

THE FLATS AT 3981 ROSELAND

3981 Roseland Avenue | Dallas, TX 75204

**Multifamily
Investment Opportunity**
Offering Memorandum

MATTHEWS™



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PROPERTY OVERVIEW

The Flats at 3981 Roseland
Dallas, TX 75204



EXECUTIVE SUMMARY

3981 Roseland Ave

Dallas, TX 75204

8

Total Units

±5,220 SF

Building Size

±653 SF

Avg Unit Size

The Opportunity

The Flats at 3981 Roseland is a newly constructed, boutique 8-unit multifamily asset located in the heart of Old East Dallas, just minutes from Downtown, Uptown, Lower Greenville, and Deep Ellum. The property features a highly desirable mix of studios and one-bedroom units with modern finishes, open-concept floor plans, full kitchens, walk-in closets, and private balconies or patios. With strong in-place rents, the asset offers durable income in one of Dallas' most walkable urban neighborhoods.

The property is currently operating with proven rental performance and offers measurable upside through income and expense efficiencies post-lease-up and continued organic rent growth. Projected stabilization supports improved net operating income while maintaining expense ratios consistent with comparable small urban assets. The boutique size allows for efficient management and operational control, creating an attractive opportunity for both private and professional investors.

Positioned in a high-income trade area with average household incomes exceeding \$113,000 within a three-mile radius, the property benefits from strong renter demand driven by proximity to major employment centers, healthcare institutions, and entertainment corridors. As the Dallas–Fort Worth metroplex continues to lead the nation in population and job growth, The Flats at 4001 Roseland is well positioned to deliver long-term appreciation and sustained rental demand in a supply-constrained infill location.



INVESTMENT HIGHLIGHTS

Property Highlights

- New construction with premium finishes
- Strong proven rents
- Proximity to neighborhood amenities, including fitness, grocery, coffee, dining, and other retail
- Median Household Income of \$98.7k within the 3-Mile Radius (Avg. \$130.6k)
- Median Home Value of \$647.9k within the 3-Mile Radius (Avg. \$701.1k)
- Immediate Access to Downtown, Uptown, Lower Greenville, Lakewood, among other notable neighborhoods and retail corridors



Property Amenities

24-Hour Maintenance

Pet Walking Area

Open Concept Floor Plans

Full Kitchens

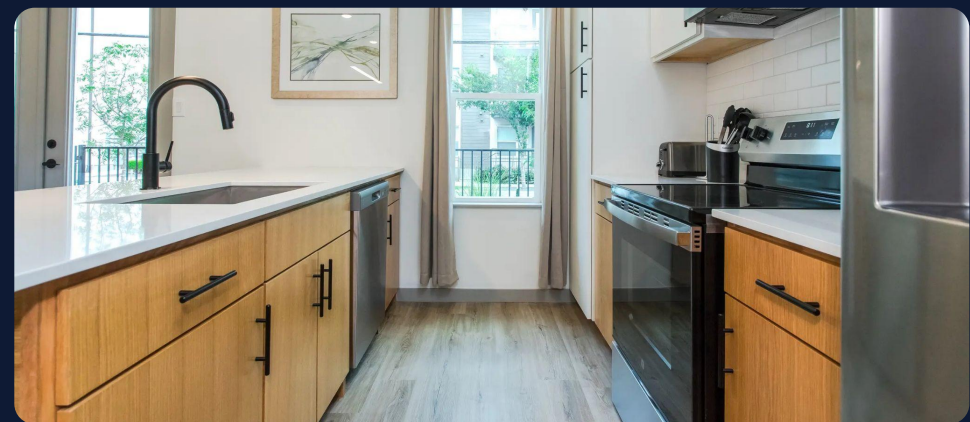
Walk-in Closets

Reserved Covered Parking

Private Balconies and Patios

Large Storage Units

INTERIOR PHOTOS





Dallas Love Field
±5.4 Miles Away

UT Southwestern Medical Center
±1,147 Beds

Southern Methodist University
±12,500 Students

75
±214,000 VPD

Dallas North Tollway
±107,000 VPD
±270,000 VPD



Lakewood
Country Club



3981 Roseland Ave

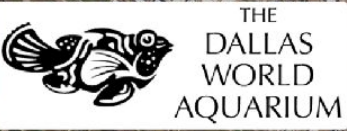
Uptown Dallas



Baylor University Medical
±1,025 Beds



±152,000 VPD



Deep Ellum



Downtown Dallas



Neighborhoods

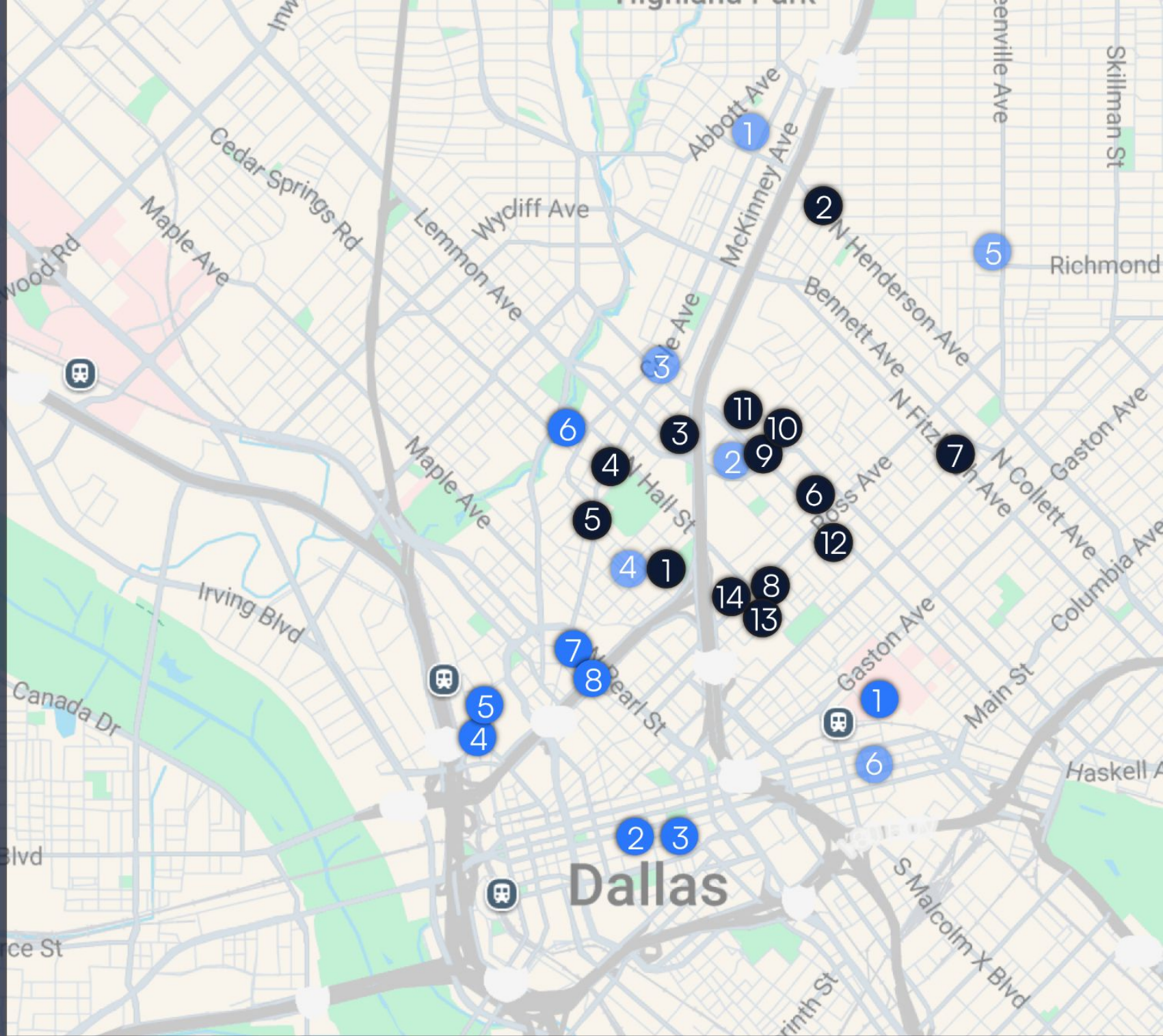
- 1 Knox/Henderson
- 2 North Henderson Ave
- 3 West Village
- 4 State Thomas
- 5 Lower Greenville
- 6 Deep Ellum

Retail/Entertainment

- 1 The Nodding Donkey
- 2 Bar Collete
- 3 The Rustic
- 4 San Martin Bakery & Restaurant
- 5 Berkley's Market- State Thomas
- 6 Loro Asian Smokehouse & Bar
- 7 Jimmy's Food Store
- 8 Bocado
- 9 Cityplace Market
- 10 Kroger
- 11 LA Fitness
- 12 Chilangos Tacos
- 13 Alice
- 14 Black Swan Saloon

Jobs/Headquarters

- | | | | |
|------------------------------------|--|-----------------------------|----------------------|
| 1 Baylor University Medical Center | 3 Comerica Bank Corporate Headquarters | 5 Ernst & Young | 7 CBRE (Fortune 500) |
| 2 AT&T Headquarters (Fortune 500) | 4 HF Sinclair Headquarters (Fortune 500) | 6 Hillwood, a Perot Company | 8 2121 N Pearl St |



FINANCIAL OVERVIEW

The Flats at 3981 Roseland
Dallas, TX 75204



FINANCIAL SUMMARY

Contact Broker
For Pricing

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
6	Studio	75%	610	\$2.79	\$1,701	\$1,817	\$2.98	\$1,900	\$10,205	\$10,900
2	1+1	25%	780	\$2.88	\$2,243	\$2,243	\$2.88	\$2,525	\$4,485	\$4,485
Average			653	\$2.82	\$1,836	\$1,923	\$2.96	\$1,844	\$14,690	\$15,385
Total	8		5,220	\$22.48	\$14,690	\$15,385	\$23.62	\$12,580	\$176,280	\$184,620

FINANCIAL SUMMARY

Annual Operating Summary

	Pro Forma Estimates	T-9	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit
Gross Potential Rent		\$178,433		\$184,620	Market Rent	\$190,159	8% Upside
Less Vacancy	-4.0%	-\$8,937	-5.01%	-\$7,385	-4.0%	-\$7,606	-4.0%
Loss/Gain to Lease	-1.0%	-\$1,825	-1.02%	-\$1,846	-1.0%	-\$1,902	-1.0%
Less Concessions	-0.15%	-\$14,844	-8.32%	-\$277	-0.2%	-\$285	-0.2%
Less Change in Delinquency	-0.10%	-\$283	-0.16%	-\$185	-0.1%	-\$190	-0.1%
Expense/Utility Reimbursement	85% % Collected	\$2,447	\$306	\$1,922	\$240	\$1,970	\$246
Other Income	\$1,500 Per Unit	\$7,175	\$897	\$12,000	\$1,500	\$12,240	\$1,530
Pet Fees/Rent	2% Over Actual	\$300	\$38	\$306	\$38	\$312	\$39
Late Fees	2% Over Actual	\$487	\$61	\$496	\$62	\$506	\$63
Gross Operating Income		\$162,953		\$189,651		\$195,203	
Expenses		\$66,786	38.9%	\$75,755	38.45%	\$77,706	38.31%
Net Operating Income		\$96,167	\$12,021	\$113,896	\$14,237	\$117,497	\$14,687
Loan Payments		\$90,067		\$90,067		\$90,067	
Pre-Tax Cash Flow		\$6,100	0.6%	\$23,829	2.20%	\$27,430	2.54%
Plus Principal Reduction		\$14,284		\$14,284		\$14,284	
Total Return Before Taxes		\$20,384	1.89%	\$38,113	3.53%	\$41,714	3.86%

FINANCIAL SUMMARY

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Total	13.26%	\$23,654	\$2,957	\$36,619	\$4,577	\$37,534	\$4,692	19.7%
Property Management Fee	7.0% GOI	5.34%	\$9,523	\$1,190	\$13,276	\$1,659	\$13,664	\$1,708	7.2%
Insurance	\$1,100 Per Unit	5.00%	\$8,927	\$1,116	\$8,800	\$1,100	\$9,020	\$1,128	4.7%
Payroll	Per Unit	3.26%	\$5,808	\$726	\$0	\$0	\$0	\$0	0.0%
General and Administrative	\$350 Per Unit	1.75%	\$3,128	\$391	\$2,800	\$350	\$2,870	\$359	1.5%
Contract Services	\$150 Per Unit	1.39%	\$2,486	\$311	\$1,200	\$150	\$1,230	\$154	0.6%
Landscaping/Grounds	\$150 Per Unit	1.24%	\$2,215	\$277	\$1,200	\$150	\$1,230	\$154	0.6%
Turnover	\$250 Per Unit	0.36%	\$638	\$80	\$2,000	\$250	\$2,050	\$256	1.1%
Repairs & Maintenance	\$150 Per Unit	0.50%	\$890	\$111	\$1,200	\$150	\$1,230	\$154	0.6%
Electricity	\$450 Per Unit	2.41%	\$4,298	\$537	\$3,600	\$450	\$3,690	\$461	1.9%
Water/Sewer	2% Over Actual	0.47%	\$839	\$105	\$856	\$107	\$877	\$110	0.5%
Trash Removal	2% Over Actual	0.77%	\$1,377	\$172	\$1,405	\$176	\$1,440	\$180	0.8%
Other Utilities/Fuel/Gas	2% Over Actual	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Marketing/Advertising	\$100 Per Unit	1.68%	\$3,003	\$375	\$800	\$100	\$820	\$103	0.4%
Reserves	\$250 Per Unit	0.00%	\$0	\$0	\$2,000	\$250	\$2,050	\$256	1.1%
Total Expenses		40.98%	\$66,786	\$8,348	\$75,755	\$9,469	\$77,706	\$9,713	40.9%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$34,796	\$4,350	18.8%				
Total Expense without Taxes & Reserves			\$43,132	\$5,391	23.36%				

RENT ROLL

Unit Mix	Unit Number	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Occupied/Vacant
Studio	101	1	524	\$1,600	\$3.05	\$1,650	\$3.15	-\$50	3%	Vacant
Studio	201	1	551	\$1,525	\$2.77	\$1,650	\$2.99	-\$125	8%	Occupied
Studio	202	1	655	\$1,640	\$2.50	\$1,900	\$2.90	-\$260	16%	Occupied
Studio	203	1	655	\$1,640	\$2.50	\$1,900	\$2.90	-\$260	16%	Occupied
1+1	204	1	904	\$2,535	\$2.80	\$2,535	\$2.80	\$0	0%	Occupied
1+1	301	1	656	\$1,950	\$2.97	\$1,950	\$2.97	\$0	0%	Occupied
Studio	302	1	650	\$1,900	\$2.92	\$1,900	\$2.92	\$0	0%	Occupied
Studio	303	1	625	\$1,900	\$3.04	\$1,900	\$3.04	\$0	0%	Vacant
Totals		8	5,220	\$14,690	\$22.57	\$15,385	\$2.96	-\$695	5%	2
Averages			653	\$1,836	\$2.82	\$1,923	\$2.96	-\$87		25.00%

MARKET OVERVIEW

The Flats at 3981 Roseland
Dallas, TX 75204

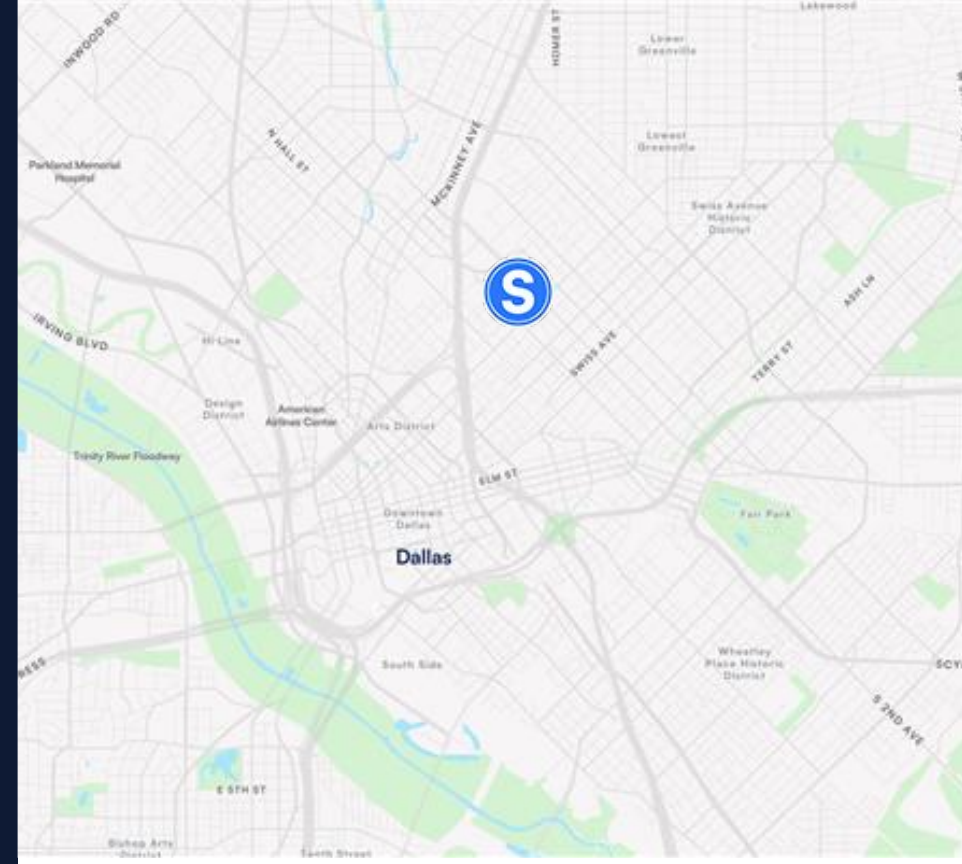


Old East Dallas

Neighborhood Overview

Positioned immediately east of Downtown Dallas and adjacent to Deep Ellum, the Old East Dallas neighborhood surrounding 3981 Roseland Avenue is one of the city's most established and densely developed urban residential corridors. The area is characterized by a strong renter base driven by proximity to Baylor University Medical Center, the Central Business District, and major employment centers in Downtown and Uptown. Tree-lined streets, historic homes, mid-rise multifamily developments, and walkable retail clusters along Ross Avenue and Greenville Avenue define the neighborhood's urban appeal. Continued reinvestment and infill development have reinforced Old East Dallas' reputation as a preferred residential location for young professionals and healthcare employees.

Household incomes in the surrounding trade area trend near and above the metro average, supported by employment in healthcare, professional services, finance, and technology. The neighborhood benefits from immediate access to US-75, I-30, and the DART light rail, enhancing both commuter connectivity and lifestyle appeal. High renter demand, limited land availability, and sustained population growth across Dallas' urban core have contributed to durable multifamily fundamentals within Old East Dallas, positioning the submarket as one of the most competitive and supply-constrained rental environments in North Texas.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	43,861	209,122	409,173
Current Year Estimate	42,910	206,153	405,370
2020 Census	37,011	186,376	376,752
Growth Current Year-Five-Year	0.4%	0.3%	0.2%
Growth 2020-Current Year	4.0%	2.7%	1.9%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	26,363	112,192	195,227
Current Year Estimate	25,828	110,534	193,278
2020 Census	22,471	99,466	178,841
Growth 2020-Current Year	3.7%	2.8%	2.4%
Growth Current Year-Five-Year	0.4%	0.3%	0.2%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$104,827	\$113,451	\$107,909

DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth 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 highlight 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+

GDP

\$745+ Billion



DFW—The Powerhouse of Progress, Diversity & Opportunity



Dallas-Fort Worth Accolades & Rankings

1 **In the Country for 3 Year Job Growth**
- BLS (Dec 2022)

4 **Largest MSA in the United States**
- U.S. Census Bureau

14 **Best Performing Cities in the United States**
- Milliken Institute (2021)

1 **Largest MSA in the State of Texas**
- U.S. Census Bureau

1 **Top Growth Metro in U.S. 2010-2020**
- U.S. Census Bureau

1 **Largest Population gain in U.S. 2020-2021**
- U.S. Census

1 **Corporate Expansion**
- Dallas Business Journal

6 **Most Innovative Cities in the World**
- 2thinknow (2021)

4 **Global 500 Companies**
- Fortune (2021)

22 **Fortune 500 Companies**
- Fortune (2021)

Dallas-Fort Worth (DFW) has consistently ranked as one of the top locations in the U.S. due to a combination of economic, cultural, and lifestyle factors that make the region highly attractive to both text businesses. Texas, and Dallas specifically, is known for its low taxes, minimal regulations, and incentives for businesses, attracting corporations and startups alike Here's why DFW stands out as one of the top places in the country:

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market



Transportation

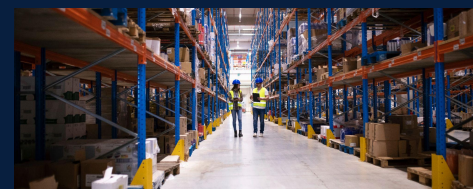
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas 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 Passengers

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

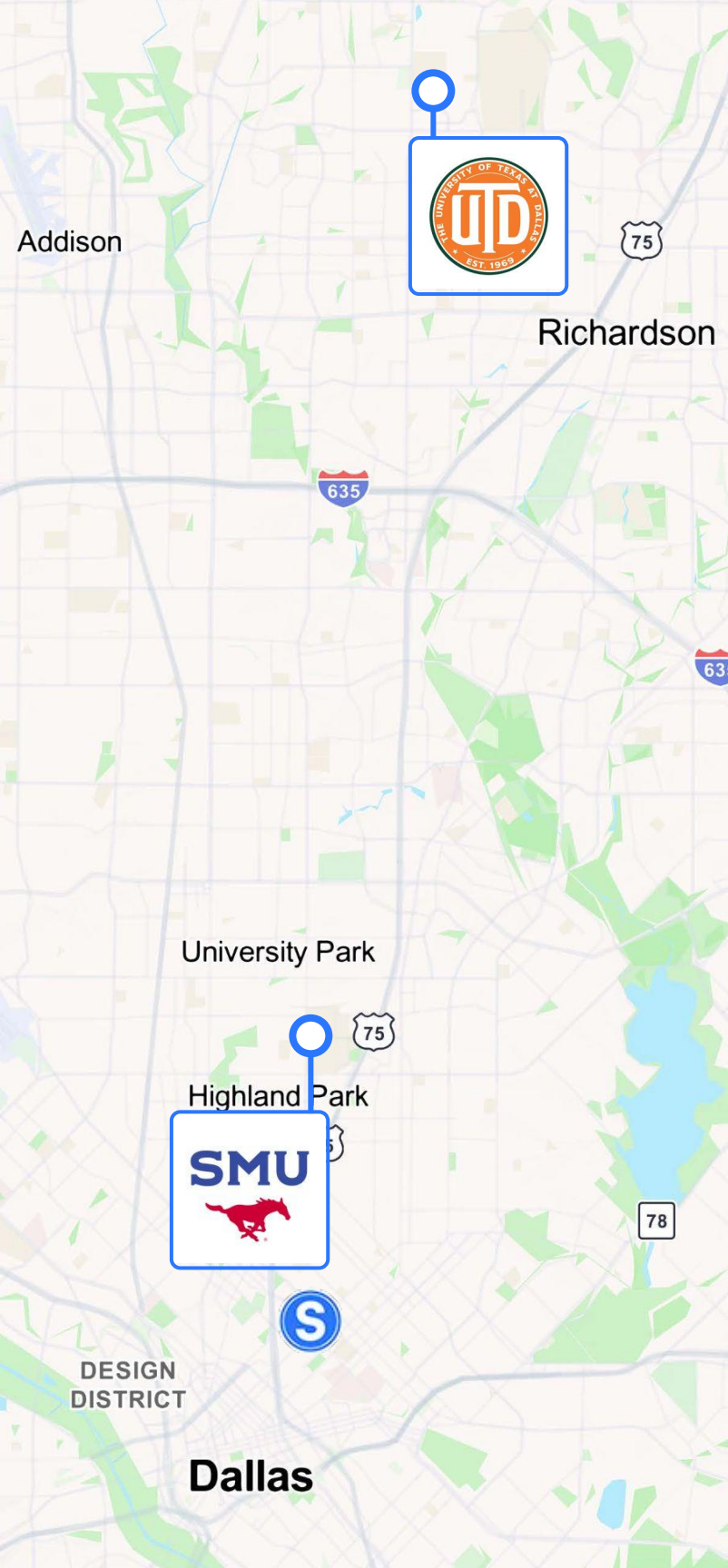


State Fair of Texas
±1 Million Annual Attendees



Dallas Art Fair
±358,000 Attendees





Higher Education

The Dallas-Fort Worth region is anchored by strong higher education institutions that fuel its economy and workforce. The University of Texas at Dallas, with over 31,000 students, is a major research hub, while Southern Methodist University, enrolling more than 12,000, is renowned for business and law. Both produce high graduation rates, supplying skilled talent and driving innovation. Smaller schools like Paul Quinn College enrich diversity and culture, further broadening the region's intellectual capital. These institutions not only prepare a highly educated workforce but also attract businesses eager to tap into their graduates, increasing housing demand and stimulating long-term growth. Combined with a business friendly climate and lower cost of living, DFW's higher education ecosystem strengthens its appeal to relocating companies, particularly from California, and reinforces its position as a hub for knowledge-based industries.

The University of Texas at Dallas

Enrollment (2024-2025):

±29,886 Students

Graduation Rate: 62%

Southern Methodist University

Enrollment (2024-2025):

±12,116 Students

Graduation Rate: 80%



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3981 Roseland Ave | Dallas, TX 75204

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at ### 3981 Roseland Ave, Dallas, TX 75204 ("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 Real Estate Investment Service™. 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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