

AUSTIN

apartments



THE OFFERING

Austin Apartments, 409 Austin Rd, Conroe, TX 77301

OVERVIEW

Units: **24**
Avg Rent: **\$761**
Avg Size: **370**
Date Built: **1975**
Date Rehabbed: **2022**
Rentable Sq. Ft.: **9,000**
Acreage: **0.86**
Occupancy: **96%**
Class: **C+**

PRICING

Terms: **All Cash**
Asking Price **MARKET**

INVESTMENT HIGHLIGHTS

- ◆ All Cash or New Loan Basis
- ◆ Excellent Location In Conroe
- ◆ Excellent Upside Potential
- ◆ Easy Access to North Fwy and Hwy 105 E
- ◆ Blue Collar Tenant Profile
- ◆ Conroe has a water shortage and no new units are allowed
- ◆ Seller Replaced Roofs



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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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%		Est Mkt Rent (Dec-25)	\$18,260
		Amortization (months)	360	6 Mo Avg	\$19,753
Stabilized NOI	\$152,946	Debt Service		Physical Occ (Jan-26)	96%
		Monthly I.O.		Est Ins per Unit per Yr	\$426
		Interest Rate	6.25%	Property Tax Information	
		Date Due	10 Years	Tax Rate (2025)	1.9071
		Est Res for Repl/Unit/Yr	\$400	2025 Tax Assessment	\$605,153
		Yield Maintenance	Pre-Payment Penalty	Est 2025 Taxes	\$11,541
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$575,000
		Loan Type	Bank	Est Future Taxes	\$10,966
Interest rates vary daily!					
Per owner, taxes are currently under protest					
Current Street Rent with a 4% Increase	227,885	\$18,990 / Mo			
Estimated Gross Scheduled Income	227,885	\$18,990 / Mo	Number of Units	24	
Estimated Loss to Lease (2% of Total Street Rent)	(4,558)	2%	Avg Unit Size	370	Note: Actual expenses are lower than normal. Per owner, current monthly insurance expense is based on the Property and General Liability insurance policies effective date 5/16/2025 and expiration date 5/16/2026. Please note Estimated Other Income includes \$12,490.59 insurance claim in August income.
Estimated Vacancy (3% of Total Street Rent)	(6,837)	3%	T3 Economic Occupancy	90%	
Est Concessions and Rental Losses (2% of Total Street Rent)	(4,558)	2%	Net Rentable Area	9,000	
Estimated Utilities Income	18,625	\$776 / Unit / Yr	Land Area (Acres)	0.86	
Estimated Other Income	28,103	\$1,171 / Unit / Yr	Units per Acre	27.842	
Estimated Total Rental Income	258,661				
ESTIMATED TOTAL PRO-FORMA INCOME	258,661	\$21,555 / Mo			
MODIFIED ACTUALS - Dec '24 thru Nov '25					
6 Mo Avg Income Annualized		\$237,037	PRO-FORMA		
			\$258,661		
EXPENSE	FIXED EXPENSES		FIXED EXPENSES		
Fixed Expenses	Fixed Expenses		Fixed Expenses		
Taxes	\$11,000	\$458 per Unit	\$10,966	\$457 per Unit	2025 Tax Rate & Future Assessment
Insurance	\$10,225	\$426 per Unit	\$10,225	\$426 per Unit	Estimated Per Owner
Total Fixed Expense		\$21,225			\$21,191
Utilities	Utilities		Utilities		
Electricity	\$3,484	\$145 per Unit	\$3,484	\$145 per Unit	
Water & Sewer	\$22,028	\$918 per Unit	\$22,028	\$918 per Unit	Suggest water savings devices
Trash	\$4,800	\$200 per Unit	\$4,800	\$200 per Unit	
Total Utilities		\$30,313			\$30,313
Other Expenses	Other Expenses		Other Expenses		
General & Admin & Marketing	\$12,780	\$532 per Unit	\$12,780	\$532 per Unit	
Repairs & Maintenance	\$4,062	\$169 per Unit	\$12,000	\$500 per Unit	
Labor Costs	\$10,692	\$446 per Unit	\$10,692	\$446 per Unit	
Contract Services	\$2,300	\$96 per Unit	\$2,300	\$96 per Unit	
Management Fees	\$7,617	3.21%	\$317 per Unit	\$485 per Unit	
Total Other Expense			\$37,452		\$49,412
Total Operating Expense		\$88,989			\$100,915
Reserve for Replacement		\$4,800			\$4,800
Total Expense		\$93,789			\$105,715
Net Operating Income (Actual Underwriting)		\$143,248			\$152,946
ASKING PRICE	MARKET		MARKET		

NOTES: ACTUALS: Income and Expenses calculated using owner's Dec 2025 trailing 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 4.5% 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.

Austin Apartments, 409 Austin Rd, Conroe, TX 77301



Austin Apartments, 409 Austin Rd, Conroe, TX 77301



AUSTIN APARTMENTS

The Austin Apartments is a one story garden-style apartment community located in the Conroe N/Montgomery submarket of Houston, TX. The asset was constructed in 1975 and offers residents many amenities including all electric kitchen, refrigerator, pantry, tile flooring, ceiling fans, central air conditioning and heating, and laundry facilities.

Owner completed rehab: Heavy interior rehab: approx \$21,400/unit
Heavy exterior rehab: approx \$460,000/property

Conroe is located in Montgomery County just north of Houston. Since Interstate 45 travels through Conroe and leads into Houston's business district, residents prefer living in this suburban neighborhood and commuting to work.

It's no secret that the cost of living in Conroe is lower than Houston. The city is attractive to many renters because of the reasonable commute times, and it's only a seven-mile drive to Lake Conroe, a popular outdoor recreational area.

There's a lot going on in the city – you just have to know where to look. Locals enjoy exploring the Sam Houston National Forest, which covers 163,000 acres of land and is the perfect place for camping or a scenic hike. After a lovely dinner at Red Brick Tavern, locals look forward to a musical at the Crighton Theatre on North Main Street. The Heritage Museum of Montgomery County is a great place to go and learn about the city's evolution through the decades – and it is right next to Candy Cane Park.



24
units



1975
year built



2022
rehabbed



96%
occupancy

[CLICK HERE FOR A VIRTUAL VISIT!](#)



PROPERTY INFORMATION			EXISTING MORTGAGE		TAXING AUTHORITY - MONTGOMERY COUNTY	
Age:	1975	# of Stories:	1	Mortgage Balance		ACCT NO: 43069
Rehabbed:	2022	Buildings:	7	Amortization	360	CAD- Appraisal District \$0.000000
* Please verify the wiring		Units/Acre	27.84	P & I		CCO- City Of Conroe \$0.427200
Elec Meter:	Indiv	Open Parking:	Yes	Type	City Bank	GMO- Montgomery Cnty \$0.377000
A/C Type:	HVAC-Indiv	Covered Parking:	No	Assumable		HM1- Mont Co Hospital \$0.047300
Water:	Master	Garage Parking:	No	Monthly Escrow		JNH- Lone Star College \$0.106000
Gas:	N/A			Origination Date		SCO- Conroe ISD \$0.949600
EWG:	EW	Construction Quality:	C	Due Date	7-May-26	
Plumbing:	?	Submarket:	Conroe	Interest Rate		
Wiring:	Copper?					
Roof:	Pitched	Concessions: No reported leasing concessions		Yield Maintenance		
Materials:	Brick/Wood			Transfer Fee	1%+app+legal	2025 Tax Rate/\$100 \$1.907100
Paving:	Asphalt					2025 Tax Assessment \$605,153
Resident pays for E(Elec); W(Water);G(Gas)						Improvement Sq.Ft. 7,800

COLLECTIONS

Total \$217,636

Jan 2025	\$13,947
Feb 2025	\$15,717
Mar 2025	\$17,159
Apr 2025	\$17,322
May 2025	\$16,977
June 2025	\$17,996
July 2025	\$16,447
Aug 2025	\$27,454
Sept 2025	\$17,080
Oct 2025	\$17,020
Nov 2025	\$19,885
Dec 2025	\$20,632

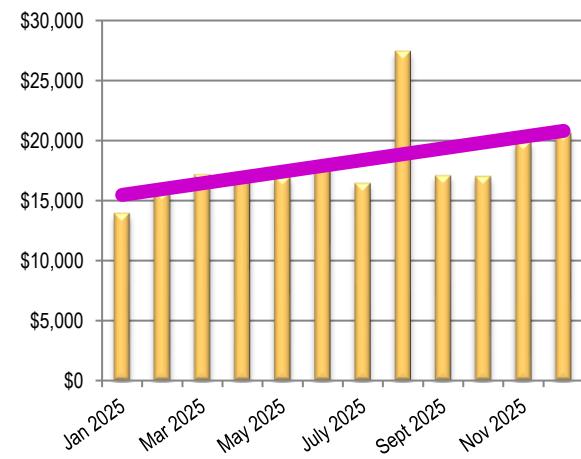
12 Mo Avg \$18,136

9 Mo Avg \$18,979

6 Mo Avg \$19,753

3 Mo Avg \$19,179

* August contains an insurance claim



FINANCIAL HIGHLIGHTS

As of Sept 2025 delinquencies total \$6,502, including tenants who moved out. The owner has no debt here and only carries liability insurance. The owner has 10 properties and operates with a phone application. Tenants scan a QR code at each property and get a code to the lockbox to tour a unit. All applications and maintenance issues are handled on the app. Management is remote and maintenance is on an as needed basis. This minimizes operating costs. A lender may not underwrite these lower operating costs.

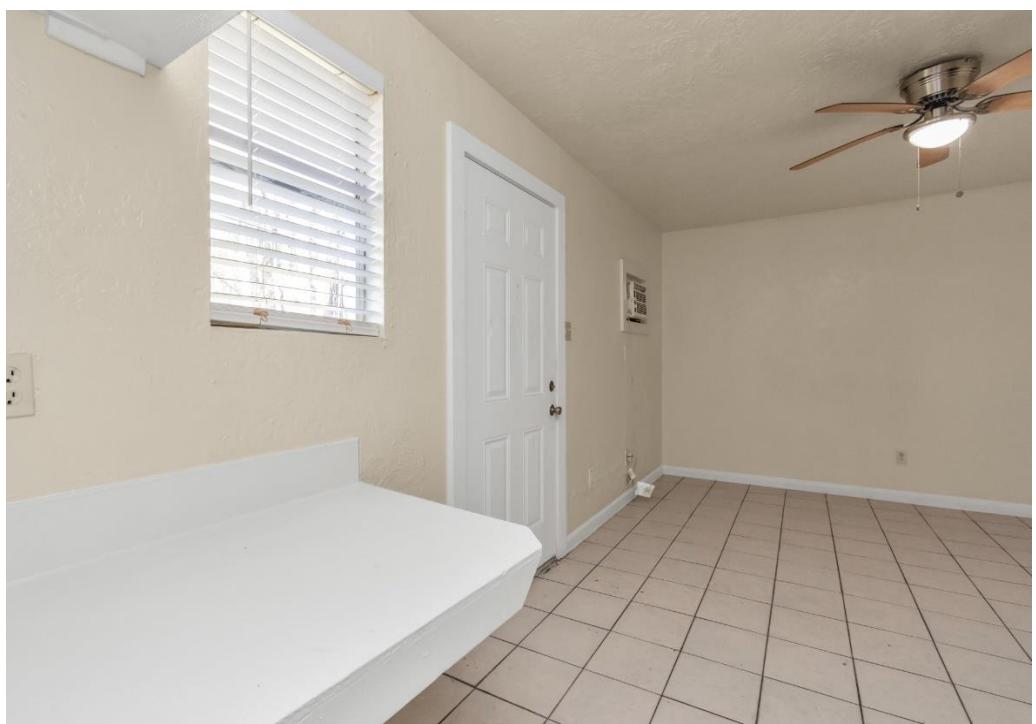
Please note that August income includes \$12,490.59 insurance claim for property damage regarding Apartment 14 which occurred on or about June 18, 2025.

Disclaimer: The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is, Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning environmental issues, if any.

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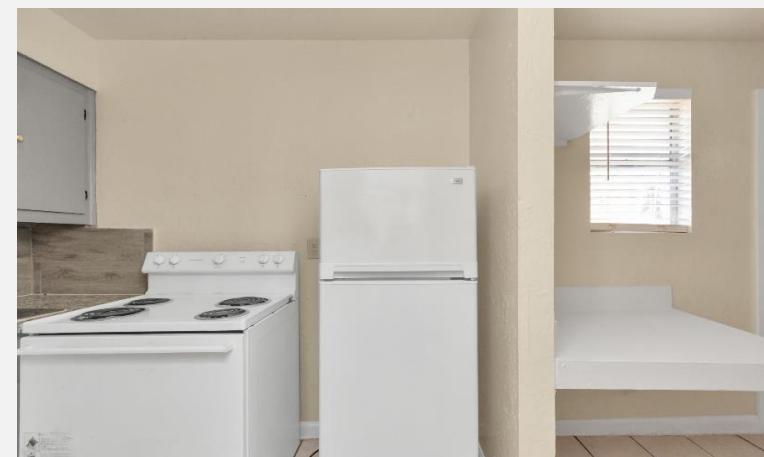
UNIT MIX								
Unit	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
1	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
2	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
3	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
4	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
5	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
6	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
7	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
8	Studio/1 Bath	1	300	300	\$743	\$743	+EW	\$2.48
9	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
10	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
11	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
12	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
13	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
14	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
15	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
16	Studio/1 Bath	1	325	325	\$743	\$743	+EW	\$2.28
17	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
18	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
19	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
20	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
21	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
22	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
23	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60
24	1 Bed/1 Bath	1	500	500	\$798	\$798	+EW	\$1.60

Source: Owner's 1/26 Rent Roll

24 **370** **9,000** **\$761** **\$18,260** **+EW** **\$2.03**

TOTALS AND AVERAGES

Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF
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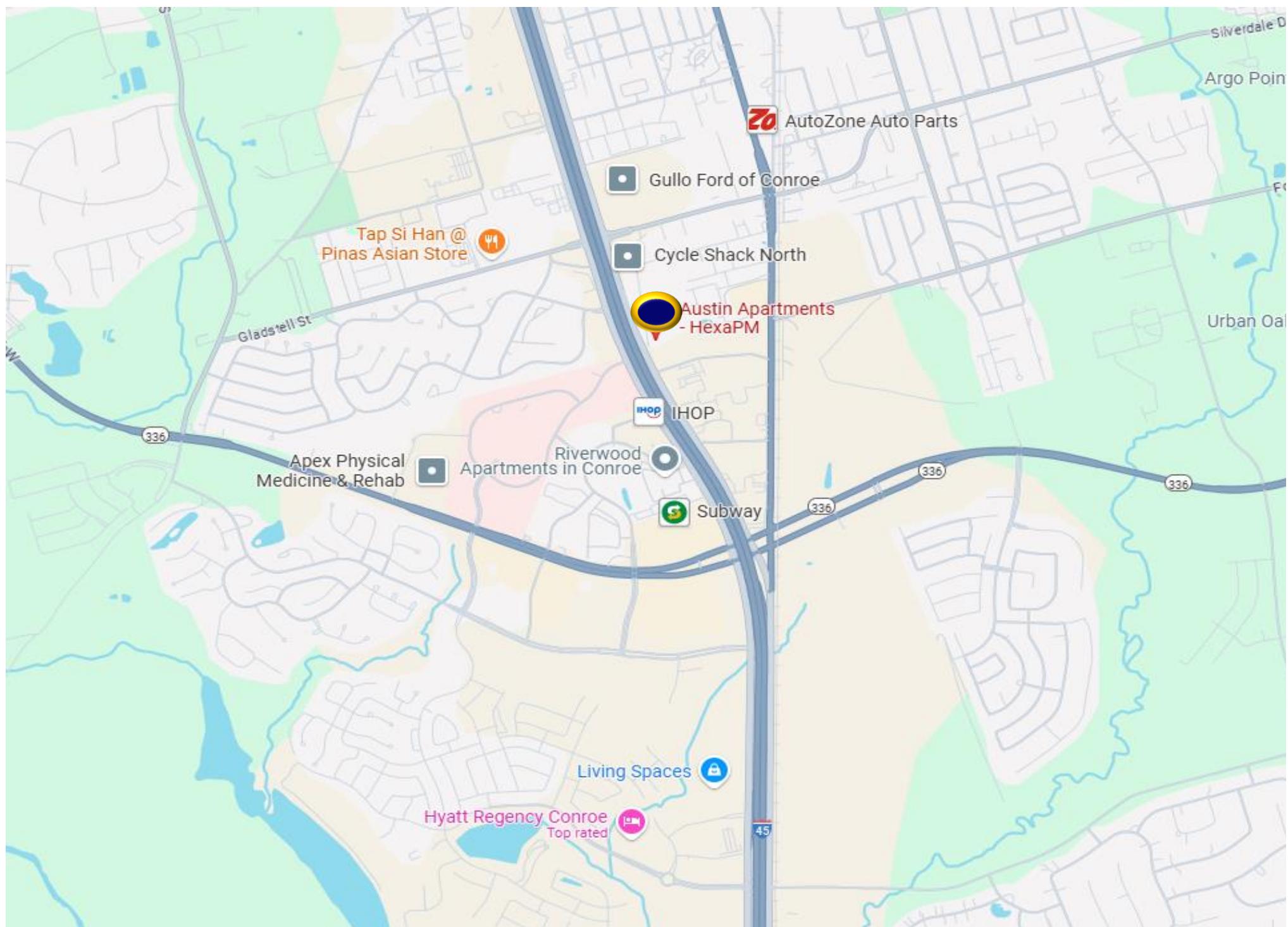


FEATURES & AMENITIES

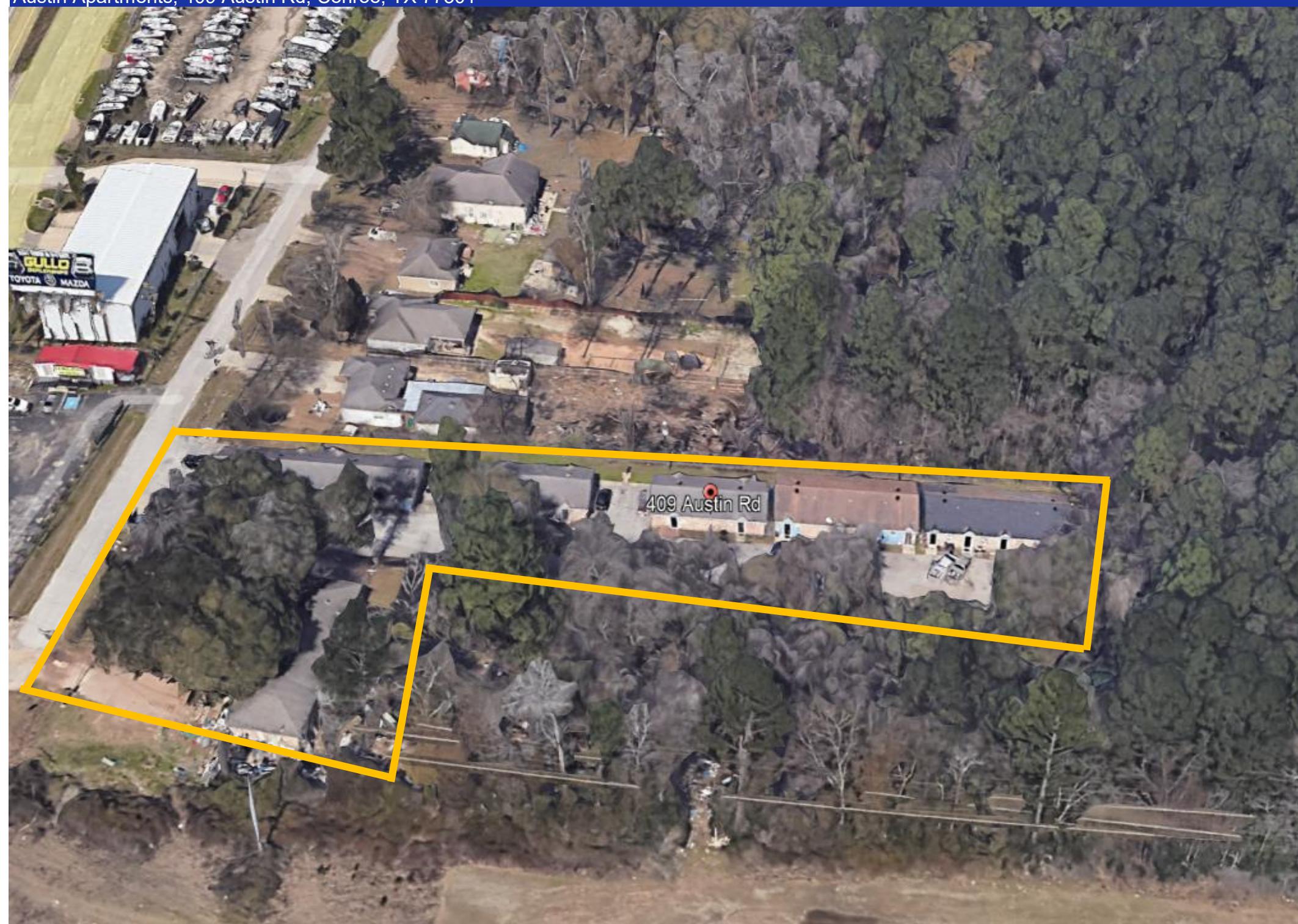


- Oven
- Refrigerator
- Tile Floors
- Lawn
- Private Patio
- Laundry Facilities





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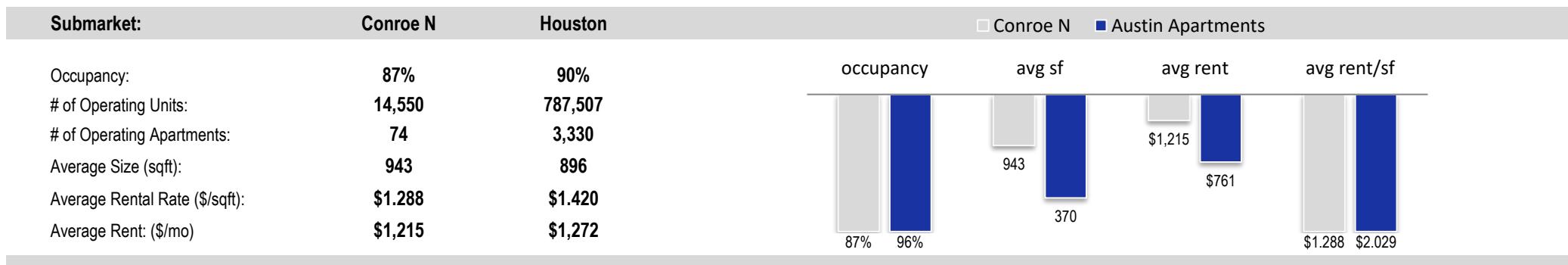
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RENT COMPARABLES (2025 MRI Apartment Data)

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	800 at the Bellshire 800 Bellshire Dr	1973	2017	96%	312	794	\$887	E	1.117
2	Cedars in Conroe 403 Longmire Rd	1978	2017	99%	128	839	\$922	EW	1.099
3	Carriage Woods 1515 Wilson	1971	2019	84%	176	831	\$1,023	EW	1.231
4	Reserve At Forest Ridge 3030 N Frazier	1971	2013	95%	102	806	\$1,014	EW	1.258
5	Whispering Oaks 1200 N Loop 336 West	1973	2014	67%	140	821	\$1,065	EWG	1.297

*Resident Pays E(Electric), W(Water), G(Gas)

Totals/Averages Comps	1973	2016	88%	172	818	\$982	\$1.200
Austin Apartments 409 Austin Rd	1975	2022	96%	24	370	\$761	\$2.029



800 at the Bellshire

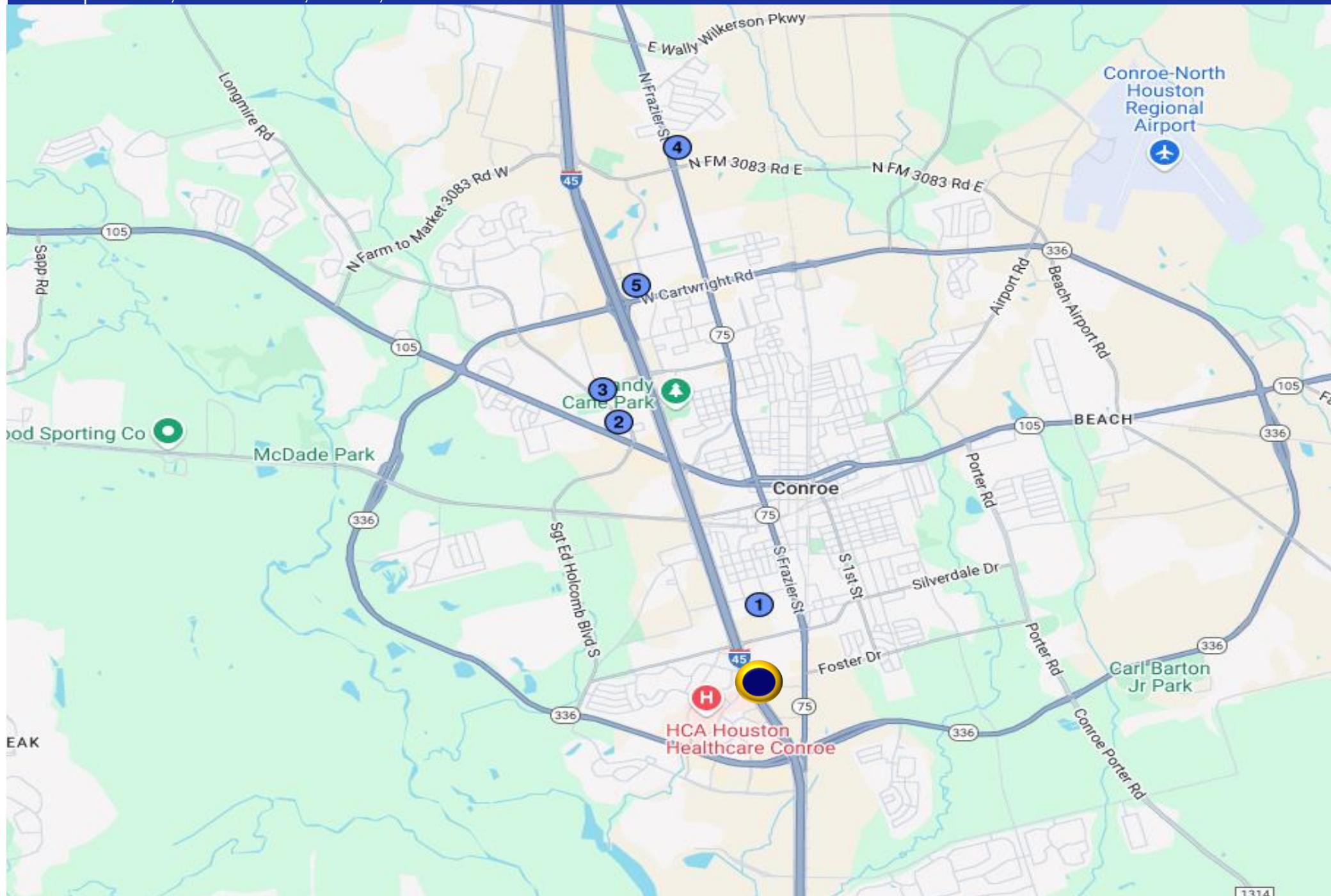
Cedars in Conroe

Carriage Woods

Reserve At Forest Ridge

Whispering Oaks

Austin Apartments, 409 Austin Rd, Conroe, TX 77301

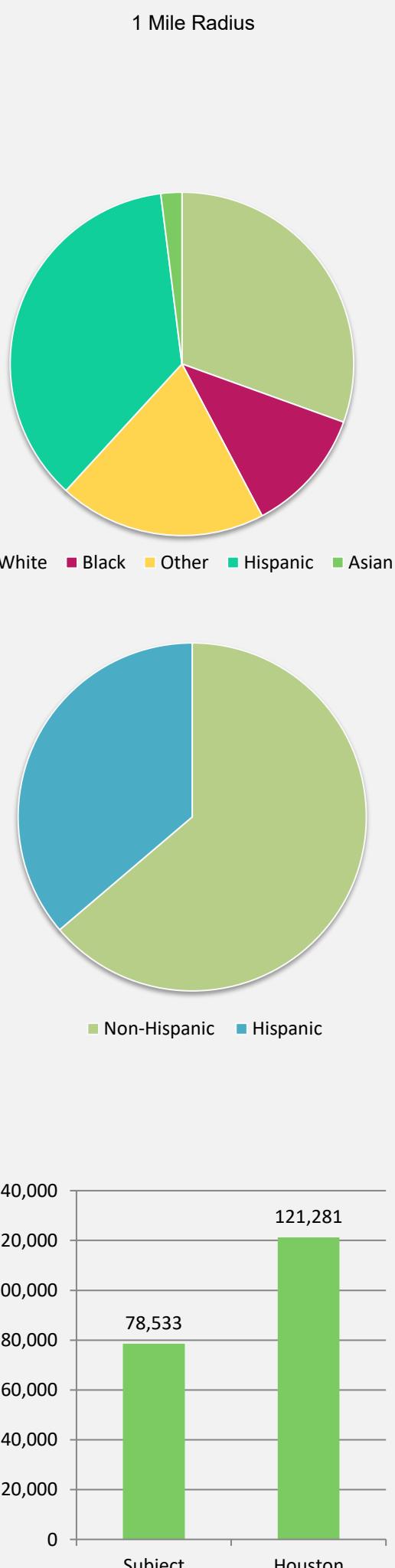


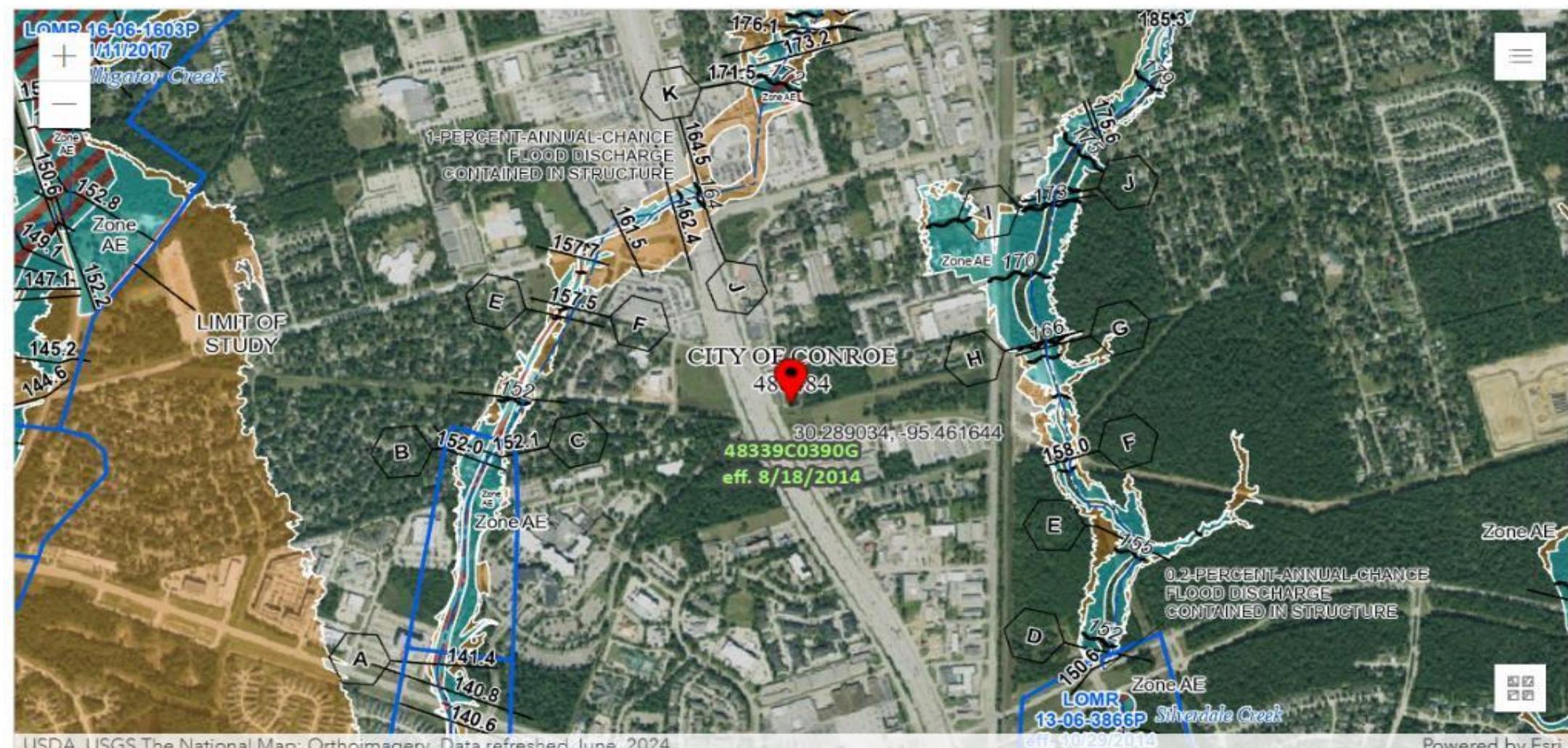
SUMMARY PROFILE

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Austin Apartments, 409 Austin Rd, Conroe, TX 77301			
Population			
2024 Estimated Population	10,694	25,377	48,812
2029 Projected Population	12,617	30,964	58,553
2020 Census Population	10,516	23,879	45,622
2010 Census Population	9,373	19,302	37,963
Projected Annual Growth 2024 to 2029	3.6%	4.4%	4.0%
Historical Annual Growth 2010 to 2024	1.0%	2.2%	2.0%
2024 Median Age	29.7	31.7	33.0
Households			
2024 Estimated Households	4,188	9,613	18,232
2029 Projected Households	5,027	12,087	22,422
2020 Census Households	3,844	8,206	16,003
2010 Census Households	3,351	6,515	13,006
Projected Annual Growth 2024 to 2029	4.0%	5.1%	4.6%
Historical Annual Growth 2010 to 2024	1.8%	3.4%	2.9%
Race and Ethnicity			
2024 Estimated White	47.8%	49.1%	53.2%
2024 Estimated Black or African American	18.5%	16.8%	13.3%
2024 Estimated Asian or Pacific Islander	3.1%	3.4%	3.0%
2024 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.3%
2024 Estimated Other Races	29.2%	29.3%	29.1%
2024 Estimated Hispanic	36.2%	36.6%	36.7%
Income			
2024 Estimated Average Household Income	\$78,533	\$95,918	\$101,009
2024 Estimated Median Household Income	\$61,834	\$75,120	\$77,936
2024 Estimated Per Capita Income	\$30,814	\$36,439	\$37,791
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	11.1%	8.3%	8.0%
2024 Estimated Some High School (Grade Level 9 to 11)	9.0%	9.2%	9.1%
2024 Estimated High School Graduate	23.9%	24.1%	24.7%
2024 Estimated Some College	21.8%	19.2%	18.8%
2024 Estimated Associates Degree Only	6.7%	7.6%	8.2%
2024 Estimated Bachelors Degree Only	16.7%	19.7%	19.4%
2024 Estimated Graduate Degree	10.8%	11.8%	11.8%
Business			
2024 Estimated Total Businesses	526	1,449	2,335
2024 Estimated Total Employees	7,303	13,700	20,297
2024 Estimated Employee Population per Business	13.9	9.5	8.7
2024 Estimated Residential Population per Business	20.3	17.5	20.9





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

Powered by Esri

PIN	Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A90	OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
			With BFE or Depth		17.5 Water Surface Elevation
			Regulatory Floodway Zone AE, AO, AH, VE, AR		○ - - - Coastal Transect
					○ - - - Base Flood Elevation Line (BFE)
					Limit of Study
MAP PANELS	Selected FloodMap Boundary	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	GENERAL STRUCTURES	Jurisdiction Boundary
	Digital Data Available		Future Conditions 1% Annual Chance Flood Hazard Zone X		— - - - - Coastal Transect Baseline
	No Digital Data Available		Area with Reduced Flood Risk due to Levee. See Notes. Zone X		— - - - - Profile Baseline
	Unmapped		Area with Flood Risk due to Levee Zone D		Hydrographic Feature
	Area of Minimal Flood Hazard Zone X				— - - - - Channel, Culvert, or Storm Sewer
OTHER AREAS	Effective LOMRs				Levee, Dike, or Floodwall
	Area of Undetermined Flood Hazard Zone D				
	Otherwise Protected Area				
	Coastal Barrier Resource System Area				

HOUSTON METRO OVERVIEW

HOUSTON 2025



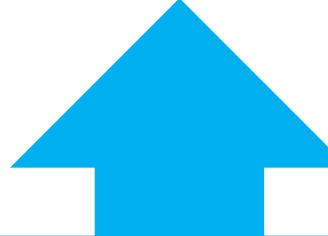
HOUSTON

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

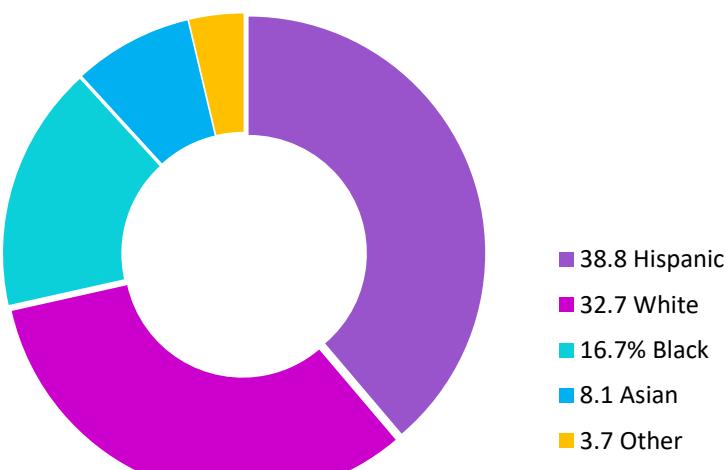
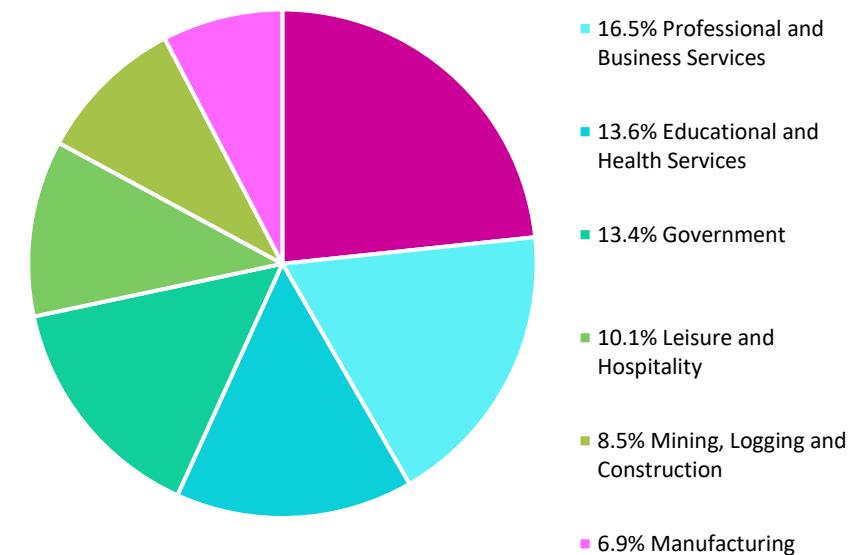
HOUSTON quick facts

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

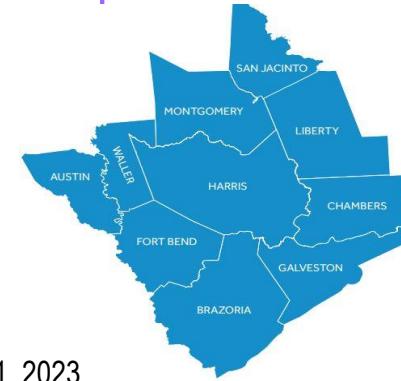
THE HOUSTON-PASADENA-THE WOODLANDS
METROPOLITAN STATISTICAL AREA (MSA) CONTAINS
TEN TEXAS COUNTIES:



7,510,253

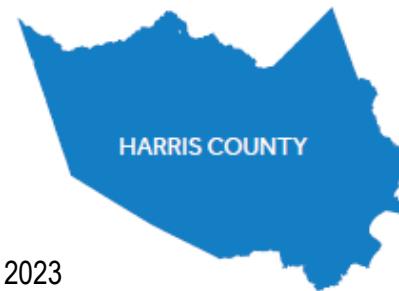
Nine-County Houston MSA, as of July 1, 2023
5th among the nation's metropolitan areas

Population



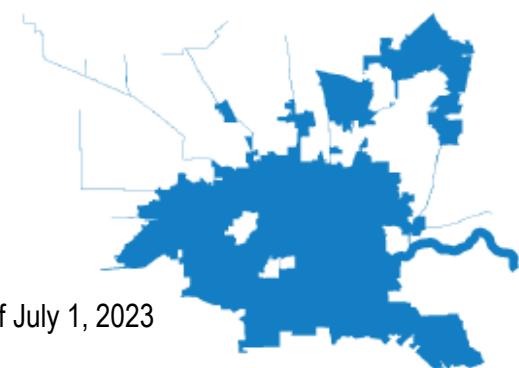
4,835,125

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





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

ed 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

TOM WILKINSON

Broker/Vice President

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