A photograph of a modern apartment complex. The building features a two-story brick facade with large windows and blue shutters. A prominent feature is a modern, dark-colored metal staircase with a black railing that leads up to the entrance. The building has a light-colored, possibly white, upper level with a flat roof. Large trees are visible in the background and on the right side of the image, partially obscuring the building. The sky is clear and blue.

FRENCH QUARTER

residences

Apartments for Sale

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511

OVERVIEW		PRICING	
Total Units:	40	Asking Price	MARKET
Avg Mkt Rent/Unit:	\$958	Price Per Unit	
Avg Mkt Rent/SF:	\$1.12	Price Per Sq. Ft.	
Avg Unit SF:	853	Stabilized NOI	\$222,664
Date Built:	1965		
Date Renovated:	2023		
Total SF:	34,120		
Total Acreage:	1.61		
Occupancy:	93%		
Class:	C++		
Terms:	All Cash or possible owner financing		

INVESTMENT HIGHLIGHTS

- ◆ Strong blue collar profile
- ◆ Great job base in the Alvin/Brazoria area
- ◆ Excellent access to major employment centers
- ◆ Alvin is a strong sub-market of Houston
- ◆ Blue/White collar tenant profile
- ◆ Good drive-by, on Main Hwy 35
- ◆ Improving occupancy
- ◆ 19 units have received a complete remodel
- ◆ Remodeled units get \$175/\$200 bump
- ◆ Ideal for the Smaller Investor



FOR MORE 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	
Asking Price	MARKET	New Loan @ 65% of Price		Est Mkt Rent (Dec-25)	\$38,320
Price Per Unit		Amortization (months)		12 Mo Avg	\$38,717
Price Per Sq. Ft.		Debt Service		Physical Occ (Dec-25)	93%
Stabilized NOI	\$222,664	Monthly Pymt Int Only		Est Ins per Unit per Yr	\$1,250
		Interest Rate	5.50%	Property Tax Information	
		Date Due	10 Years	2025 Tax Rate/\$100	2.826191
		Est Res for Repl/Unit/Yr	\$400	2025 Tax Assessment	\$3,525,110
		Yield Maintenance		Est 2025 Taxes	\$99,626
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$2,200,000
				Est Future Taxes	\$62,176
<i>Taxes may be under protest</i>					
Current Street Rent with a 10% Increase	505,824	\$42,152 / Mo			
Estimated Gross Scheduled Income	505,824	\$42,152 / Mo	Number of Units	40	
Estimated Loss to Lease (2% of Total Street Rent)	(10,116)	2%	Avg Unit Size	853	
Estimated Vacancy (5% of Total Street Rent)	(25,291)	5%			
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(10,116)	2%	Net Rentable Area	34,120	
Estimated Utilities Income	45,204	\$1,130 / Unit / Yr	Land Area (Acres)	1.61	
Estimated Other Income Including Storage and Laundry	27,833	\$696 / Unit / Yr	Units per Acre	24,845	
Estimated Total Rental Income	533,337				
ESTIMATED TOTAL PRO-FORMA INCOME	533,337	\$44,445 / Mo			
MODIFIED ACTUALS - Oct '24 thru Nov '25 Expenses Annualized			PRO-FORMA		
12 Months Income 2025		\$464,607			\$533,337
EXPENSE	FIXED EXPENSES				
Fixed Expenses	Fixed Expenses				
Taxes	\$57,000	\$1,425 per Unit	Per T12	\$62,176	\$1,554 per Unit
Insurance	\$15,134	\$378 per Unit	May only cover liability	\$50,000	\$1,250 per Unit
Total Fixed Expense		\$72,134			\$112,176
Utilities	Utilities				
Electricity	\$8,037	\$201 per Unit		\$8,037	\$201 per Unit
Water & Sewer	\$61,717	\$1,543 per Unit	Higher than normal	\$30,859	\$771 per Unit
Trash	\$6,740	\$168 per Unit		\$6,740	\$168 per Unit
Gas	\$6,196	\$155 per Unit		\$6,196	\$155 per Unit
Total Utilities		\$82,690			\$51,831
Other Expenses	Other Expenses				
General & Admin & Marketing	\$22,208	\$555 per Unit		\$22,208	\$555 per Unit
Repairs & Maintenance	\$26,762	\$669 per Unit		\$21,936	\$548 per Unit
Labor Costs	\$49,911	\$1,248 per Unit		\$52,000	\$1,300 per Unit
Contract Services	\$15,854	\$396 per Unit		\$15,854	\$396 per Unit
Management Fees	\$16,261	3.50%	\$407 per Unit	\$18,667	3.50%
Total Other Expense			<i>Added by Broker</i>		<i>\$467 per Unit</i>
		\$130,996			\$130,665
Total Operating Expense		\$285,820			\$294,672
Reserve for Replacement		\$16,000			\$16,000
Total Expense		\$301,820			\$310,672
Net Operating Income (Actual Underwriting)		\$162,787			\$222,664
Asking Price		MARKET			MARKET
Cap Rate					
Proposed Debt					
Equity					
Estimated Debt Service					
Cash Flow					
Cash on Cash					

NOTES: ACTUALS: Income and Expenses calculated using owner's Oct '24 thru Nov '25 Operating Expenses annualized. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2025 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.5% 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 warranty, 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.

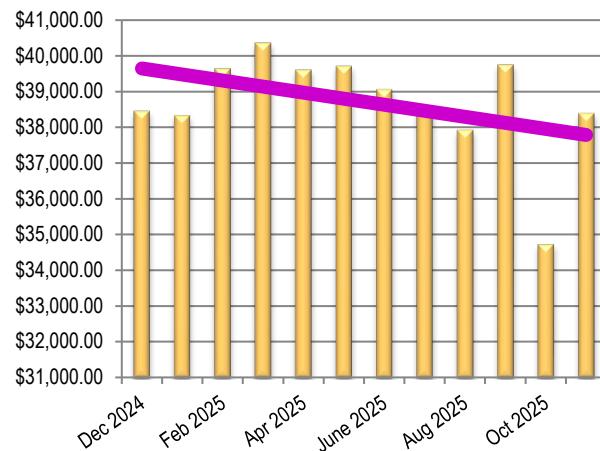
FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511

PROPERTY INFORMATION			EXISTING MORTGAGE		TAXING AUTHORITY - BRAZORIA COUNTY	
Age:	1965	# of Stories:	2	Mortgage Balance	ACCT ID: 164781	
Rehabbed:	2023	Buildings:	7	Amortization	City of Alvin	\$0.685000
* Please verify the wiring		Units/Acre	24.84	Debt Service	Brazoria County C&R Dist #3	\$0.150000
Elec Meter:	Indiv	Open Parking:	Yes	Type	Brazoria County	\$0.262548
A/C Type:	HVAC (gas)	Covered Parking:	No	Assumable	Alvin Community College	\$0.156543
Water:	RUBS	Garage Parking:	No	IO Payment for 7 Years	Road & Bridge Fund	\$0.422100
Gas:	Stove, Boilers, AC			Origination Date	Alvin ISD	\$1.150000
EWG:	EW	Construction Quality:	C++	Due Date		
		Submarket:	Alvin	Interest Rate		
Wiring:	Copper (per mgt)			Monthly Escrow		
Roof:	Pitched	Concessions: Currently there are no leasing concessions in place		Yield Maintenance		
Materials:	Brick/Wood			Transfer Fee	2025 Tax Rate/\$100	\$2,826191
Paving:	Concrete				2025 Tax Assessment	\$3,525,110
					CAD Improv SqFt	35,955

COLLECTIONS

Total **\$464,606.90**

Dec 2024	\$38,468.27	12 Mo Avg	\$38,717
Jan 2025	\$38,341.03		
Feb 2025	\$39,653.32		
Mar 2025	\$40,368.68	9 Mo Avg	\$38,683
Apr 2025	\$39,614.44		
May 2025	\$39,726.68		
June 2025	\$39,072.93	6 Mo Avg	\$38,072
July 2025	\$38,501.83		
Aug 2025	\$37,941.55		
Sept 2025	\$39,760.04	3 Mo Avg	\$37,639
Oct 2025	\$34,754.09		
Nov 2025	\$38,404.04		



FINANCIAL HIGHLIGHTS

FRENCH QUARTERS RESIDENCE

The French Quarters Residence is a 40-unit gated-community located in Alvin, Texas. Alvin is a commuter suburb of Houston and is part of the booming Galveston/Brazoria sub-market.

Designed and well-built in 1961, the property features a garden-style architecture with predominately brick veneer exterior and pitched roofs that were replaced in 2008, a roofer has recently fixed all leaks. Residents enjoy cozy two-bedroom units designed with comfort and modern living in mind featuring new black appliances and tile flooring. The complex consists of four buildings and an adjacent leasing center that enjoys extensive frontage along a major highway, S Loop 35. S. Loop 35 (the Hwy 35 Bypass) and Mustang Road, and boasts a daily traffic count of over 19,000. This is a major drive-by location.

It is less than one-half mile from Alvin Community College. The college is home to a student body of over 5,000 students and over 500 employees. The property is approximately 21 miles from downtown Houston.

The property fell into disrepair and a new owner took over and started a partial rehab which includes:

- New sheetrock
- New copper wiring
- New A/C or modified to meet code
- New wood cabinets with soft close device
- Quartz and wood countertops
- Luxury, walk-in showers
- Black or stainless steel appliances
- Gas stoves
- Wired smoke detectors
- Plumbing drains are new PVC
- New fans and fixtures

The property has pitched roofs estimated to be 13 years old. Four buildings with four boilers. The ground drain lines are cast iron. There are 21 Classic Units which rent for \$800 - \$900. There are 19 completely remodeled units which rent for \$975 - \$1,100. A RUBS was implemented in December 2022 for water/gas/trash/and pest control (about 66% implemented). Tenant pays electricity.



40
units



1965
year built



2023
rehabbed



93%
occupancy



Estimated CapEx July 2023

Full Unit Remodels	15 unitss	\$	137,400.00
Full Electrical rewired	15 units	\$	56,000.00
Exterior Rehab		\$	165,000.00
New Cabinet	16 units	\$	50,000.00
Fridge, Stove,DW & Microhood	17 units	\$	22,000.00
Carpet	22 units	\$	12,000.00
Vinyl	10 units	\$	6,000.00
<i>Total</i>		\$	<i>448,400.00</i>

UNIT MIX								
Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Flat	2 Bed/1 Bath	21	853	17,913	\$879	\$18,459	+EW	\$1.03
Flat	2 Bed/1 Bath	15	853	12,795	\$1,079	\$16,185	+EW	\$1.26
Flat	2 Bed/1 Bath	4	853	3,412	\$919	\$3,676	+EW	\$1.08
Source: Owner's 12/24/25 Rent Roll		40	853	34,120	\$958	\$38,320	+EW	\$1.12
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF	



FEATURES & AMENITIES

High Speed Internet Access

Air Conditioning (Gas)

Heating (HVAC)

Ceiling Fans

Laundry Facilities

Smoke Free

Property Manager on Site

Cable Ready

24 Hour Availability

Tub/Shower

Oven

Grill

Range

Picnic Area

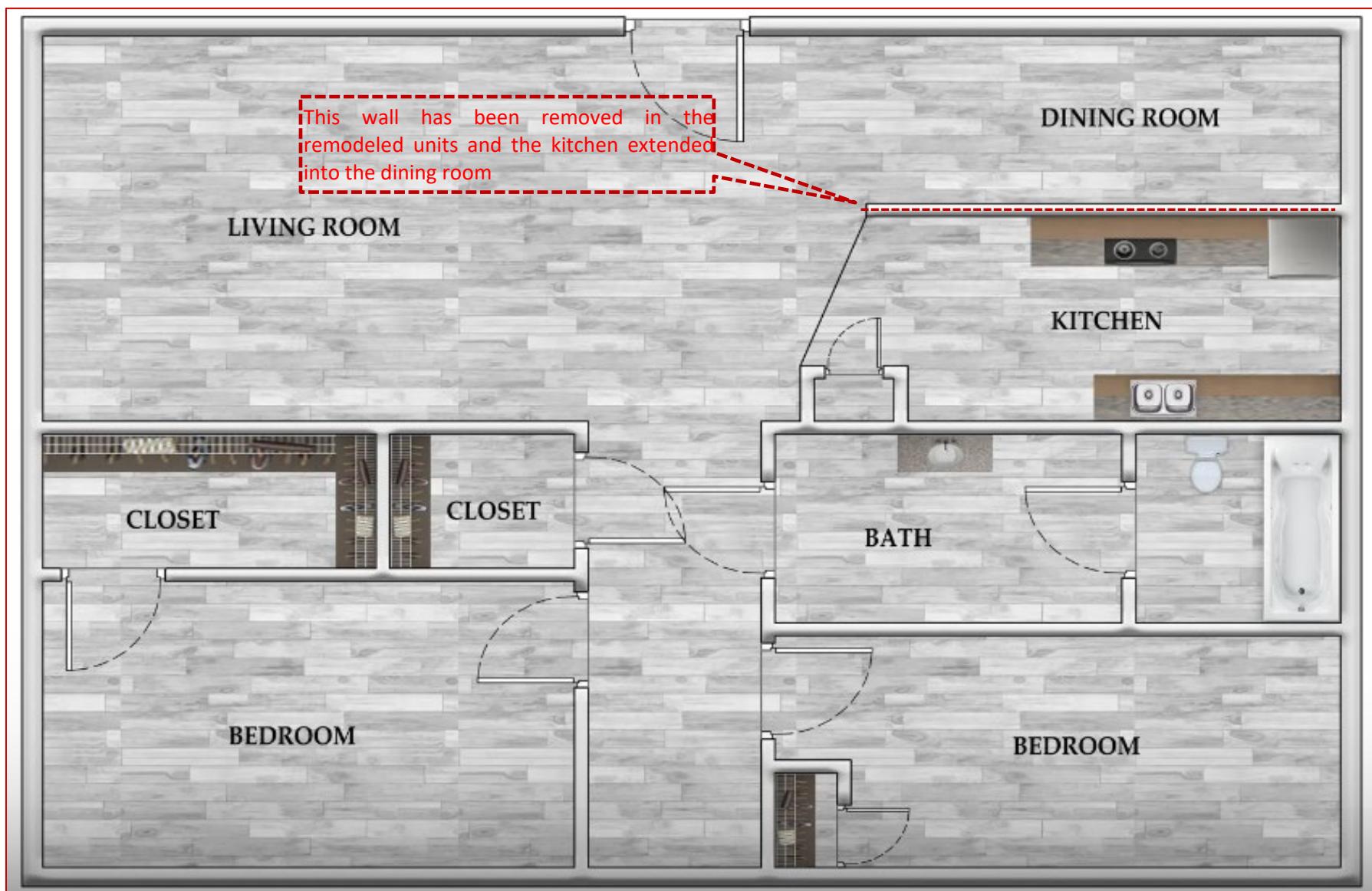
Faux Wood Floors

Ceramic Tile Floors

Walk-In Closets

**In Select Units*

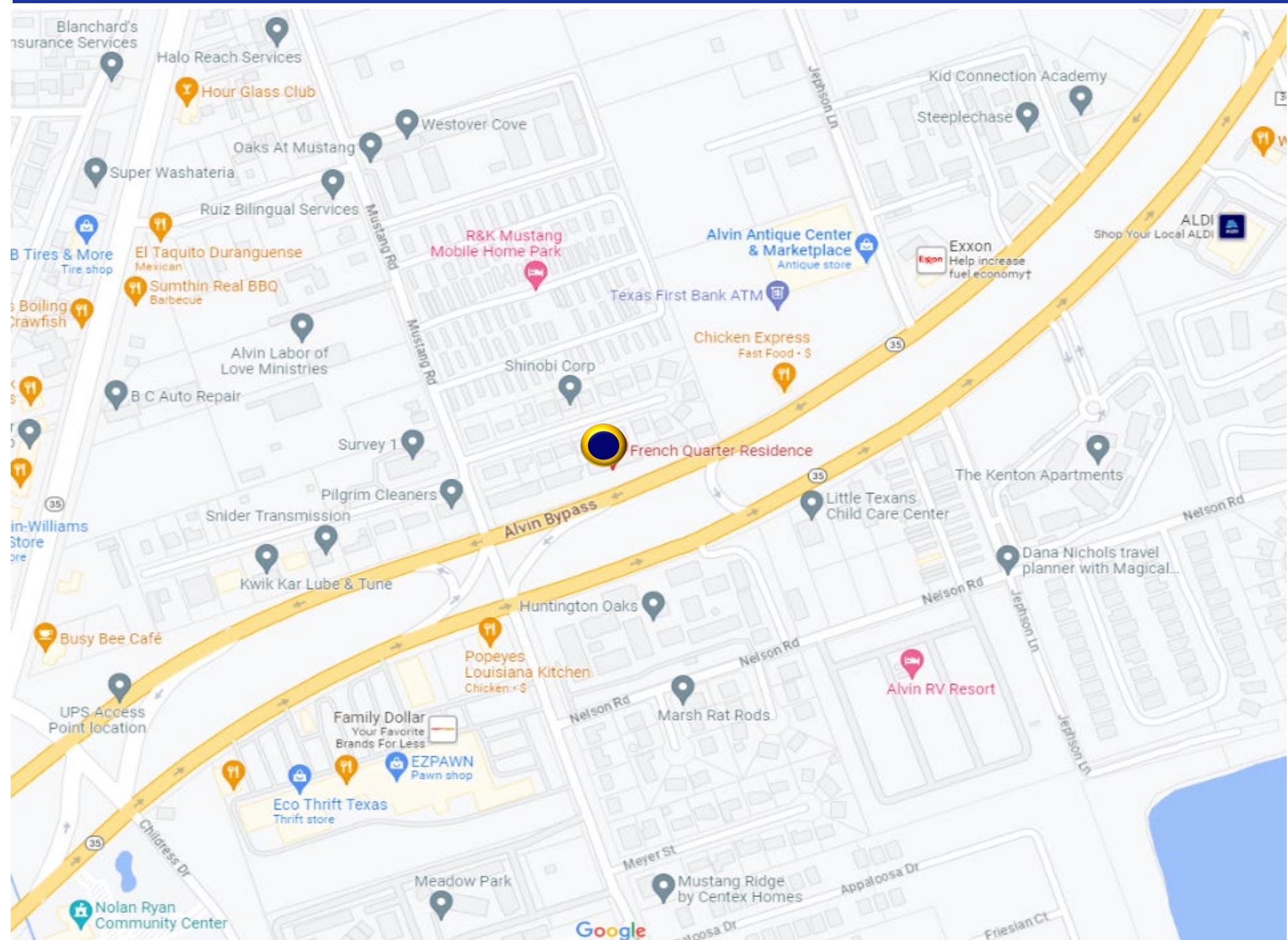
CLASSIC UNIT



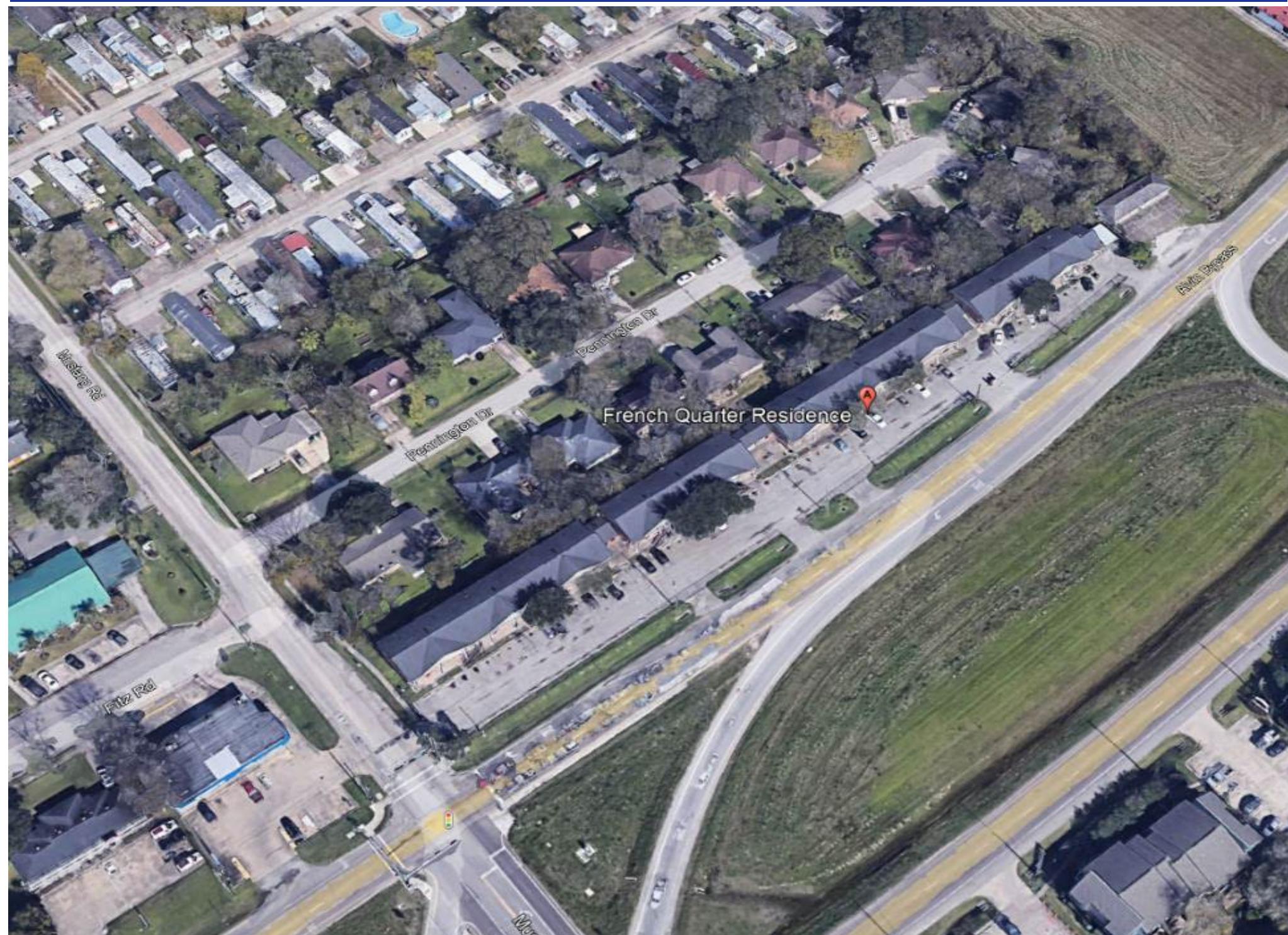
LOCATION OVERVIEW

- Alvin is in fast growing Brazoria County, located between the Gulf of Mexico and the Houston Medical Center
- Just a short drive to the Gulf of Mexico beaches, Kemah Boardwalk and its exciting Waterfront District - a dynamic collection of themed restaurants, retail shops, water gardens, and amusements for the whole family.
- Strong demographics, highly-trained blue-collar workforce area. Excellent drive-by appeal and easily accessible.
- The property is located less than 1/2 mile from the intersection of S Loop 35 (the Hwy 35 Bypass) and W South Street, a major thoroughfare for Alvin.
- Easy access to the major thoroughfares of Hwy 6, Hwy 288 South, the Beltway 8 (Sam Houston Toll Road) and the Gulf Freeway (Interstate 45 South).
- Abundant retail and restaurant access along S Loop 35 (the Hwy 35 Bypass) and 35 S.

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511



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RENT COMPARABLES (2026 MRI Apartment Data)

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Morgan Oaks 877 E Houston St	2003	2016	88%	58	907	\$1,282	+EW	1.413
2	Newport Oaks 800 E South St	1980	2019	93%	168	672	\$908	+EW	1.351
3	Steeplechase 2400 S Alvin Bypass	1970	2019	89%	171	842	\$1,050	+E	1.247
4	Hillcrest Village 2500 Fairway Dr	1975	2016	99%	220	755	\$1,003	+EWG	1.328
5	Highland Square 2401 S Johnson	1970	2018	94%	104	761	\$1,024	+EW	1.345
*Resident Pays E(Electric), W(Water), G(Gas)									
Totals/Averages Comps		1980		93%	144	787	\$1,053		\$1.337
	French Quarters 2550 Loop 35	1965	2023	93%	40	853	\$958	+EW	\$1.123

Submarket:	Alvin/Angleton	Houston	□ Alvin/Angleton	■ French Quarters
Occupancy:	87%	90%	occupancy	
# of Operating Units:	13,349	789,225	avg sf	
# of Operating Apartments:	80	3,324	avg rent	
Average Size (sqft):	914	896	avg rent/sf	
Average Rental Rate (\$/sqft):	\$1.164	\$1.400		
Average Rent: (\$/mo)	\$1,064	\$1,258		



Morgan Oaks

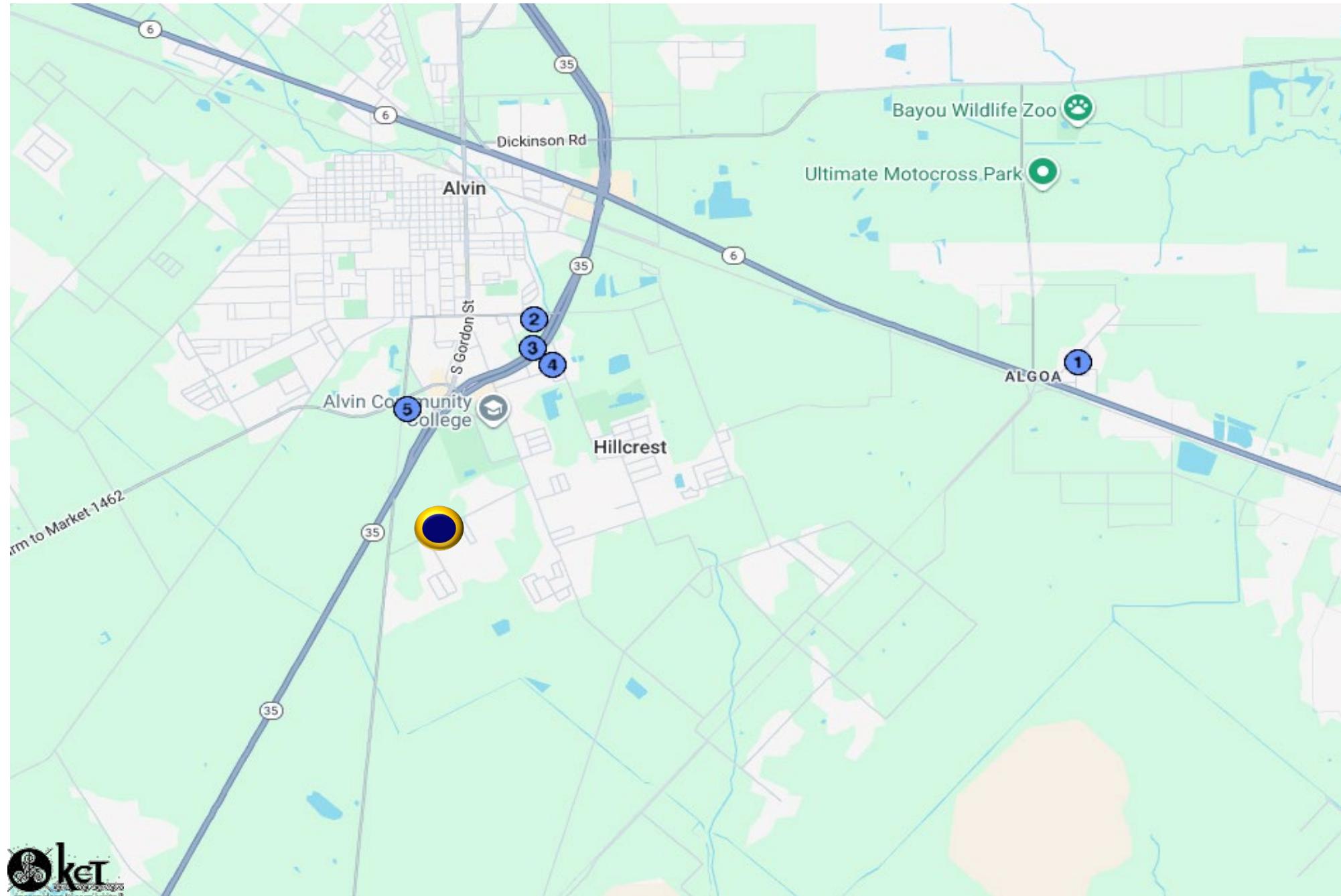
Newport Oaks

Steeplechase

Hillcrest Village

Highland Square

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511



ALVIN, TEXAS



Alvin, Texas is a charming, small town located approximately 30 miles southeast of Houston in northeast Brazoria County and is part of the Houston-Sugar Land-Baytown metropolitan area. Even though it is close enough to Houston to be considered a bedroom community, Alvin is a beautiful town that is proud of its history and committed to preserving its heritage and uniqueness as a town on the edge of the nation's fourth largest Metropolitan Statistical Area (MSA). The past continues to be embraced today, made evident by historic structures such as the Alvin Depot, the "original town" neighborhoods, and traditional downtown area. Alvin, while being only twelve miles from Houston, has preserved its small town pace and allure while continuing to be a community that is optimistic about the future. Nature lovers enjoy the advantages that living in Alvin offers such as over ten parks, hike and bike trails, two golf courses, the Bayou Wildlife Park where exotic wildlife roam freely through prairies and woods, the breathtaking Shimek's Gardens with over 850 types of Daylilies and hundreds of roses and other flowers, just to name a few. Alvin also has several sites on The Great Texas Coastal Birding Trail.

With two state highways, both BNSF and UP rail lines, two major airports, and Alvin Community College, which for the 2nd year in a row, was voted into the top 10% of Community Colleges in the United States, Alvin also delivers value in transportation and education. Alvin offers many parks and recreational venues as well as continuing the grow and thrive economically as an important part of the Houston-Sugar Land-Baytown MSA.

Employer	Type	# of Employees
Alvin Independent School District	Education	2520
Dish Network	Customer Support Center	972
Alvin Community College	Education	545
Wal-Mart Associates	Retail	520
Ascend Performance Materials	Petrochemical Manufacturing	470
INEOS Olefins & Polymers USA	Chemical Manufacturing	440
Ron Carter Automotive	Automotive Dealerships	320
Team	Integrated Mechanical Serv	257
City of Alvin	Government	247
Diversified Ceramics	Manufacturing	91

According to the most recent census, Alvin's estimated population is 30,174. Alvin's claim to fame is Baseball Hall of Famer Nolan Ryan. The Nolan Ryan Museum is in the Nolan Ryan Foundation and Exhibit Center on the campus of Alvin Community College. The museum covers the entire life and sports career of Nolan Ryan, and includes a machine that lets the visitor feel what it is like to catch one of Nolan Ryan's pitches. According to the United States Census Bureau, city has a total area of 17.3 square miles, of which, 16.4 square miles of it is land and 0.9 square miles of it (5.25%) is water.

AREA ECONOMIC DEVELOPMENT

Area development include \$200 million of announced projects which will create 1,014 jobs and \$916 million in projects that would create 380 jobs in the creation phase.

- Texas New Mexico Power's Center - \$6.5 million
- The Dow Chemical Company - \$1 billion Propylene Plant expansion
- Kelsey-Seybold - \$15 million new capital investment
- Schlumberger Technology Corporation - \$34.7 million new capital investment
- Cyanco/Ascend Performance Materials - \$47.2 million new capital investment
- BASF Corporation - \$50 million new capital investment
- INEOS Olefins & Polymers USA - \$75 million new capital investment
- Dow AgroSciences - \$150 million new capital investment
- The Dow Chemical Company - \$1.7 billion new capital investment
- Chevron Phillips Chemical Company - \$1 billion new capital investment.
- Team Industrial Services - \$14.4 million expansion

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511

1 Mile 2 Miles 3 Miles

Population

	1 Mile	2 Miles	3 Miles
2022 Estimated Population	7,725	21,181	30,911
2027 Projected Population	8,047	22,363	32,732
2020 Census Population	7,448	20,666	30,117
2010 Census Population	7,210	19,723	28,117
Projected Annual Growth 2022 to 2027	0.8%	1.1%	1.2%
Historical Annual Growth 2010 to 2022	0.6%	0.6%	0.8%
2022 Median Age	36.3	35.1	34.9

Households

	1 Mile	2 Miles	3 Miles
2022 Estimated Households	2,927	8,066	11,390
2027 Projected Households	3,133	8,741	12,380
2020 Census Households	2,804	7,834	11,045
2010 Census Households	2,600	7,203	10,038
Projected Annual Growth 2022 to 2027	1.4%	1.7%	1.7%
Historical Annual Growth 2010 to 2022	1.0%	1.0%	1.1%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles
2022 Estimated White	67.8%	65.3%	63.4%
2022 Estimated Black or African American	5.1%	5.4%	5.2%
2022 Estimated Asian or Pacific Islander	1.7%	2.0%	1.9%
2022 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2022 Estimated Other Races	24.6%	26.5%	28.8%
2022 Estimated Hispanic	35.5%	37.2%	39.4%

Income

	1 Mile	2 Miles	3 Miles
2022 Estimated Average Household Income	\$72,501	\$68,606	\$71,186
2022 Estimated Median Household Income	\$60,506	\$56,698	\$61,925
2022 Estimated Per Capita Income	\$27,481	\$26,139	\$26,271

Education (Age 25+)

	1 Mile	2 Miles	3 Miles
2022 Estimated Elementary (Grade Level 0 to 8)	2.3%	6.2%	7.5%
2022 Estimated Some High School (Grade Level 9 to 11)	11.7%	8.7%	8.2%
2022 Estimated High School Graduate	32.3%	29.1%	28.5%
2022 Estimated Some College	22.9%	26.6%	26.2%
2022 Estimated Associates Degree Only	9.9%	9.2%	8.9%
2022 Estimated Bachelors Degree Only	15.6%	15.5%	15.5%
2022 Estimated Graduate Degree	5.2%	4.8%	5.2%

Business

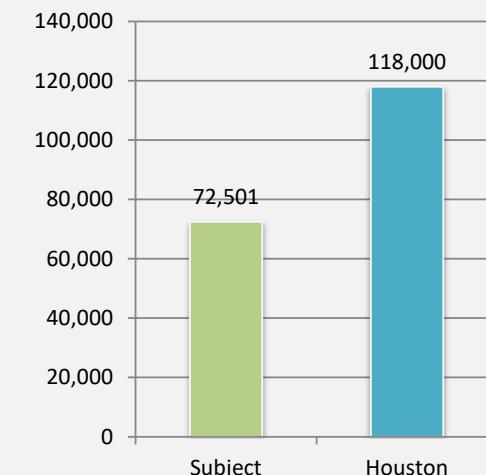
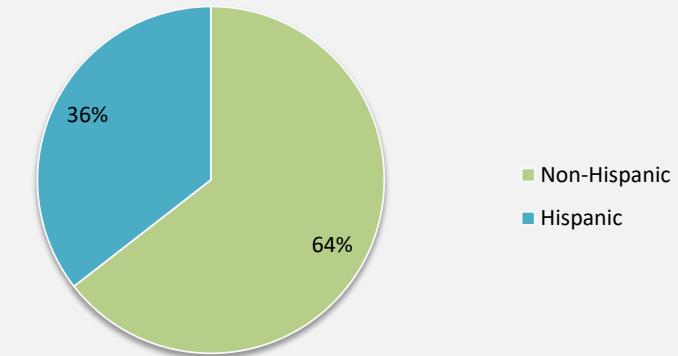
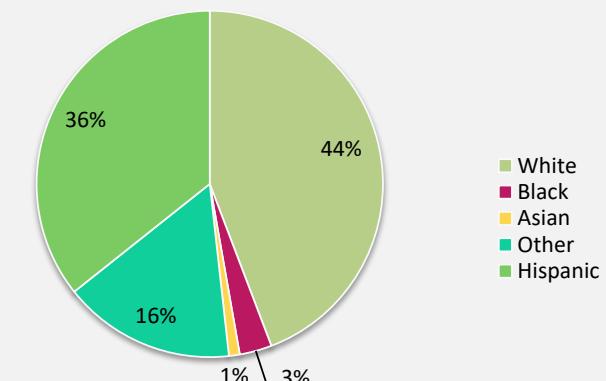
	1 Mile	2 Miles	3 Miles
2022 Estimated Total Businesses	205	729	1,081
2022 Estimated Total Employees	1,856	5,986	9,103
2022 Estimated Employee Population per Business	9.0	8.2	8.4
2022 Estimated Residential Population per Business	37.7	29.0	28.6

DEMOGRAPHIC SUMMARY PROFILE

2000-2010 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups

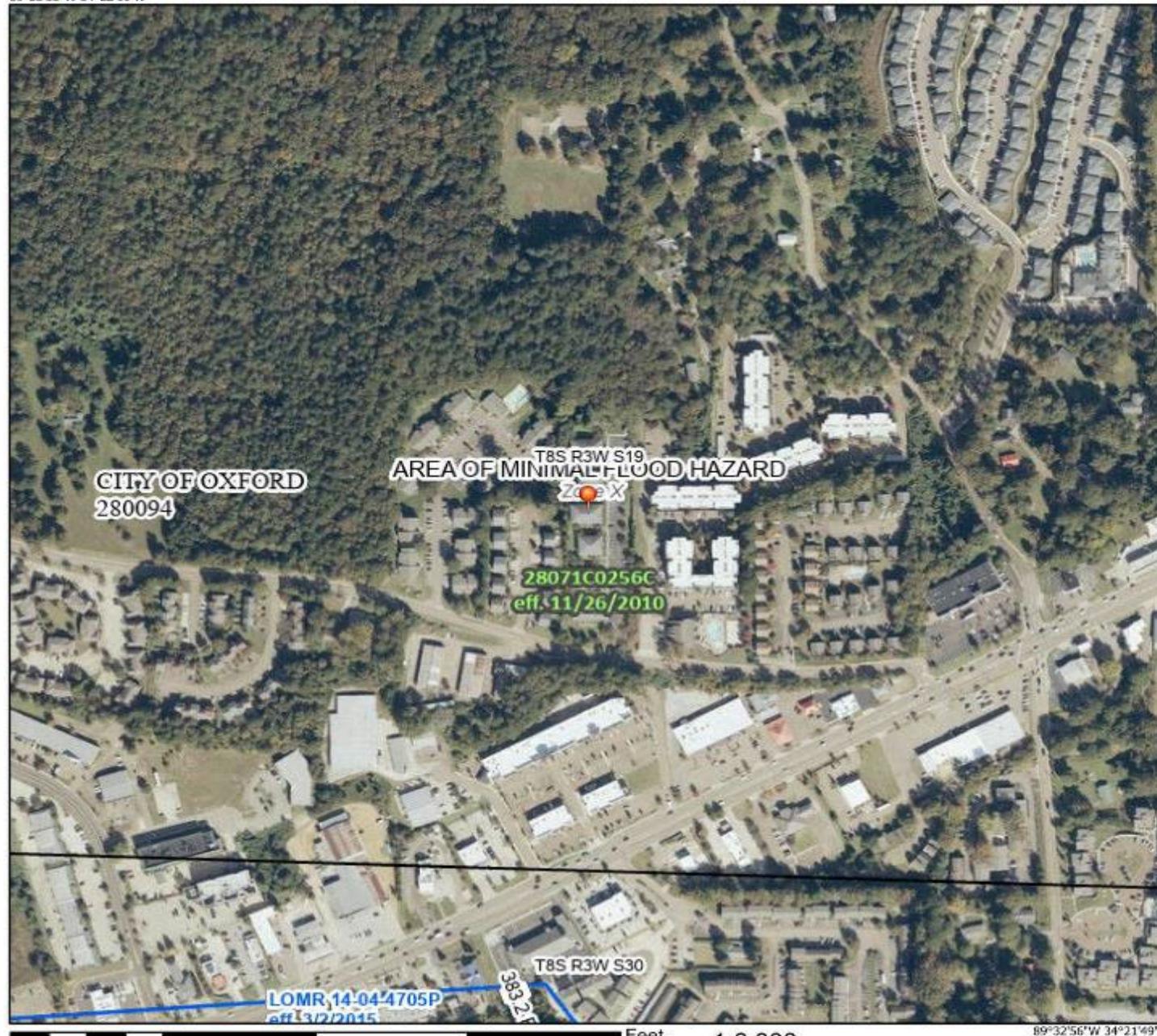
1 mile radius



National Flood Hazard Layer FIRMette



89°33'33"W 34°22'19"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
OTHER AREAS	Area with Flood Risk due to Levee Zone B
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone Z
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
MAP PANELS	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2023 at 11:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Sales Agent/Associate	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 1-2

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

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