

# Weslaco/Edinburg

## 6 PROPERTY PORTFOLIO



# The Offering

Weslaco/Edinburg 6 Property Portfolio | Weslaco & Edinburg, TX 78596

## OVERVIEW

Units:	<b>94</b>
Avg Rent:	<b>\$734</b>
Avg Size:	<b>749</b>
Date Built:	<b>1976</b>
Date Rehabbed:	<b>N/A</b>
Rentable Sq. Ft.:	<b>70,445</b>
Acreage:	<b>6.62</b>
Occupancy:	<b>88%</b>
Class:	<b>C</b>

## PRICING

Terms	<b>All Cash</b>
Asking Price	<b>MARKET</b>
Stabilized NOI	<b>\$455,182</b>



## INVESTMENT HIGHLIGHTS

- ◆ All Cash or New Loan
- ◆ Located in the Rio-Grand Valley of South Texas
- ◆ Surrounding area experiencing strong retail growth
  - ◆ This is a portfolio consisting of 6 properties
    - ◆ Assets are in close proximity
      - ◆ Blue collar profile
    - ◆ Excellent value-add asset

FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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**KET ENTERPRISES INCORPORATED**

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# WESLACO/EDINBURG PORTFOLIO

The **Weslaco/Edinburg Portfolio** consists of five assets in Weslaco and one in Edinburg, comprising 94 units with an average size of 749 square feet. The owner has successfully increased rents on renovated units by up to \$230 per unit per month, with an opportunity to further drive revenue by renovating the remaining five classic units. The portfolio maintains strong occupancy at 88%. The Weslaco/ Edinburg Portfolio is being offered free and clear of existing debt.

McAllen-Edinburg-Mission MSA's population exceeds 914,000. The properties are near several major employers, including Doctor's Hospital at Renaissance, The University of Texas Rio Grande Valley, and Edinburg Regional Medical Center. The entire portfolio (starting in Edinburg) can be driven in 27 minutes.



94  
units



1976  
year built



N/A  
rehabbed



88%  
occupancy



Financial Information		Existing Loan Parameters		Operating Information	
<b>Asking Price</b>	<b>MARKET</b>	Proposed Loan 65% Amortization (months)		Est Mkt Rent (Feb-26)	\$69,005
		Debt Service		6 Mo Avg	\$67,330
Stabilized NOI	\$455,182	Monthly I.O.		Physical Occ (Feb-26)	88%
		Interest Rate		Est Ins per Unit per Yr	\$901
		Date Due		<b>Property Tax Information</b>	
		Est Res for Repl/Unit/Yr		2025 Tax Rate/\$100	2.5285
		Yield Maintenance		2025 Tax Assessment	\$3,712,813
		Transfer Fee		Est 2025 Taxes	\$93,878
				Est Future Tax Assessment	\$3,712,813
				Est Future Taxes	\$93,878

Interest rates fluctuate daily

Current Street Rent with a 10% Increase	910,866	\$75,906 / Mo		
Estimated Gross Scheduled Income	910,866	\$75,906 / Mo	Number of Units	94
Estimated Loss to Lease (2% of Total Street Rent)	(18,217)	2%	Avg Unit Size	749
Estimated Vacancy (2% of Total Street Rent)	(18,217)	2%		
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(18,217)	2%	Net Rentable Area	70,445
Estimated Utilities Income	21,446	\$228 / Unit / Yr	Land Area (Acres)	6.62
Estimated Other Income	23,973	\$255 / Unit / Yr	Units per Acre	14.191
Estimated Total Rental Income	901,633			
<b>ESTIMATED TOTAL PRO-FORMA INCOME</b>	<b>901,633</b>	<b>\$75,136 / Mo</b>		

	MODIFIED ACTUALS - Feb '25 thru Jan '26 Expenses		PRO-FORMA	
<b>6 Months Income Annualized</b>	<b>\$807,961</b>		<b>\$901,633</b>	
<b>EXPENSE</b>	<b>FIXED EXPENSES</b>		<b>FIXED EXPENSES</b>	
<b>Fixed Expenses</b>	<b>Fixed Expenses</b>		<b>Fixed Expenses</b>	
Taxes	\$91,777	\$976 per Unit	\$93,878	\$999 per Unit
Insurance	\$84,722	\$901 per Unit	\$84,722	\$901 per Unit
<b>Total Fixed Expense</b>		<b>\$176,499</b>		<b>\$178,601</b>
		\$1,878 per Unit		\$1,900 per Unit
<b>Utilities</b>	<b>Utilities</b>		<b>Utilities</b>	
Electricity	\$13,158	\$140 per Unit	\$13,158	\$140 per Unit
Water/Sewer	\$37,076	\$394 per Unit	\$37,076	\$394 per Unit
<b>Total Utilities</b>		<b>\$50,234</b>		<b>\$50,234</b>
		\$534 per Unit		\$534 per Unit
<b>Other Expenses</b>	<b>Other Expenses</b>		<b>Other Expenses</b>	
General & Admin & Marketing	\$36,523	\$389 per Unit	\$36,523	\$389 per Unit
Repairs & Maintenance	\$86,436	\$920 per Unit	\$86,436	\$920 per Unit
Labor Costs	\$0	\$ per Unit	\$0	\$ per Unit
Contract Services	\$16,868	\$179 per Unit	\$16,868	\$179 per Unit
Management Fees	\$44,800	5.54%	\$49,590	5.50%
<b>Total Other Expense</b>		<b>\$184,627</b>		<b>\$189,417</b>
		\$1,964 per Unit		\$2,015 per Unit
<b>Total Operating Expense</b>		<b>\$411,360</b>		<b>\$418,251</b>
		\$4,376 per Unit		\$2,015 per Unit
<b>Reserve for Replacement</b>		<b>\$23,500</b>		<b>\$28,200</b>
		\$250 per Unit		\$300 per Unit
<b>Total Expense</b>		<b>\$434,860</b>		<b>\$446,451</b>
		\$4,626 per Unit		\$4,749 per Unit
<b>Net Operating Income (Actual Underwriting)</b>		<b>\$373,101</b>		<b>\$455,182</b>
<b>Asking Price</b>		<b>MARKET</b>		<b>MARKET</b>

NOTES: ACTUALS: Income and Expense is based on Jan 2026 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 5.5% of Gross Income, Other expenses are Estimated for the Pro Forma.

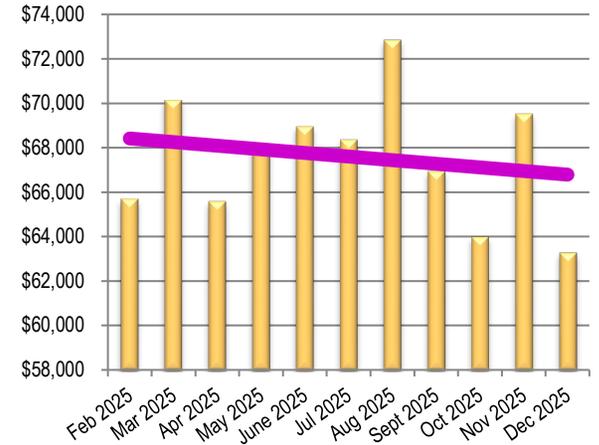
DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its 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. THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This represents an estimated sales price for this property. It is not the same as an opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development or an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

# Weslaco/Edinburg 6 Property Portfolio | Weslaco & Edinburg, TX 78596

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HILDAGO COUNTY	
Age:	1976	# of Stories:	2	Mortgage Balance		ACCT ID: 321829; 322216; 138351; 262203; 226058	
Rehabbed:	N/A	Buildings:	19	Amortization		City of Weslaco/Edinburg	\$0.686700
		Units/Acre	14.19	P & I		Drainage District #1	\$0.112300
Elec Meter:	Indiv	Open Parking:	Yes	Type		Hidalgo County	\$0.575000
A/C Type:	HVAC	Covered Parking:	Yes	Assumable		South Texas College	\$0.162000
Water:	RUBS	Garage Parking:	No	Monthly Escrow		South Texas School	\$0.049200
Gas:	RUBS			Origination Date		Weslaco ISD/Edinburg ISD	\$0.943300
EWG:	EWG	Construction Quality:	C	Due Date			
Plumbing:	Copper?	Submarket:	Weslaco/Edinburg	Interest Rate			
Wiring:	Copper?		Texas				
Roof:	Flat	Concessions:		Yield Maintenance			
Materials:	Brick/Wood Siding		N/A	Transfer Fee	1%+Legal+App	<b>2025 Tax Rate/\$100</b>	<b>\$2.528500</b>
Paving:	Asphalt/Concrete					<b>2025 Tax Assessment</b>	<b>\$3,712,813</b>
Resident pays for E(Elec); W(Water);G(Gas)							

## COLLECTIONS

Total Income	\$	806,401		
Feb 2025	\$	65,720	12 Mo Avg	\$ 67,602
Mar 2025	\$	70,153		
Apr 2025	\$	65,603	9 Mo Avg	\$ 67,769
May 2025	\$	68,174		
June 2025	\$	68,957		
Jul 2025	\$	68,370	6 Mo Avg	\$ 67,330
Aug 2025	\$	72,846		
Sept 2025	\$	66,957		
Oct 2025	\$	64,018		
Nov 2025	\$	69,531	3 Mo Avg	\$ 65,616
Dec 2025	\$	63,299		
Jan 2026	\$	62,774		



Income based on owner's 1/31/26 trailing 12 operating statement

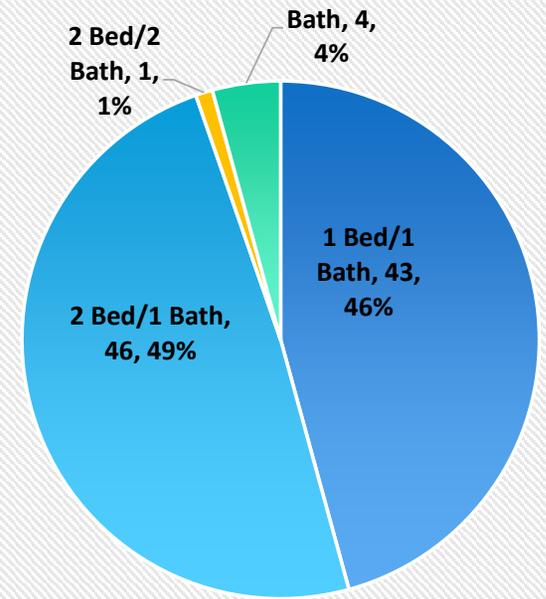


**UNIT MIX**

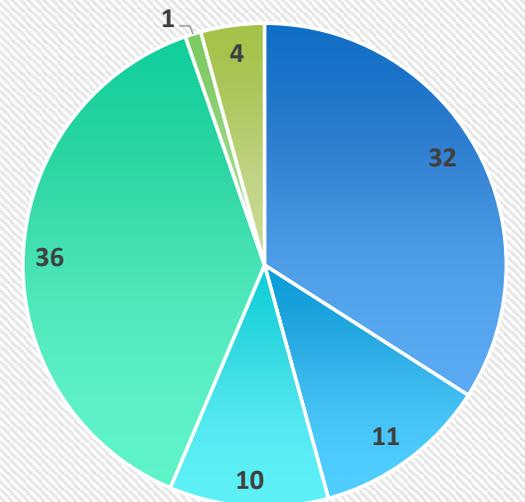
Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
<b>1920 E Iowa Rd, Edinburg, TX 78542</b>								
Renovated	2 Bed/1 Bath	9	725	6,525	\$743	\$6,687	EWG	\$1.02
Classic	2 Bed/1 Bath	1	725	725	\$743	\$743	EWG	\$1.02
Renovated	2 Bed/2 Bath	1	1,045	1,045	\$950	\$950	EWG	\$0.91
<b>Total Units</b>	<b>11</b>							
<b>222 S Westgate Dr, Weslaco, TX 78596</b>								
Renovated	1 Bed/1 Bath	11	700	7,700	\$670	\$7,370	EWG	\$0.96
Classic	1 Bed/1 Bath	1	700	700	\$670	\$670	EWG	\$0.96
<b>Total Units</b>	<b>12</b>							
<b>301 E 4th St, Weslaco, TX 78596</b>								
Renovated	1 Bed/1 Bath	10	700	7,000	\$669	\$6,688	EWG	\$0.96
Classic	1 Bed/1 Bath	2	700	1,400	\$669	\$1,338	EWG	\$0.96
<b>Total Units</b>	<b>12</b>							
<b>713 S Illinois Ave, Weslaco, TX 78596</b>								
Renovated	1 Bed/1 Bath	7	700	4,900	\$667	\$4,668	EWG	\$0.95
Classic	1 Bed/1 Bath	1	700	700	\$667	\$667	EWG	\$0.95
<b>Total Units</b>	<b>8</b>							
<b>103 Audrey Dr, Weslaco, TX 78596</b>								
	1 Bed/1 Bath	11	650	7,150	\$706	\$7,765	EWG	\$1.09
	2 Bed/1 Bath	16	800	12,800	\$758	\$12,125	EWG	\$0.95
	3 Bed/1 Bath	4	950	3,800	\$915	\$3,660	EWG	\$0.96
<b>Total Units</b>	<b>31</b>							
<b>517 S Westgate Dr, Weslaco, TX 78596</b>								
	2 Bed/1 Bath	20	800	16,000	\$784	\$15,675	EWG	\$0.98
<b>Total Units</b>	<b>20</b>							
<b>TOTALS AND AVERAGES</b>		<b>94</b>	<b>749</b>	<b>70,445</b>	<b>\$734</b>	<b>\$69,005</b>	<b>EWG</b>	<b>\$0.98</b>

Source: Owner's 2/11/26 Rent Roll

**Units by Type**



**Units by Size**



Legend: 700 (blue), 650 (light blue), 725 (cyan), 800 (green), 1,045 (light green), 950 (yellow-green)



## FEATURES & AMENITIES

- **Black/Stainless Steel Appliances\***
- **Hardwood Style Floors\***
- **Two-Tone Paint\***
- **Ceiling Fans\***
- **Pet Friendly**
- **Modern Square Showerhead\***
- **Gooseneck Faucets with Sprayer and Double-Sink\***
- **Painted Cabinets wit Brushed Nickel Hardware\***
- **New Electrical Fixtures\***
- **Resurfaced Countertops\***
- **Laundry Facilities at All Properties (except 1920 Iowa Drive)**
- **Highly-Rated Edinburg ISD**

*\*In Select Units*

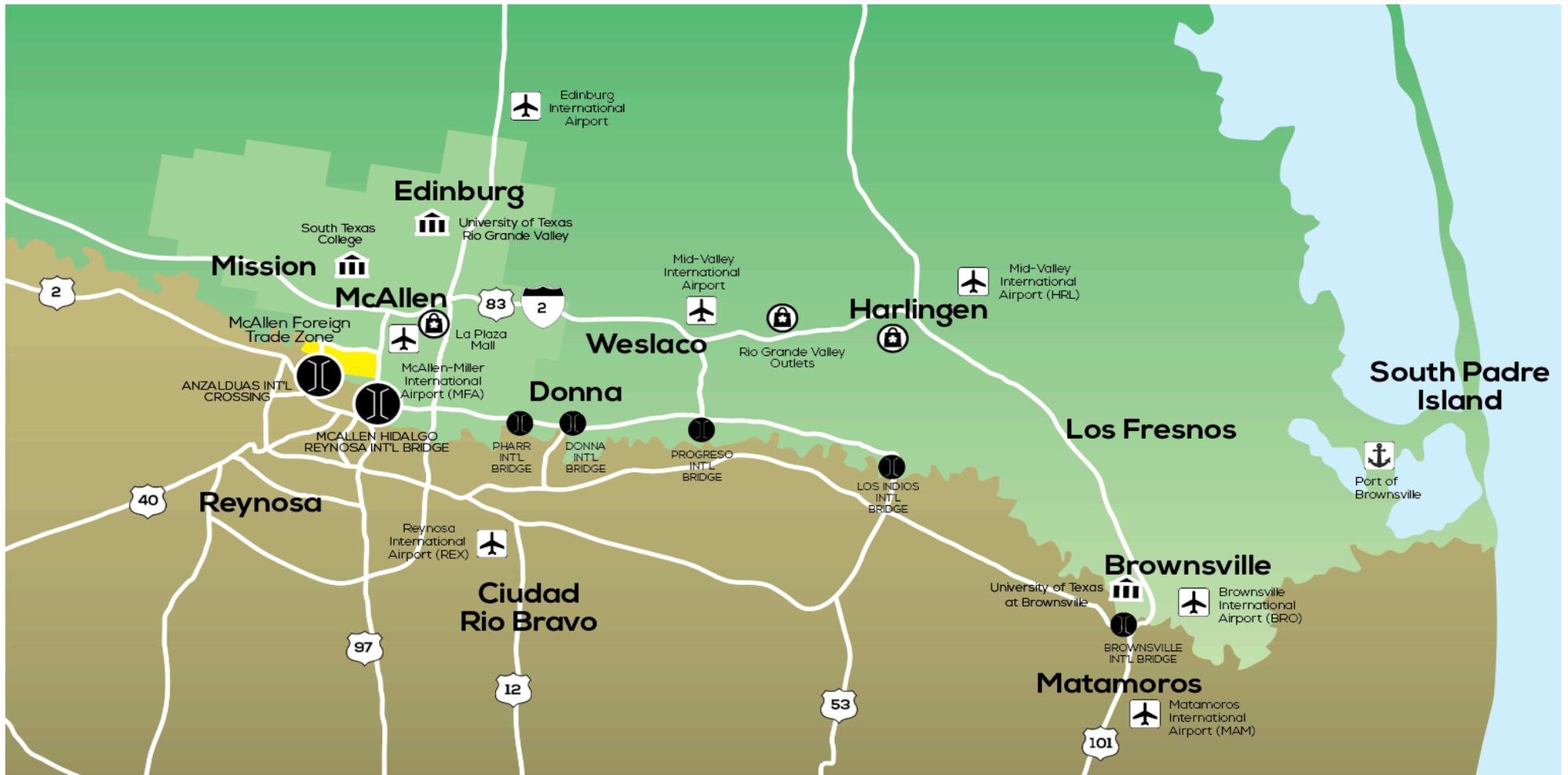
# LOCATION OVERVIEW

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and is composed of Hidalgo County. The metro's proximity to Mexico makes trade and logistics important drivers of the local economy. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors.

The area is dominated by local agriculture, border-zone factories, and commerce related to the port of entry at Reynosa into Mexico. Like other border towns, the area has a dominant Hispanic heritage, high growth rate, and a low cost of living. The area is in the center of a broad, flat agricultural area known locally as "The Valley" dotted with vegetable and citrus growing interspersed with small towns and expanding suburbs. The more middle-class Edinburg, 5 miles north, is home to the University of Texas Pan American campus, the largest higher education facility in south Texas. Mission is an agricultural center west. McAllen, which has a reputation for being quieter than the border towns of Brownsville and Laredo, has a nice downtown area and is nicknamed "City of Palms." The city of McAllen, located at the southern tip of Texas, is within an hour-and-a-half flight from Houston and is the international stop over for flights to the interior of Mexico. The city has a new convention center surrounded by hotels, shopping and restaurants.

Economic Developments:

1. Sam's Club Warehouse in Weslaco
  - A new ~\$25 million Sam's Club is under construction at FM 1015 & Barbee Drive. 22 acre site, expected completion is September 2026. Expected to bring over 200 jobs.



2. Shops at Westgate in Weslaco - Down the Street from 222 S. Westgate. \$6 MM project at Westgate Dr & Business 83. Anchored by H-E-B. More than 145 jobs, multiple new retail buildings over 8,000 sq ft each.
3. Starbucks Coming to North Edinburg. New Starbucks location set to open fall of 2025 at 3325 N Business Hwy 281.
4. H-E-B Major Expansion / Renovation in Edinburg. The biggest H-E-B in Edinburg (McColl & Freddy Gonzalez Dr) is undergoing a \$34MM renovation/expansion. Will expand to 110,000 sq ft. Improvement to facade, curbside, etc. Expected completion early 2027.



Weslaco/Edinburg Portfolio



Pike Plaza



Doninion Apartments

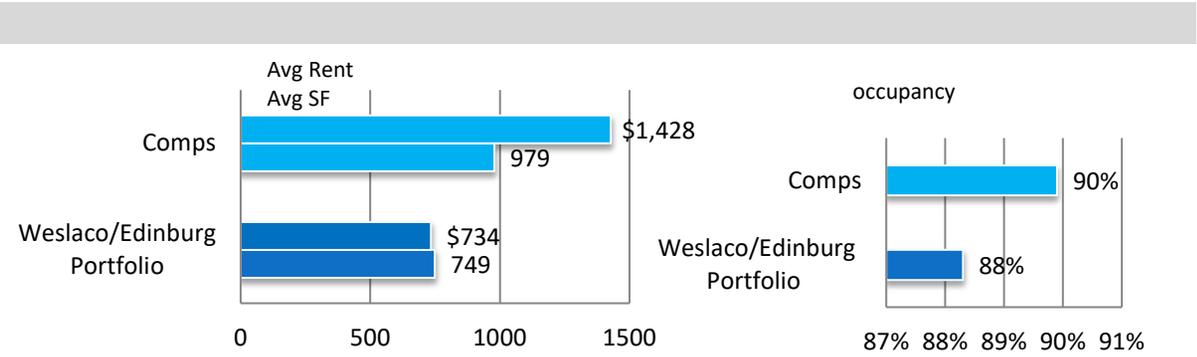


Steele Properties



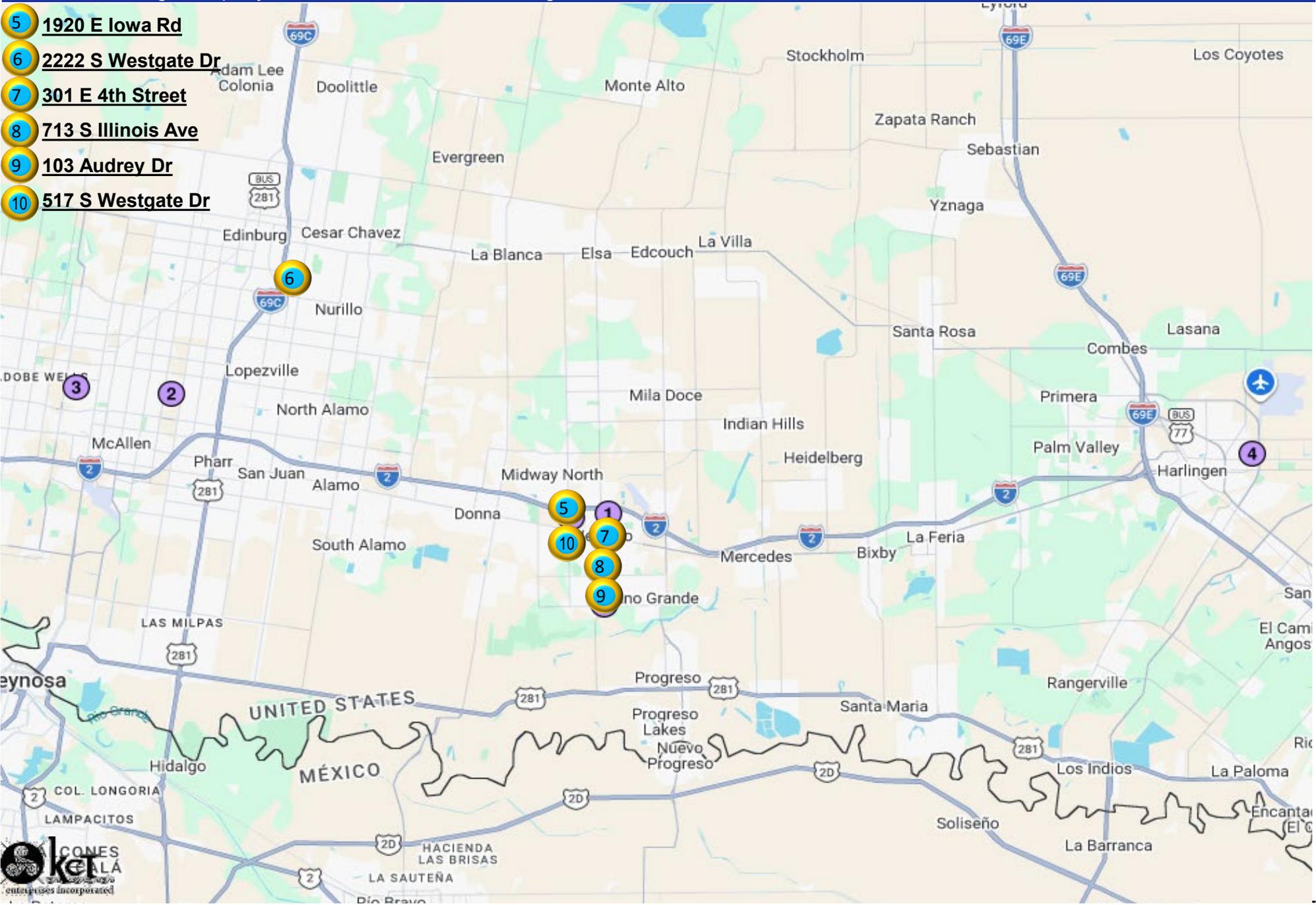
Sonesta Court

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Pike Plaza 509 E Pike Blvd	2007	N/A	90%	21	866	\$814		0.940
2 Doninion Apartments 1008 E Daffodil	2006	N/A	96%	24	820	\$779		0.950
3 Steele Properties 2501 N 31st Lane	1985	N/A	88%	26	570	\$599		1.050
4 Sonesta Court 701 Sonesta Court	2007	N/A	100%	8	742	\$824		1.110
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>								
Totals/Averages Comps	2001		94%	20	750	\$759		\$1.013
 Weslaco/Edinburg Portfolio 222 S Westgate	1976	N/A	88%	94	749	\$734		\$0.780



Weslaco/Edinburg 6 Property Portfolio | Weslaco & Edinburg, TX 78596

- 5 1920 E Iowa Rd
- 6 2222 S Westgate Dr
- 7 301 E 4th Street
- 8 713 S Illinois Ave
- 9 103 Audrey Dr
- 10 517 S Westgate Dr

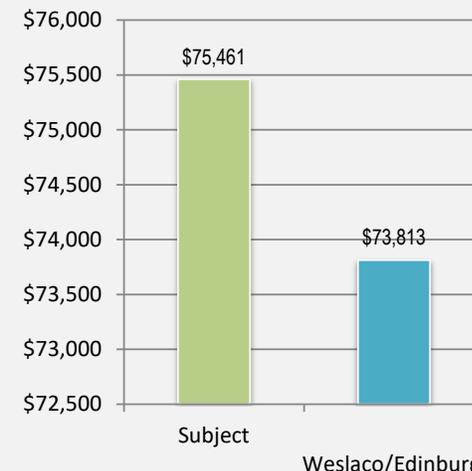
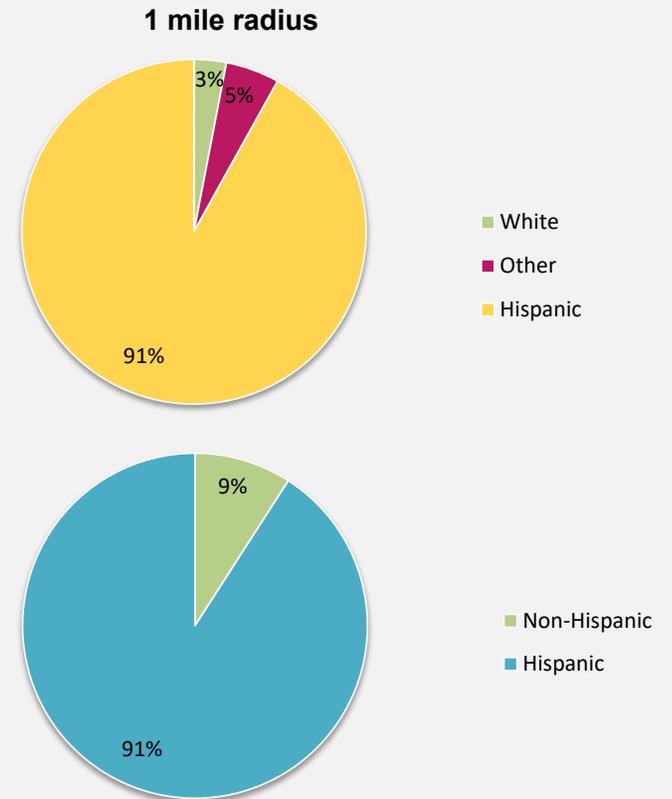


**DEMOGRAPHIC SUMMARY PROFILE**

2000-2010 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups

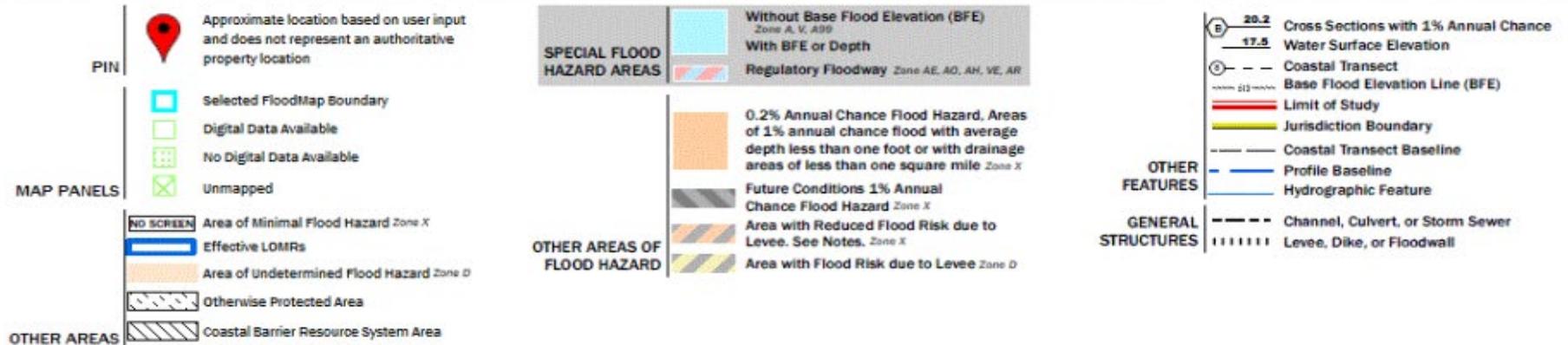
Weslaco/Edinburg 6 Property Portfolio   Weslaco & Edinburg, TX 78596	1 Mile	2 Miles	3 Miles
<b>Population</b>			
2025 Estimated Population	10,254	37,260	63,364
2030 Projected Population	10,847	39,458	66,761
2020 Census Population	8,717	33,214	56,757
2010 Census Population	8,761	32,042	53,282
Projected Annual Growth 2025 to 2030	1.2%	1.2%	1.1%
Historical Annual Growth 2010 to 2025	1.1%	1.1%	1.3%
2025 Median Age	32.6	32.7	32.7
<b>Households</b>			
2025 Estimated Households	3,529	12,291	20,456
2030 Projected Households	3,870	13,619	22,453
2020 Census Households	3,193	10,939	17,963
2010 Census Households	2,967	9,892	15,799
Projected Annual Growth 2025 to 2030	1.9%	2.2%	2.0%
Historical Annual Growth 2010 to 2025	1.3%	1.6%	2.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	37.6%	38.9%	39.4%
2025 Estimated Black or African American	1.4%	1.3%	1.1%
2025 Estimated Asian or Pacific Islander	1.6%	1.2%	1.1%
2025 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2025 Estimated Other Races	58.4%	57.8%	57.6%
2025 Estimated Hispanic	90.9%	91.7%	91.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$75,461	\$75,532	\$73,813
2025 Estimated Median Household Income	\$62,596	\$61,710	\$58,956
2025 Estimated Per Capita Income	\$26,053	\$24,982	\$23,873
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	9.8%	14.9%	15.8%
2025 Estimated Some High School (Grade Level 9 to 11)	10.8%	11.2%	10.7%
2025 Estimated High School Graduate	20.7%	25.1%	26.9%
2025 Estimated Some College	27.4%	21.7%	20.1%
2025 Estimated Associates Degree Only	5.4%	6.1%	6.2%
2025 Estimated Bachelors Degree Only	19.9%	15.4%	14.4%
2025 Estimated Graduate Degree	6.1%	5.6%	6.0%
<b>Business</b>			
2025 Estimated Total Businesses	424	1,244	1,723
2025 Estimated Total Employees	4,708	12,988	17,535
2025 Estimated Employee Population per Business	11.1	10.4	10.2
2025 Estimated Residential Population per Business	24.2	29.9	36.8





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

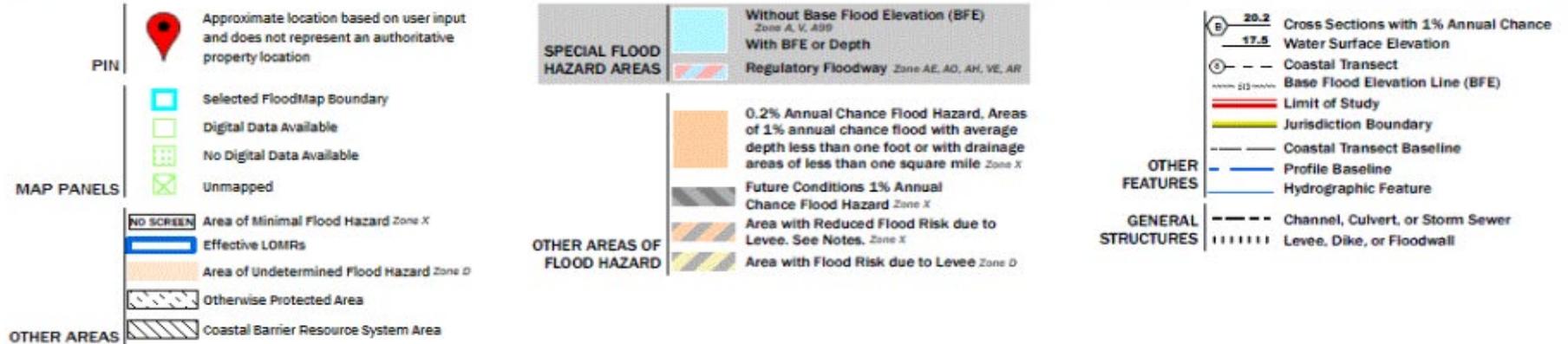
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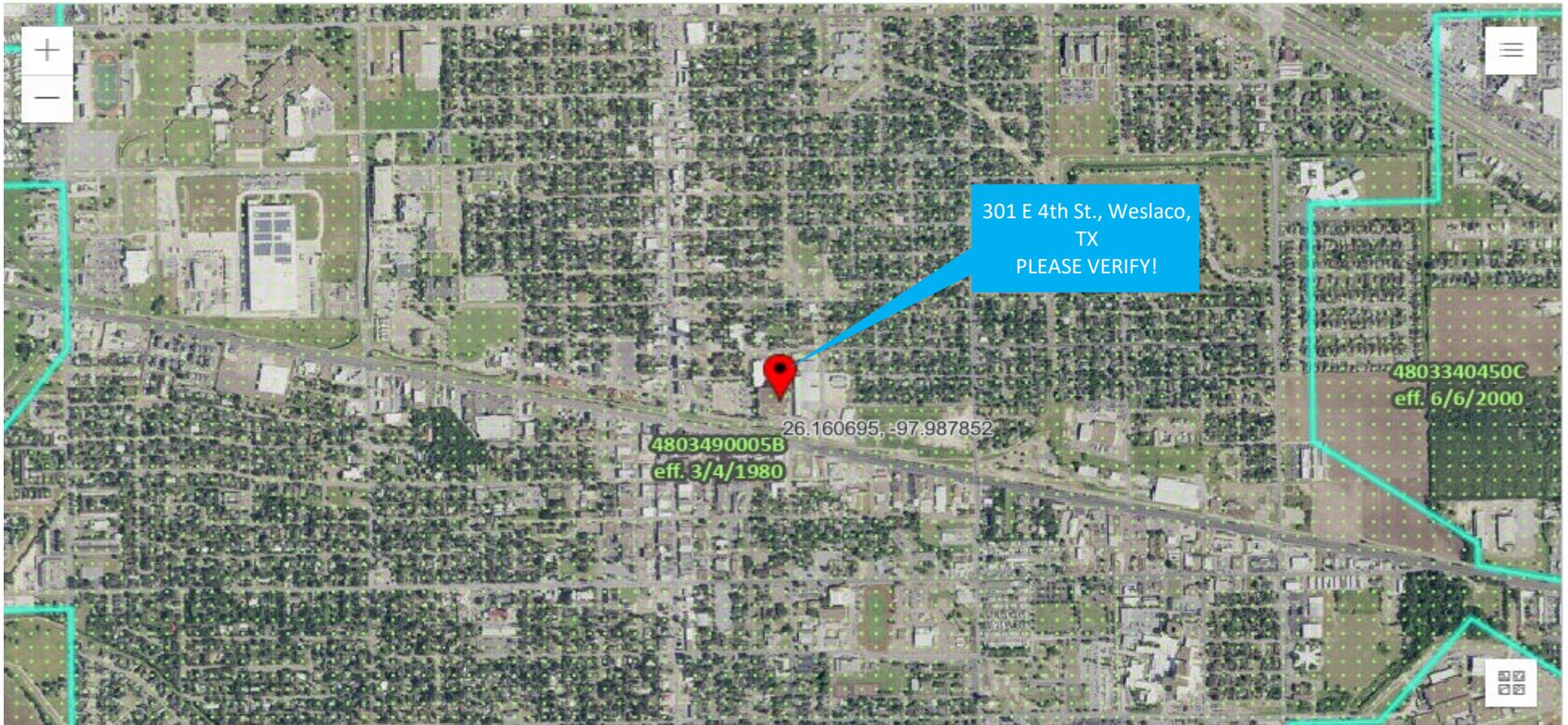




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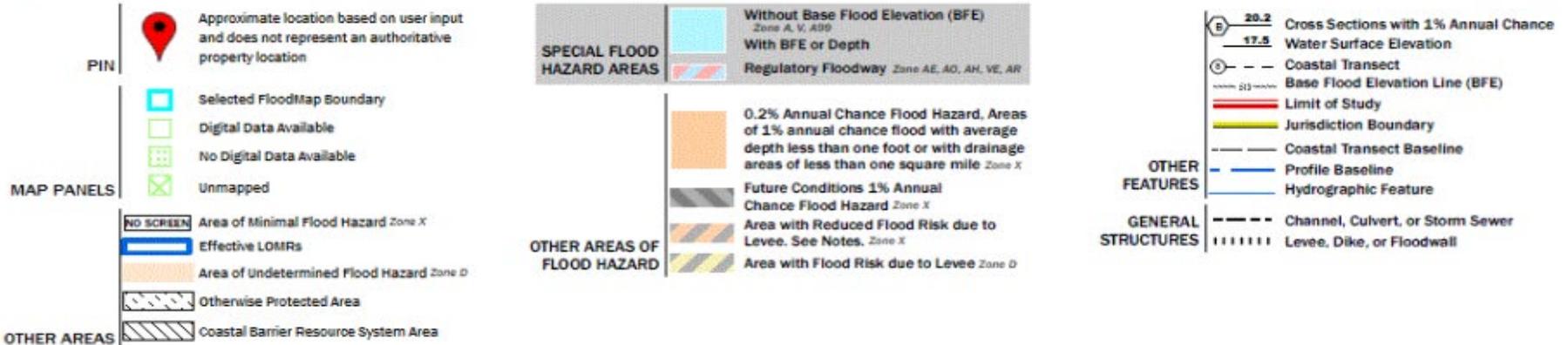
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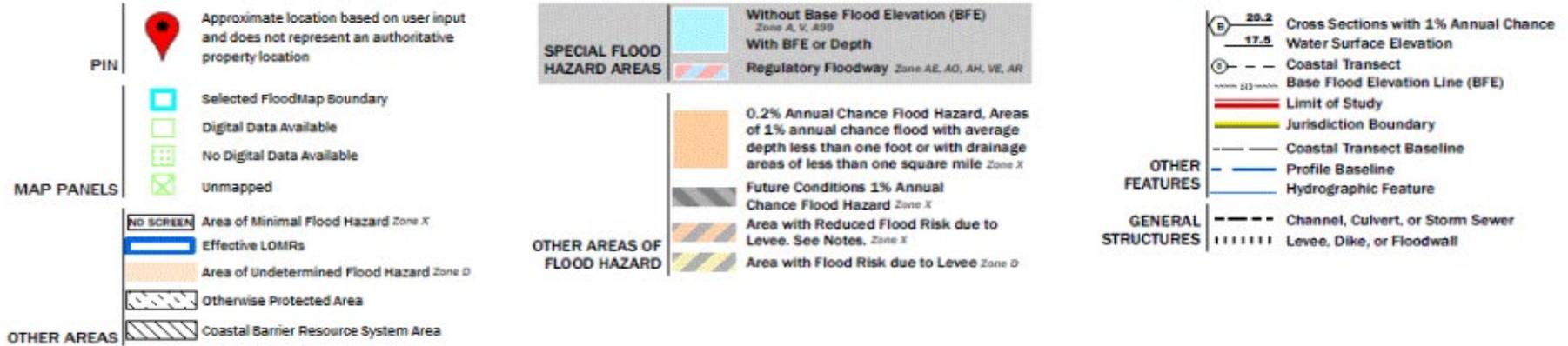
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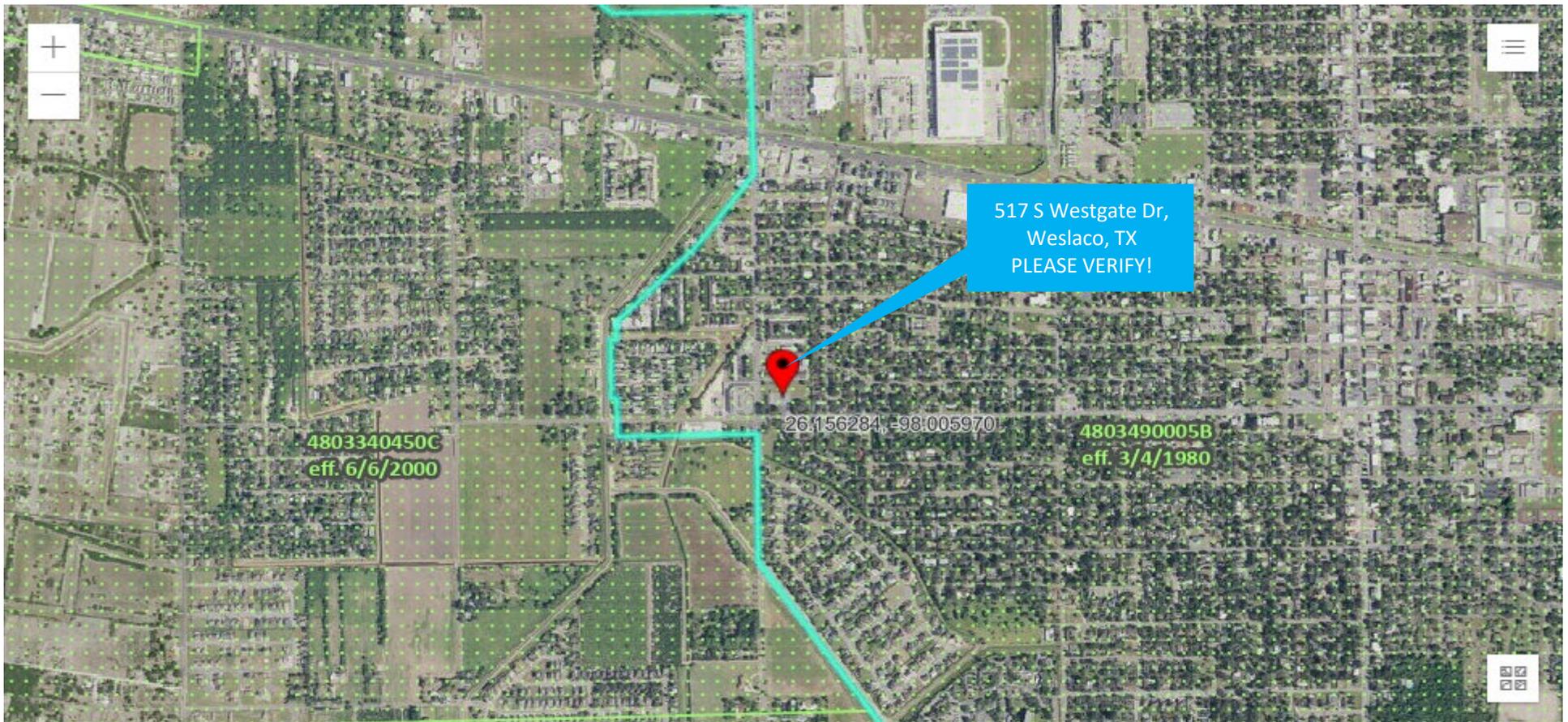




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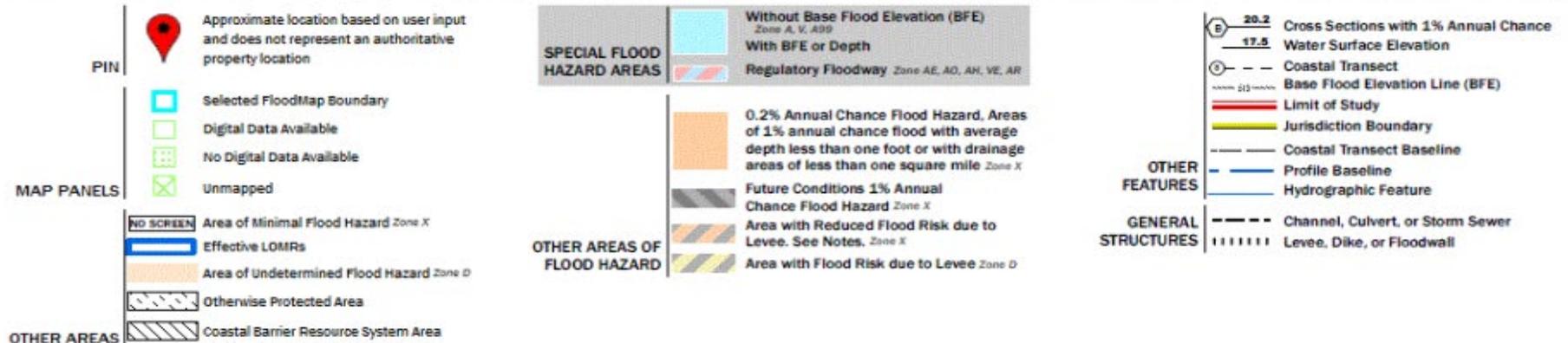
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<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 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</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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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.*

11-03-2025



**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.

**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 Name of Sponsoring Broker (Licensed Individual or Business Entity)	0406902 License No.	twilk4@ketent.com Email	713-355-4646 Phone
TOM WILKINSON Name of Designated Broker of Licensed Business Entity, if applicable	0173897 License No.	twilk4@ketent.com Email	713-355-4646 Phone
N/A Name of Licensed Supervisor of Sales Agent/Associate, if applicable	N/A License No.	N/A Email	N/A Phone
N/A Name of Sales Agent/Associate	N/A License No.	N/A Email	N/A Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



## DISCLAIMER & NON-ENDORSEMENT NOTICE

**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent rolls, etc. However, we (KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his accountants or attorneys for legal and tax advice. Rates of return vary daily. No representations are made concerning environmental issues, if any.

**Non-Endorsement Notice:** KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY**

**HASHIR SALEEM**

**Broker/Senior Associate**

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713-355-4646 ext 106

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