

7531 Cleveland Gibbs * Northlake, Texas 76226



FOR SALE



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

Property Overview

-7,524sf Building under construction

-Est. delivery Q423

-Fully Leased to multi-location Day Care

- Located 1/2 Way Between Northlake Commons
and Robson Ranch inside the Harvest Community

Property Highlights

-First class office building

-Serving several growing communities
where they are selling 3 -4 homes Per
Day

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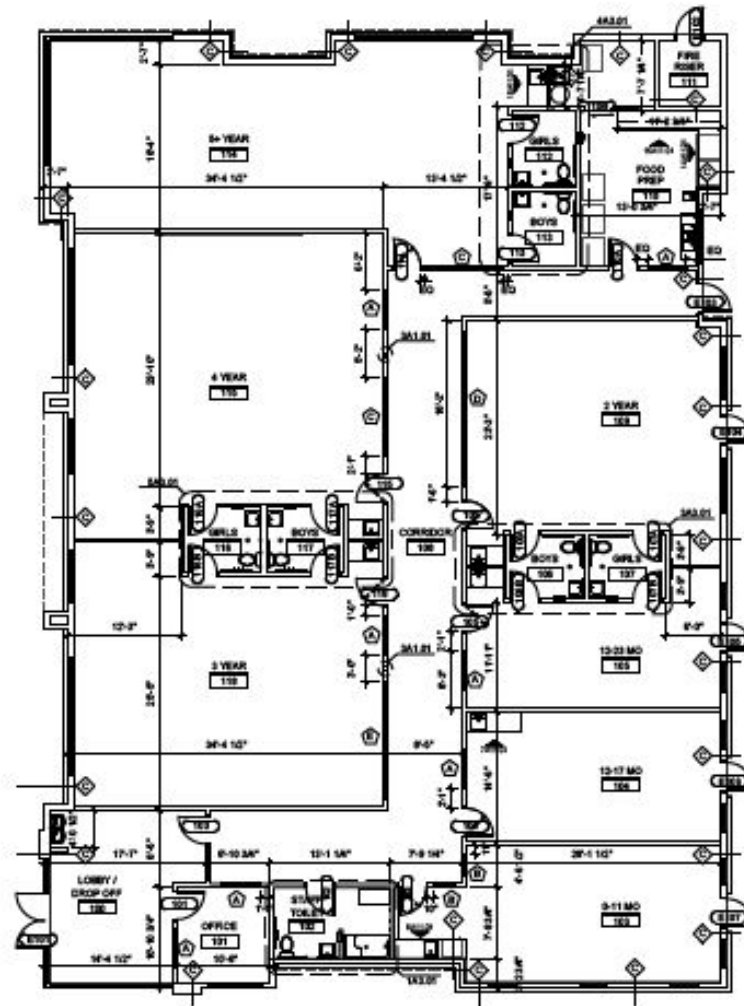
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Exterior Conceptual Renderings

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OES
OFFICE EQUITY SOLUTIONS



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Building Plan

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Location

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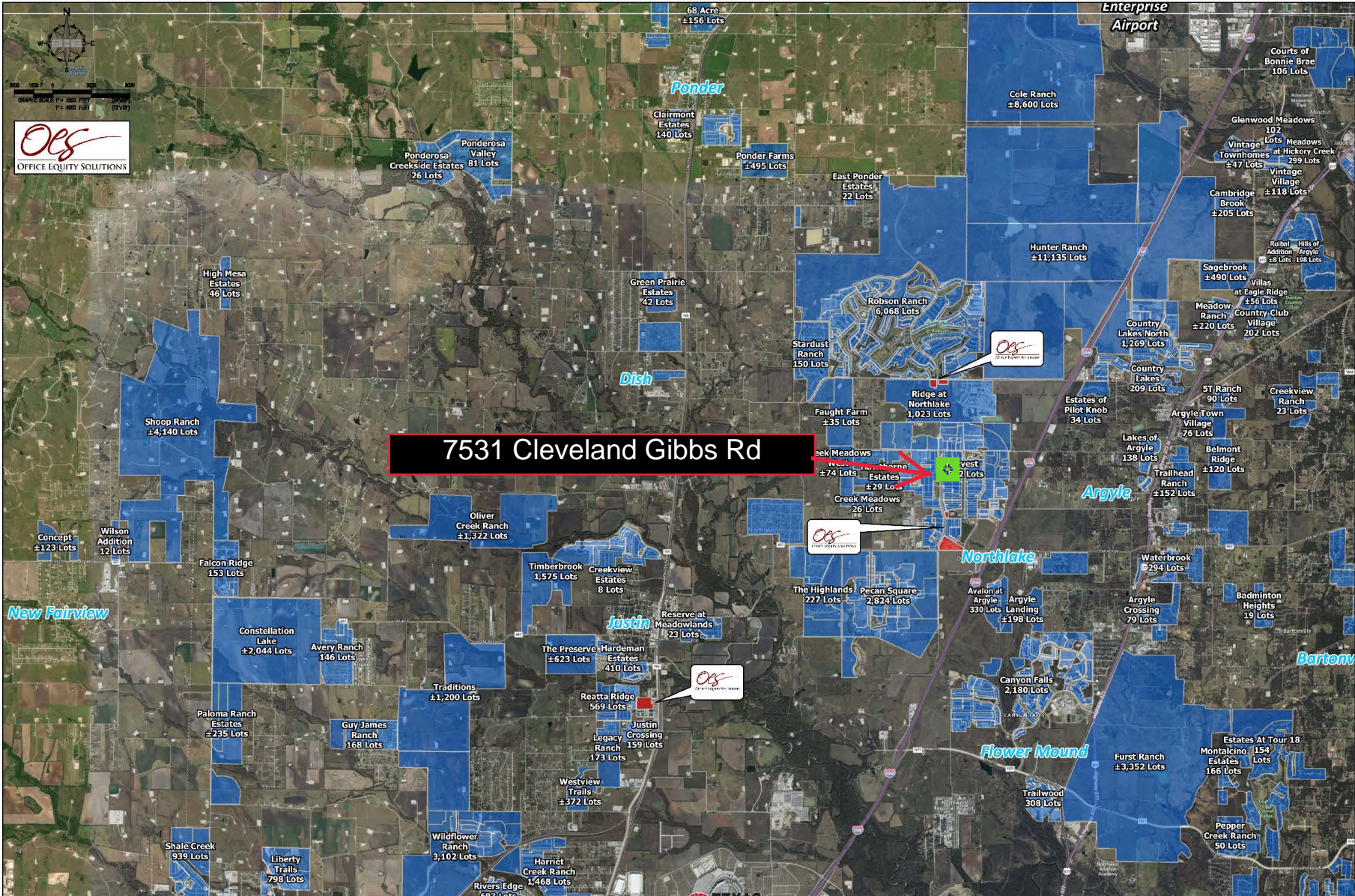
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Map with Communities

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Information About Brokerage Services

Texas law requires all real estate licensees 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 the 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 (SEUER/LANOLORO): 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.

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.

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 in a fair and equitable manner;
- May, with the parties' written consent, appoint a different licensee 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 set forth 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 licensee 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 to place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>ULTIMA REAL ESTATE</u>	<u>0377623</u>	<u>Ultimaceo@gmail.com</u>	<u>(972) 980-9393</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
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<u>PAUL OBED BERMUDEZ</u>	<u>0377623</u>	<u>ultimaceo@gmail.com</u>	<u>(972) 980-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Paul Bermudez</u>	<u>0377623</u>	<u>ultima_o@gmail.com</u>	<u>(972) 980-9393</u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone
<u>Associate</u>			
<u>Daniel Molina</u>	<u>0525467</u>	<u>dmolina@officeequi solutions.com</u>	<u>(817) 416-3981</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

365 Miron Drive, Suite A Southlake, TX 76092
Daniel Molina

11/2/2015 11:00 AM

earom/MX

Re: I. is 'x' e',

Phone: (817) 416-3981

4511 11/2/2015 11:00 AM

Fax: (817) 416-3372

Information available at www.trec.texas.gov

IABS 1-0 Date:

John David Frid