Unit		\$61,193	\$2,354 per Unit	2024 Tax Rate & Future Assessment
Insurance	\$22,509	\$866 per Unit		\$24,000	\$923 per Unit	Estimated per Ins. Agent
<b>Total Fixed Expense</b>			<b>\$93,433</b> <i>\$3,594 per Unit</i>			<b>\$85,193</b> <i>\$3,277 per Unit</i>
<b>Utilities</b>						
	<b>Utilities</b>			<b>Utilities</b>		
Electricity	\$2,980	\$115 per Unit		\$2,980	\$115 per Unit	
Water/Sewer	\$8,018	\$308 per Unit	Lower than normal!	\$8,018	\$308 per Unit	
Trash & Recycling	\$7,469	\$287 per Unit		\$7,469	\$287 per Unit	
<b>Total Utilities</b>			<b>\$18,467</b> <i>\$710 per Unit</i>			<b>\$18,467</b> <i>\$710 per Unit</i>
<b>Other Expenses</b>						
	<b>Other Expenses</b>			<b>Other Expenses</b>		
General & Admin & Marketing	\$18,141	\$698 per Unit	includes commissions	\$18,141	\$698 per Unit	
Repairs & Maintenance	\$31,925	\$1,228 per Unit		\$9,963	\$383 per Unit	
Labor Costs	\$6,064	\$233 per Unit		\$6,064	\$233 per Unit	
Contract Services		\$ per Unit		\$0	\$ per Unit	
Management Fees	\$25,866	6.39%	\$995 per Unit	\$23,888	5.90%	\$919 per Unit
<b>Total Other Expense</b>			<b>\$81,995</b> <i>\$3,154 per Unit</i>			<b>\$58,056</b> <i>\$2,233 per Unit</i>
*Asset Management Fees of \$8,000 and \$8,500 CAPEX for new HVAC removed from actual expenses						
<b>Total Operating Expense</b>			<b>\$193,895</b>	\$7,457 per Unit	<b>\$161,715</b>	\$6,220 per Unit
<b>Reserve for Replacement</b>			<b>\$7,800</b>	\$300 per Unit	<b>\$7,800</b>	\$300 per Unit
<b>Total Expense</b>			<b>\$201,695</b>	\$7,757 per Unit	<b>\$169,515</b>	\$6,520 per Unit
<b>Net Operating Income (Actual Underwriting)</b>			<b>\$173,211</b>		<b>\$235,365</b>	
<b>Price Opinion</b>			<b>MARKET</b>		<b>MARKET</b>	

NOTES: ACTUALS: Income and Expenses are based on owner's Mar '24 thru Feb '25 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2024 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 5.9% of Gross Income, Other expenses are Estimated for the Pro Forma.

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.

PROPERTY INFORMATION

Age:	1962	# of Stories:	2
Rehabbed:	2016	Buildings:	3
		Units/Acre	64.81
Elec Meter:	Indiv	Open Parking:	Yes
A/C Type:	HVAC	Covered Parking:	No
Water:	RUBS	Garage Parking:	No
Gas:	RUBS		
EWG:	EWG	Construction Quality:	B+
		Submarket:	Museum District/Midtown
Wiring:	Copper	Concessions:	Currently there are no leasing concessions
Roof:	Flat		
Materials:	Brick/Wood		
Paving:	Concrete		
Resident pays for E(Elec); W(Water);G(Gas)			



TAXING AUTHORITY - HARRIS COUNTY

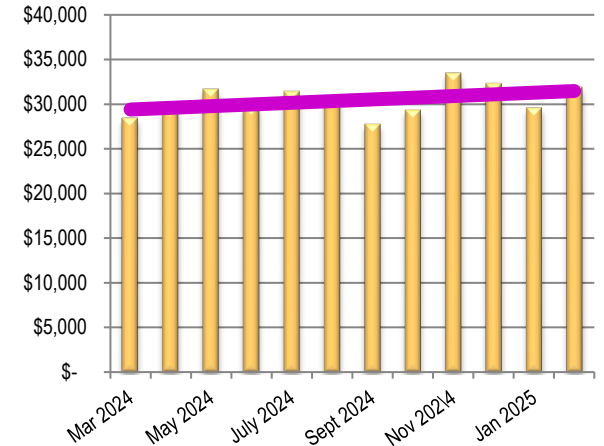
Account Number: 0180460000008; 07	
Houston ISD	\$0.863000
Harris County	\$0.385290
Harris County Flood Control	\$0.048970
Port of Houston Authority	\$0.006150
Harris County Hospital District	\$0.163480
Harris County Education Dept	\$0.004799
Houston Community College	\$0.096183
City of Houston	\$0.519190
Montrose Management District	\$0.000000
<b>2024 Tax Rate/\$100</b>	<b>\$2.087062</b>
<b>2024 Tax Assessment</b>	<b>\$3,372,921</b>
<b>HCAD Living Area</b>	<b>15,994</b>

COLLECTIONS

Total Income \$ 365,218

Mar 2024	\$ 28,395
Apr 2024	\$ 29,449
May 2024	\$ 31,650
June 2024	\$ 29,627
July 2024	\$ 31,375
Aug 2024	\$ 30,562
Sept 2024	\$ 27,713
Oct 2024	\$ 29,295
Nov 2024	\$ 33,426
Dec 2024	\$ 32,269
Jan 2025	\$ 29,565
Feb 2025	\$ 31,892

<b>12 Mo Avg</b>	<b>\$ 30,435</b>
<b>9 Mo Avg</b>	<b>\$ 30,636</b>
<b>6 Mo Avg</b>	<b>\$ 30,693</b>
<b>3 Mo Avg</b>	<b>\$ 31,242</b>



FINANCIAL HIGHLIGHTS

# 1218 Jackson

**1218 Jackson** is comprised of 3 separate buildings containing 26 units (25 one bedroom units and 1 two bedroom unit). Originally built in 1962 the property was owned by the same family until 2015 when it was sold to CJS Jackson 26 LLC. In 2016, the new owner invested in excess of \$1.5 million renovating the complex bringing it literally down to the studs. Per Owner, each unit has been fully rehabbed featuring new wiring, plumbing, high efficiency HVAC, Low E aluminum windows, wood blinds, granite counter-tops, shaker style cabinetry, original red oak refinished hardwood flooring, stainless steel appliances, built-in microwaves and washer/dryers in each unit. The pet friendly community is gated with a landscaped courtyard.

## INVESTMENT ATTRIBUTES

- Urban infill location within close proximity to the CBD & Midtown
- Lack of near-town workforce housing. As Montrose/Midtown have densified older bungalows, duplexes and apartment complexes have been demolished to make way for high end townhouses and apartment complexes. Work force housing is diminishing at a rapid pace.
- Continued gentrification and population growth coupled with demolition of existing work force housing will provide an increasing pool of tenants.

This asset is ideal for the smaller investor. The long term trend in Montrose is rising land values, and this property may eventually become a townhome property or some other higher use.

The property is offered at a "Market Price". Broker suggests a whisper price of \$4,100,000. There will be Open Houses to allow for a tour.



**26**  
units



**1962**  
year built



**2016**  
rehabbed

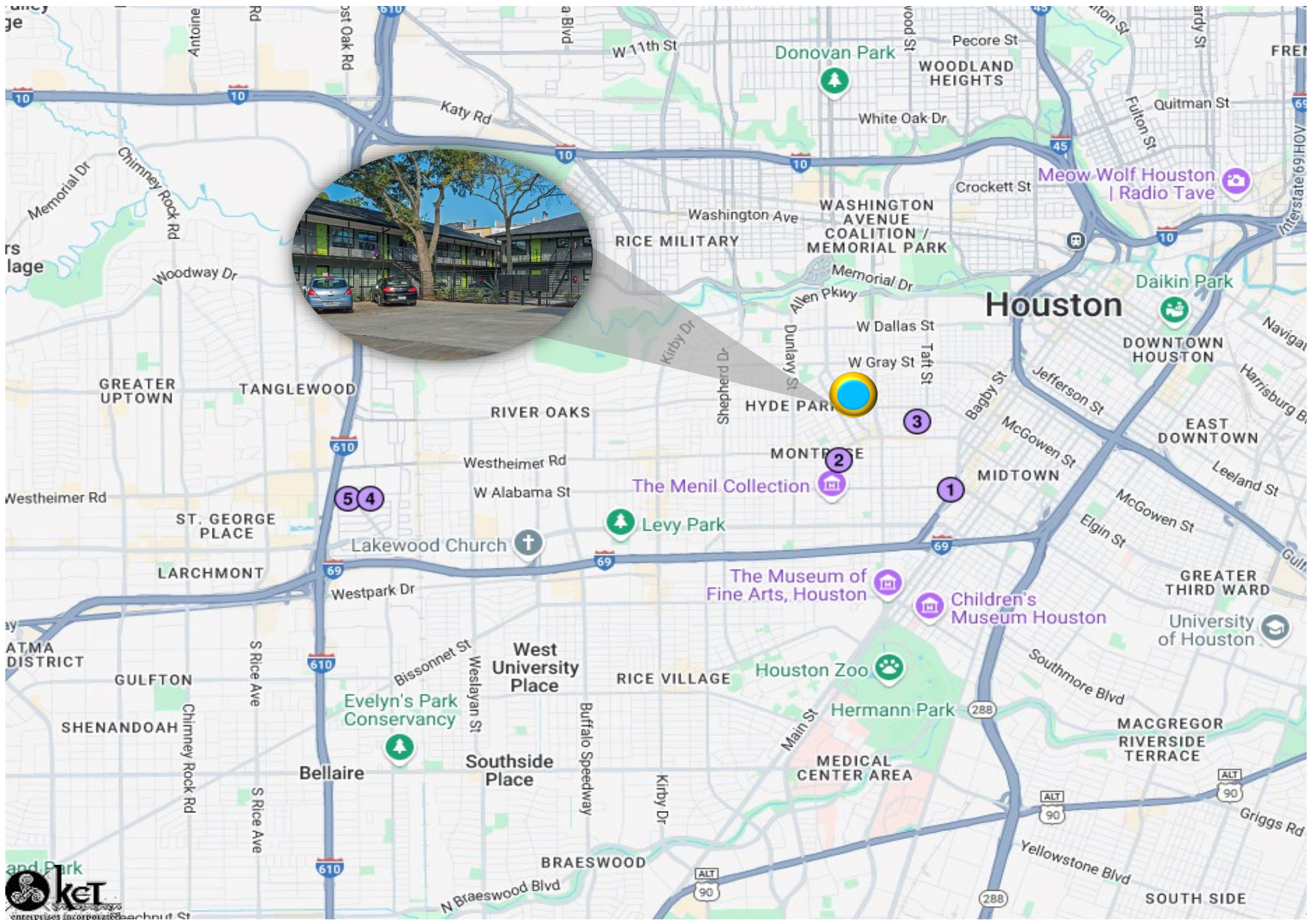


**92%**  
occupancy



## 2025 KET COMPARABLE TAX ANALYSIS

Property	Address	Yr Built	Units	Improvement SF	Impr Value	Impr Value/Unit	Impr Value/SF
220 West Alabama	219 West Alabama	1958	33	14,610	\$2,203,863	\$66,784	150.85
Hawthorne	1419 Hawthorne	1963	29	20,000	\$2,269,381	\$78,255	113.47
Dawson at Stratford	419 Stratford	1959	61	49,715	\$11,353,214	\$186,118	228.37
Afton Gardens	4727 W Alabama	1966	27	19,360	\$5,049,956	\$187,035	260.84
Phoenician Garden	4723 W Alabama St	1966	24	17,068	\$2,150,000	\$89,583	125.97
1218 Jackson	1218 Jackson Blvd	1962	26	15,994	\$3,372,921	\$129,728	210.89
<b>Averages</b>		<b>1962</b>	<b>33</b>	<b>22,791</b>	<b>\$4,399,889</b>	<b>\$122,917</b>	<b>181.73</b>



1218 Jackson | 1218 Jackson Boulevard Houston, TX 77006

Unit	Type	No. Units	Sq Ft	Total SqFt	Rent	Total Rent	+EWG	Rent/SF
1	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
2	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
3	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
4	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
5	1 Bed/1 Bath	1	600	600	\$1,295	\$1,295	EWG	\$2.16
6	1 Bed/1 Bath	1	600	600	\$1,295	\$1,295	EWG	\$2.16
7	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
8	1 Bed/1 Bath	1	600	600	\$1,195	\$1,195	EWG	\$1.99
9	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
10	2 Bed/1 Bath	1	980	980	\$1,395	\$1,395	EWG	\$1.42
11	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
12	1 Bed/1 Bath	1	600	600	\$1,195	\$1,195	EWG	\$1.99
13	1 Bed/1 Bath	1	600	600	\$1,295	\$1,295	EWG	\$2.16
14	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
15	1 Bed/1 Bath	1	600	600	\$1,295	\$1,295	EWG	\$2.16
16	1 Bed/1 Bath	1	600	600	\$1,250	\$1,250	EWG	\$2.08
17	1 Bed/1 Bath	1	600	600	\$1,195	\$1,195	EWG	\$1.99
18	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
19	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
20	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
21	1 Bed/1 Bath	1	600	600	\$1,195	\$1,195	EWG	\$1.99
22	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33
23	1 Bed/1 Bath	1	600	600	\$1,295	\$1,295	EWG	\$2.16
24	1 Bed/1 Bath	1	600	600	\$1,250	\$1,250	EWG	\$2.08
25	1 Bed/1 Bath	1	600	600	\$1,250	\$1,250	EWG	\$2.08
26	1 Bed/1 Bath	1	600	600	\$1,395	\$1,395	EWG	\$2.33

Owner's Rent Roll 2/21/25	<b>26</b>	<b>615</b>	<b>15,980</b>	<b>\$1,328</b>	<b>\$34,535</b>	<b>EWG</b>	<b>\$2.16</b>
<b>TOTALS AND AVERAGES</b>	<b>Total Units</b>	<b>Average Sq. Ft.</b>	<b>Total Sq. Feet</b>	<b>Average Rent/Unit</b>	<b>Total Rent</b>	<b>EWG</b>	<b>Average Rent/SF</b>



# *Property* AMENITIES

- Brand new renovated boutique apartments
- Completely remodeled to the stud
- New wiring,
- New plumbing,
- High efficiency HVAC
- Low E Aluminum windows
- Wood blinds
- Granite countertops
- Shaker style cabinetry
- Stainless steel appliances
- Built-in microwave
- Washer/Dryer included in every unit
- Gated community
- Landscaped courtyard
- Open floor plans
- Pet friendly









BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



AFTER



AFTER



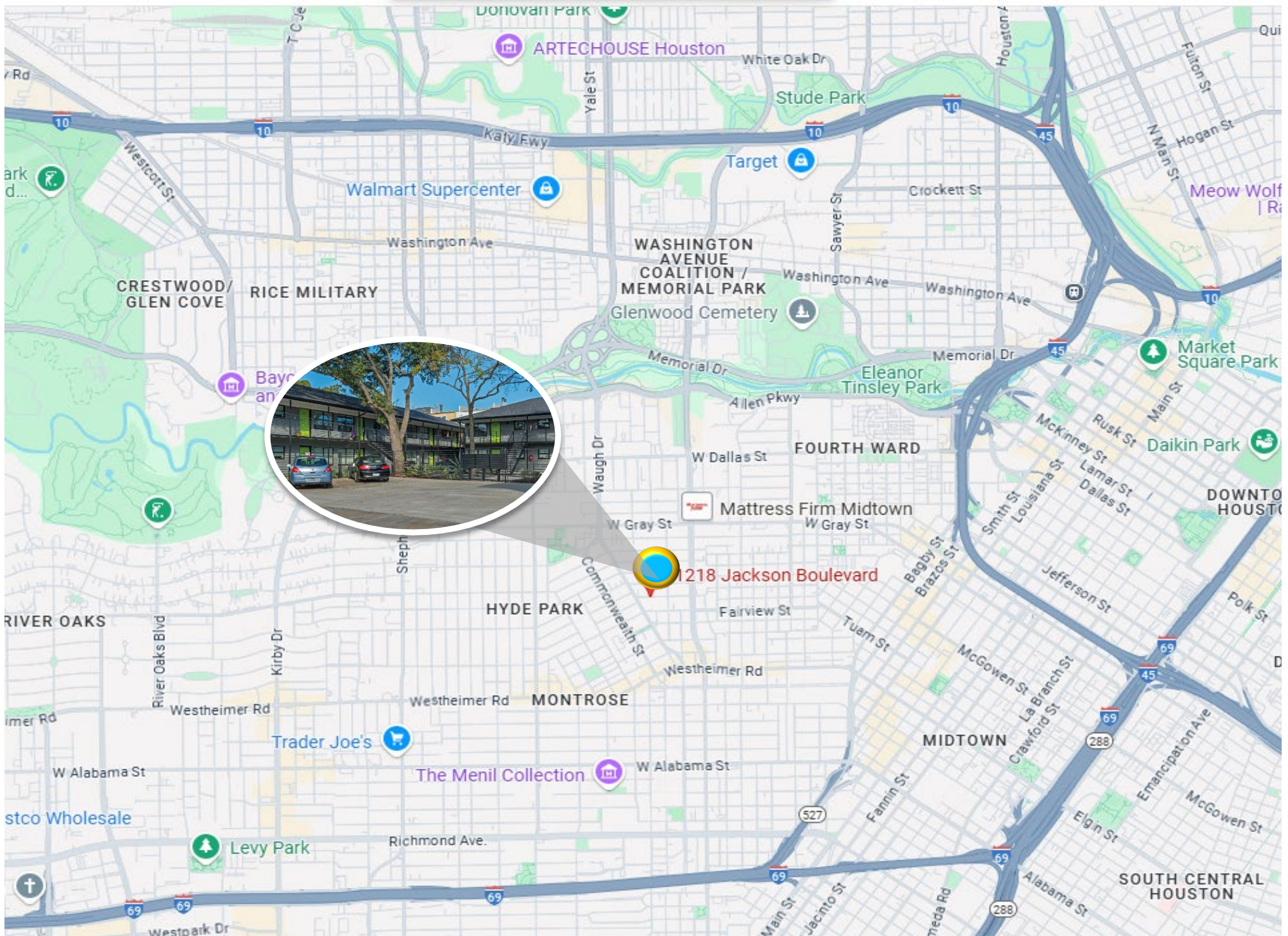


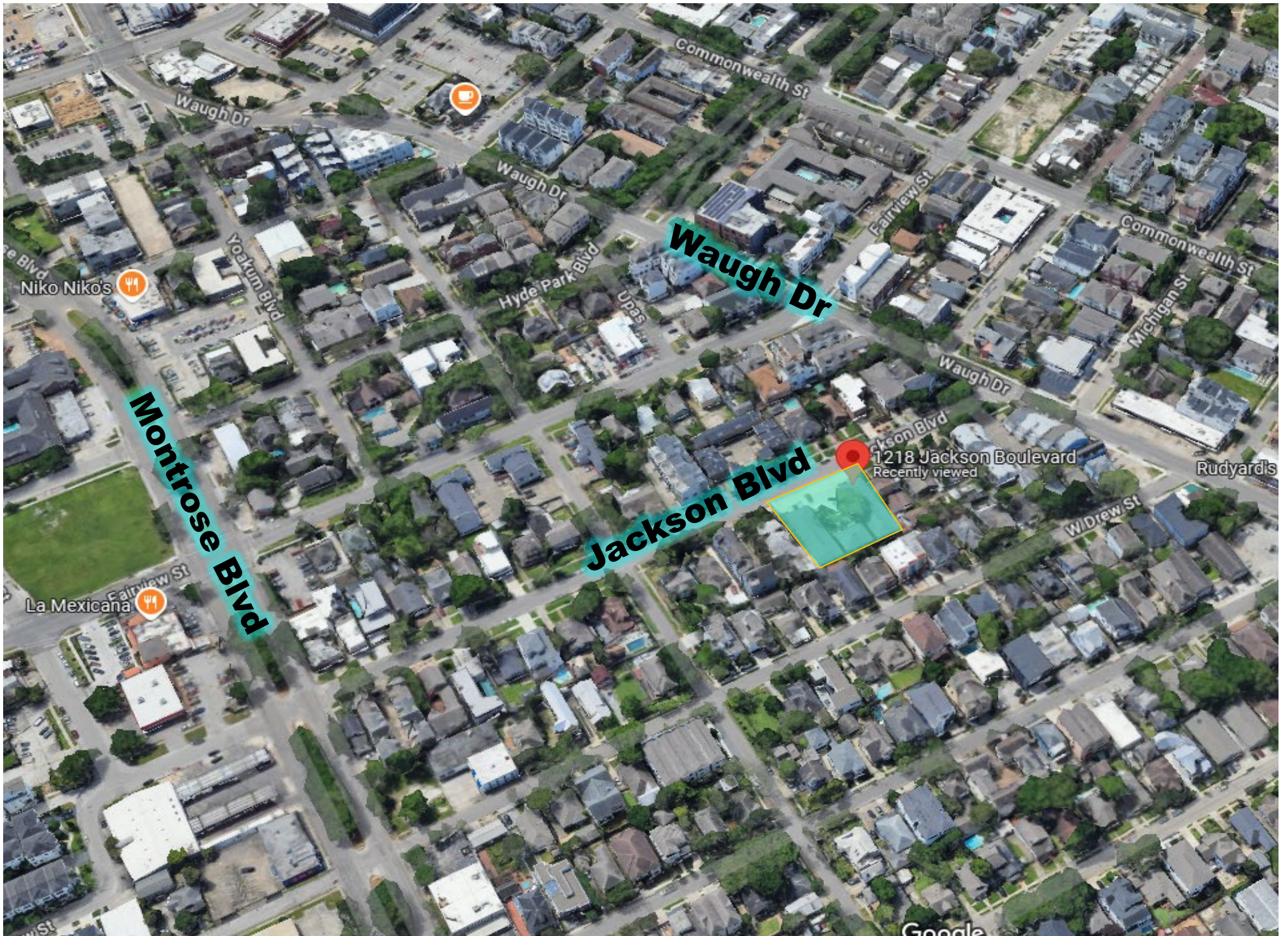
# LOCATION OVERVIEW

Montrose, also known as "The Heart of Houston," sits in west-central Houston, on the cusp of vibrant neighborhoods like Downtown Houston, Midtown Houston, the Museum District, and Memorial Park. Montrose is filled with historic bungalows as well as modern lofts and condominiums available for rent, and within walking distance of numerous restaurants, bars, coffee shops, and shopping centers.

Should you choose to rent in Montrose, you will have the chance to catch an indie flick at the historic River Oaks Theatre, see the extensive collection of art and artifacts assembled in the Menil Collection, visit Rothko Chapel, find sweet deals at River Oaks Shopping Center, and run the trails situated along Buffalo Bayou. You can also attend lively community events such as the Houston Greek Festival and the Houston Art Car Parade.









220 West Alabama



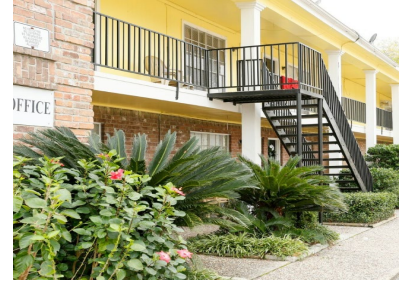
Hawthorne



Dawson at Stratford



Afton Gardens



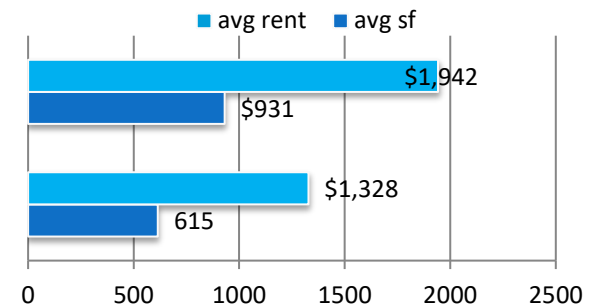
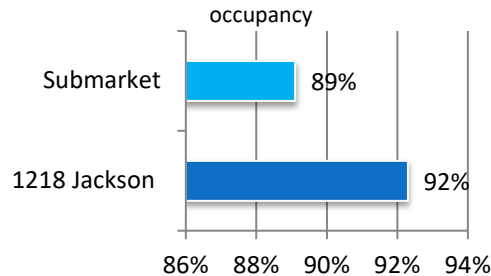
Phoenician Garden

Property Name	Yr Blt	Reahbbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
<b>1</b> 220 West Alabama 219 West Alabama	1958	2012	76%	33	368	<b>\$938</b>	EW	2.550
<b>2</b> Hawthorne 1419 Hawthorne	1963	2015	97%	29	404	<b>\$820</b>	EWG	2.030
<b>3</b> Dawson at Stratford 419 Stratford	1959	2022	87%	61	823	<b>\$1,720</b>	EWG	2.090
<b>4</b> Afton Gardens 4727 W Alabama	1966	2016	81%	27	650	<b>\$1,762</b>	E	2.710
<b>5</b> Phoenician Garden 4723 W Alabama St	1966	2017	92%	24	600	<b>\$1,548</b>	N/A	2.580
<b>*Resident Pays E(Electric), W(Water), G(Gas); ABP (All Bills Paid)</b>								
<b>Totals/Averages Comps</b>	<b>1962</b>		<b>87%</b>	<b>35</b>	<b>569</b>	<b>\$1,361</b>		<b>\$2.392</b>
<b>1218 Jackson</b> 1218 Jackson Blvd	<b>1962</b>	<b>2016</b>	<b>92%</b>	<b>26</b>	<b>615</b>	<b>\$1,328</b>	<b>EWG</b>	<b>\$2.161</b>

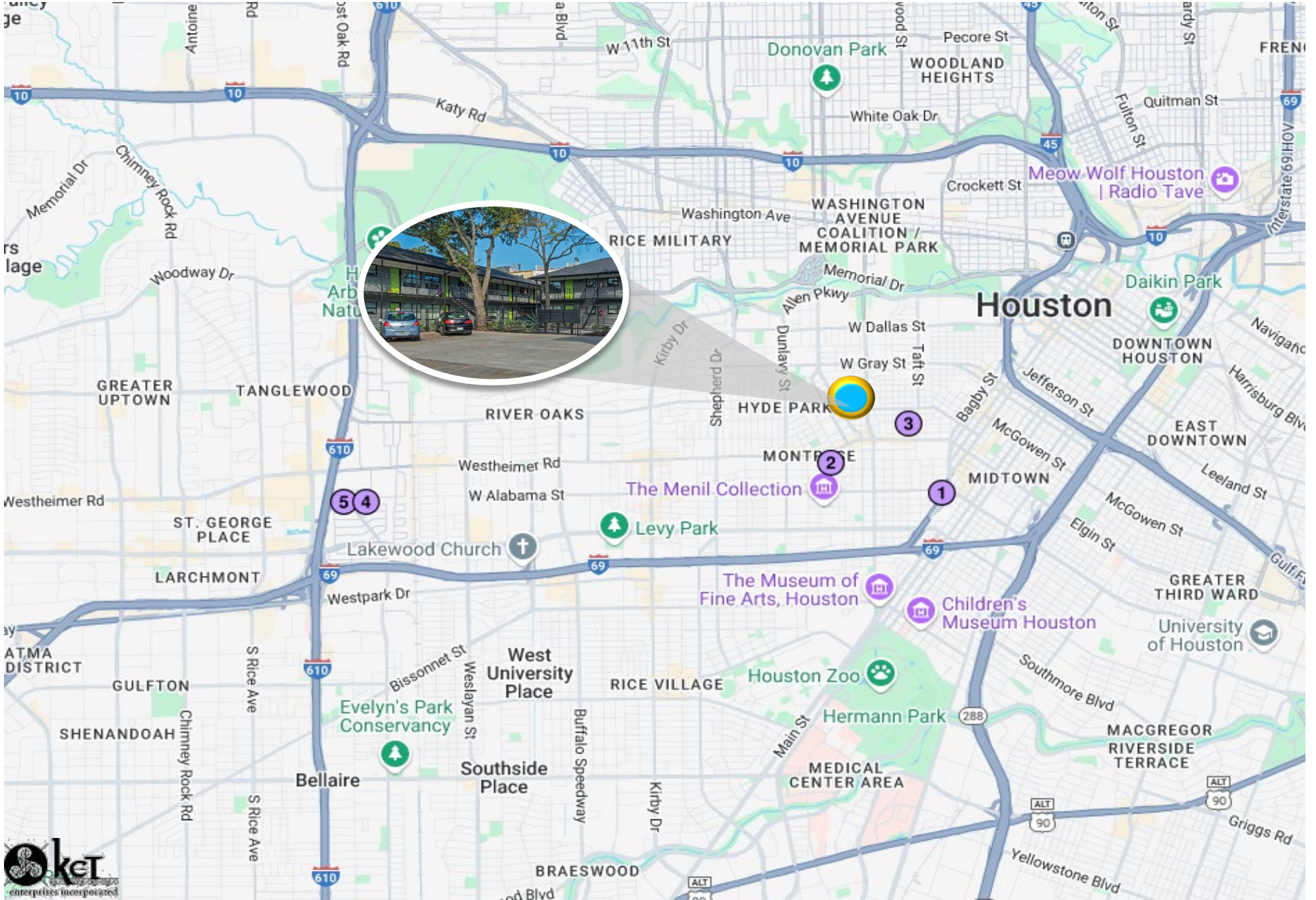
**Submarket:**

Museum/Midtown      Houston

Occupancy:	<b>89%</b>	<b>89%</b>
# of Operating Units:	<b>19,301</b>	<b>774,105</b>
# of Operating Apartments:	<b>261</b>	<b>3,262</b>
Average Size (sqft):	<b>931</b>	<b>895</b>
Average Rental Rate (\$/sqft):	<b>\$2.086</b>	<b>\$1.430</b>
Average Rent: (\$/mo)	<b>\$1,942</b>	<b>\$1,275</b>



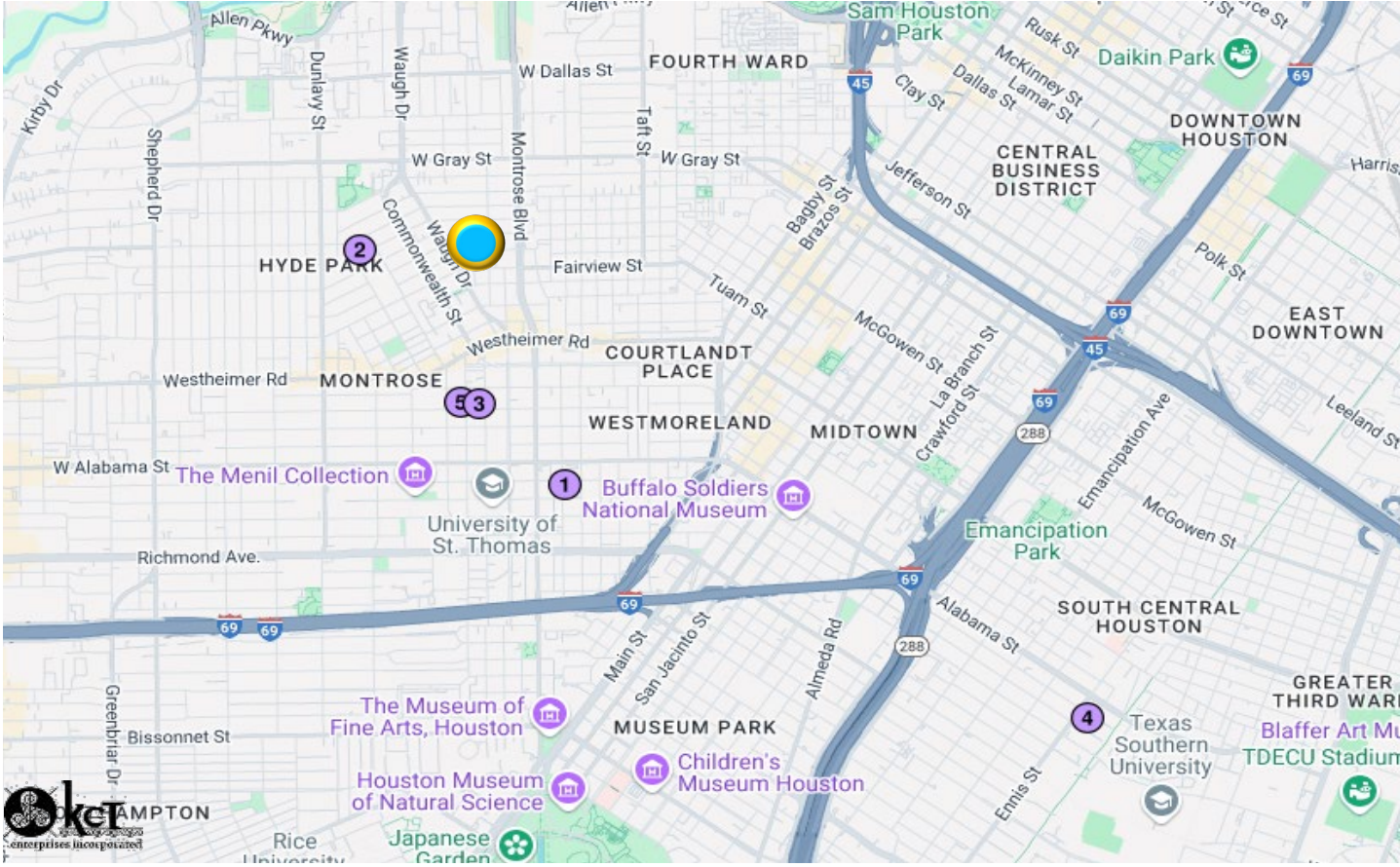
1218 Jackson | 1218 Jackson Boulevard Houston, TX 77006



SALES COMPARABLES

	Property Name	Address	Date Sold	Price	Sq. Ft.	Price/Unit	Price/SF	Built	Units
1	815 Sul Ross	815 Sul Ross	07/01/21	\$928,000	4,180	\$232,000	\$222.01	1930	4
2	1608 Welch	1608 Welch	07/15/24	\$2,000,000	10,200	\$142,857	\$196.08	1965/2023	14
3	Mount Vernon	3420 Mount Vernon	05/31/22	\$2,832,000	11,301	\$177,000	\$250.60	1966	16
4	3008 Turxillo	3008 Truxillo	04/25/23	\$2,793,000	17,325	\$139,650	\$161.21	1948	20
5	3414 Graustark	3414 Graustark	04/20/23	\$1,293,383	5,772	\$161,673	\$224.08	1965	8
<b>Totals/Averages Comps</b>				<b>\$1,969,277</b>	<b>9,756</b>	<b>\$170,636</b>	<b>\$210.80</b>	<b>1952</b>	<b>12</b>

1218 Jackson 1218 Jackson Blvd				MARKET	15,980		1962	26
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1218 Jackson



815 Sul Ross



1608 Welch



Mount Vernon



3008 Turxillo



3414 Graustark



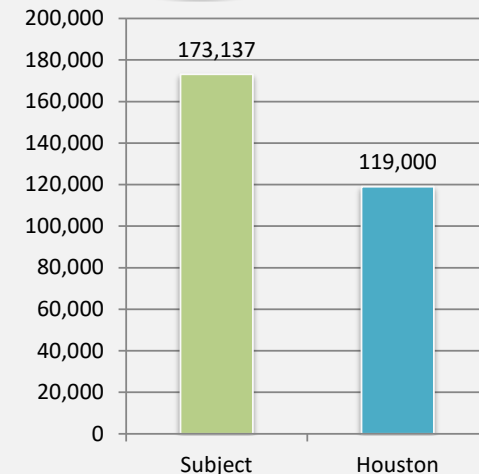
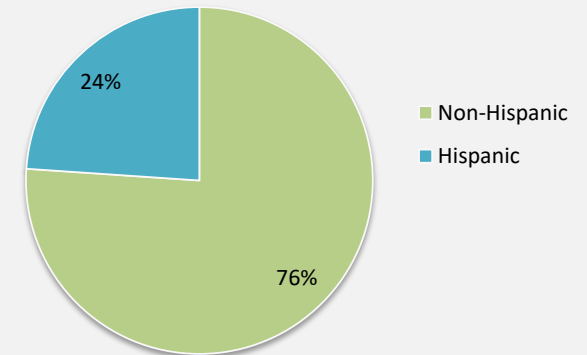
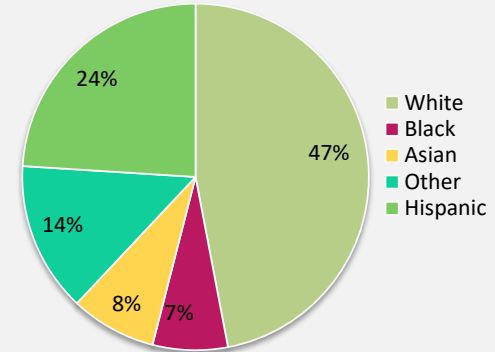
**DEMOGRAPHIC SUMMARY PROFILE**

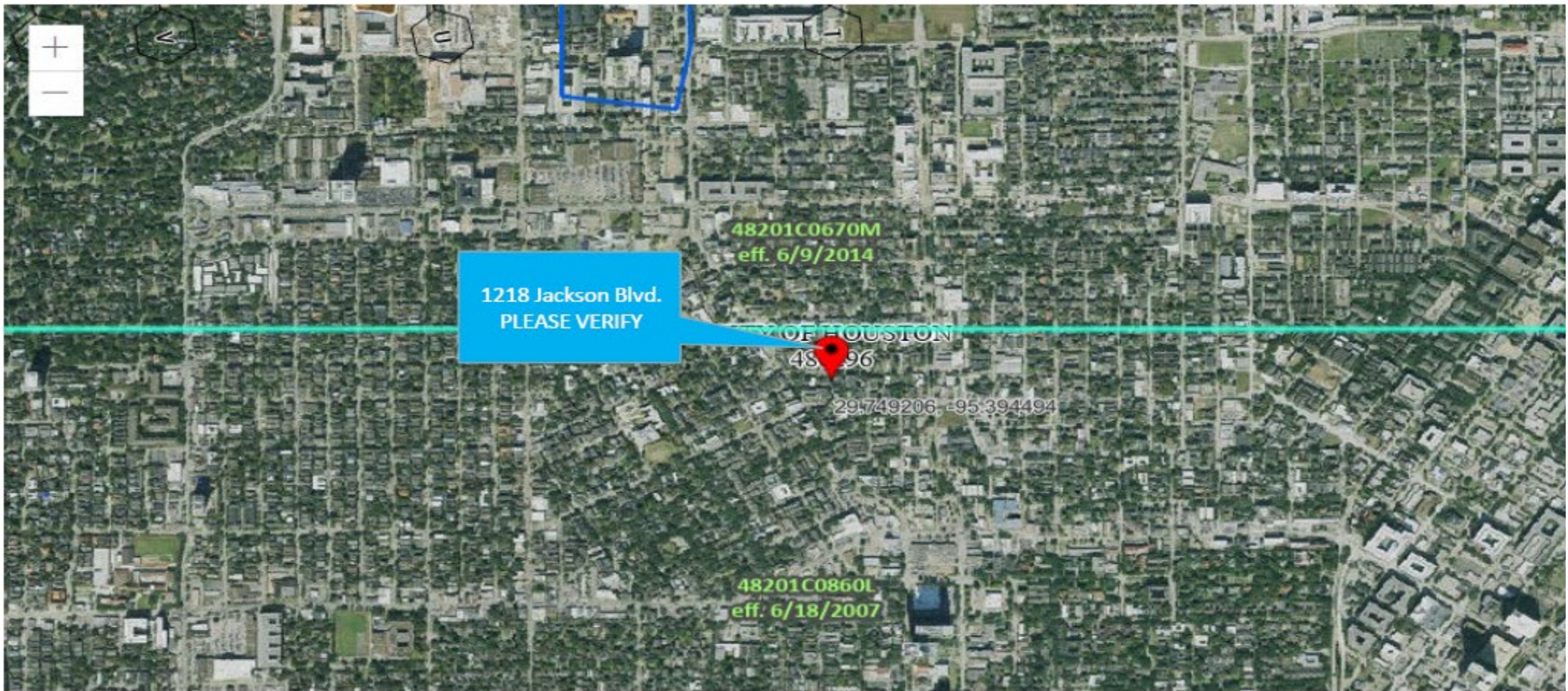
2000-2010 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

1218 Jackson   1218 Jackson Boulevard Houston, TX 77006	1 Mile	2 Miles	3 Miles
<b>Population</b>			
2024 Estimated Population	37,102	113,460	221,544
2029 Projected Population	41,135	125,913	243,763
2020 Census Population	31,990	98,192	196,076
2010 Census Population	28,297	77,791	161,459
Projected Annual Growth 2024 to 2029	2.2%	2.2%	2.0%
Historical Annual Growth 2010 to 2024	2.2%	3.3%	2.7%
2024 Median Age	37.3	36.4	36.1
<b>Households</b>			
2024 Estimated Households	21,484	65,583	113,875
2029 Projected Households	24,017	73,625	127,294
2020 Census Households	19,362	57,322	100,539
2010 Census Households	16,630	43,260	76,698
Projected Annual Growth 2024 to 2029	2.4%	2.5%	2.4%
Historical Annual Growth 2010 to 2024	2.1%	3.7%	3.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	62.0%	58.2%	54.5%
2024 Estimated Black or African American	9.1%	12.2%	16.5%
2024 Estimated Asian or Pacific Islander	11.1%	11.6%	10.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2024 Estimated Other Races	17.3%	17.5%	18.0%
2024 Estimated Hispanic	23.9%	23.9%	24.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$173,137	\$179,248	\$184,103
2024 Estimated Median Household Income	\$120,287	\$121,404	\$124,719
2024 Estimated Per Capita Income	\$100,397	\$103,878	\$94,926
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.1%	2.4%
2024 Estimated High School Graduate	7.2%	8.0%	10.7%
2024 Estimated Some College	11.4%	10.2%	10.7%
2024 Estimated Associates Degree Only	4.8%	4.5%	4.8%
2024 Estimated Bachelors Degree Only	36.2%	36.1%	33.8%
2024 Estimated Graduate Degree	37.7%	38.3%	35.1%
<b>Business</b>			
2024 Estimated Total Businesses	3,182	16,182	27,173
2024 Estimated Total Employees	31,642	189,232	299,200
2024 Estimated Employee Population per Business	9.9	11.7	11.0
2024 Estimated Residential Population per Business	11.7	7.0	8.2

**1 mile radius**





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, AH</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Ch</li> <li> 17.5 Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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## 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.*

2-10-2025



**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.

KET ENTERPRISES INCORPORATED	0406902	twilk4@ketent.com	713-355-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





## **TOM WILKINSON**

**Broker/Vice President**

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713-355-4646 ext 102



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