

# AUREA

## apartment homes

84 Units ■ New Class A Construction ■ Completed April 2024



# The Offering

Aurea Apartments | 7506 Jensen Dr. | Houston, TX 77093

## OVERVIEW

Total Units:	<b>84</b>
Avg Mkt Rent/Unit:	<b>\$1,131</b>
Avg Mkt Rent/SF:	<b>\$1.48</b>
Avg Unit SF:	<b>763</b>
Date Built:	<b>2024</b>
Date Renovated:	<b>N/A</b>
Total SF:	<b>64,078</b>
Total Acreage:	<b>5.19</b>
Occupancy:	<b>82%</b>
Class:	<b>A</b>
Terms:	<b>All Cash</b>

## PRICING

ASKING PRICE	<b>MARKET</b>
Stabilized NOI	<b>\$631,570</b>



## INVESTMENT HIGHLIGHTS

- ◆ New construction
- ◆ Available All Cash or New Loan
- ◆ Certificate of Occupancy by June, 2024
- ◆ Excellent close-in location just north of Downtown Houston
- ◆ Easy access to the Hardy Tollroad, Loop 610 and I-69/Hwy 59
  - ◆ The project consists of 58% 1B-1B and 42% 2B-2B
  - ◆ Possible phase II facing Crosstimbers available for \$800K
- ◆ Interior finishes will consist of (See Amenities for a complete list)
  - Stainless steel appliances
    - Quartz countertops
    - Faux wood flooring
  - Washers and dryers in all units
    - ◆ 9 foot ceilings in all units
- ◆ Property does not appear to be located in a flood zone
  - ◆ Property located in an Opportunity Zone
  - ◆ Located in the Greater Northside Mgmt District

## FOR INFORMATION PLEASE CONTACT

**HASHIR SALEEM**  
Broker/Senior Associate  
hashir@ketent.com  
713-355-4646 ext 106



## 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	
ASKING PRICE			MARKET			
Stabilized NOI	\$631,570		New Loan @ 65% of Value		Est Mkt Rent (Feb-25)	\$95,015
			Amortization (months)		1 Mo Avg	\$44,518
			Debt Service		Physical Occ (Apr-25)	82%
			Monthly I.O.		Est Ins per Unit per Yr	\$1,200
			Interest Rate		Property Tax Information	
			Date Due		2024 Tax Rate/\$100	2.014811
			Est Res for Repl/Unit/Yr		2024 Tax Assessment	\$8,684,580
			Yield Maintenance		Est 2024 Taxes	\$174,978
			Transfer Fee		Est Future Tax Assessment	\$8,684,580
					Est Future Taxes	\$174,978

Current Street Rent with a 15% Increase	1,311,207	\$109,267 / Mo	Number of Units	84		
Estimated Gross Scheduled Income	1,311,207	\$109,267 / Mo				
Estimated Loss to Lease (2% of Total Street Rent)	(26,224)	2%			Avg Unit Size	763
Estimated Vacancy (6% of Total Street Rent)	(78,672)	6%				
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(26,224)	2%			Net Rentable Area	64,078
Estimated Utilities Income	19,126	\$228 / Unit / Yr				
Estimated Other Income (rent premiums, late fees, etc)	40,473	\$482 / Unit / Yr			Land Area (Acres)	5.19
Estimated Total Rental Income	1,239,685					
ESTIMATED TOTAL PRO-FORMA INCOME	1,239,685	\$103,307 / Mo			Units per Acre	16.176

MAR '24 THRU FEB '25 EXPENSES (Lease-up)			PRO-FORMA		
1 Month Average Annualized			\$534,216		
EXPENSE			MODIFIED FIXED EXPENSES		
Fixed Expenses			Fixed Expenses		
Taxes	\$174,978	\$2,083 per Unit	2024 Tax Rate & 2024 Assessment	\$174,978	\$2,083 per Unit
Insurance	\$26,797	\$319 per Unit		\$100,800	\$1,200 per Unit
Total Fixed Expense		\$201,775			\$275,778
		\$2,402 per Unit			\$3,283 per Unit
Utilities			Utilities		
Electricity	\$23,502	\$280 per Unit		\$23,502	\$280 per Unit
Water/Sewer	\$22,155	\$264 per Unit		\$50,400	\$600 per Unit
Trash	\$4,639	\$55 per Unit		\$8,400	\$100 per Unit
Telephone	\$0	\$ per Unit		\$0	\$ per Unit
Drainage Fee	\$1,031	\$12 per Unit		\$1,031	\$12 per Unit
TCEQ Fee	\$212	\$3 per Unit		\$212	\$3 per Unit
Gas	\$0	\$ per Unit		\$0	\$ per Unit
Total Utilities		\$51,539			\$83,545
		\$614 per Unit			\$995 per Unit
Other Expenses			Other Expenses		
General & Admin & Marketing	\$54,741	\$652 per Unit		\$42,000	\$500 per Unit
Repairs & Maintenance	\$3,290	\$39 per Unit		\$21,840	\$260 per Unit
Labor Costs	\$70,189	\$836 per Unit		\$100,800	\$1,200 per Unit
Contract Services	\$35,053	\$417 per Unit		\$35,053	\$417 per Unit
Management Fees	\$36,500	2.94%	\$435 per Unit	\$36,500	2.94%
Total Other Expense		\$199,773	\$2,378 per Unit		\$236,193
					\$2,812 per Unit
Total Operating Expense		\$453,087	\$5,394 per Unit		\$595,515
					\$7,089 per Unit
Reserve for Replacement		\$12,600	\$150 per Unit		\$12,600
					\$150 per Unit
Total Expense		\$465,687			\$608,115
Net Operating Income		\$68,529			\$631,570
Asking Price		MARKET			MARKET

NOTES: ACTUALS: Income and Expenses February 2025 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 2.9% 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.

# Aurea Apartments

**Aurea Apartments** is a new construction, 84 unit, 3 story, Class A multifamily asset located between I-69/Hwy 59 and the Hardy Tollroad. There is easy access to the 610 Loop and is only ten minutes away from downtown.

The asset features top of the line features, such as stainless steel appliances, granite countertops, faux wood flooring, washers and dryers in each unit, 9 foot ceilings, large walk-in closets, patios and balconies, 90 resident parking spaces, 21 visitor parking spaces with 5 handicap spaces. There are 58% 1B-1B and 42% 2B-2B units.

Seller will sell at cost, try 125k/door.

Aurea Apartments is located in the Eastex-Jensen neighborhood. This is a large neighborhood known for its affordability. The neighborhood has rental options at various price points including affordable apartments and houses. Eastex-Jensen has several shops, bars, and locally owned restaurants. Dodson Lake Park and Shady Lane Park provide green spaces with playgrounds and trails, ensuring ample recreational opportunities for locals. Eastex-Jensen is located about seven miles north of Downtown Houston, making it a great option for commuters seeking convenience and more affordable rental options.



84  
units



2024  
year built



N/A  
rehabbed

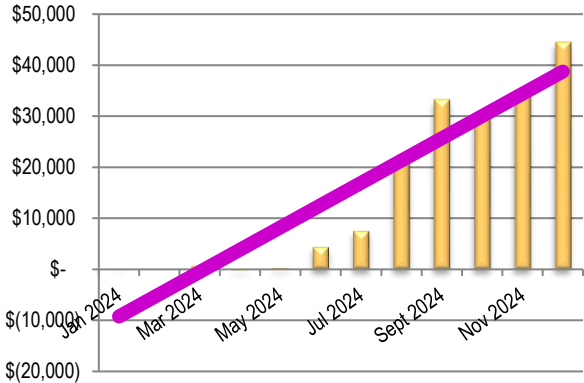


82%  
occupancy



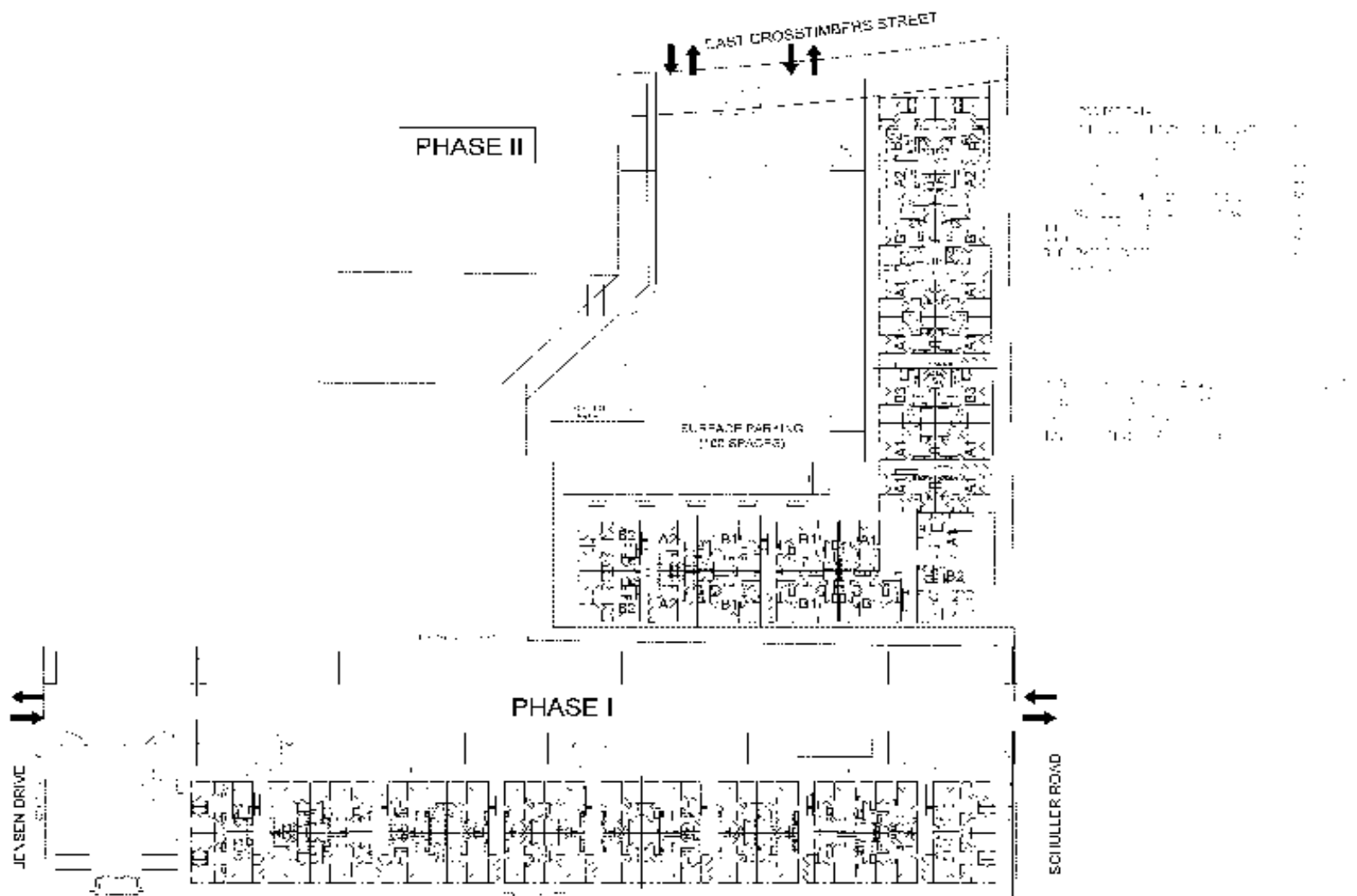
PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	2024	# of Stories:	3	Mortgage Balance	unknown	Account No: 1448610010001;0422320000001	
Rehabbed:	N/A	Buildings:	1	Amortization		Houston ISD	\$0.868300
		Units/Acre	16.18	P & I		Harris County	\$0.350070
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	\$0.031050
A/C Type:	HVAC	Covered Parking:	No	Assumable		Port of Houston Authority	\$0.005740
Water:	RUBS	Garage Parking:	No	Monthly Escrow		Harris County Hospital District	\$0.143430
Gas:	N/A			Origination Date		Harris County Education Dept	\$0.004800
EWG:		Construction Quality:	A	Due Date		Houston Community College	\$0.092231
		Submarket:	I-69 North	Interest Rate		City of Houston	\$0.519190
Wiring:	Copper					Greater Northside Mgmt Dist	
Roof:	Pitched	Concessions:	Current leasing concessions include 2 months free	Yield Maintenance			
Materials:	Masonry/Wood			Transfer Fee		2024 Tax Rate/\$100	\$2.014811
Paving:	Concrete					2024 Tax Assessment	\$8,684,580
Resident pays for E(Elec); W(Water);G(Gas)						HCAD Improvement Sq.Ft.	67,380

COLLECTIONS					
Total Income	\$	177,216			
Jan 2024	\$	0	12 Mo Avg	\$	14,768
Feb 2024	\$	-			
Mar 2024	\$	675			
Apr 2024	\$	(225)	9 Mo Avg	\$	19,616
May 2024	\$	225			
Jun 2024	\$	4,387			
Jul 2024	\$	7,491	6 Mo Avg	\$	28,692
Aug 2024	\$	21,297			
Sept 2024	\$	33,314			
Oct 2024	\$	30,461	1 Mo Avg	\$	44,518
Nov 2024	\$	35,072			
Dec 2024	\$	44,518			



FINANCIAL HIGHLIGHTS

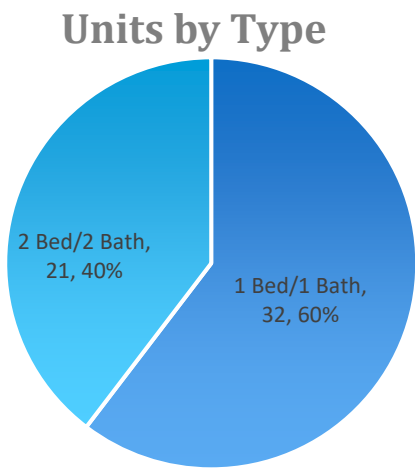
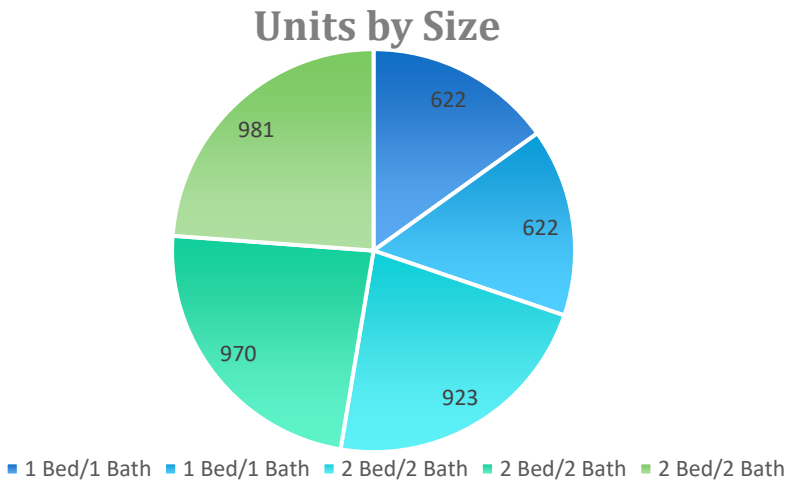
Delinquency totals \$13,006.18 across 12 accounts, as of April 2025







UNIT MIX								
Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
A1	1 Bed/1 Bath	2	622	1,244	\$1,010	\$2,020	+EW	\$1.62
A1	1 Bed/1 Bath	16	622	9,952	\$1,050	\$16,800	+EW	\$1.69
A2	1 Bed/1 Bath	14	622	8,708	\$1,060	\$14,840	+EW	\$1.70
A2	1 Bed/1 Bath	16	622	9,952	\$1,070	\$17,120	+EW	\$1.72
A3	1 Bed/1 Bath	1	704	704	\$1,095	\$1,095	+EW	\$1.56
B3	2 Bed/2 Bath	4	923	3,692	\$1,150	\$4,600	+EW	\$1.25
B3	2 Bed/2 Bath	4	923	3,692	\$1,160	\$4,640	+EW	\$1.26
B3	2 Bed/2 Bath	4	923	3,692	\$1,170	\$4,680	+EW	\$1.27
B2	2 Bed/2 Bath	1	970	970	\$1,260	\$1,260	+EW	\$1.30
B2	2 Bed/2 Bath	4	970	3,880	\$1,275	\$5,100	+EW	\$1.31
B2	2 Bed/2 Bath	3	970	2,910	\$1,285	\$3,855	+EW	\$1.32
B2	2 Bed/2 Bath	3	970	2,910	\$1,295	\$3,885	+EW	\$1.34
B1	2 Bed/2 Bath	4	981	3,924	\$1,250	\$5,000	+EW	\$1.27
B1	2 Bed/2 Bath	4	981	3,924	\$1,260	\$5,040	+EW	\$1.28
B1	2 Bed/2 Bath	4	981	3,924	\$1,270	\$5,080	+EW	\$1.29
Owner's 4/18/25 Unit Mix		84	763	64,078	\$1,131	\$95,015	+EW	\$1.48
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EW	Average Rent/ SF







- All 2 bed units have side by side washers and dryers
- All 1 bed units have stacked washers and dryers
- 9 foot ceilings in all units
- Stainless steel GE appliances in all units
- Stainless steel GE microwave, GE dishwasher, GE refrigerator, GE range and oven in all units
- Garbage disposal in all units
- Quartz countertops in kitchens and bathrooms
- White cabinets with tiled backsplash in all units
- Ceiling fan in living room and bedroom
- Faux wood flooring
- Large walk-in closets
- All units have a balcony or patio
- Independent leasing office
- There are storage units on the 2nd and 3rd floor that can be rented
- Perimeter fence and 2 separate gated entrances
- 90 parking spaces inside the gate including 3 handicap spaces
- 16 visitor parking spots, including 2 handicap spaces outside the gates









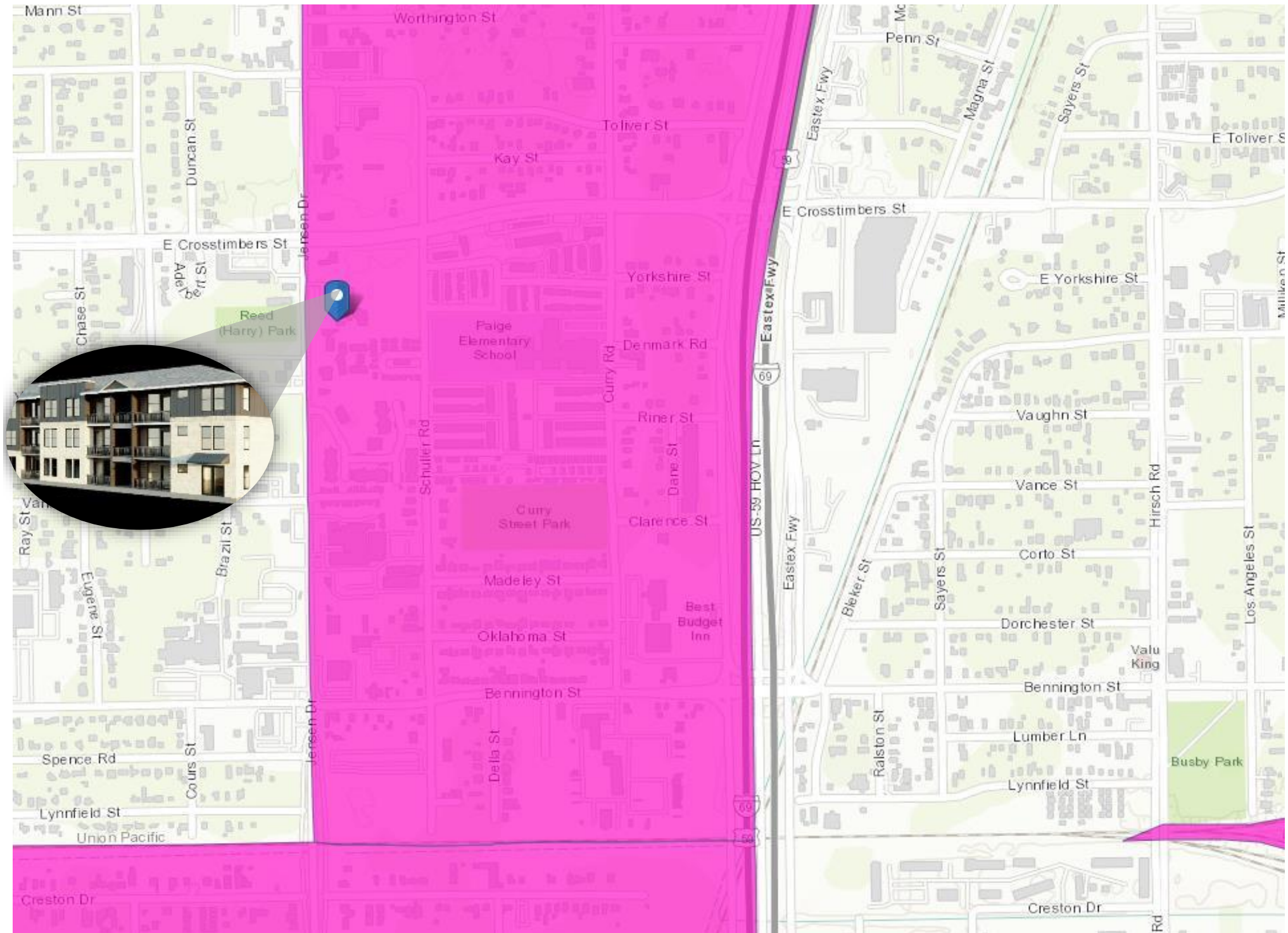








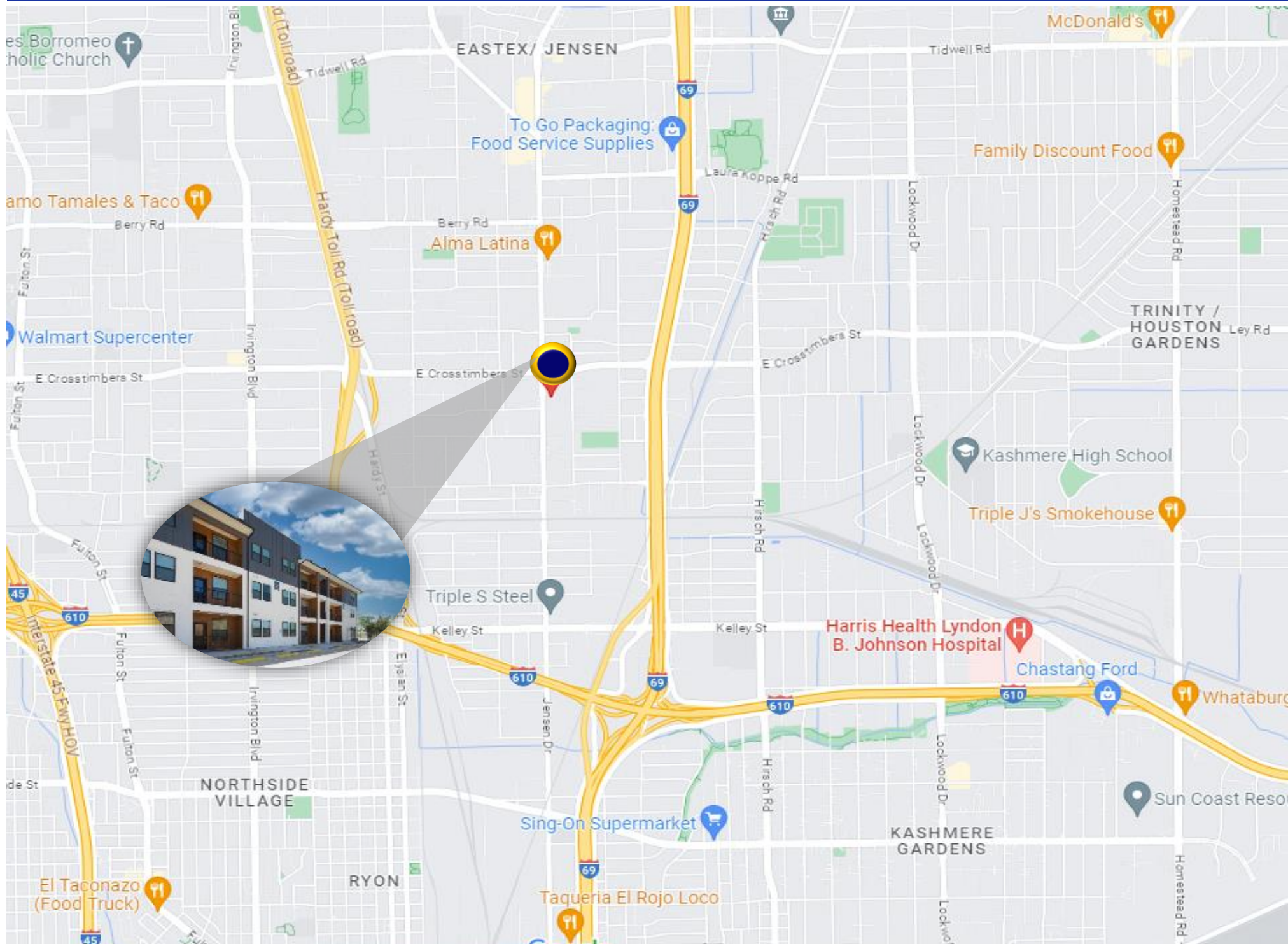




# LOCATION OVERVIEW

- *Aurea Apartments* is located in the Eastex-Jensen neighborhood. This is a large neighborhood known for its affordability. The neighborhood has rental options at various price points including affordable apartments and houses.
- Eastex-Jensen has several shops, bars, and locally owned restaurants. Dodson Lake Park and Shady Lane Park provide green spaces with playgrounds and trails, ensuring ample recreational opportunities for locals.
- Eastex-Jensen is located about seven miles north of Downtown Houston, making it a great option for commuters seeking convenience and more affordable rental options. Access to Hardy Toll Road, Loop 610 and I-69/Hwy 59 allow for easy traveling into Downtown Houston and beyond.











Smart Living at Garden Oaks



The Apex




Edge at Independence Heights



Lincoln Heights

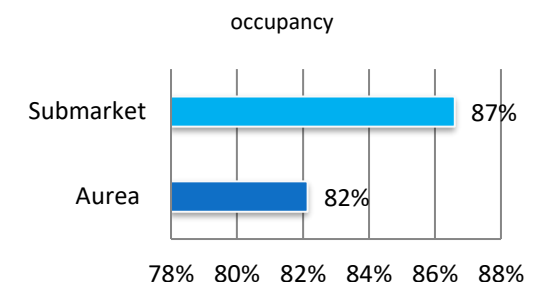
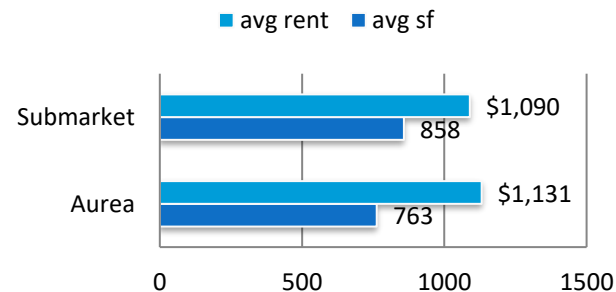


Reserve at Garden Oaks

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Smart Living at Garden Oaks 450 E Rogers St.	2018	N/A	97%	149	832	\$1,410	+EWG	1.695
2	The Apex 8520 Madie Dr.	2016	N/A	95%	78	863	\$1,347	+EW	1.561
3	Edge at Independence Heights 7020 Stuebner Airline	2015	N/A	95%	111	729	\$1,400	+EW	1.921
4	Lincoln Heights 700 W Cavalcade St.	2019	N/A	90%	290	867	\$1,748	+EW	2.016
5	Reserve at Garden Oaks 3405 N Shepherd Dr.	2012	N/A	93%	166	815	\$1,526	+EWG	1.873
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>									
	<b>Totals/Averages Comps</b>	<b>2016</b>		<b>94%</b>	<b>159</b>	<b>821</b>	<b>\$1,489</b>		<b>\$1.813</b>
	<b>Aurea</b> 7605 Jensen Dr.	<b>2024</b>	<b>N/A</b>	<b>82%</b>	<b>84</b>	<b>763</b>	<b>\$1,131</b>	<b>+EW</b>	<b>\$1.483</b>

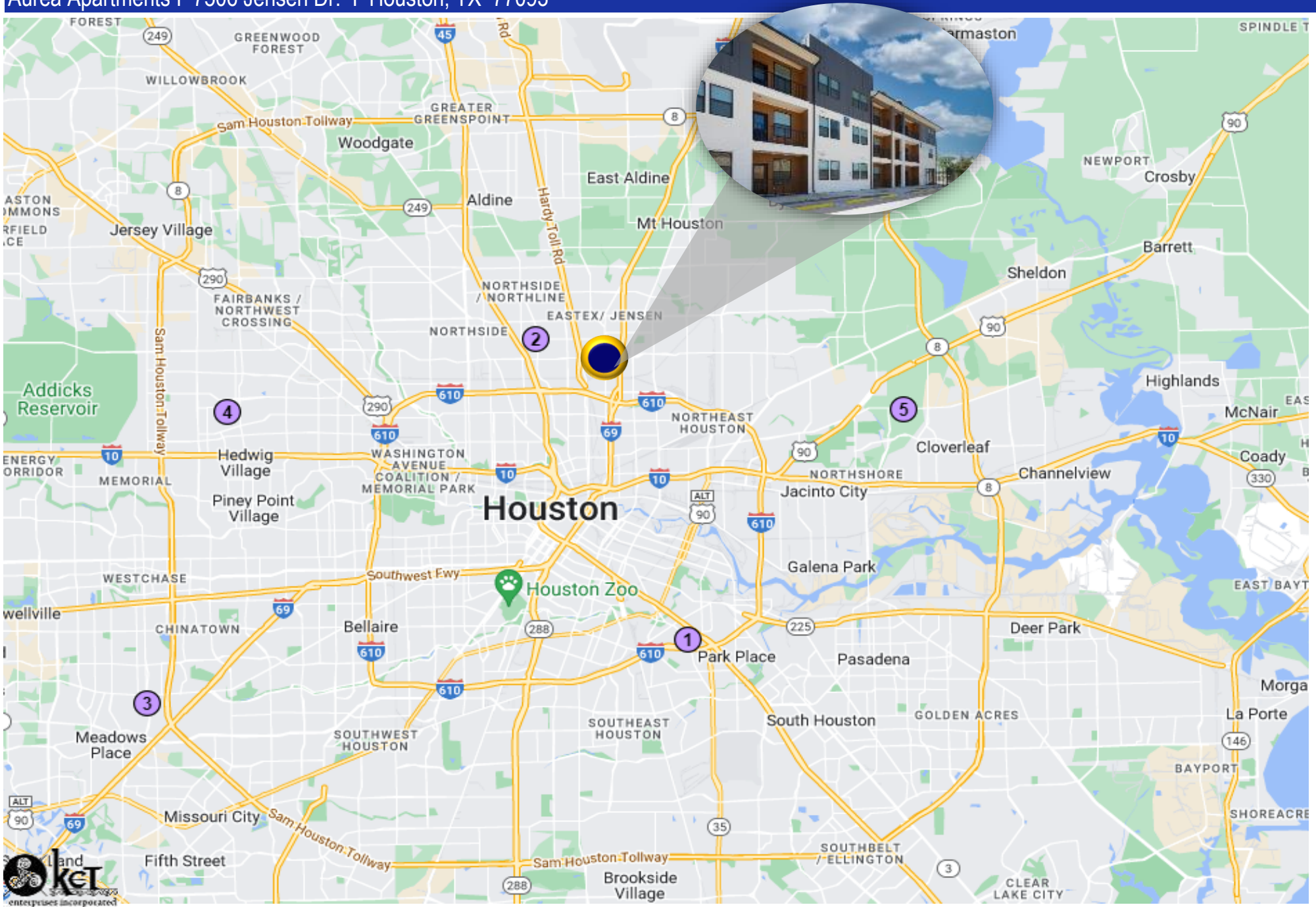
**Submarket:****I-69 North****Houston**

Occupancy:	<b>87%</b>	<b>89%</b>
# of Operating Units:	<b>5,387</b>	<b>772,717</b>
# of Operating Communities:	<b>163</b>	<b>3,257</b>
Average Size (sqft):	<b>858</b>	<b>895</b>
Average Rental Rate (\$/sqft):	<b>\$1.270</b>	<b>\$1.420</b>
Average Rent: (\$/mo)	<b>\$1,090</b>	<b>\$1,273</b>





Aurea Apartments | 7506 Jensen Dr. | Houston, TX 77093





# 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

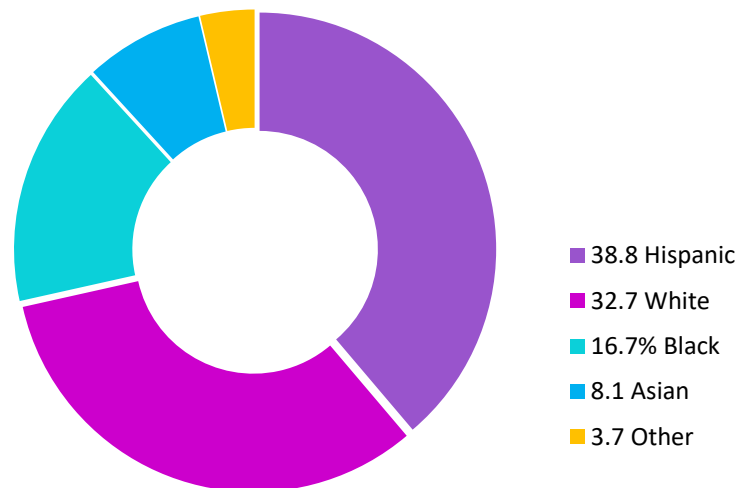
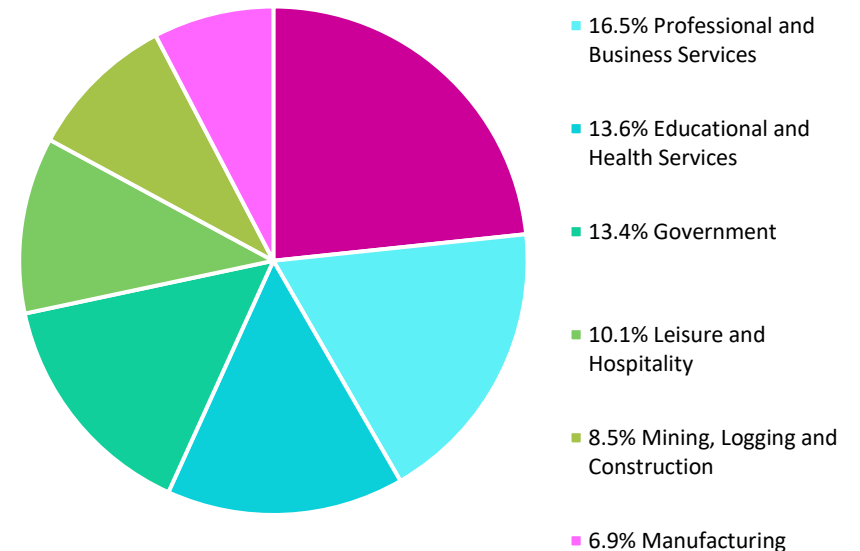
# HOUSTON quick facts

Houston  
**2.3**  
million residents

MSA  
**7.5**  
million residents

Houston  
**\$92,976**  
Average Income

- 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



**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



# 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.]



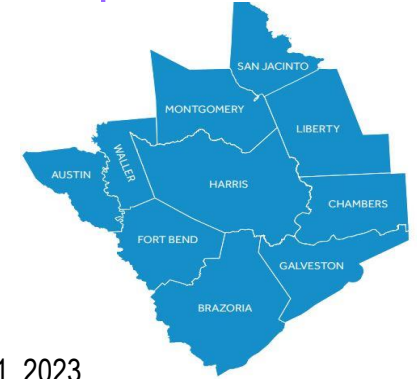


# REGION IN PERSPECTIVE

THE HOUSTON-PASADENA-THE WOODLANDS  
METROPOLITAN STATISTICAL AREA (MSA) CONTAINS  
TEN TEXAS COUNTIES:



## Population



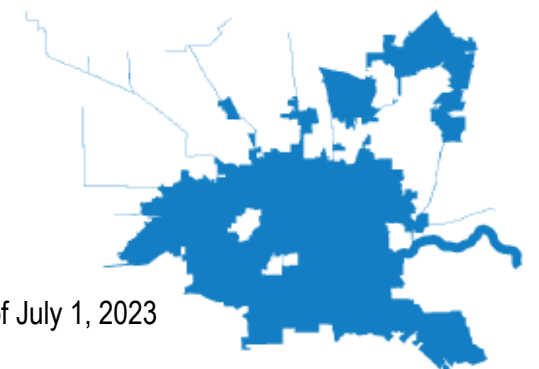
**7,510,253**

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



**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



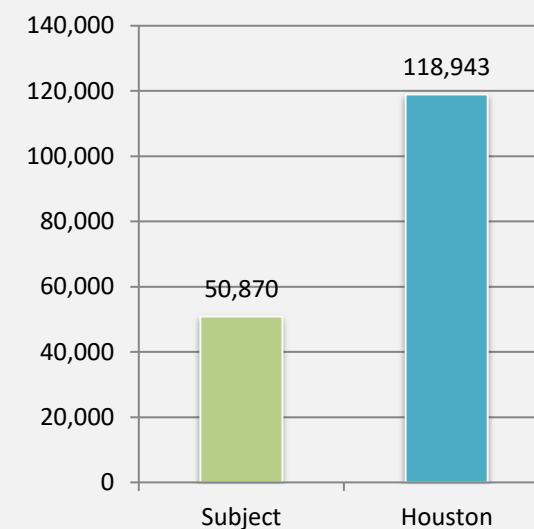
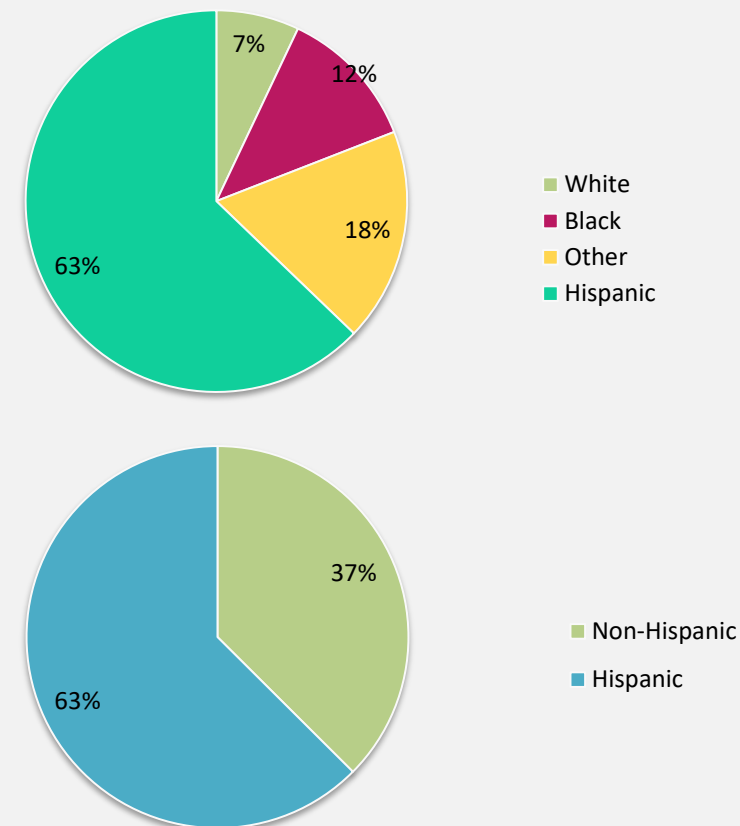
Aurea Apartments   7506 Jensen Dr.   Houston, TX 77093	1 Mile	2 Miles	3 Miles
<b>Population</b>			
2023 Estimated Population	12,748	50,743	118,416
2028 Projected Population	13,615	54,143	126,415
2020 Census Population	12,666	50,296	117,015
2010 Census Population	12,778	50,037	115,379
Projected Annual Growth 2023 to 2028	1.4%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	-	0.1%	0.2%
2023 Median Age	32.6	33.4	34.7
<b>Households</b>			
2023 Estimated Households	4,124	16,255	39,094
2028 Projected Households	4,412	17,369	41,783
2020 Census Households	4,057	15,934	38,220
2010 Census Households	3,994	15,438	36,564
Projected Annual Growth 2023 to 2028	1.4%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	18.7%	22.5%	24.4%
2023 Estimated Black or African American	31.8%	24.6%	24.6%
2023 Estimated Asian or Pacific Islander	0.8%	1.0%	1.1%
2023 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.4%
2023 Estimated Other Races	47.4%	50.5%	48.5%
2023 Estimated Hispanic	62.5%	67.0%	64.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$50,870	\$59,355	\$64,636
2023 Estimated Median Household Income	\$33,612	\$41,025	\$45,174
2023 Estimated Per Capita Income	\$16,515	\$19,053	\$21,389
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	23.8%	22.1%	21.9%
2023 Estimated Some High School (Grade Level 9 to 11)	15.6%	14.1%	12.9%
2023 Estimated High School Graduate	31.6%	32.0%	31.7%
2023 Estimated Some College	14.8%	15.2%	14.8%
2023 Estimated Associates Degree Only	4.2%	4.4%	4.6%
2023 Estimated Bachelors Degree Only	8.4%	8.9%	9.6%
2023 Estimated Graduate Degree	1.7%	3.4%	4.5%
<b>Business</b>			
2023 Estimated Total Businesses	340	1,460	4,385
2023 Estimated Total Employees	1,803	11,421	35,494
2023 Estimated Employee Population per Business	5.3	7.8	8.1
2023 Estimated Residential Population per Business	37.5	34.8	27.0

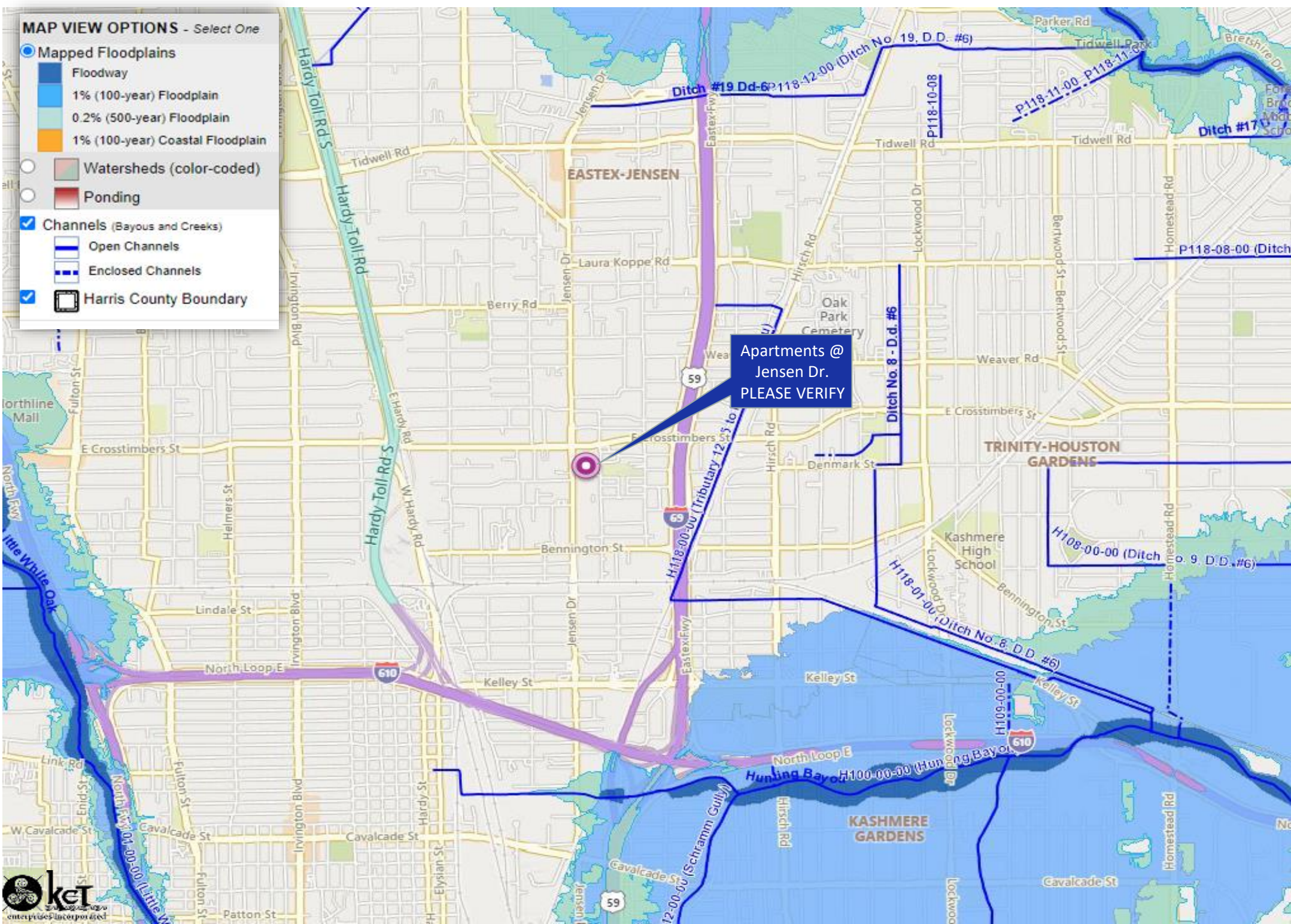
## DEMOGRAPHIC SUMMARY PROFILE

2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

1 mile radius









## 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



## **HASHIR SALEEM**

**Broker/Senior Associate**

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