

# Multifamily Portfolio Investment Opportunity

Offering Memorandum

# TCU Student Housing Portfolio

3-Property Portfolio Across Fort Worth, TX



3225 McCart Ave & 3227 McCart Ave, Fort Worth, TX 76110



2400 Benbrook Dr, Unit 100, 104, & 108, Fort Worth, TX 76110



3817 Winfield Ave, Fort Worth, TX 76109

**MATTHEWS**™

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3225 McCart Ave & 3227 McCart Ave, Fort Worth, TX 76110

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3817 Winfield Ave, Fort Worth, TX 76109

## Exclusively Listed By



**Kevin Diener**  
First Vice President

**(469) 638-9846**

kevin.diener@matthews.com  
License No. 699130 (TX)

**Patrick Graham**  
Broker of Record  
License No. 9005919 (TX)



# MATTHEWS™



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# Property Overview

**TCU Student Housing Portfolio**

3-Property Portfolio Across Fort Worth, TX



# Investment Highlights

## Investment Summary

An exceptional opportunity to acquire a newly constructed off campus TCU student housing portfolio located in the heart of Fort Worth, Texas (Dallas Fort Worth MSA). **The portfolio comprises 29 bedrooms and 29 bathrooms, offering investors a 100 percent leased asset with strong rent growth in one of the most sought after submarkets in the DFW area.**

Each unit features high end designer finishes including **oversized kitchens, quartz countertops, stainless steel appliances, large private balconies, and on-site parking.** Designed specifically for the TCU student demographic, these properties stand out as best in class housing options catering to the strong demand for modern, upscale student living.

The portfolio is **100 percent leased through May 2027**, with select units leased through May 2028, ensuring stable long term income with zero vacancy. Located **just 0.4 miles from TCU's campus**, the assets are positioned within a lively, high-growth district surrounded by similar premium student housing developments.



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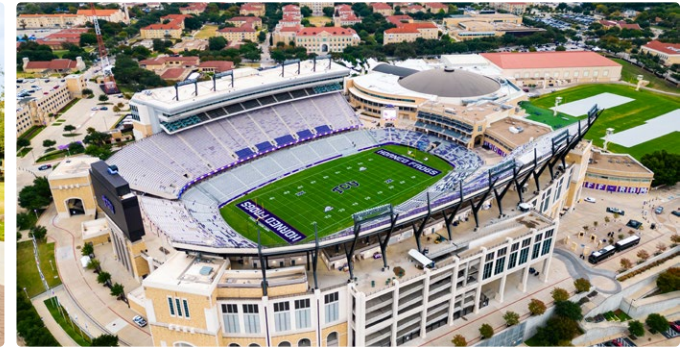


3817 Winfield Ave, Fort Worth, TX 76109



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# Higher Education



**115+**

Academic Programs

**12,938**

Total Enrollment

**\$57,130**

Avg In-State Tuition

**22**

Athletic Teams

## Overview

Texas Christian University, located in Fort Worth, Texas, is a nationally recognized private university known for academic excellence, strong community values, and a student-centered approach to education. Founded in 1873, TCU blends tradition and innovation across a 325-acre campus that houses nine colleges and schools, offering programs in business, education, fine arts, nursing, sciences, and more. The university emphasizes leadership, ethical decision-making, and service — preparing students to become global citizens and industry leaders.

## Enrollment & Growth

TCU's enrollment has shown consistent growth over the past decade, reflecting its increasing popularity and strong student outcomes.

- **Fall 2024 Enrollment:** 12,938 students (11,049 undergraduates & 1,889 graduate students)
- **Fall 2025 Projections:** Nearly 13,000 students, including the largest incoming class in school history (over 2,700 first-year students and nearly 400 transfers)
- **Long-Term Goal:** Grow enrollment to ±18,000 students by 2035.
- Free tuition for students who's families AGI is less than \$70,000

## Campus Expansion & Development

To support its expanding community, TCU is advancing several major projects that enhance housing, facilities, and infrastructure. Key projects include:

- **Morado on Berry:** 780-unit complex with retail and community spaces along Berry Street.
- **Landreth Hall Renovation:** Modernized classrooms and performance areas in a historic landmark.
- **Parking & Roads:** New 950-space garage and improved campus pathways.
- **Sustainability Focus:** Energy-efficient designs and expanded green spaces.

## Why TCU Matters to Investors

TCU's steady enrollment growth, financial strength, and major campus expansion drive long-term regional impact. Located in the fast-growing Dallas—Fort Worth area, the university fuels local development through construction, research, and workforce readiness. For investors, TCU represents stable growth, strong community influence, and lasting economic value.

# Portfolio Overview

## TCU Student Housing Portfolio

3225 McCart Ave & 3227 McCart Ave, Fort Worth, TX 76110  
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- Presenting a rare opportunity to acquire a newly constructed, 100% leased student housing portfolio located just 0.4 miles from Texas Christian University (TCU) in Fort Worth, Texas. Situated in one of Fort Worth's most desirable student housing corridors, the property benefits from strong surrounding demand, modern comparable properties, and favorable TCU demographics that support long term rent growth and occupancy stability.
- 100% occupancy, zero vacancy rates as units are always leased June through May of the following year
- Long-term leases extending through May 2028
- This 29 bedroom, 29 bathroom portfolio delivers immediate, stable cash flow backed by strong pre leasing through May 2027, with select units leased through May 2028. Construction is scheduled for completion in April 2025, with leases commencing June 2025—ensuring investors a seamless transition into stabilized operations.
- Each residence is designed to attract premium tenants, featuring oversized kitchens, quartz countertops, stainless steel appliances, private balconies, and on-site parking. Every unit includes independent HVAC systems, dual washer/dryer sets, and tankless water heaters—maximizing tenant satisfaction and minimizing maintenance costs.
- This offering provides investors with a turnkey, Class A student housing asset in a supply-constrained submarket with strong rent fundamentals and a proven leasing track record.

### Portfolio Summary

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**Sales Price** - \$5,325,000

**Number of Units** - 6

**Number of Bedrooms** - 29

**Number of Buildings** - 3

**Rentable SF** - ±13,655 SF

### Construction

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**Foundation** - Concrete Slab

**Construction Materials** - Brick, Hardie Siding

**Roof** - Comp Shingle

**Terrace** - Roof Top Terrace

### Mechanical

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**HVAC** - 2 Per Unit

**Electricity** - Individually Metered by Unit

**Hot Water** - Tanked/Tankless Water heater

**Electrical Wiring** - Copper

### Utilities

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**Electric** - Tenant

**Water/Sewer** - Tenant

**Gas** - Tenant

**Cable/ Internet** - Tenant

### Laundry

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**Washer's & Dryer's** - 2 Sets of W/D Provided Per Unit

# Property Overview

## **3225 & 3227 McCart Ave**

Fort Worth, TX 76110

3225 McCart Ave - 5 Bedroom/5 Bathroom with Rooftop

3227 McCart Ave - 5 Bedroom/5 Bathroom with Rooftop



# Property Overview

## 2400 Benbrook Dr

Fort Worth, TX 76110

2400 Benbrook Unit 100 - 4 Bedroom/4 Bathroom with Rooftop

2400 Benbrook Unit 104 - 5 Bedroom/5 Bathroom with Rooftop

2400 Benbrook Unit 108 - 6 Bedroom/6 Bathroom with Rooftop



# Property Overview

## 3817 Winfield Ave

Fort Worth, TX 76109

Single Family - 4 Bedroom/4 Bathroom





**TARGET Walmart**  
 sam's club ALDI **LOWE'S** petco  
 Supercenter

Downtown Fort Worth  
 ±5.5 Miles Away

Camp Bowie Blvd ±19,300 VPD

**Dickies Arena**

**AT&T**



±128,000 VPD

**Central Market**

**Medical City Fort Worth**  
 ±378 Beds

**CINEMARK**  
**JCPenney**  
**Dillard's**

**The Container Store** néktar  
**WORLD MARKET** J.CREW  
 COST PLUS WORLDMARKET.COM JUICE BAR

**POTTERY BARN** Bath & Body Works  
 free people WILLIAMS-SONOMA

**BRAUM'S** McDonald's **FUZZY'S TACO SHOP**

**Jason's deli** **Schlotzsky's**  
**QDOBA MEXICAN EATS**

**COLONIAL**

**TCU** Texas Christian University  
 ±12,938 Students

**SPROUTS FARMERS MARKET** **SONIC**  
**Orangetheory** **McALISTER'S DELI** **FirstWatch**  
 The Daytime Café

**ULTA BEAUTY** **DSW** DESIGNER SHOE WAREHOUSE®  
**TRADER JOE'S** **W** **STARBUCKS**

3225 & 3227 McCart Ave

2400 Benbrook Dr

3817 Winfield Ave

**BEST BUY** **KOHL'S** at home  
**CAVENDER'S** The Home Décor Superstore  
**LOWE'S** **PET SMART** sam's club

**THE HOME DEPOT** **TJ-MAXX** **PET SMART**  
**HomeGoods** **SPROUTS FARMERS MARKET**  
**five BELOW** **DICK'S SPORTING GOODS** **Olive Garden**  
 ITALIAN KITCHEN

Chisholm Trail Pkwy ±10,000 VPD

Interstate 20 ±150,000 VPD

**COSTCO WHOLESALE** **MAIN EVENT** **pluckers**  
**Academy SPORTS+OUTDOORS** **TARGET**

**Dillard's** **macy's** **Red Robin** **CHAMPS SPORTS**  
**Foot Locker** **Bath & Body Works** **BARNES & NOBLE** **IN-N-OUT BURGER** **Denny's**  
**OLD NAVY** **Michael's** **H&M** **BJ's RESTAURANT BREWHOUSE** **Hampton BY HILTON** **Jack in the box**

Interstate 35W ±162,000 VPD

Google Earth



# Financial Overview

**TCU Student Housing Portfolio**  
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# Financial Summary



3817 Winfield Ave, Fort Worth, TX, 76109



3225 McCart Ave & 3227 McCart Ave, Fort Worth, TX 76110



2400 Benbrook Dr, Fort Worth, TX 76110

**\$5,325,000**

Offering Price

**6.92%**

Pro Forma Cap Rate

**12.86**

GRM

**5.90%**

Current Cap Rate

## Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg SF	Current Avg Rent PSF	Current Avg Rent	Pre Leased 2026 Avg	Market Avg Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
2	5 +5 w rooftop	33%	2,280	\$2.85	\$6,500	\$7,500	\$3.29	\$6,500	\$13,000	\$15,000
1	4 + 5 w rooftop	17%	1,962	\$2.65	\$5,200	\$5,600	\$2.85	\$5,200	\$5,200	\$5,600
1	5 +5 w rooftop	17%	2,425	\$2.68	\$6,500	\$7,000	\$2.89	\$6,500	\$6,500	\$7,000
1	6 +5 w rooftop	17%	2,425	\$3.22	\$7,800	\$8,400	\$3.46	\$7,800	\$7,800	\$8,400
1	4 + 4 w rooftop	17%	2,283	\$2.37	\$5,400	\$5,400	\$2.37	\$5,400	\$5,400	\$5,400
Average			2,276	\$2.77	\$6,317	\$6,900	\$3.02	\$6,317	\$37,900	\$41,400
Total			13655	\$16.61	\$37,900	\$41,400	\$18.15	\$87,597	\$454,800	\$496,800

# Financial Summary






## Annual Operating Summary

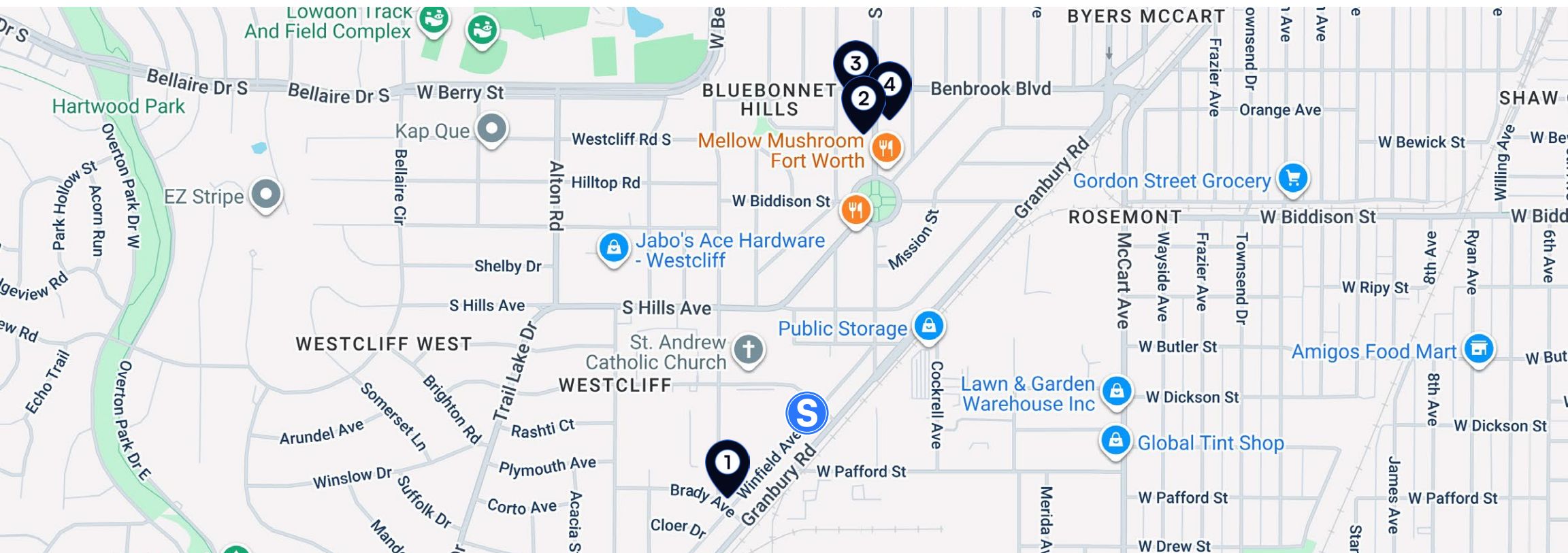
		T-1	Per Unit	Proforma	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	<b>Pro Forma Estimates</b>	\$414,000		\$496,800	Market Rent	\$516,821	14% Upside
Less Vacancy		\$0	0.00%	\$0	0.0%	-\$12,921	-2.5%
Other Income	\$500 Per Unit	\$0	\$0	\$3,000	\$500	\$3,121	\$520
<b>Gross Operating Income</b>		<b>\$414,000</b>		<b>\$499,800</b>		<b>\$507,022</b>	
<b>Expenses</b>		<b>\$99,677</b>	<b>24.1%</b>	<b>\$131,238</b>	<b>26.26%</b>	<b>\$136,978</b>	<b>26.34%</b>
<b>Net Operating Income</b>		<b>\$314,323</b>	<b>\$52,387</b>	<b>\$368,562</b>	<b>\$61,427</b>	<b>\$370,044</b>	<b>\$61,674</b>
Loan Payments		\$282,724		\$282,724		\$282,724	
Pre-Tax Cash Flow		\$31,599	2.0%	\$85,838	5.37%	\$87,320	5.47%
Plus Principal Reduction		\$41,663		\$41,663		\$41,663	
Total Return Before Taxes		\$73,262	4.59%	\$127,501	7.98%	\$128,983	8.07%

## Pro Forma Annual Operating Expenses





	Pro Forma Estimates	% of Current SGI	T-1	Per Unit	Pro Forma	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	% of Purchase Price	14.68%	\$60,764	\$10,127	\$84,348	\$14,058	\$88,618	\$14,770	17.1%
Property Management Fee	5.0% x GOI	5.00%	\$20,700	\$3,450	\$24,990	\$4,165	\$25,351	\$4,225	4.9%
Insurance	\$1,600 Per Unit	2.33%	\$9,636	\$1,606	\$9,600	\$1,600	\$10,086	\$1,681	2.0%
Payroll	\$500 Per Unit	0.00%	\$0	\$0	\$3,000	\$500	\$3,152	\$525	0.6%
General and Administrative	\$100 Per Unit	0.00%	\$0	\$0	\$600	\$100	\$630	\$105	0.1%
Contract Services	\$100 Per Unit	0.00%	\$0	\$0	\$600	\$100	\$1,891	\$315	0.4%
Landscaping/Grounds	\$300 Per Unit	0.48%	\$1,980	\$330	\$1,800	\$300	\$630	\$105	0.1%
Turnover	\$150 Per Unit	0.00%	\$0	\$0	\$900	\$150	\$946	\$158	0.2%
Repairs & Maintenance	\$650 Per Unit	1.59%	\$6,597	\$1,100	\$3,900	\$650	\$4,097	\$683	0.8%
Marketing/Advertising	\$50 Per Unit	0.00%	\$0	\$0	\$300	\$50	\$315	\$53	0.1%
Reserves	\$200 Per Unit	0.00%	\$0	\$0	\$1,200	\$200	\$1,261	\$210	0.2%
<b>Total Expenses</b>		<b>24.08%</b>	<b>\$99,677</b>	<b>\$16,613</b>	<b>\$131,238</b>	<b>\$21,873</b>	<b>\$136,978</b>	<b>\$22,830</b>	<b>26.5%</b>
			<b>Current</b>	<b>Per Unit</b>	<b>% of SGI</b>				
Non-Controllable Expenses: Taxes, Ins., Reserves			\$72,380	\$12,063	14.6%				
Total Expense without Taxes & Reserves			\$38,913	\$6,486	7.83%				

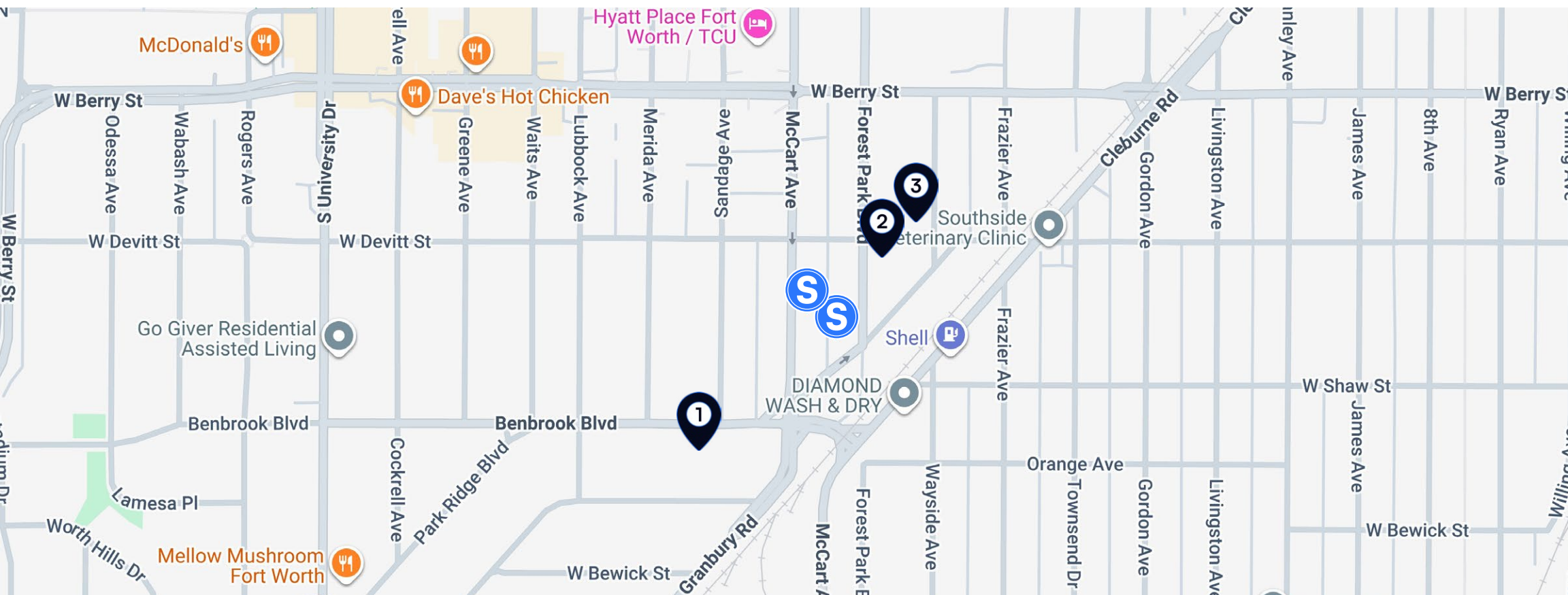
# Four Bed Rent Comparables

Property Address	Location	Zip	Units	Floorplan	Avg Unit Size (SF)	Rent Per Unit	Rent PSF
 3817 Winfield Ave	Fort Worth	76109	1	4B/4B	2,283	\$5,400	\$2.37
 3936 Winfield Ave	Fort Worth	76110	1	4B/4B	1,893	\$2,350	\$1.24
 3322 S University Dr	Fort Worth	76109	1	5B/4.5B	2,500	\$7,000	\$2.80
 3312 S University Dr	Fort Worth	76109	1	4B/4.5B	2,108	\$5,600	\$2.66
 3315 S University Dr	Fort Worth	76109	1	5B/5B	2,400	\$7,000	\$2.92
Average					2,225	\$5,470	\$2.40



# Five/Six Bed Bed Rent Comparables

Property Address	Location	Zip	Units	Floorplan	Avg Unit Size (SF)	Rent Per Unit	Rent PSF
 3225 & 3227 McCart Ave / 2400 Benbrook Dr	Fort Worth	76110	12	5B/5B	2,280	\$6,066	\$2.66
 2605 Benbrook Blvd	Fort Worth	76109	5	6B/4B	2,715	\$7,200	\$2.65
 3201 Forest Park Blvd	Fort Worth	76110	12	4B/4B	3,745	\$4,400	\$1.17
 3140 Wayside Ave	Fort Worth	76110	2	5B/5B	2,279	\$6,000	\$2.63
Average					2,913	\$5,916	\$2.28



# Market Overview

**TCU Student Housing Portfolio**  
3-Property Portfolio Across Fort Worth, TX



# DFW, TEXAS

## DALLAS-FORT WORTH, TX

The Dallas-Fort Worth (DFW) metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlights this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population  
**8.3 Million**

Median HH Income  
**\$89,713**

Annual Visitors  
**75.5 Million in 2024**

GDP  
**\$745+ Billion**





## Transportation

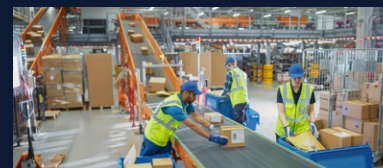
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas's DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



**Air Cargo Volume**  
**11.16 Million Tons**



**Airport Economic Impact**  
**\$67 Billion Annually**

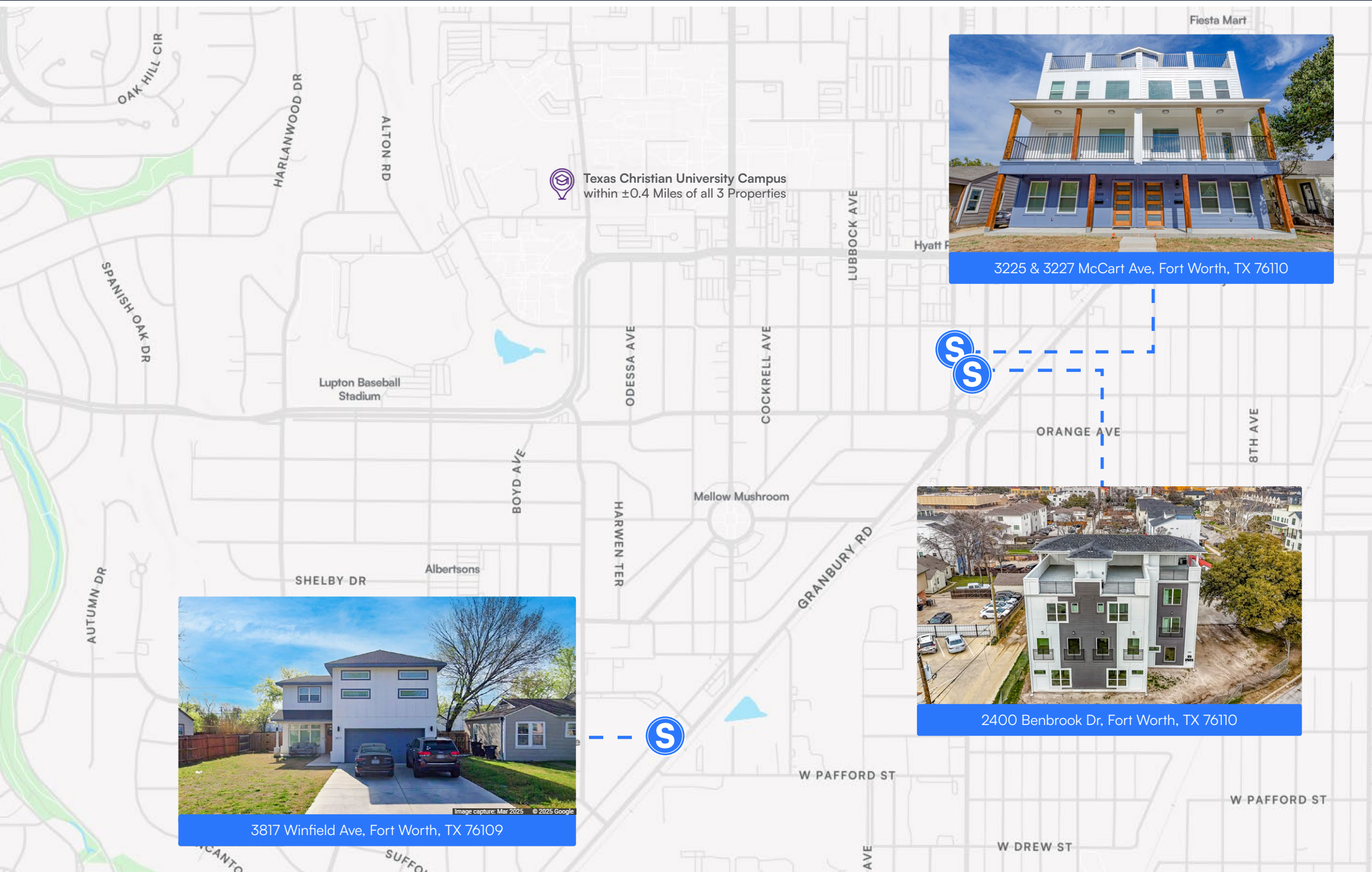


**Logistics Employment**  
**634,000 Workers in Transport & Warehousing**

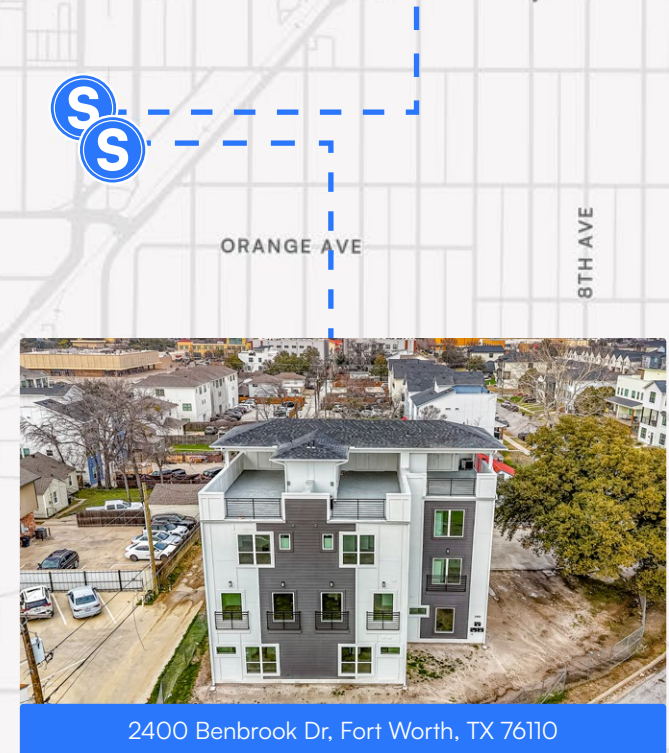


**Annual Ridership for Public Transportation**  
**81.8 Million (Bus, Trolley, Skyway)**

# Three Exceptional Properties Just Minutes from TCU



Texas Christian University Campus  
within  $\pm 0.4$  Miles of all 3 Properties



# Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo  
±1.2 Million Annual Attendees

State Fair of Texas  
±1 Million Annual Attendees

Dallas Art Fair  
±358,000 Attendees



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First Vice President

**(469) 638-9846**

kevin.diener@matthews.com

License No. 699130 (TX)

**Patrick Graham** | Broker of Record | License No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3225 McCart Ave & 3227 McCart Ave, Fort Worth, TX 76110, 2400 Benbrook Dr, Unit 100, 104, & 108, Fort Worth, TX 76110, 3817 Winfield Ave, Fort Worth, TX 76109 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.



## 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.*

11-2-2015



**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.

**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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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