

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:	\$983	Price Per Unit	
Avg Mkt Rent/SF:	\$1.15	Price Per Sq. Ft.	
Avg Unit SF:	853	Stabilized NOI	\$186,174
Date Built:	1965		
Date Renovated:	2023		
Total SF:	34,120		
Total Acreage:	1.61		
Occupancy:	89%		
Class:	C++		
Terms:	All Cash or possible owner financing		



INVESTMENT HIGHLIGHTS

- ◆ Ideal for the Smaller Investor
 - ◆ 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

FOR MORE INFORMATION PLEASE CONTACT

TOM WILKINSON

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KET ENTERPRISES INCORPORATED

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www.ketent.com

Broker License #406902

Financial Information		Proposed Loan Parameters		Operating Information	
Asking Price	MARKET	New Loan @ 65% of Price		Est Mkt Rent (Oct-25)	\$39,310
Price Per Unit		Amortization (months)		12 Mo Avg	\$39,015
Price Per Sq. Ft.		Debt Service		Physical Occ (Oct-25)	89%
Stabilized NOI	\$186,174	Monthly Pymt Int Only		Est Ins per Unit per Yr	\$1,250
#DIV/0!		Interest Rate		Property Tax Information	
Est Rehab/Upgrade @ \$/unit		Date Due		2025 Tax Rate/\$100	2.826191
Est. Entrepreneurial Profit		Est Res for Repl/Unit/Yr		2025 Tax Assessment	\$3,525,110
Est. Carry to Stabilization		Yield Maintenance		Est 2024 Taxes	\$99,626
Calculation of Value		Transfer Fee		Est Future Tax Assessment	\$3,525,110
		Pre-Payment Penalty		Est Future Taxes	\$99,626
		1%+app+legal			

Taxes may be under protest

Current Street Rent with a 10% Increase	518,892	\$43,241 / Mo		
Estimated Gross Scheduled Income	518,892	\$43,241 / Mo	Number of Units	40
Estimated Loss to Lease (2% of Total Street Rent)	(10,378)	2%	Avg Unit Size	853
Estimated Vacancy (7% of Total Street Rent)	(36,322)	7%		
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(10,378)	2%	Net Rentable Area	34,120
Estimated Utilities Income	48,588	\$1,215 / Unit / Yr	Land Area (Acres)	1.61
Estimated Other Income Including Storage and Laundry	26,336	\$658 / Unit / Yr	Units per Acre	24.845
Estimated Total Rental Income	536,738			
ESTIMATED TOTAL PRO-FORMA INCOME	536,738	\$44,728 / Mo		

	MODIFIED ACTUALS - Sep '24 thru Aug '25 Expenses			PRO-FORMA		
12 Mo Avg Income Annualized	\$468,181			\$536,738		
EXPENSE	FIXED EXPENSES			FIXED EXPENSES		
Fixed Expenses	Fixed Expenses			Fixed Expenses		
Taxes	\$58,239	\$1,456 per Unit	Per T12	\$99,626	\$2,491 per Unit	2025 Tax Rate & Future Assessment
Insurance	\$14,709	\$368 per Unit	May only cover liability	\$50,000	\$1,250 per Unit	Estimated
Total Fixed Expense		\$72,948			\$149,626	
		\$1,824 per Unit			\$3,741 per Unit	
Utilities	Utilities			Utilities		
Electricity	\$7,627	\$191 per Unit		\$7,627	\$191 per Unit	
Water & Sewer	\$68,462	\$1,712 per Unit	Higher than normal	\$34,231	\$856 per Unit	after installing water savings
Trash	\$6,413	\$160 per Unit		\$6,413	\$160 per Unit	
Gas	\$6,334	\$158 per Unit		\$6,334	\$158 per Unit	
Total Utilities		\$88,836			\$54,605	
		\$2,221 per Unit			\$1,365 per Unit	
Other Expenses	Other Expenses			Other Expenses		
General & Admin & Marketing	\$22,512	\$563 per Unit		\$22,512	\$563 per Unit	
Repairs & Maintenance	\$24,402	\$610 per Unit		\$20,001	\$500 per Unit	
Labor Costs	\$45,358	\$1,134 per Unit		\$52,000	\$1,300 per Unit	
Contract Services	\$17,035	\$426 per Unit		\$17,035	\$426 per Unit	
Management Fees	\$16,386	3.50%	\$410 per Unit	\$18,786	3.50%	\$470 per Unit
Total Other Expense		\$125,692	Added by Broker		\$130,334	
		\$3,142 per Unit			\$3,258 per Unit	
Total Operating Expense		\$287,476	\$7,187 per Unit		\$334,564	\$3,258 per Unit
Reserve for Replacement		\$16,000	\$400 per Unit		\$16,000	\$400 per Unit
Total Expense		\$303,476	\$7,587 per Unit		\$350,564	\$8,764 per Unit
Net Operating Income (Actual Underwriting)		\$164,705			\$186,174	
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 8/25 operating statement. 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 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.

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
Total		\$	448,400.00

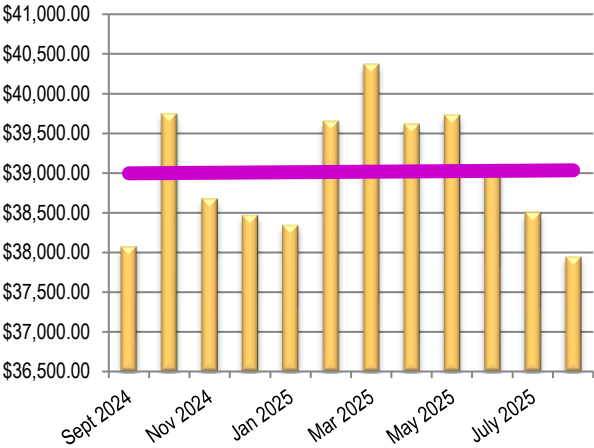
FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511

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 \$468,180.60

Sept 2024	\$38,073.10	12 Mo Avg	\$39,015
Oct 2024	\$39,744.58		
Nov 2024	\$38,674.19		
Dec 2024	\$38,468.27	9 Mo Avg	\$39,077
Jan 2025	\$38,341.03		
Feb 2025	\$39,653.32		
Mar 2025	\$40,368.68	6 Mo Avg	\$39,204
Apr 2025	\$39,614.44		
May 2025	\$39,726.68		
June 2025	\$39,072.93	3 Mo Avg	\$38,505
July 2025	\$38,501.83		
Aug 2025	\$37,941.55		



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



89%
occupancy



UNIT MIX								
Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Flat	2 Bed/1 Bath	25	853	21,325	\$949	\$23,725	+EW	\$1.11
Flat	2 Bed/1 Bath	15	853	12,795	\$1,039	\$15,585	+EW	\$1.22
Source 10/25 RR		40	853	34,120	\$983	\$39,310	+EW	\$1.15
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

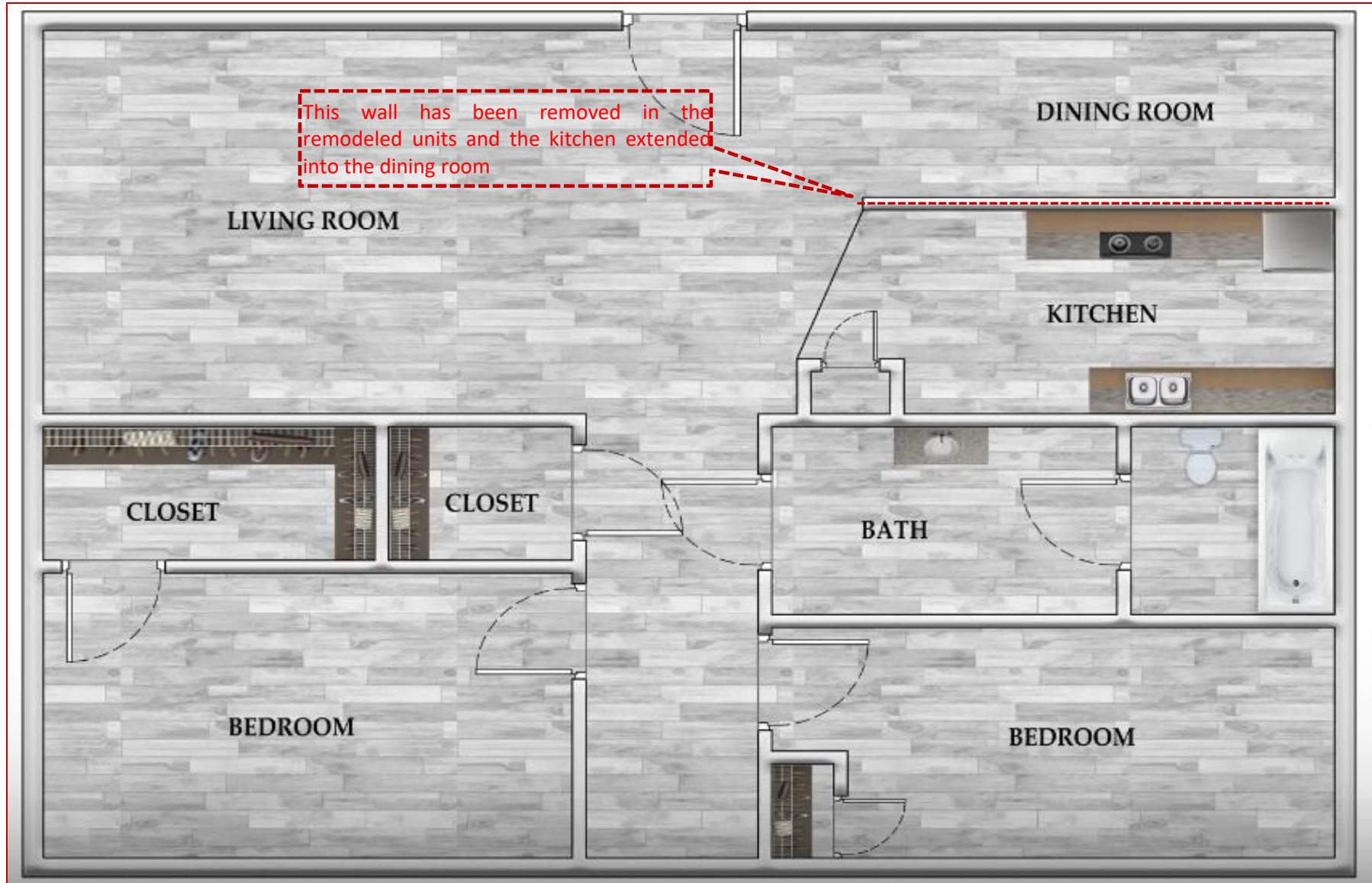


FEATURES & AMENITIES

- High Speed Internet Access
- Air Conditioning (Gas)
- Heating (HVAC)
- Ceiling Fans
- Smoke Free
- Cable Ready
- Tub/Shower
- Oven
- Range
- Refrigerator
- Faux Wood Floors
- Ceramic Tile Floors
- Walk-In Closets
- Laundry Facilities
- Property Manager on Site
- 24 Hour Availability
- Grill
- Picnic Area

*In Select Units

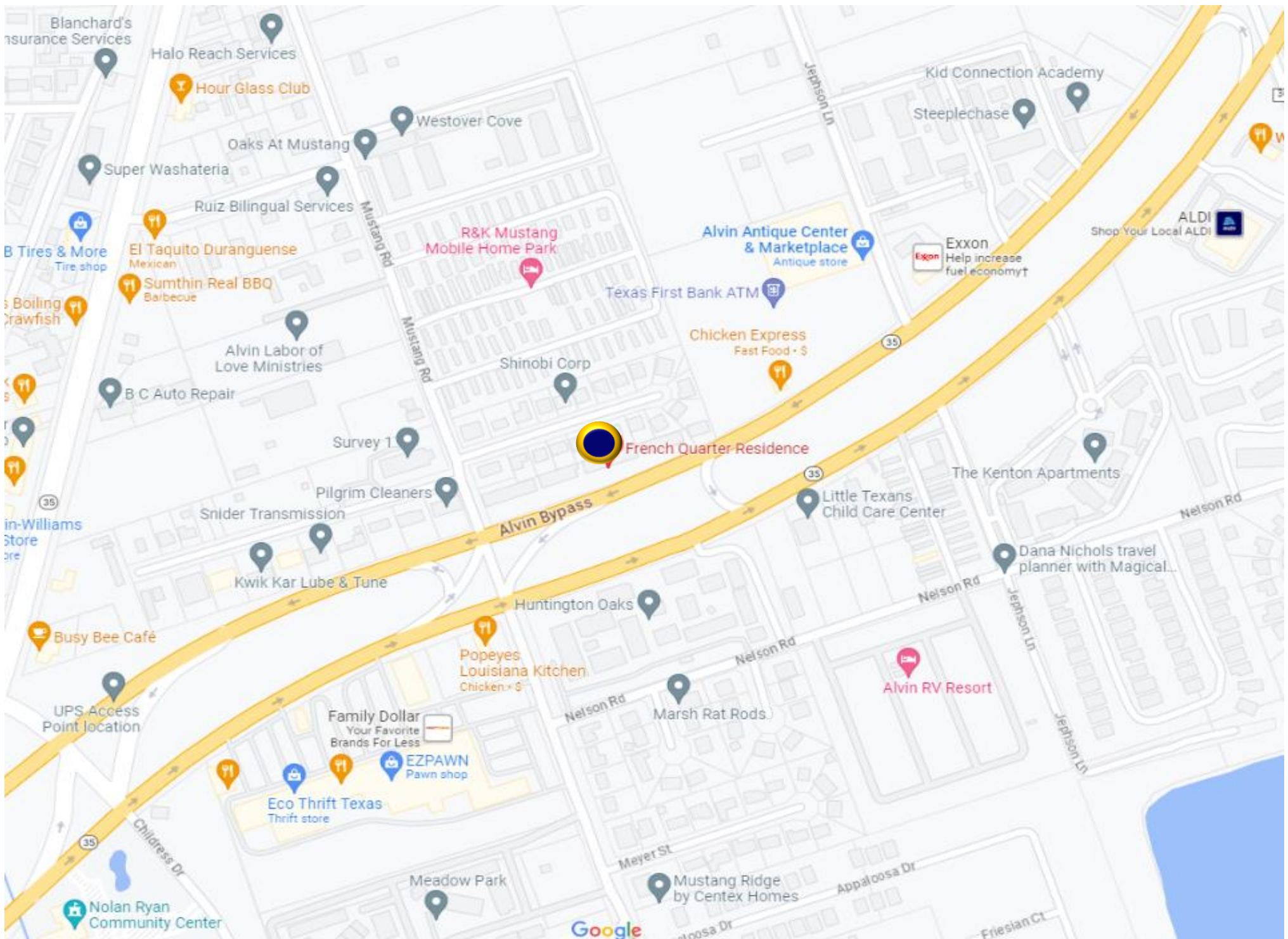
CLASSIC UNIT

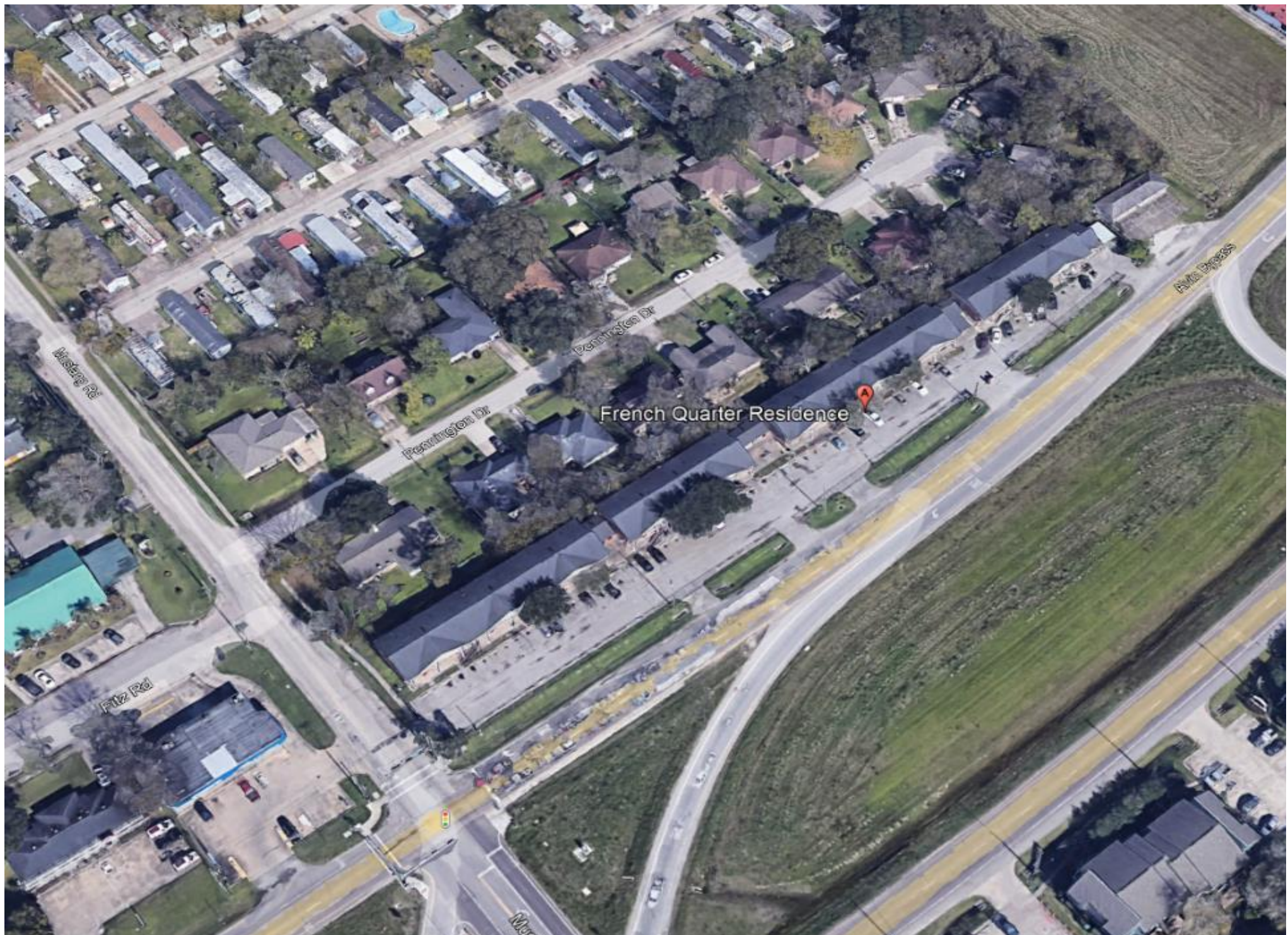


LOCATION OVERVIEW

- 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.

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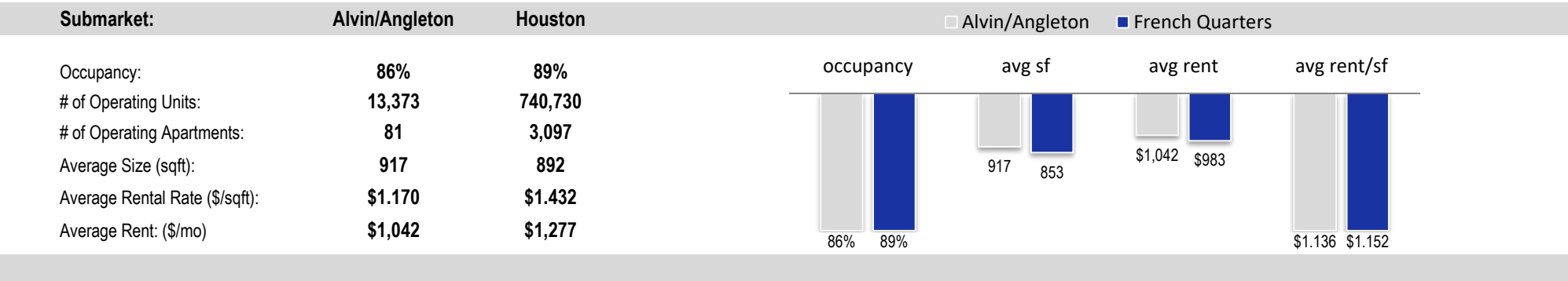
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RENT COMPARABLES (2025 MRI Apartment Data)

	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	\$1,206	+EW	1.330
2	Newport Oaks 800 E South St	1980	2019	95%	168	672	\$995	+EW	1.480
3	Steeplechase 2400 S Alvin Bypass	1970	2019	95%	171	842	\$1,069	+E	1.270
4	Hillcrest Village 2500 Fairway Dr	1975	2016	99%	220	755	\$1,004	+EWG	1.330
5	Highland Square 2401 S Johnson	1970	2018	96%	104	761	\$1,020	+EW	1.340
*Resident Pays E(Electric), W(Water), G(Gas)									
Totals/Averages Comps		1980		95%	144	787	\$1,063		\$1.350
	French Quarters 2550 Loop 35	1965	2023	89%	40	853	\$983	+EW	\$1.152



Morgan Oaks



Newport Oaks



Steeplechase

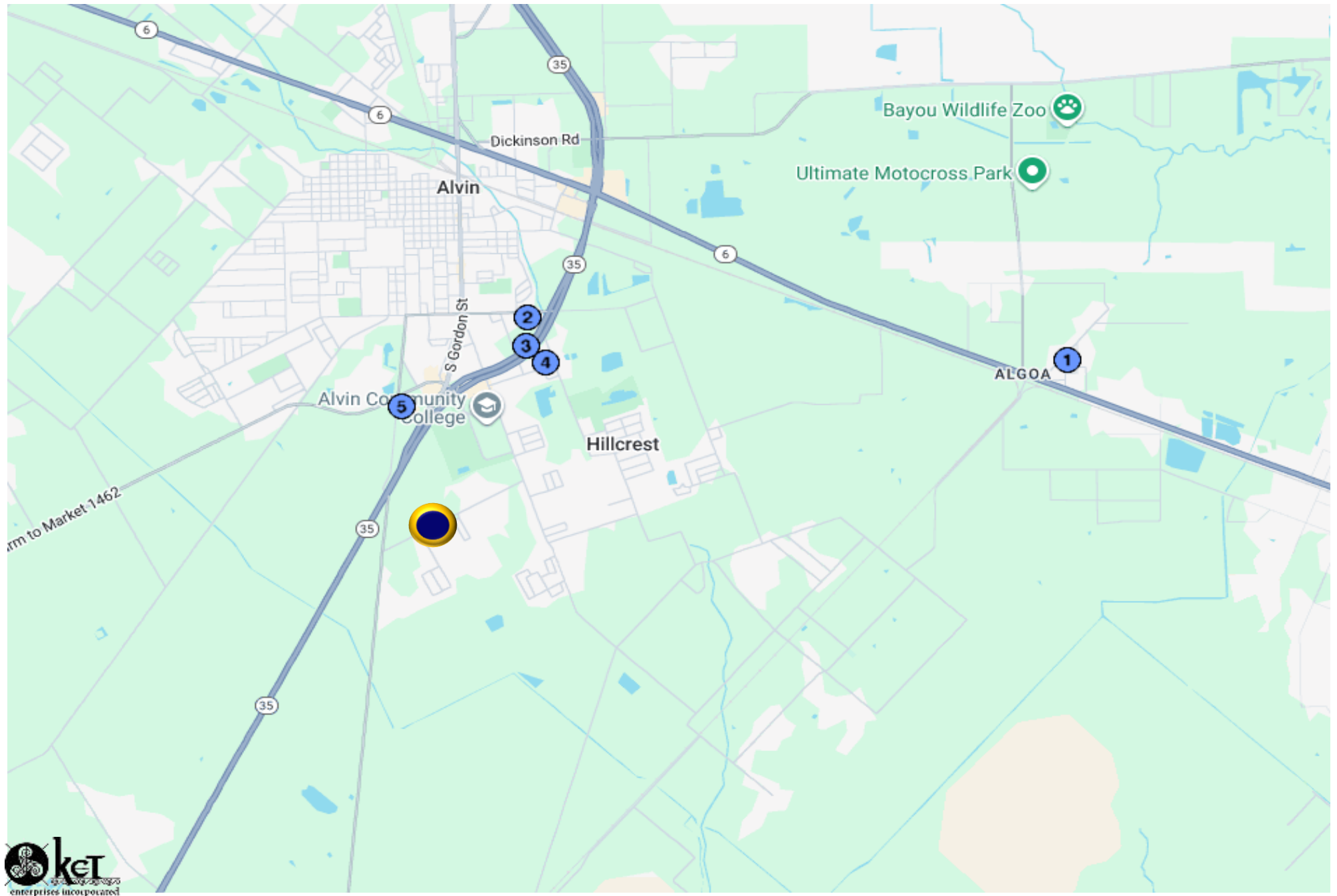


Hillcrest Village



Highland Square

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511



ALVIN, TEXAS

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

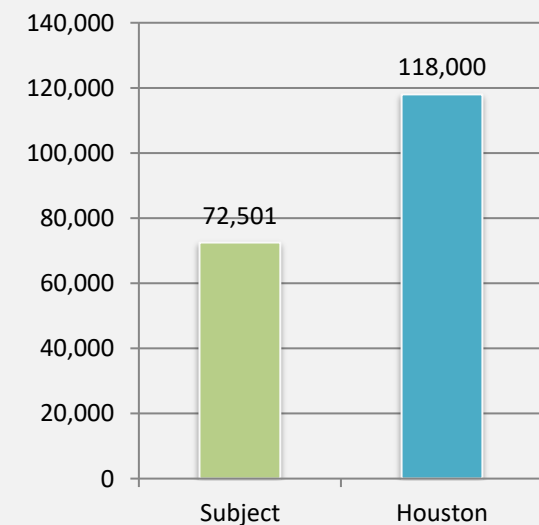
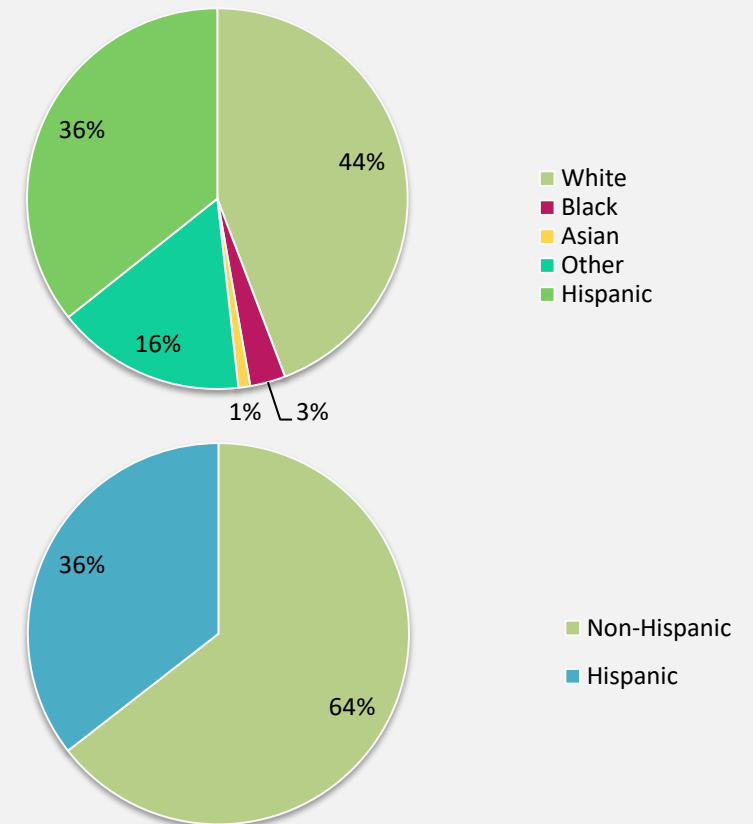
Alvin, Texas is a charming, small town located approximately 30 miles southeast of Houston in northeast Brazoria County and is part of the Houston-Sugar Land-Baytown metropolitan area. Even though It is close enough to Houston to be considered a bedroom community, Alvin is a beautiful town that is proud 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.

FRENCH QUARTERS RESIDENCE 2550 LOOP 35 ALVIN, TX 77511	1 Mile	2 Miles	3 Miles
Population			
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			
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			
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			
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+)			
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			
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, 2022 Estimates with 2027 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



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

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
		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 AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		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)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		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.

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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.

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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 or 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
N/A	N/A	N/A	N/A

Buyer/Tenant/Seller/Landlord Initials

Date

Approved by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



TOM WILKINSON

Broker/Vice President

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