



# PNC Bank

The Village at Ownsby Farms

3605 S Preston Rd.  
Celina, TX 75009





## RYAN GOMEZ

### Executive Director

Capital Markets | Net Lease Group

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933

Listed in Conjunction with

Texas Broker of Record:

Kristopher Von-Hohn

TX Lic 612661



## PNC Bank - The Village at Ownsby Farms

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DEMOGRAPHICS

**PNC Bank**

3605 S Preston Rd.  
Celina, TX 75009

**Year Built:**

2025

**Land:**

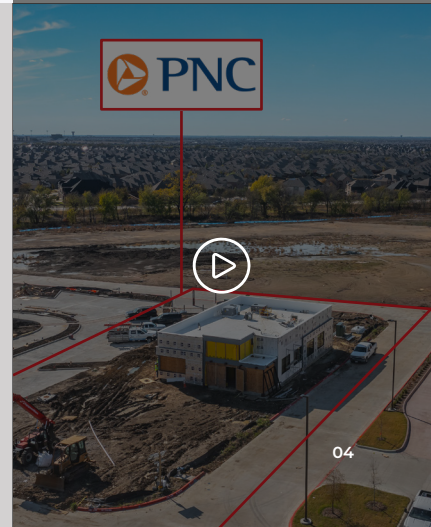
0.9 Acres  
(39,204 SqFt)



**GOMEZGROUP**

**Bldg:**

3,156 SqFt





- 📌 Brand New 2025 Construction
- 📌 Absolute NNN Ground Lease
- 📌 20-Year Initial Term with Four 5-Year Renewal Options
- 📌 8% Rent Increases Every 5 Years
- 📌 Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- 📌 +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- 📌 Celina, TX Ranked 4<sup>th</sup> Fastest-Growing City in the U.S. According to 2025 Census Bureau

- 📍 314% Population Increase, Ranking #3 in Top 10 Fastest-Growing Cities Over the Last Decade According to [dallas.culturemap.com](https://dallas.culturemap.com)
  
- 📍 The Village at Ownsby Farms, a +100 Acre Development Anchored by Costco, with Lowe's, EoS, Academy Sports and More
  
- 📍 Located on Preston Rd. (9,680 VPD), a Major North-South Corridor with Prime Visibility, Frontage and Accessibility
  
- 📍 Directly Across Ownsby Pkwy from the Brand New The Home Depot, Estimated Opening August 2026

▶ WATCH PROPERTY VIDEO



- ❏ Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- ❏ 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
- ❏ Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK'S Sporting Goods, and Kohl's



► SITE PLAN







The Ownsby Apartments  
396 Units



THE HOME DEPOT  
Opening August 2026



S. PRESTON RD (9,680 VPD)  
Retail Development  
Coming Soon

S. PRESTON RD (9,680 VPD)



THE HOME DEPOT  
Opening August 2026

Future Retail  
Development

Retail Development  
Coming Soon

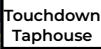


S. PRESTON RD (9,680 VPD)



S. PRESTON RD (9,680 VPD)





S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)



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

Celina  
**ACE**  
Hardware

**SONIC**  
Drive-Ins

COVENTRY HOMES  
HILLSIDE VILLAGE  
71-Acre Community  
165 Units

OPENING  
AUGUST 2026

THE  
**OWNSBY**  
PROPERTY

THE SHOPS AT CARTER RANCH

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

THE OWNSBY APARTMENTS  
396 Units

FUTURE  
DEVELOPMENT  
**COSTCO**  
WHOLESALE

OWNSBY PKWY

**ups**  
Kwik Kar  
TIRE & AUTO CARE  
**SUBWAY**

**E&S**  
FITNESS

FUTURE  
DEVELOPMENT

**Academy**  
SPORTS + OUTDOORS

**PET SMART**

**FOSS**  
SWIM SCHOOL

**Play and Learn**  
KIDZ

**Subby Pizza House**

**RP**  
REFORMED PLATES

**Luna Grill**

**Torchy's Tacos**

**Torchy's Tacos**

**SOAK**  
WASH & WAX

**Sport Clips**  
HAIRCUTS

**PACIFIC**  
DENTAL SERVICES

**PNC BANK**  
THE VILLAGE AT OWNSBY FARMS  
3605 S. Preston Rd., Celina, TX 75009

FUTURE RETAIL  
DEVELOPMENT

RETAIL  
DEVELOPMENT  
COMING SOON

**LOWE'S**

9,680 VPD  
S PRESTON RD

**Bojangles**

**FIVE GUYS**  
BURGERS and FRIES

**TOTALCARE**  
FOUNDATION

**Hunter Douglas**

**BLACK ROCK**  
COFFEE BAR

CELINA STAR CAFE  
**FIREHOUSE**  
SUBS  
**TOUCHDOWN**  
THE ORIGINAL  
**COLD STONE**

289



**LILYANA BY HILLWOOD COMMUNITIES**  
400-Acre Master Planned Community

**SecurCare**  
Self Storage

RETAIL DEVELOPMENT COMING SOON

**PNC BANK**  
**THE VILLAGE AT OWNSBY FARMS**  
3605 S. Preston Rd., Celina, TX 75009

9,680 VPD  
**S PRESTON RD**

**289**

CHASE ANYTIME FITNESS  
SUPERCUTS SAJAD  
BUCARILLAZONE Kroger

7 ELEVEN

McDonald's

brakes plus

OCEAN WASH

WHATABEEZ

**JOHN CAMPBELL TRL**

HunterDouglas

BLACK ROCK

TOUCHDOWN

CHICK RYME

FIREHOUSE SUBS

CURRY PIZZA HOUSE

Peel n Play

Bojangles

FIVE GUYS BURGERS and FRIES

TOTALCARE

Walmart

PACIFIC DENTAL SERVICES

WETZEL'S

SOAK

SportClips HAIRCUTS

Luna Grill

TORCHY'S TACOS

CELINA STAR CAFE

RP

POSS SWIM SCHOOL

PET SMART

Academy SPORTS+OUTDOORS

**HIGHFIELD PRESTON**  
251 Units

**LAUGHLIN TWO EIGHTY NINE**  
268 Units

**PROSPER ISD CHILDREN'S HEALTH STADIUM**  
34,000 SqFt Natatorium

**LIGHT FARMS**  
1,070-Acre Master Planned Community  
+3,000 Homes

FUTURE DEVELOPMENT

**COSTCO**  
WHOLESALE



**PNC BANK**  
**THE VILLAGE AT OWNSBY FARMS**

**3605 S. Preston Rd., Celina, TX 75009**

**GREEN MEADOWS BY  
CASTLEROCK COMMUNITIES**

1,400 Acres  
+4,000 Homes



**71-Acre Community**  
**165 Units**  
**COVENTRY HOMES  
HILLSIDE VILLAGE**



**ATLAS BLUEWOOD APARTMENTS**

272 Units



**THE OWNSBY APARTMENTS**

376 Units



**BLUEWOOD BY  
HILLWOOD COMMUNITIES**

1,380-Acre Master  
Planned Community



**MUSTANG LAKES**

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



**CHRISTOPHER TODD NEIGHBORHOODS  
CELINA PARK**

108 Units



**LIGHT FARMS**

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



**LAUGHLIN TWO  
EIGHTY NINE**

268 Units



**LILYANA BY  
HILLWOOD COMMUNITIES**

400-Acre Master  
Planned Community



**THE ROYALTON AT  
CREEKS OF LEGACY**

270 Units

**FRONTIER PKWY** | 12,204 VPD



**324 Units**  
**PROSPER CROSSINGS**

251 Units

**HIGHFIELD PRESTON**



**LEGACY MANSIONS BY  
HAMRA HOMES**

+180 Acres  
Part of Legacy Hills  
Master Planned  
Community with  
3,200 Acres



**STAR TRAIL  
MASTER-PLANNED COMMUNITY**

900 Acres



**THE MANSIONS OF  
PROSPER**

450 Units

289

**S PRESTON RD**  
9,680 VPD

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

Methodist Celina Center  
+11,000 Employees System-Wide



Tommie Dobie Bothwell Elementary School  
Approx. 466 Students



Coventry Homes - Hillside Village  
71-Acre Community

Yardly Cross Creek Meadows  
265 Homes



Highland Homes Cambridge Crossing  
43-Acre Mixed-Use Development



The Ownsby Apartments  
396 Units



Atlas Bluewood Apartments  
272 Units

Sundance Celina  
261 Units

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



THE VILLAGE AT OWNSBY FARMS

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

Christopher Todd Neighborhoods Celina Park  
108 Units



Laughlin Two Eighty Nine  
268 Units



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

The Royalton at Creeks of Legacy  
270 Units

Ralph and Mary Lynn Boyer Elementary  
±851 Students



Mishty Bakes  
Bakery & Art

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



S. COIT RD

Lilyana Elementary School  
±802 Students

PROSPER TRAIL (11,345 VPD)

LAUD HOWELL PKWY

Prosper Ridge by Southgate Homes

W. PROSPER TRAIL

DALLAS PKWY



The Mansions of Prosper  
450 Units

Prosper Elms Apartments  
196 Units

Star Trail  
900-Acre Master Planned Community

E. FIRST ST

COUNTRY RD

E. FIRST ST

Cynthia A. Cockrell Elementary School  
±754 Students





**PNC BANK**  
**THE VILLAGE AT OWNSBY FARMS**  
**3605 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



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

**Lease Guarantor**  
**PNC Bank, National Association**

**Rent Commencement Date**  
**April 01, 2026**

**Lease Expiration Date**  
**March 31, 2046**

**Term Remaining on Lease**  
**±20 Years**

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

**Increases**  
**8% 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>PNC BANK</b>	ABSOLUTE NNN GROUND LEASE	39,204	04/01/2026	3/31/2046	\$160,000	\$4.08	\$172,800	04/31 @\$4.41 04/36 @\$4.76 04/41 @\$5.14	FOUR 5-YEAR: 04/46 @\$5.55 04/51 @\$6.00 04/56 @\$6.48 04/61 @\$6.99

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	04/01/2026 – 03/31/2031	\$13,333	\$160,000
	04/01/2031 – 03/31/2036	\$14,400	\$172,800
	04/01/2036 – 03/31/2041	\$15,552	\$186,624
	04/01/2041 – 03/31/2046	\$16,796	\$201,553
	04/01/2046 – 03/31/2051 (OPTION 1)	\$18,139	\$217,582
	04/01/2051 – 03/31/2056 (OPTION 2)	\$19,591	\$235,224
	04/01/2056 – 03/31/2061 (OPTION 3)	\$21,158	\$254,041
	04/01/2061 – 03/31/2066 (OPTION 4)	\$22,850	\$274,035

NOI  
\$160,000



Cap Rate  
4.50% %

Price  
\$3,555,555



Price/ft Land  
\$90.69





PNC Bank, one of the largest financial institutions in the United States, is publicly traded on the NYSE under the ticker PNC and included in the S&P 500 index. Headquartered in Pittsburgh, Pennsylvania, the company provides a broad suite of services spanning consumer banking, corporate and institutional banking, wealth management, mortgage lending, and investment solutions. PNC employs roughly 53,000 people and serves customers across 28 states and the District of Columbia, operating more than 2,200 branches and a network of about 60,000 ATMs through both owned and partnered systems such as Allpoint and MoneyPass. In 2025, the bank reported \$33.8B in revenue, \$6.1B in net income, and \$568B in total assets. PNC has expanded its national presence through major acquisitions, notably National City Corporation in 2008 and BBVA USA in 2021, which significantly broadened its footprint. Looking forward, the company is prioritizing digital transformation, retail and corporate banking growth, and strengthening its asset management division. Consistently ranked among the largest U.S. banks by assets, PNC has also earned recognition for its customer service, workplace culture, and community engagement initiatives.



**LOCATIONS**  
+2,200



**2025 TOTAL REVENUE**  
\$33.8B



**2024 EMPLOYEES**  
±53,000



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



**HEADQUARTERS**  
Pittsburgh, PA

## 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 (projected to open by Q1 2026), 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	7,760	44,684	83,857
2029 Population Projection	9,201	52,935	98,521
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Median Age	34.6	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%
U.S. Armed Forces	0	40	102

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

2024 Households	2,305	13,280	25,266
2029 Household Projection	2,737	15,760	29,746
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Owner Occupied Households	2,466	14,522	26,297
Renter Occupied Households	271	1,239	3,449
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$118.9MM	\$700.8MM	\$1.3B

► INCOME

**1**  
MILE

**3**  
MILE

**5**  
MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



## RYAN GOMEZ

**Executive Director**

Capital Markets | Net Lease Group

Mobile: 858-822-9811

[ryan.gomez@cushwake.com](mailto:ryan.gomez@cushwake.com)

CA Lic 01753933



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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