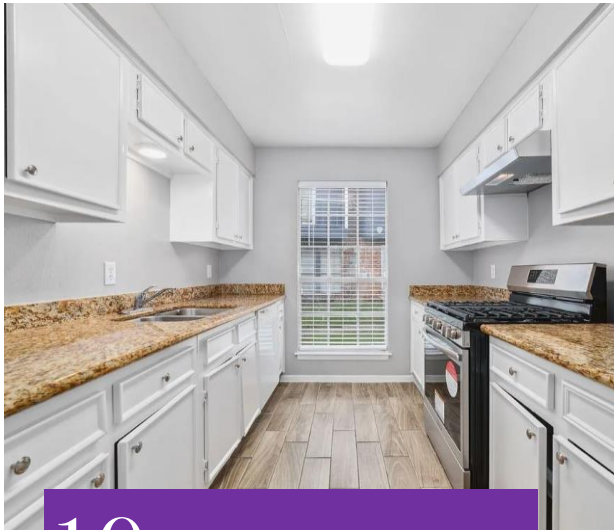
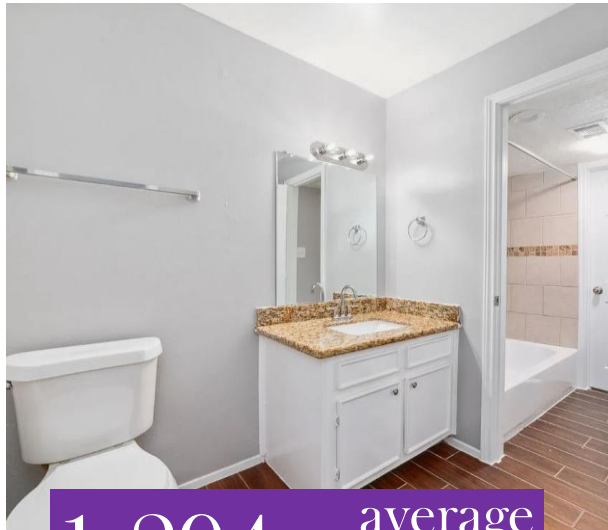




AUDREY LANE TOWNHOMES



19 units



1,294 average
sq. ft.



\$1,321 market
rent

Townhomes for Sale

Audrey Lane Townhomes | 353-391 Audrey Ln | Houston, TX 77015

OVERVIEW

Total Units:	19
Avg Mkt Rent/Unit:	\$1,325
Avg Mkt Rent/SF:	\$1.02
Avg Unit SF:	1,294
Date Built:	1980
Date Renovated:	2024
Total SF:	24,588
Total Acreage:	1.19
Occupancy:	79%
Class:	B-
Terms:	All Cash

PRICING

Pricing	Market
Price Per Unit	
Price Per Sq. Ft.	
Stabilized NOI	\$170,554



INVESTMENT HIGHLIGHTS

- ◆ Available on a new loan or all cash
- ◆ Seller has completed interior renovations in 14 units
- ◆ Seller completed exterior renovations and replaced the roofs in 2024
 - ◆ Estimated cost to complete renovations is approximately \$50K
 - ◆ Located in the I-10 East/Woodforest/Channelview submarket
 - ◆ Ample employment in the nearby petro-chemical industries
- ◆ Blue-collar profile

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			Proposed Loan Parameters		Operating Information	
Pricing	Market		New Loan @ 65% of Value		Est Mkt Rent (Apr-25)	\$25,175
Price Per Unit			Amortization (months)	360	3 Mo Avg	\$20,655
Price Per Sq. Ft.			Debt Service		Physical Occ (Apr-25)	79%
Stabilized NOI	\$170,554		Monthly I.O.		Est Ins per Unit per Yr	\$795
			Interest Rate	5.75%	Property Tax Information	
			Date Due	10 Years	2024 Tax Rate/\$100	2.145467
			Est Res for Repl/Unit/Yr	\$300	2024 Tax Assessment	\$1,734,557
			Yield Maintenance	Yes	Est 2024 Taxes	\$37,214
			Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$1,835,000
					Est Future Taxes	\$39,369
Interest Only for 3 years						
Current Street Rent with a 7% Increase	323,247	\$26,937 / Mo				
Estimated Gross Scheduled Income	323,247	\$26,937 / Mo	Number of Units	19		
Estimated Loss to Lease (2% of Total Street Rent)	(6,465)	2%	Avg Unit Size	1294	There isn't an official HOA board in place, but there are 2 other units in the complex owed by different individuals. The common expenses such as trash, water, gas, and landscaping are essentially shared with this other 2 owners. The new owner bills each of them \$175 a month to cover their portions of the expenses.	
Estimated Vacancy (5% of Total Street Rent)	(16,162)	5%				
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(6,465)	2%	Net Rentable Area	24,588		
Estimated Utilities Income (after implementing RUBS)	10,000	\$526 / Unit / Yr	Land Area (Acres)	1.19		
Estimated Other Income (association fees)	4,200	\$221 / Unit / Yr	Units per Acre	15.966		
Estimated Total Rental Income	308,355					
ESTIMATED TOTAL PRO-FORMA INCOME	308,355	\$25,696 / Mo				
MODIFIED ACTUALS			PRO-FORMA			
3 Month Average Income			\$247,864			
EXPENSE			\$308,355			
MODIFIED ACTUAL EXPENSES Apr '24 thru Mar '25			MODIFIED EXPENSES			
Fixed Expenses	Fixed Expenses		Fixed Expenses			
Taxes	\$33,353	\$1,755 per Unit	3/25 Trailing Operating Statement	\$39,369	\$2,072 per Unit	2024 Tax Rate & Future Assessment
Insurance	\$15,101	\$795 per Unit		\$18,121	\$954 per Unit	Estimated
Total Fixed Expense		\$48,454			\$57,491	
		\$2,550 per Unit			\$3,026 per Unit	
Utilities	Utilities		Utilities			
Electricity	\$0	\$ per Unit		\$0	\$ per Unit	
Water/Sewer/Drainage	\$5,402	\$284 per Unit		\$13,500	\$711 per Unit	
Water Treatment	\$0	\$ per Unit		\$0	\$ per Unit	
Trash	\$0	\$ per Unit		\$0	\$ per Unit	
Gas	\$5,612	\$295 per Unit		\$8,000	\$421 per Unit	
Cable/Internet	\$0	\$ per Unit		\$0	\$ per Unit	
Utility Billing Fees	\$0	\$ per Unit		\$0	\$ per Unit	
Total Utilities		\$11,014			\$21,500	
		\$580 per Unit			\$1,132 per Unit	
Other Expenses	Other Expenses		Other Expenses			
General & Admin & Marketing	\$0	\$ per Unit		\$5,700	\$300 per Unit	
Repairs & Maintenance	\$0	\$ per Unit		\$9,500	\$500 per Unit	
Labor Costs	\$0	\$ per Unit		\$0	\$ per Unit	
Contract Services	\$8,258	\$435 per Unit		\$8,258	\$435 per Unit	
Management Fees	\$0	0.00% \$ per Unit		\$27,752	9.00% \$1,461 per Unit	
Total Other Expense		\$8,258	\$435 per Unit		\$51,210	\$2,695 per Unit
Total Operating Expense		\$67,726	\$3,565 per Unit	lower than normal	\$130,200	\$6,853 per Unit
Reserve for Replacement		\$7,600	\$400 per Unit		\$7,600	\$400 per Unit
Total Expense		\$75,326			\$137,800	
Net Operating Income		\$172,538			\$170,554	
Asking Price	Market	As Is		Market	All In	
Cap Rate						
Proposed Debt						
Equity						
Estimated Debt Service						
Cash Flow		172,538			170,554	
Cash on Cash						

NOTES: ACTUALS: Income and Expenses Apr '24 thru Mar '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 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.

Audrey Lane Townhomes

The **Audrey Lane Townhomes** is located in the Cloverleaf neighborhood in Houston, Texas in the I-10 East sub-market. The property consists of 2 total buildings and consists of 24,624 square feet of net rentable area and is located within a townhome development with a total of 21 units. The property's 19 units have historically operated as an income producing multi-family property. The newly renovated units features a modern, sleek design with updated amenities such as stainless steel appliances, an in-unit washer and dryer, and a private garage.

The current owner purchased the property in 2024, replaced the roofs and exterior, and has renovated the interior of each unit as they became vacant (14 completed). As of the appraisal date, two of the vacant units were almost completed and move-in ready and three of the units were under renovation. According to the owner, approximately \$35,000 in construction costs remain until all the units are move-in ready. When taking the remaining construction cost and adding a 25% entrepreneurial profit the remaining cost to complete is \$43,750 – rounded to \$50,000

Cloverleaf sits just 13 miles east of Houston and is home to a classic suburban layout and family-friendly amenities. The neighborhood and its neat grid are framed by Sam Houston Tollway to the east and Interstate 10 to the south, making it a top spot for the commuting crowd. Families love the area for its highly rated schools and well-maintained parks. Most of the area's shops and restaurants can be found along the highway or Uvalde Road, and there are plenty of grocers on Freeport Street. Students will love Cloverleaf due to its proximity to San Jacinto College North Campus and affordable apartment rentals. Downtown Houston is just a 20-minute drive away thanks to all the nearby thoroughfares.

There isn't an official HOA board in place, but there are 2 other units in the complex owed by different individuals. The common expenses such as trash, water, gas, and landscaping are essentially shared with this other 2 owners. The new owner bills each of them \$175 a month to cover their portions of the expenses.



19
units



1980
year built



2024
rehabbed

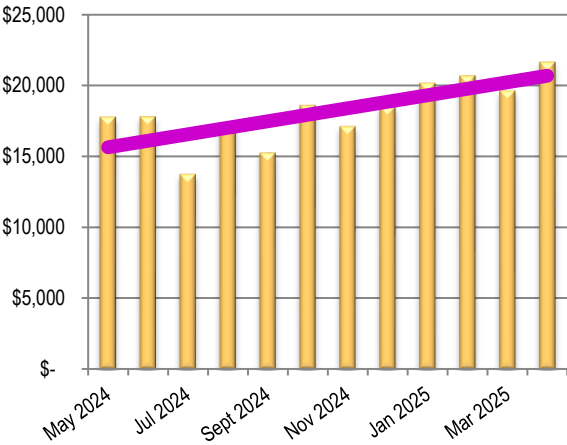


79%
occupancy



PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY			
Age:	1980	# of Stories:	2	Mortgage Balance	unknown	Account No: Multiple			
Rehabbed:	2024	Buildings:	2	Amortization		Galena Park ISD	\$1.171910		
		Units/Acre	15.97	P & I		Harris County	\$0.385290		
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	\$0.048970		
A/C Type:	HVAC	Covered Parking:	Yes	Assumable		Port of Houston Authority	\$0.006150		
Water:	Indiv	Carport Parking:	Yes	Monthly Escrow		Harris County Hospital District	\$0.163480		
Gas:	N/A			Origination Date		Harris County Education Dept	\$0.004799		
EWG:		Construction Quality:	B	Due Date		San Jacinto Community College	\$0.154868		
		Submarket:	I-10 East	Interest Rate		HC FWSD 51	\$0.130000		
Wiring:	Copper					HC Emerg Service District 12	\$0.050000		
Roof:	Pitched	Concessions:	Current leasing concessions include 2 months free	Yield Maintenance		HC Emerg Service District 6	\$0.030000		
Materials:	Brick/Wood			Transfer Fee		2024 Tax Rate/\$100	\$2.145467		
Paving:	Concrete					2024 Tax Assessment	\$1,734,557		
Resident pays for E(Elec); W(Water);G(Gas)						HCAD Improvement Sq.Ft.	24,588		
COLLECTIONS									

May 2024	\$	17,775	12 Mo Avg	\$	18,169
Jun 2024	\$	17,789			
Jul 2024	\$	13,739			
Aug 2024	\$	17,139	9 Mo Avg	\$	18,748
Sept 2024	\$	15,250			
Oct 2024	\$	18,610			
Nov 2024	\$	17,100	6 Mo Avg	\$	19,622
Dec 2024	\$	18,490			
Jan 2025	\$	20,175			
Feb 2025	\$	20,689	3 Mo Avg	\$	20,655
Mar 2025	\$	19,636			
Apr 2025	\$	21,641			

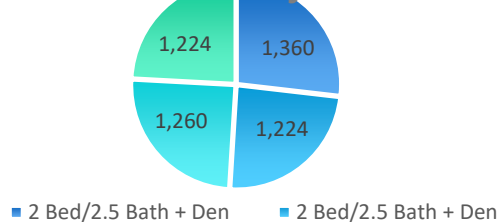


FINANCIAL HIGHLIGHTS

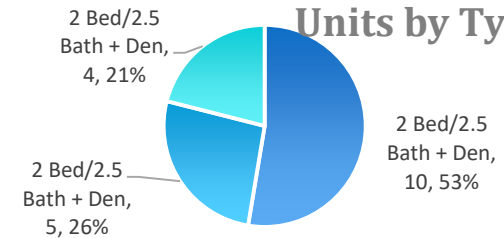
UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Townhome	2 Bed/2.5 Bath + Den	1	1,360	1,360	\$1,450	\$1,450	+E	\$1.05
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,400	\$1,400	+E	\$0.96
Townhome	2 Bed/2.5 Bath + Den	1	1,260	1,260	\$1,500	\$1,500	+E	\$1.02
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,400	\$1,400	+E	\$0.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,100	\$1,100	+E	\$1.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,100	\$1,100	+E	\$2.98
Townhome	2 Bed/1 Bath + Den	1	1,224	1,224	\$1,375	\$1,375	+E	\$3.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,400	\$1,400	+E	\$4.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,400	\$1,400	+E	\$5.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,100	\$1,100	+E	\$6.98
Townhome	3 Bed/2.5 Bath + Den	1	1,496	1,496	\$1,600	\$1,600	+E	\$7.98
Townhome	3 Bed/2.5 Bath + Den	1	1,496	1,496	\$1,300	\$1,300	+E	\$8.98
Townhome	3 Bed/2.5 Bath + Den	1	1,496	1,496	\$1,300	\$1,300	+E	\$9.98
Townhome	3 Bed/2.5 Bath + Den	1	1,496	1,496	\$1,600	\$1,600	+E	\$10.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,400	\$1,400	+E	\$11.98
Townhome	2 Bed/2.5 Bath + Den	1	1,260	1,260	\$1,100	\$1,100	+E	\$12.98
Townhome	2 Bed/2.5 Bath + Den	1	1,260	1,260	\$1,450	\$1,450	+E	\$13.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,100	\$1,100	+E	\$14.98
Townhome	2 Bed/2.5 Bath + Den	1	1,224	1,224	\$1,100	\$1,100	+E	\$15.98
Owner's 5/25 Rent Roll		19	1,294	24,588	\$1,325	\$25,175	+E	\$1.02
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

Units by Size



Units by Type





Property AMENITIES

- ✓ Air Conditioning/Heating
- ✓ Washers/Dryers
- ✓ Washer/Dryer Connections
- ✓ Range
- ✓ Oven
- ✓ Refrigerator
- ✓ Tile Floors
- ✓ Hardwood Floors
- ✓ Storage Space
- ✓ Tub/Shower
- ✓ Newly Renovated Units
- ✓ Perimeter Fencing
- ✓ Gated Community
- ✓ Carports





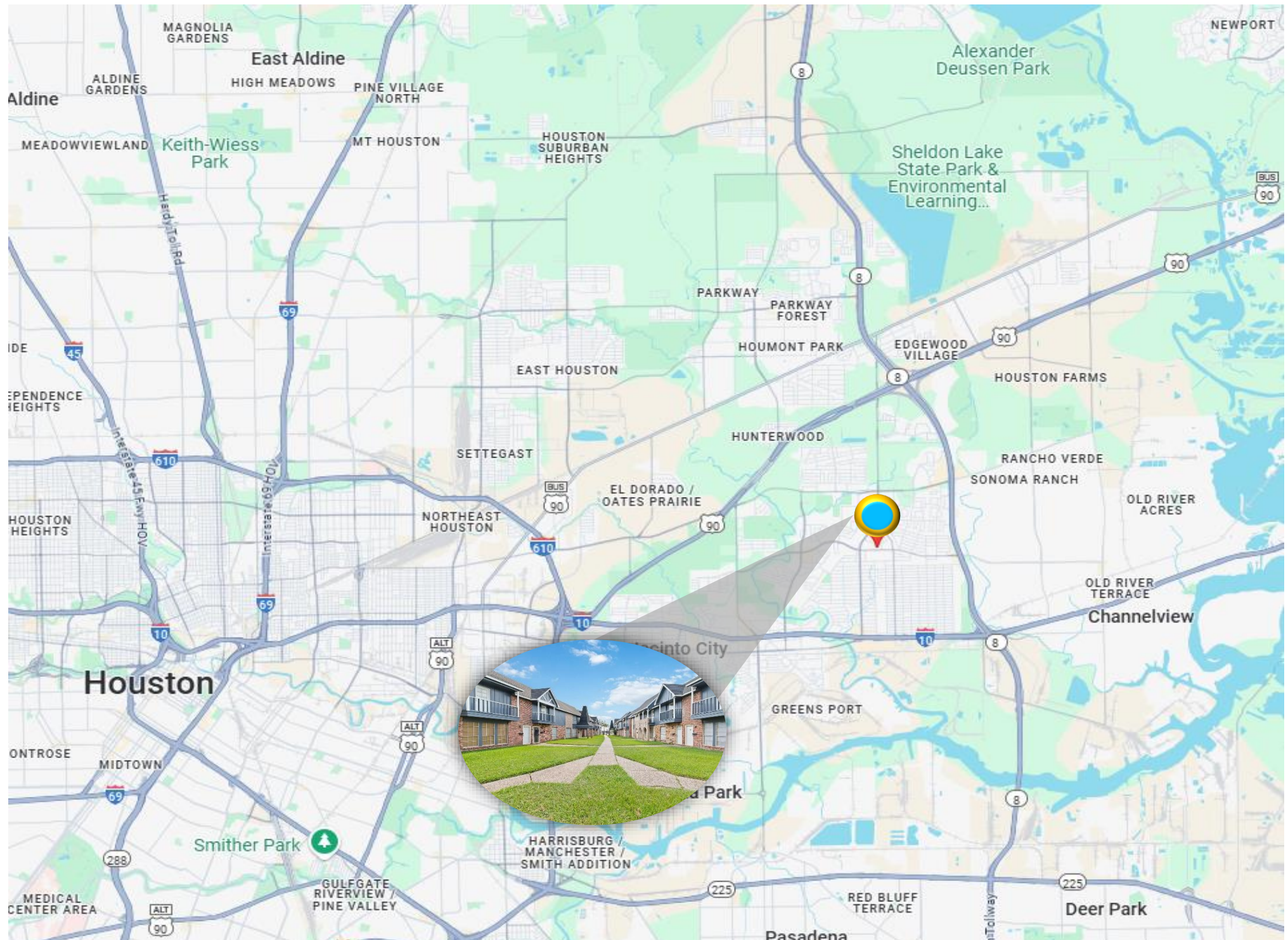






LOCATION OVERVIEW

- Cloverleaf sits just 13 miles east of Houston and is home to a classic suburban layout and family-friendly amenities. The neighborhood and its neat grid are framed by Sam Houston Tollway to the east and Interstate 10 to the south, making it a top spot for the commuting crowd. Families love the area for its highly rated schools and well-maintained parks.
- Most of the area's shops and restaurants can be found along the highway or Uvalde Road, and there are plenty of grocers on Freeport Street. Students will love Cloverleaf due to its proximity to San Jacinto College North Campus and affordable apartment rentals. Downtown Houston is just a 20-minute drive away thanks to all the nearby thoroughfares.







The Selena



Pines of Woodforest




Thorntree

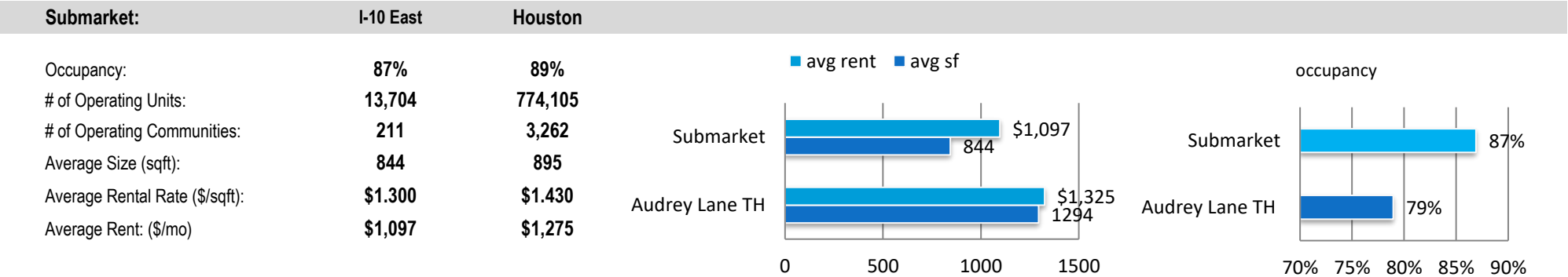


Chateaux Normandie

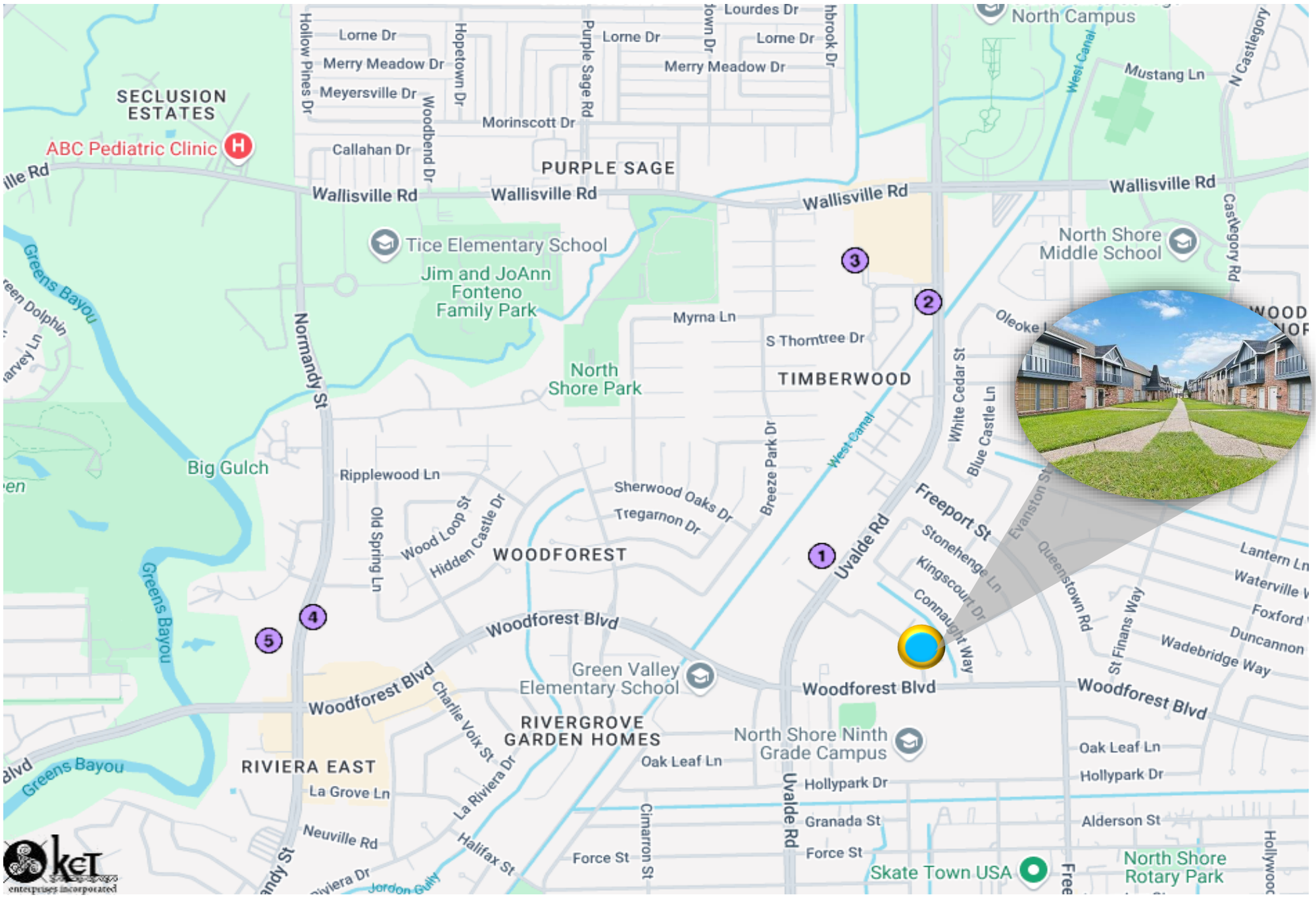


Riverwalk Apartments

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	The Selena 250 Uvalde Rd.	1976	2021	94%	435	923	\$975	EW	1.056
2	Pines of Woodforest 90 Uvalde Rd.	1981	N/A	100%	266	824	\$1,057	EW	1.282
3	Thorntree 13503 N Thorntree Dr.	1979	N/A	96%	224	756	\$1,118	EW	1.479
4	Chateaux Normandie 333 Normandy St.	2001	N/A	92%	123	1139	\$1,310	EW	1.150
5	Riverwalk Apartments 450 Normandy St.	1984	2012	100%	104	971	\$1,234	EW	1.271
*Resident Pays E(Electric), W(Water), G(Gas)									
Totals/Averages Comps		1984		96%	230	923	\$1,151		\$1.248
	Audrey Lane TH 353 Audrey Lane	1980	2024	79%	19	1,294	\$1,325	+E	\$1.024



Audrey Lane Townhomes | 353-391 Audrey Ln | Houston, TX 77015



HOUSTON METRO OVERVIEW

HOUSTON 2025



HOUSTON

Houston, the nation's fourth largest city, has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world.

7.5 million people live in the ten-county Houston-Pasadena-The Woodlands MSA. The City of Houston has 2.3 million residents, the fourth most in the U.S. Nearly 1 in 4 Houstonians are foreign-born.

In addition to Houston's diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to its access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

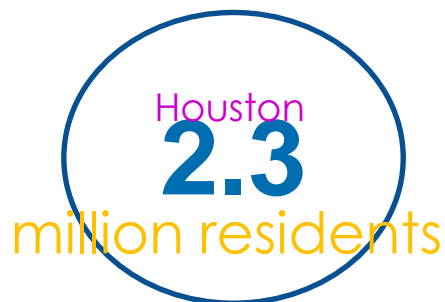


Metro Houston is forecast to add 71,200 jobs next year and finish 2025 with over 3.5 million full-time jobs according to the Greater Houston Partnership's (GHP) annual Houston Region Economic Outlook released in December. Health care and construction industries are expected to advance the farthest, while professional and technical services, government, and restaurant and bars are also expected to realize significant gains.

- ✓ Metro Houston has the **THIRD LARGEST** number of **FORTUNE 500 COMPANIES** in the nation
- ✓ If Houston were a country, it would rank as the **24th LARGEST ECONOMY IN THE WORLD**, exceeding Belgium's and Sweden's Gross Domestic Product
- ✓ Houston's **TEXAS MEDICAL CENTER** is the **WORLD'S LARGEST** medical complex
- ✓ Houston is home to more than **9,100 TECH-RELATED FIRMS** including more than 1,000 venture backed startups

Source: U.S. Census Bureau, 2022 American Community Survey & The Greater Houston Partnership 2025

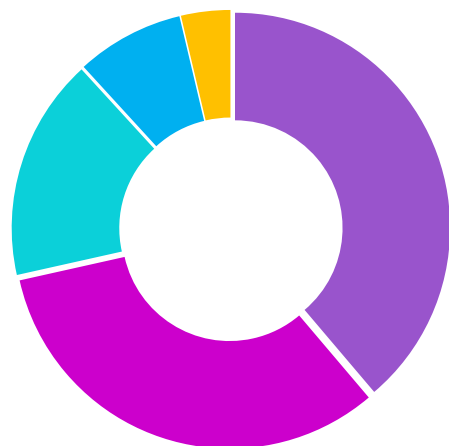
HOUSTON quick facts



- There are **3.5 million jobs** in the Houston MSA
- The Health, Education, and Business & Professional Services industries account for over **1 in 4** jobs in the region
- The goods-producing sector accounts for nearly **1 in 6** jobs



- 21.0% Trade, Transportation, and Utilities
- 16.5% Professional and Business Services
- 13.6% Educational and Health Services
- 13.4% Government
- 10.1% Leisure and Hospitality
- 8.5% Mining, Logging and Construction
- 6.9% Manufacturing



- 38.8 Hispanic
- 32.7 White
- 16.7% Black
- 8.1 Asian
- 3.7 Other

23 Fortune 500 Headquarters
44 Fortune 1,000 Headquarters
8 Fortune Global 500
29 Forbes Global 2,000
94 Inc. 1,000
4 Fortune 100 Best Companies to Work For

HOUSTON quick facts

Area

The 10-county **Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA)** covers 8,838 square land miles. If the MSA were a state, it would rank as the 47th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island.

Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, New York City, and Seattle with room still to spare.

At 665 square miles, the **City of Houston** is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

Economy

If the MSA were an independent nation, **it would rank as the world's 24th largest economy**, behind Poland (\$688.3 Billion) and Argentina (\$632.2 Billion) but ahead of Sweden (\$585.9 Billion) and Belgium (\$582.2 Billion), according to the World Bank.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **\$633.1 Billion in '22**, making it the seventh largest U.S. metro economy.

If Houston were a state, its GDP would rank 14th, behind Massachusetts (\$691.5 Billion) and Virginia (\$663.1 Billion) but ahead of Michigan (\$622.6 Billion) and Colorado (\$491.2 Billion.)

Source: Greater Houston Partnership 2025



The Houston - Pasadena - The Woodlands Metropolitan Statistical Area (MSA)

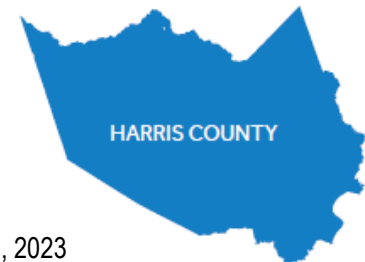
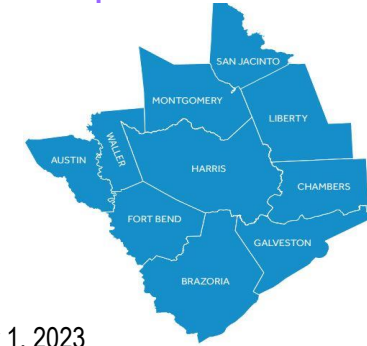
The county seat or administrative center of Harris County is the City of Houston. The ten-county Houston-Pasadena-The Woodlands MSA covers 8,838 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The 10-county Houston MSA had a population of 7,510,253 residents as of July, 1, 2023, according to estimates by the U.S. Census Bureau.]



7,510,253

Nine-County Houston MSA, as of July 1, 2023
5th among the nation's metropolitan areas

Population

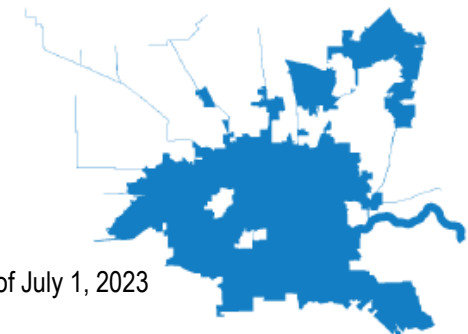


4,835,125

Harris County Population, as of July 1, 2023
3rd most populous county in the nation

2,314,157

City of Houston Population, as of July 1, 2023
4th most populous U.S. City



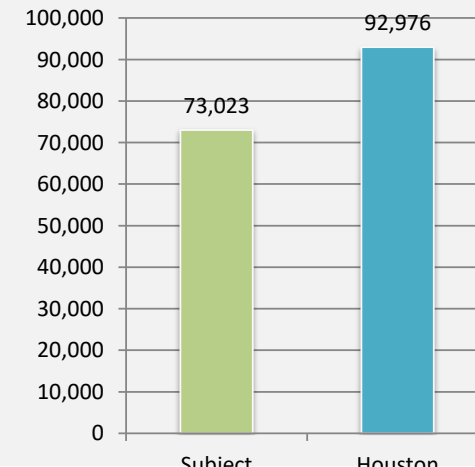
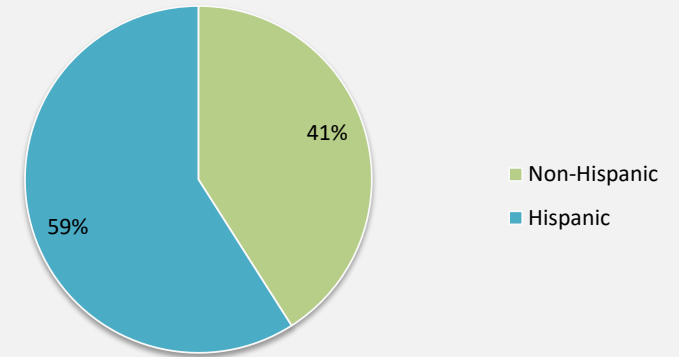
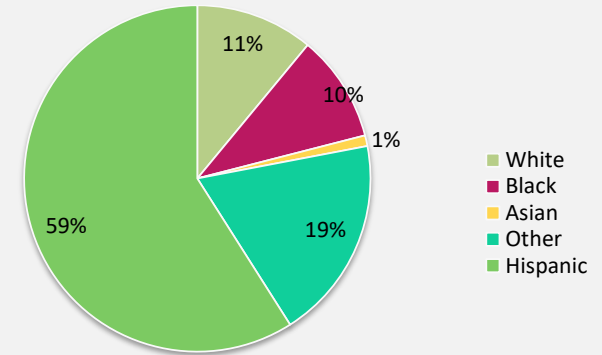
DEMOGRAPHIC SUMMARY PROFILE

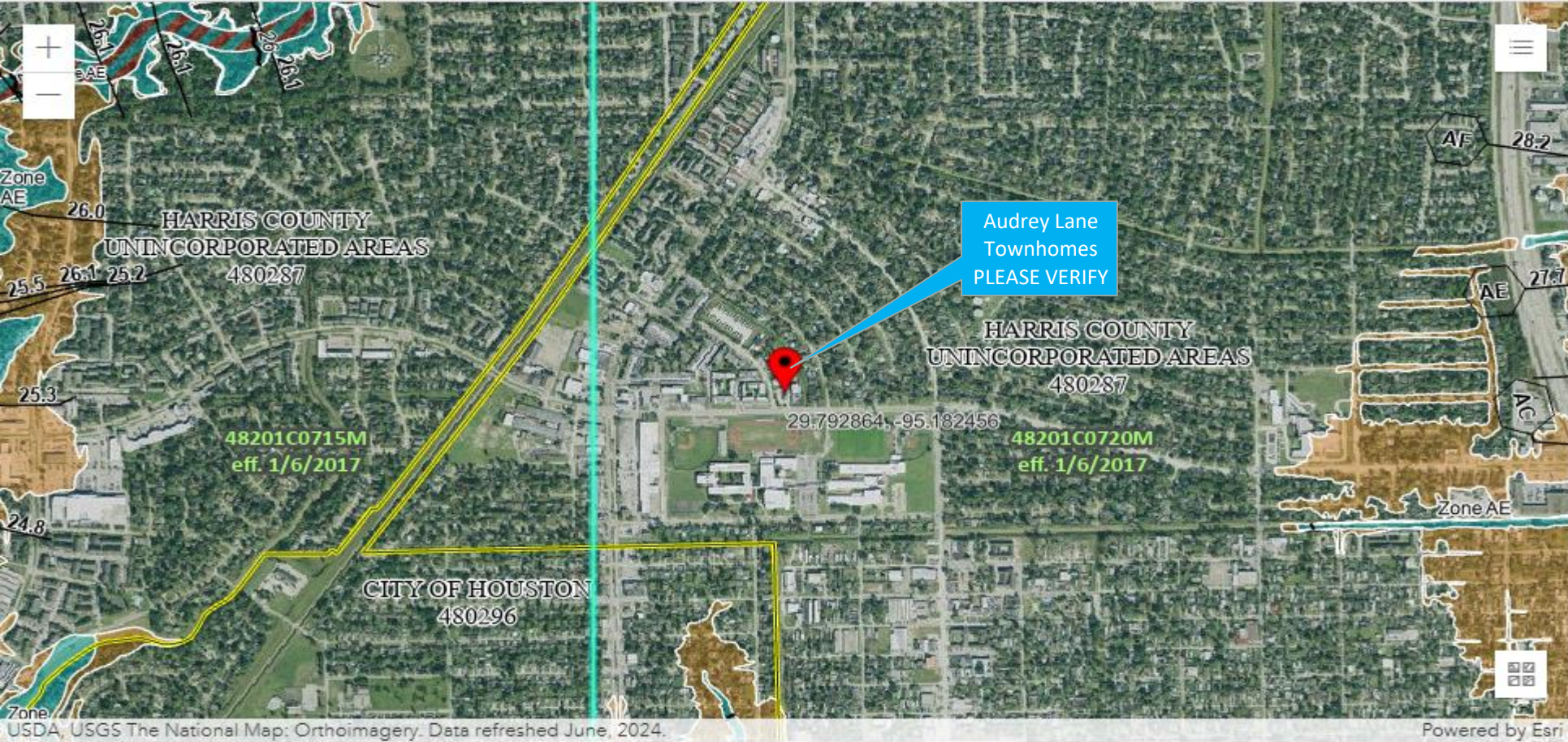
2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Audrey Lane Townhomes 353-391 Audrey Ln Houston, TX	1 Mile	2 Miles	3 Miles
Population			
2024 Estimated Population	24,279	66,938	116,981
2029 Projected Population	24,622	68,401	120,933
2020 Census Population	23,667	68,641	117,609
2010 Census Population	21,575	63,845	104,019
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2024	0.9%	0.3%	0.9%
2024 Median Age	31.6	31.2	30.8
Households			
2024 Estimated Households	8,052	21,611	37,281
2029 Projected Households	8,203	22,236	38,791
2020 Census Households	7,869	21,459	35,990
2010 Census Households	7,041	19,617	31,326
Projected Annual Growth 2024 to 2029	0.4%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	1.0%	0.7%	1.4%
Race and Ethnicity			
2024 Estimated White	26.2%	25.9%	26.3%
2024 Estimated Black or African American	24.7%	22.7%	21.5%
2024 Estimated Asian or Pacific Islander	2.3%	2.4%	2.5%
2024 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.4%
2024 Estimated Other Races	45.4%	47.6%	48.2%
2024 Estimated Hispanic	59.0%	62.3%	64.1%
Income			
2024 Estimated Average Household Income	\$73,023	\$79,311	\$80,055
2024 Estimated Median Household Income	\$60,635	\$60,751	\$63,915
2024 Estimated Per Capita Income	\$24,231	\$25,630	\$25,552
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	12.7%	14.7%	15.6%
2024 Estimated Some High School (Grade Level 9 to 11)	10.4%	9.7%	10.5%
2024 Estimated High School Graduate	32.9%	31.7%	31.0%
2024 Estimated Some College	22.0%	20.0%	18.9%
2024 Estimated Associates Degree Only	7.9%	9.1%	9.0%
2024 Estimated Bachelors Degree Only	10.4%	10.5%	10.6%
2024 Estimated Graduate Degree	3.8%	4.2%	4.2%
Business			
2024 Estimated Total Businesses	571	1,715	2,903
2024 Estimated Total Employees	3,650	12,851	22,542
2024 Estimated Employee Population per Business	6.4	7.5	7.8

1 mile radius





- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AH
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
- 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
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall



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:
 - 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.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY