



# Valvoline

The Crossing at Moore Farm

3541 S. Preston Rd.  
Celina, TX 75009





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## Valvoline - The Crossing at Moore Farm

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

17

LEASE SUMMARY

19

FINANCIAL ANALYSIS

20

TENANT OVERVIEW

21

LOCATION OVERVIEW

23

DEMOGRAPHICS

**Valvoline**

3541 S. Preston Rd.  
Celina, TX 75009

**Year Built:**

2026

**Land:**

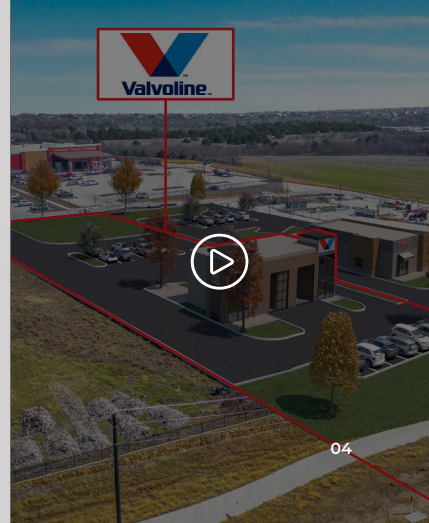
1.05 Acres  
(45,956 SqFt)

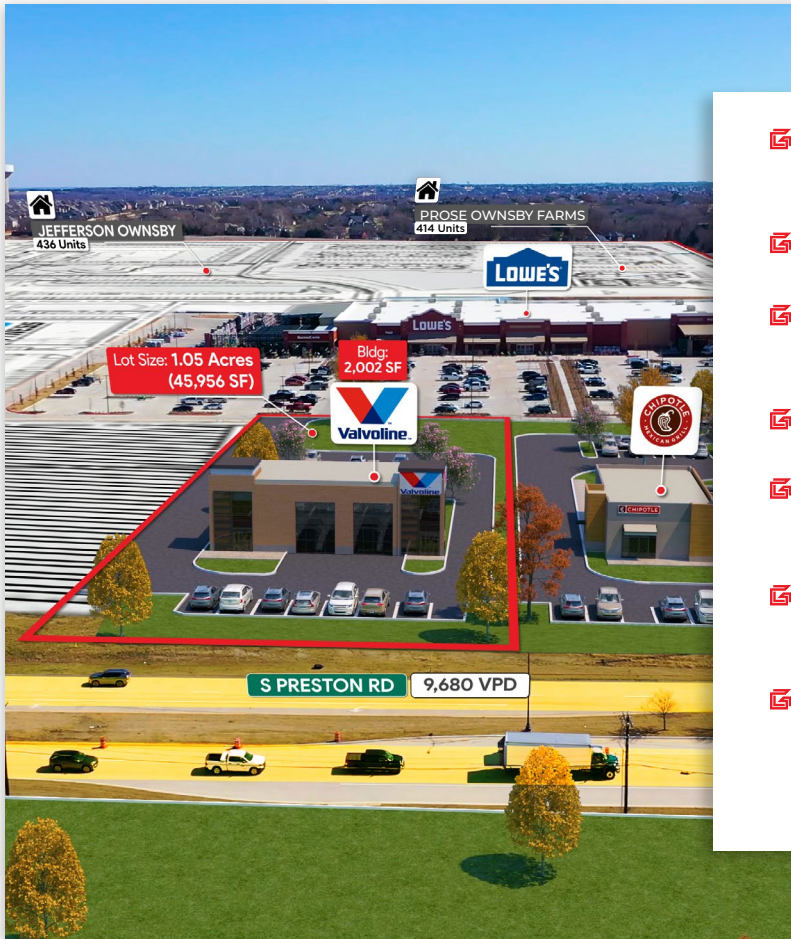


**GOMEZGROUP**

**Bldg:**

2,002 Sqft





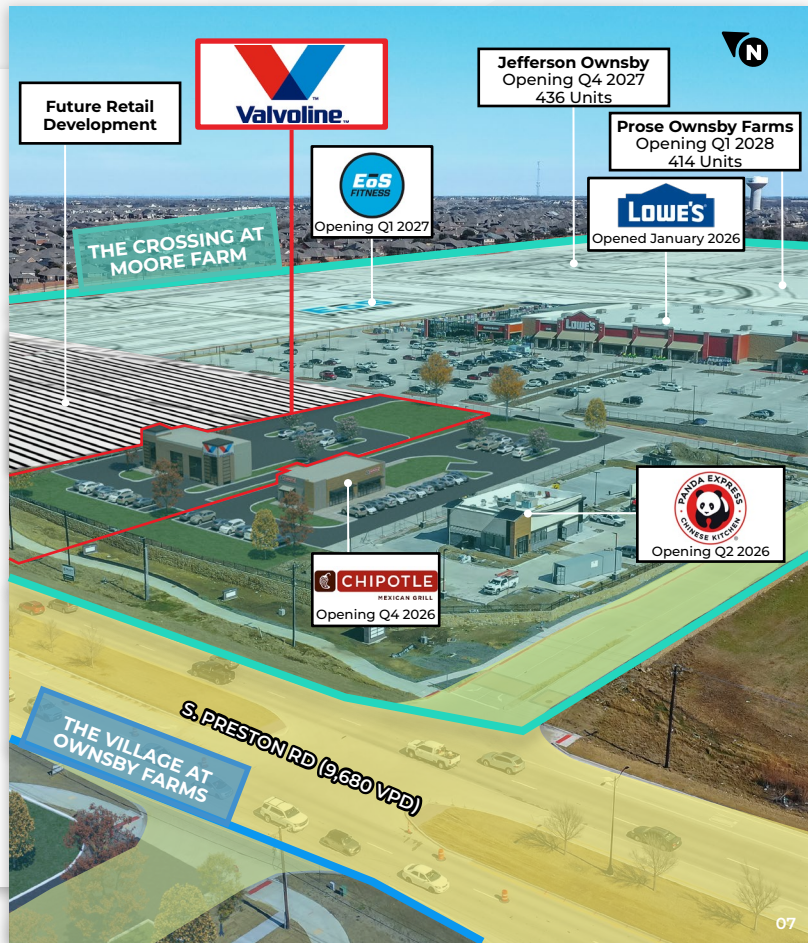
- 📍 Brand New 2026 Construction; Estimated Opening Q2 2026
- 📍 Absolute NNN Ground Lease
- 📍 15-Year Initial Term with Four 5-Year Renewal Options
- 📍 10% Rent Increases Every 5 Years
- 📍 Population +78,400 in 5 Miles with 14.07% Annual Growth Rate
- 📍 +\$175,900 Avg HHI in 1 Mile Radius, Higher than the National Average
- 📍 314% Population Increase Over Last Decade, Ranking #3 in Top 10 Fastest Growing Cities According to [dallas.culturemap.com](http://dallas.culturemap.com)

- 1.05 Acre Lot Positioned to Capture Heavy Traffic from the Preston Road Corridor, a Primary North-South Commercial Spine
- The Crossing at Moore Farm and The Village at Ownsby Farms Together Make up a +77 Acre Unified Master Planned Retail District Anchored by Costco, Lowe's, EoS, Academy Sports and The Home Depot
- National Tenants in the Immediate Surrounding Area Include Target, Walmart Supercenter, Hobby Lobby, DICK's Sporting Goods, and Kohl's
- Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 5,000 Acres Combined

▶ WATCH PROPERTY VIDEO



- 📍 Directly Across Preston Road from the Brand New Development The Village at Ownsby Farms, Anchored by High-Volume Destination Retail Including Costco & Costco Gasoline and Academy Sports (Est. Opening 2026)
  
- 📍 Immediately Adjacent to Jefferson Ownsby and Prose Ownsby Farms, Two New Class A Multifamily Communities with 850-Units Combined that will Serve as the Residential Anchor for The Crossing at Moore Farm, Creating a Cohesive Mixed-Use Gateway that Blends Daily Commerce with Modern Living
  
- 📍 Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
  
- 📍 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai



► SITE PLAN







**Luna Grill**  
mediterranean kitchen

**Sport Clips**  
HAIRGUTS

**PACIFIC**  
dental services

**Richard's**  
HAIRGUTS

**TORCHY'S TACOS**

**MO' BETTAR**  
HAWAIIAN STYLE FOOD

**SOAK**  
NOLA BR. 100% C

The Ownsby Apartments  
386 Units

**THE HOME DEPOT**  
Opening August 2026

Celina  
**ACE**  
Hardware

**SONIC**

**Academy**  
SPORTS & OUTDOORS  
Opening Q4 2026

**COSTCO**  
WHOLESALE  
Opening Q4 2026

**COSTCO**  
GASOLINE

**Walmart**  
Opening Spring 2026

THE VILLAGE AT  
OWNSBY FARMS

OWNSBY PKWY

Future Retail  
Development

**EoS**  
FITNESS  
Opening Q1 2027

S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)

**PANDA EXPRESS**  
CHINESE KITCHEN  
Opening Q2 2026

**CHIPOTLE**  
MEXICAN GRILL  
Opening Q4 2026

**LOWE'S**  
Opened January 2026

THE CROSSING AT  
MOORE FARM

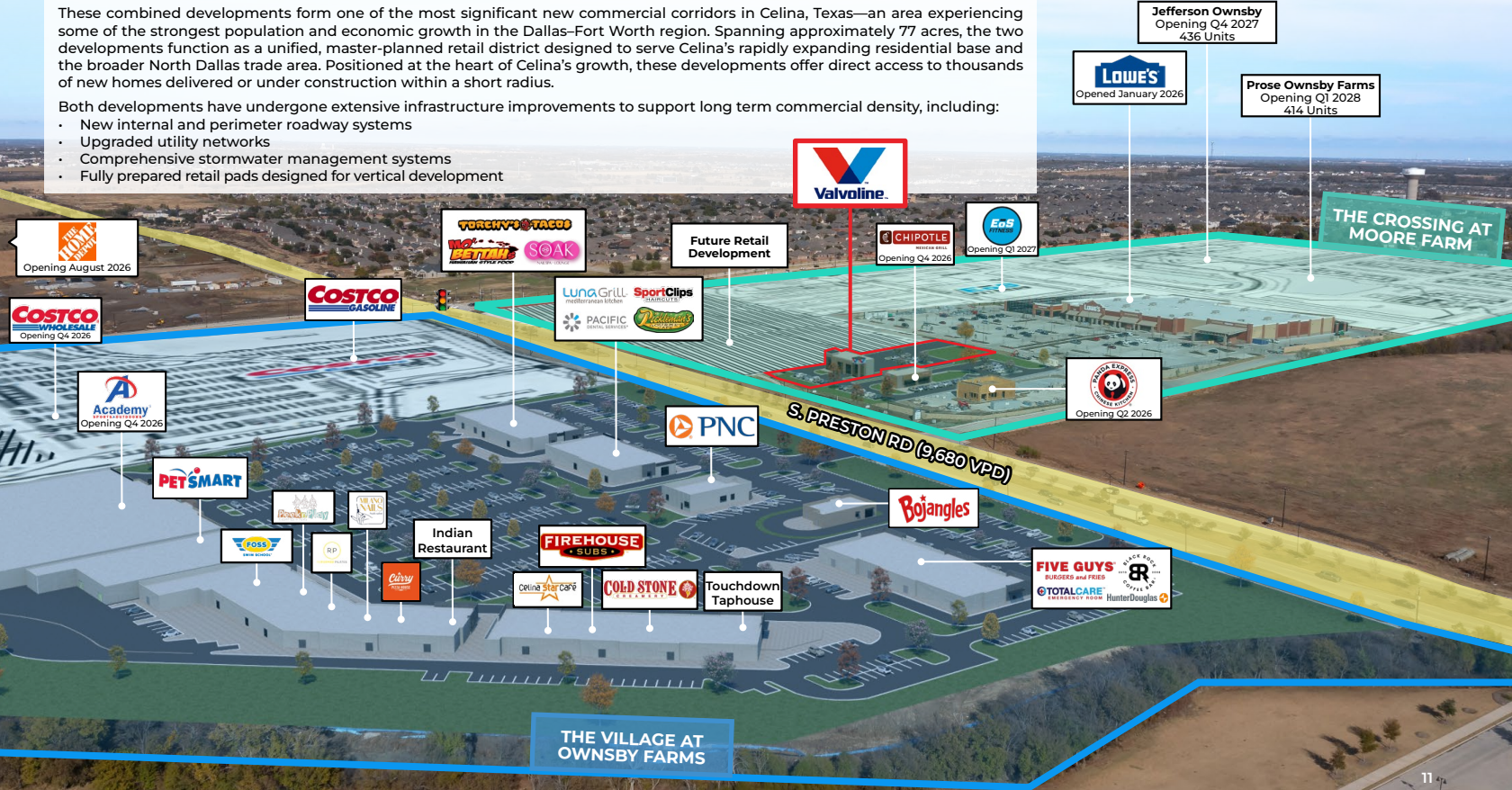


## ▶ THE CROSSING AT MOORE FARM & THE VILLAGE AT OWNSBY FARMS

These combined developments form one of the most significant new commercial corridors in Celina, Texas—an area experiencing some of the strongest population and economic growth in the Dallas-Fort Worth region. Spanning approximately 77 acres, the two developments function as a unified, master-planned retail district designed to serve Celina's rapidly expanding residential base and the broader North Dallas trade area. Positioned at the heart of Celina's growth, these developments offer direct access to thousands of new homes delivered or under construction within a short radius.

Both developments have undergone extensive infrastructure improvements to support long term commercial density, including:

- New internal and perimeter roadway systems
- Upgraded utility networks
- Comprehensive stormwater management systems
- Fully prepared retail pads designed for vertical development





METHODIST CELINA  
MEDICAL CENTER  
+11,000 Employees  
System-Wide

Celina  
**ACE**  
Hardware

**SONIC**  
America's  
Best Drive-In

COVENTRY HOMES  
HILLSIDE VILLAGE  
71-Acre Community  
165 Units

ATLAS BLUEWOOD APARTMENTS  
272 Units

THE OWNSBY APARTMENTS  
386 Units

THE HOME DEPOT

Walmart

THE SHOPS AT CARTER RANCH

BLUEWOOD BY  
HILLWOOD COMMUNITIES  
1,380-Acre Master  
Planned Community

PROSE OWNSBY FARMS  
414 Units

JEFFERSON OWNSBY  
436 Units

**COSTCO**  
WHOLESALE

OWNSBY PKWY

**COSTCO**  
GASOLINE

**UPS**  
Kwik Kar  
CLUB & AUTO CARE  
**SUBWAY**

**E6S**  
FITNESS

**Academy**  
SPORTS + OUTDOORS

FUTURE  
RETAIL  
DEVELOPMENT

3541 S. Preston Rd. Celina, TX 75009

**VALVOLINE**

**LOWE'S**

9,680 VPD  
S PRESTON RD

THE CROSSING AT MOORE FARM

**Foss**  
SWIM SCHOOL

**Worship's**  
VACUUMS

**Worship's**  
VACUUMS

**SOAK**  
WAX WASH

Luna Grill

**SportClips**  
HAIRCUTS

**PACIFIC**  
DIGITAL SERVICES

**Red Lobster**  
RESTAURANT

**PNC**

**Bojangles**

**FIVE GUYS**  
BURGERS and FRIES

**TOTALCARE**  
FOUNDATION

CELINA STAR CAFE

**FIREHOUSE**  
SUBS

HunterDouglas

**BLACK & ROCK**  
COFFEE BAR

**TOUCHDOWN**  
TAP HOUSE

**COLD STONE**  
CREAMERY



**THE OWNSBY APARTMENTS**  
386 Units

**COSTCO**  
WHOLESALE

**COSTCO**  
GASOLINE

**THE VILLAGE AT OWNSBY FARMS**

**S PRESTON RD** 9,680 VPD

**VALVOLINE**

3541 S. Preston Rd. Celina, TX 75009



**FIREHOUSE**  
SUBS



**CURRY PIZZERIA & STONE OVEN**

**Bojangles**

**PNC**



**PACIFIC DENTAL SERVICES**

**SportClips HAIRGUTS**

**SOAK**  
THERMAL SPA

**TORREY'S TACOS**

**WET BURRITO**  
MEXICAN STREET FOOD

**Luna Grill**  
MEXICAN STREET FOOD

**AMAZO NAILS**

**Place2Play**

**RP**  
CHILDREN'S PLAY

**FOSS**  
DINER

**PETSMART**

**Academy**  
SPORTSWEAR



**VALVOLINE**  
**THE CROSSING AT MOORE FARM**  
 3541 S. Preston Rd. Celina, TX 75009

- GREEN MEADOWS BY CASTLEROCK COMMUNITIES**  
1,400 Acres +4,000 Homes
- CAMBRIDGE CROSSING**  
1,600 Total Lots
- CHRISTOPHER TODD NEIGHBORHOODS CELINA PARK**  
108 Units
- THE ROYALTON AT CREEKS OF LEGACY**  
270 Units
- THE ESTATE AT PROSPER TRAIL**  
494 Total Lots
- LEGACY MANSIONS BY HAMRA HOMES**  
+180 Acres Part of Legacy Hills Master Planned Community with 3,200 Acres
- THE OWNSBY APARTMENTS**  
386 Units
- THE HOMESTEAD AT OWNSBY FARMS**  
373 Total Lots
- LAUGHLIN TWO EIGHTY NINE**  
268 Units
- LIGHT FARMS**  
1,070-Acre Master Planned Community +3,000 Homes
- PROSPER CROSSINGS**  
324 Units
- STAR TRAIL MASTER-PLANNED COMMUNITY**  
900 Acres
- 71-Acre Community**  
165 Units
- COVENTRY HOMES HILLSIDE VILLAGE**
- ATLAS BLUEWOOD APARTMENTS**  
272 Units
- WILSON CREEK MEADOWS**  
1,850 Total Lots
- CARTER RANCH**  
838 Total Lots
- BLUEWOOD BY HILLWOOD COMMUNITIES**  
1,380-Acre Master Planned Community
- JEFFERSON OWNSBY**  
436 Units
- PROSE OWNSBY FARMS**  
414 Units
- MUSTANG LAKES**  
681-Acre Master Planned Community Approx. 3,400 Homes
- LILYANA BY HILLWOOD COMMUNITIES**  
400-Acre Master Planned Community
- HIGHFIELD PRESTON**  
251 Units
- THE MANSIONS OF PROSPER**  
450 Units

289

S PRESTON RD  
9,480 VPD

FRONTIER PKWY  
12,204 VPD



Green Meadows by CastleRock Communities  
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center  
+11,000 Employees System-Wide



Coventry Homes - Hillside Village  
71-Acre Community

Yardly Cross Creek Meadows  
265 Homes

Tommie Dobie Bothwell Elementary School  
Approx. 466 Students

Shawnee Trail  
+166 Acre Future Retail Development



Highland Homes Cambridge Crossing  
43-Acre Mixed-Use Development



Atlas Bluewood Apartments  
272 Units

GHOATE PKWY

Sundance Celina  
261 Units

The Ownsby Apartments  
386 Units



Bluewood by Hillwood Communities  
1,380-Acre Master Planned Community

Christopher Todd Neighborhoods Celina Park  
108 Units

Light Farms, 1,070-Acre Master Planned Community  
+3,000 Homes



Jefferson Ownsby  
Opening Q4 2027; 436 Units

Mustang Lakes  
681-Acre Master Planned Community; Approx. 3,400 Homes



Laughlin Two Eighty Nine  
268 Units



THE VILLAGE AT OWNSBY FARMS

Prose Ownsby Farms  
Opening Q1 2028; 414 Units

Mishty Bakes  
Bakery & Art

The Royalton at Creeks of Legacy  
270 Units

Ralph and Mary Lynn Boyer Elementary  
±851 Students



Sam Johnson Elementary School  
±614 Students



Prosper ISD Children's Health Stadium  
34,000 SqFt Natatorium



Lilyana By Hillwood Communities  
400-Acre Master Planned Community

Legacy Mansions by Hamra Homes  
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper High School  
±3,722 Students

Highfield Preston  
251 Units



Lilyana Elementary School  
±802 Students

W. PROSPER TRAIL

DALLAS PKWY



PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

The Mansions of Prosper  
450 Units

Prosper Ridge by Southgate Homes

Prosper Elms Apartments  
196 Units

Star Trail  
900-Acre Master Planned Community



Cynthia A. Cockrell Elementary School  
±754 Students

E. FIRST ST

COUNTRY RD

E. FIRST ST



**VALVOLINE**  
**THE CROSSING AT MOORE FARM**  
3541 S. Preston Rd. Celina, TX 75009

**COLLIN COLLEGE**  
2.2 Miles  
±2,500 Students

**THE UNIVERSITY OF TEXAS AT DALLAS**  
27.3 Miles  
±29,886 Average Annual Student Enrollment

**UNIVERSITY OF DALLAS**  
40.3 Miles  
±2,538 Average Annual Student Enrollment

**THE DALLAS ARBORETUM AND BOTANICAL GARDEN**  
40.2 Miles Over  
1.1MM Annual Visitors

**DALLAS ZOO**  
40.5 Miles  
Over 1MM Annual Visitors

**DALLAS FORT WORTH INTERNATIONAL AIRPORT**  
34.7 Miles  
88MM Passengers in 2024

287

35

35W



635

820

30

35E

45

20

75

30



**Lease Type**  
**Absolute NNN Ground Lease**

**Lease Guarantor**  
**Valvoline, Inc., a Kentucky Corporation**

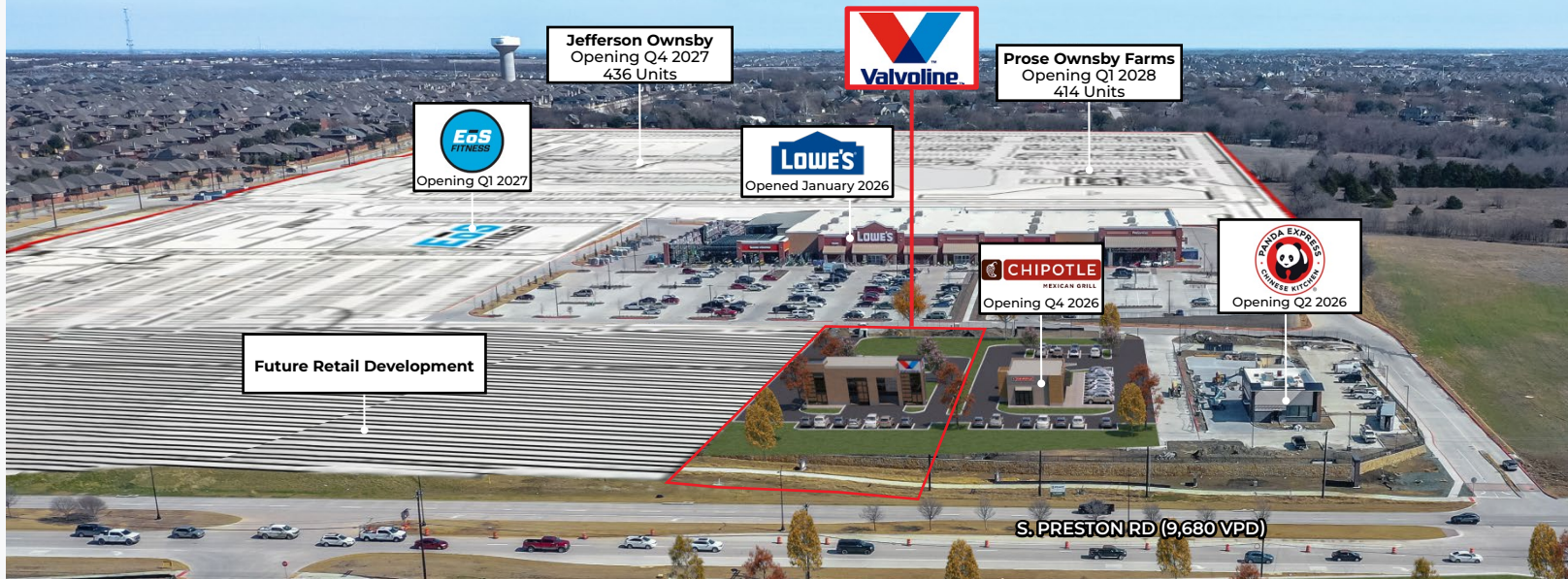
**Rent Commencement Date**  
**May 05, 2026**

**Lease Expiration Date**  
**May 31, 2041**

**Term Remaining on Lease**  
**±15 Years**

**Options**  
**Four 5-Year**

**Increases**  
**10% Increase Every 5 Years**



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>VALVOLINE</b>	ABSOLUTE NNN GROUND LEASE	2,002	05/05/2026	05/31/2041	\$120,000	\$59.94	\$132,000	YEAR 6	FOUR 5-YEAR WITH 10% INCREASE EVERY 5 YEARS

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$10,000	\$120,000
	YEARS 6-10	\$11,000	\$132,000
	YEARS 11-15	\$12,100	\$145,200
	OPTION 1	\$13,310	\$159,720
	OPTION 2	\$14,641	\$175,692
	OPTION 3	\$16,105	\$193,260
	OPTION 4	\$17,715	\$212,586

NOI  
\$120,000



Cap Rate  
5.00%



Price  
\$2,400,000



Price/ft Land  
\$52.22





Valvoline Inc. is a global automotive services company founded in 1866 by John Ellis, originally gaining recognition for creating the world's first branded motor oil. Headquartered in Lexington, Kentucky, the company has evolved into a leading provider of automotive maintenance services, offering oil changes, battery replacements, tire rotations, and other routine vehicle care through both company-owned and franchised service centers. Valvoline operates more than 2,000 service centers across the U.S. and Canada and distributes its products through over 80,000 locations in more than 140 countries, underscoring its extensive global reach.

As of 2025, the company reported \$1.71B in annual revenue and \$3B in system-wide sales, supported by a workforce of roughly 11,000 employees. Its portfolio includes Valvoline Instant Oil Change and Valvoline Express Care, reinforcing its service-center-driven business model. With more than 150 years of brand heritage, Valvoline continues to focus on innovation and international expansion, with plans to grow its network to more than 3,500 locations as part of its long-term growth strategy.



**LOCATIONS**  
±2,000 Globally



**2025 SYSTEM-WIDE SALES**  
\$3B



**OWNERSHIP**  
Public



**WEBSITE**  
[www.valvoline.com](http://www.valvoline.com)



**HEADQUARTERS**  
Lexington, KY

## CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately  $\pm 60,100$  and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4<sup>th</sup> fastest-growing city and is distinguished as Texas's first "gigabit city" thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart and the recently opened \$150MM Methodist Celina Medical Center. Guided by its "Life Connected" vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

[▶ WATCH PROPERTY VIDEO](#)

## DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received *Innovation Awards* for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the *Forbes Travel Guide*, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1  
MILE

3  
MILE

5  
MILE

2024 Population	10,366	41,153	78,488
2029 Population Projection	13,332	51,227	96,955
Annual Growth 2024-2029	5.7%	4.9%	4.7%
Median Age	34	36.7	36.7
Bachelor's Degree or Higher	49%	53%	55%
U.S. Armed Forces	11	69	120

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

	1 MILE	3 MILE	5 MILE
2024 Households	3,055	12,103	23,512
2029 Household Projection	3,934	15,082	29,097
Annual Growth 2024-2029	5.8%	4.9%	4.8%
Owner Occupied Households	3,468	13,814	25,505
Renter Occupied Households	465	1,268	3,592
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$150.8MM	\$623.9MM	\$1.2B

► INCOME

**1**  
MILE

**3**  
MILE

**5**  
MILE

Average Household Income

\$175,897

\$182,499

\$178,170

Median Household Income

\$150,424

\$156,097

\$153,744

► HOUSING

Median Home Value

\$421,934

\$490,843

\$492,666

Median Year Built

2011

2011

2011



## RYAN GOMEZ

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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.

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date