

CAPTAIN

CAR WASH

3-PROPERTY DALLAS-FORT WORTH CAR WASH PORTFOLIO



5476 Golden Triangle Blvd, Fort Worth, TX 76244



7045 Boat Club Rd, Fort Worth, TX 76179



1012 W Park Blvd, Plano, TX 75075

5476 Golden Triangle Blvd, Fort Worth, TX 76244



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5476 GOLDEN TRIANGLE BLVD | FORT WORTH, TX 76244

7045 BOAT CLUB RD | FORT WORTH, TX 76179

1012 W PARK BLVD | PLANO, TX 75075

Exclusively Listed By

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MATTHEWS™

Portfolio Overview

\$20,250,000

List Price

Contact Broker for Financials and Additional Details



5476 Golden Triangle Blvd, Fort Worth, TX 76244



7045 Boat Club Rd, Fort Worth, TX 76179



1012 W Park Blvd, Plano, TX 75075

Portfolio Highlights

- **Competitive Market & Limited Inventory** — With limited development opportunities and rising construction costs, the DFW express car wash market remains highly competitive and increasingly supply constrained. This offering represents a rare opportunity to acquire a 3-unit portfolio of established express washes in a market where quality assets are tightly held and rarely traded.
- **Immediate Scale** — The portfolio provides a rare opportunity for a new operator to enter the DFW market with immediate scale, consisting of three established express tunnel locations. This built-in footprint offers operational efficiency, enhanced brand presence, and the ability to leverage fixed overhead across multiple sites from day one.
- **Quality of Construction** — This portfolio consists of modern express tunnel facilities built to current industry standards with a focus on throughput, durability, and operational efficiency. The quality of construction supports strong ongoing performance while limiting near-term capital requirements for an incoming operator.
- **Established Membership & Revenue Base** — This portfolio benefits from a strong membership base, providing a stable and recurring revenue stream. *Contact Broker for details*
- **Strategic High-Traffic Locations** — These washes are strategically positioned along heavily trafficked corridors with high traffic counts and excellent visibility. Supported by strong local demographics and consistent consumer exposure, the sites are well positioned to drive sustained volume and long-term performance.
- **Special Tax Advantage** — With the newly passed legislation and changes to the accelerated depreciation schedule, a buyer can depreciate up to 100% of the purchase price. *Consult with a CPA for specifics*

7045 Boat Club Rd, Fort Worth, TX 76179





7045 Boat Club Rd,
Fort Worth, TX 76179



5476 Golden Triangle Blvd,
Fort Worth, TX 76244



1012 W Park Blvd,
Plano, TX 75075

Perot Field Fort
Worth Alliance
Airport

Dallas Fort Worth
International Airport

Dallas Love Field

+ William P. Clements
Jr. University Hospital
±752 Beds

+ Baylor University
Medical Center
±1,200 Beds

Downtown
Fort Worth

Downtown
Dallas

+ Texas Health Harris Methodist
Hospital Fort Worth
±729 Beds

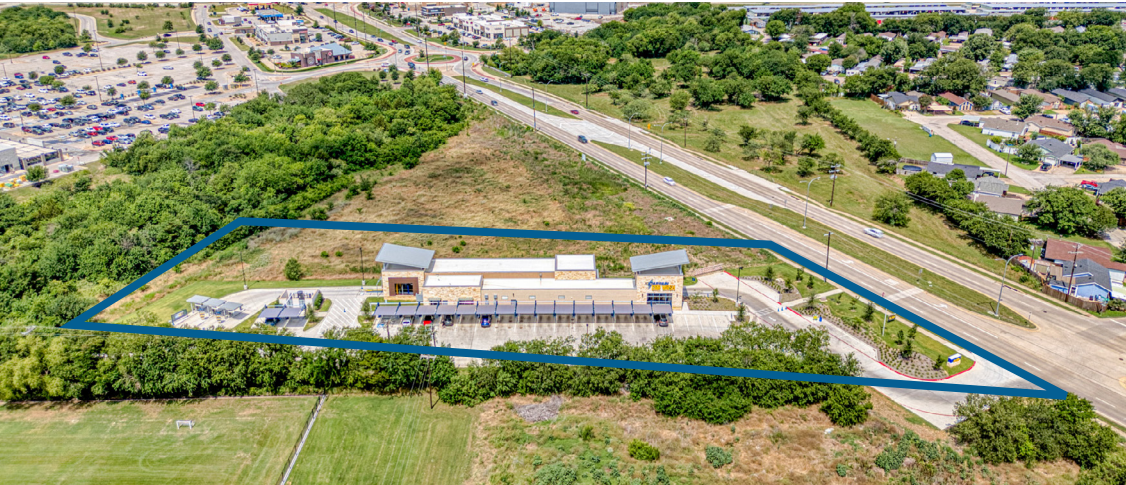
Dallas Executive Airport

Property Address	Distance to Fort Worth	Distance to Dallas
7045 Boat Club Rd	11.4 Miles	43 Miles
1012 W Park Blvd	49 Miles	21.5 Miles
5476 Golden Traingle Blvd	15.8 Miles	38 Miles



Property Overview

5476 Golden Triangle Blvd, Fort Worth, TX 76244



Property Details:

Year Built: 2026

Point of Sale: 3 Lanes (Micrologic)

Lot Size: ±1.47 AC

Tunnel Length (Feet): 155' (Macneil)

of Vacuums: 20 (Vacutech)



Fort Worth
±16 Miles Away

Freedom Elementary
±655 Students

Fossil Ridge High
±2,241 Students

Presidio Shopping Center
T.J. maxx COSTCO WHOLESALE
HomeGoods WinCo FOODS

INTERSTATE 35
± 77,000 VPD

H-E-B

Alliance Town Center
belk BEST BUY DICK'S SPORTING GOODS
Kroger PET SMART



HAT CREEK BURGER COMPANY
TAKE 5 OIL CHANGE
Jersey Mike's SUBS

Firestone
ROSATI'S
AUTHENTIC PIZZA SINCE 1964
ALLIANCE CREDIT UNION



Walmart Supercenter

Keller Sports Park
The park hosts major youth associations for baseball, softball, soccer, and football (like the KYA Sports Complex), which draw massive crowds of local families and visiting teams during peak seasons

Subject Property
5476 Golden Triangle Blvd

CVS pharmacy
jamba McDonald's
JONNY'S PIZZA
NEW YORK STYLE

Golden Triangle Blvd ± 39,000 VPD





O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

GOLDEN CHICK

DOLLAR TREE

Goodwill

WAFFLE HOUSE

SONIC

CHASE

DOLLAR GENERAL

Auto Zone

Jack in the box

FIRST KELLER HealthCare

TACO CASA

EINSTEIN BROS BAGELS

SONIC

Chicken EXPRESS

Dominos PIZZA

ZAXBY'S

Jason's deli

NATURAL GROCERS

Freddy's STEAKBURGERS

QDOBA MEXICAN EATS

verizon

Jersey Mike's SUBS

SHERWIN WILLIAMS

PIE FIVE PIZZA

SPEC'S WINES • SPIRITS • FINER FOODS

Cheers to Savings!

Subject Property
5476 Golden Triangle Blvd

Keller Pkwy ± 39,000 VPD

Walmart Supercenter

sam's club

Chick-fil&

petco

WHAT'S ON TAP

Summer Moon COFFEE

Orangetheory

planet fitness

WHATABURGER

BIG LOTS!

7 ELEVEN

Tuesday Morning

Z BAR CATTLE CO.

ACE Hardware

SCOOTERS

ups

Distribution Center

Kroger

Kroger

Hollywood Feed

LESLIE'S

PAPA JOHN'S PIZZA

Starbucks

WELLS FARGO

Walmart Neighborhood Market

Schlotzsky's

Arbys

POPEYES

Valvoline

± 32,400 VPD

Walmart Supercenter

THE HOME DEPOT

SPROUTS FARMERS MARKET

Michael's

KOHL'S

377

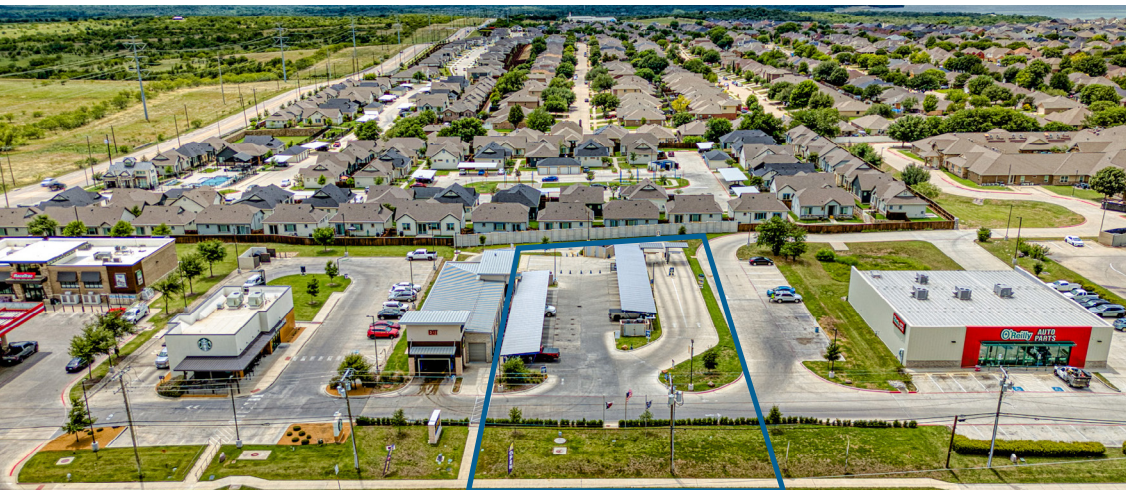
N Tarrant Pkwy ± 31,000 VPD

LOWE'S

Kroger

Property Overview

7045 Boat Club Rd, Fort Worth, TX 76179



Property Details:

Year Built: 2023

Point of Sale: 2 Lanes (Micrologic)

Lot Size: ±1.55 AC

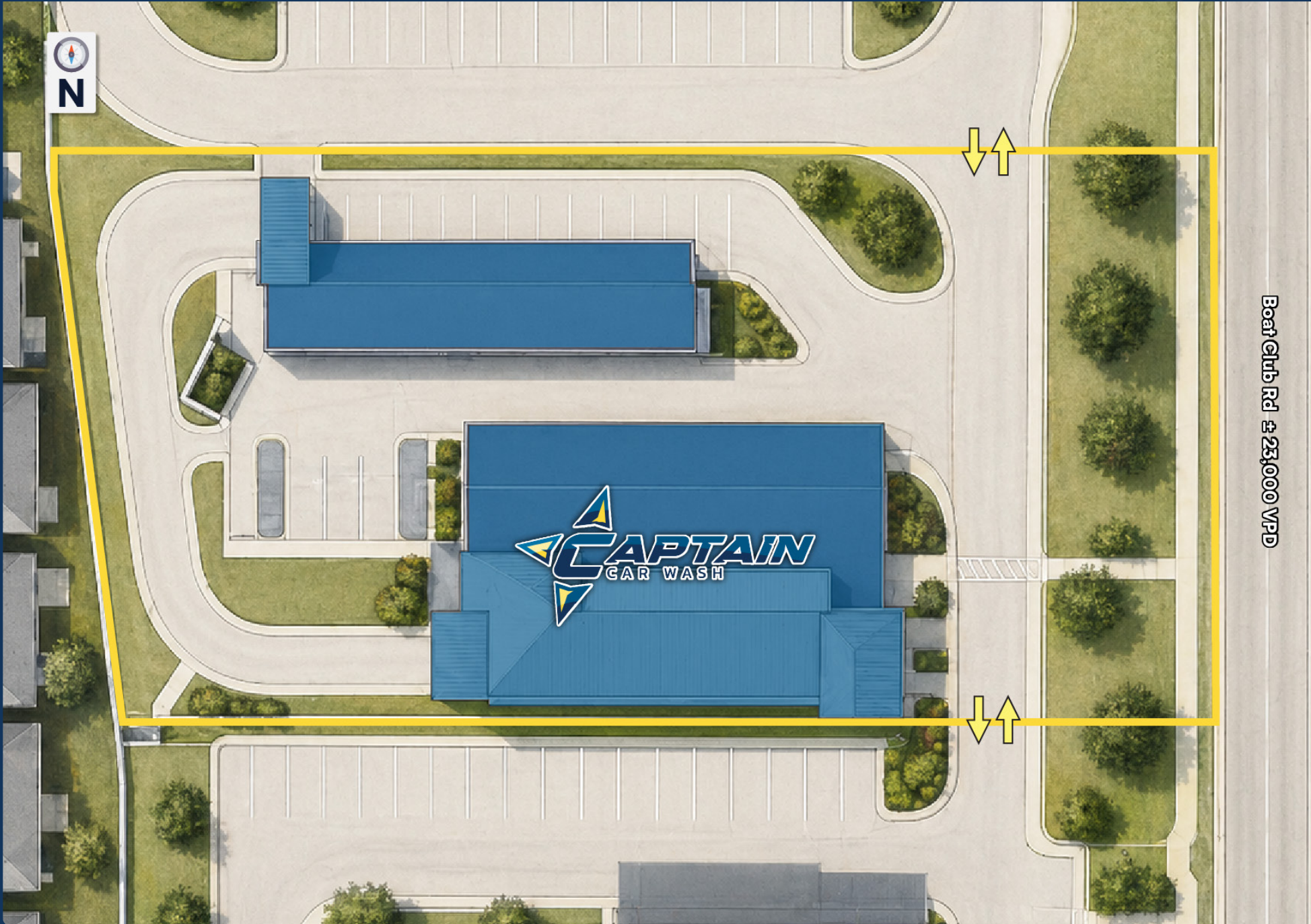
Tunnel Length (Feet): 120' (Macneil)

of Vacuums: 22 (Vacutech)



Site Plan

7045 Boat Club Rd, Fort Worth, TX 76179





Bristol Park at Eagle Mountain
Assisted Living & Memory Care
±95 Residents

DOLLAR GENERAL

SONIC

O'Reilly
AUTO PARTS

Chicken
EXPRESS

Avilla
±250 Homes

Subject Property
7045 Boat Club Dr



RaceTrac

Boat Club Rd ±23,000 VPD





New Construction

New Single-Family Home Neighborhood
±100 Homes



New Construction

Yardly Beltmill
±188 Homes

Lake Country Elementary
±699 Students

W Bailey Boswell Rd ± 11,000 VPD

W.E Boswell High
±2,683 Students



Old Decatur Rd



IN Saginaw Blvd ± 23,400 VPD



Villa Lago
±204 Units



New Construction

Lennar at Landing at Creekside
±150-250 Homes

Subject Property
7045 Boat Club Dr

Robertson Rd

Creekview Middle School
±978 Students

± 10,300 VPD



Boat Club Rd ± 23,000 VPD

Parkview Elementary
±613 Students

Willow Creek Elementary
±727 Students



Ed Willkie Middle School
±775 Students



Google Earth



Property Overview

1012 W Park Blvd, Plano, TX 75075



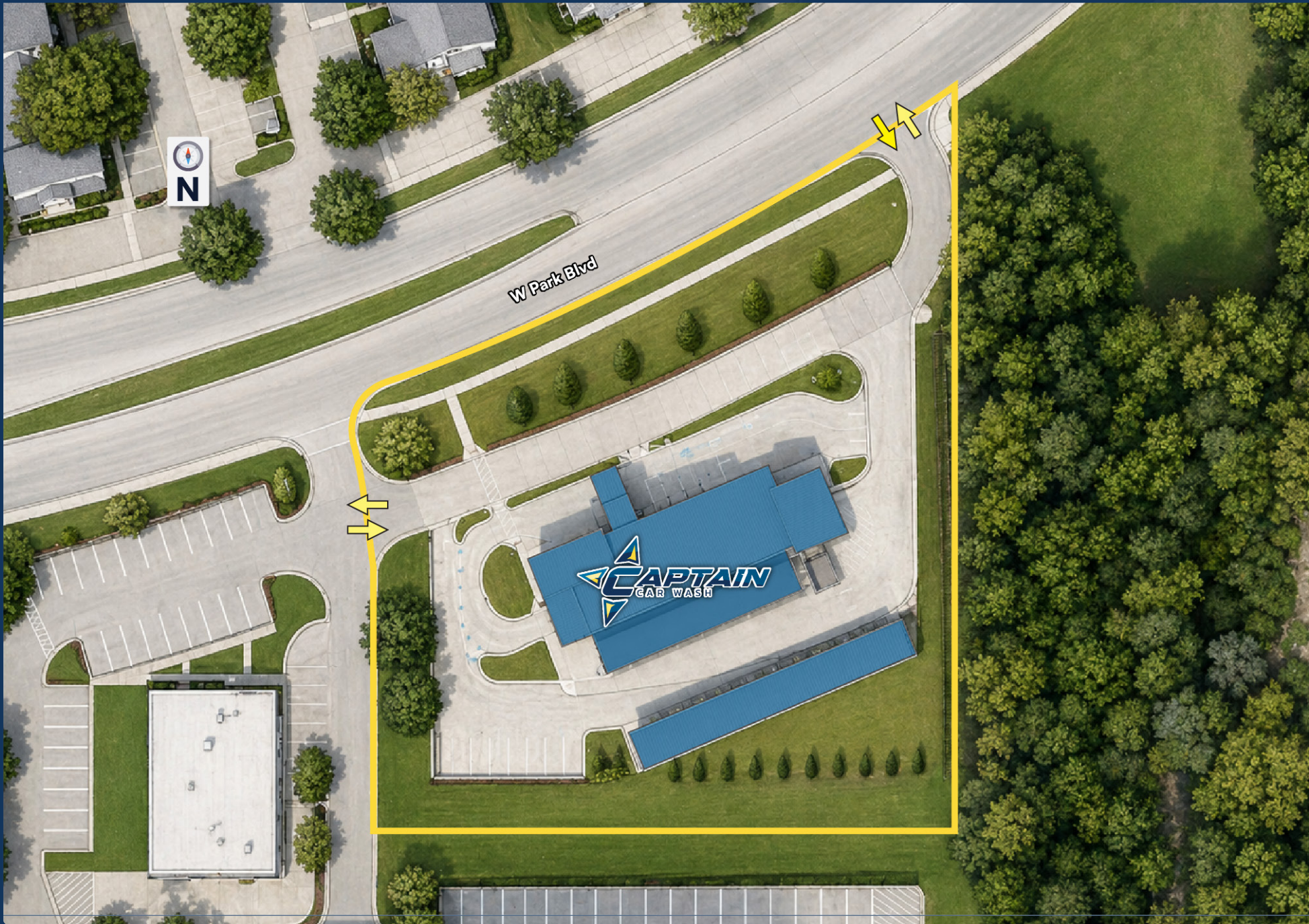
Property Details:

Year Built: 2023	Tunnel Length (Feet): 130' (Macneil)
Point of Sale: 2 Lanes (Micrologic)	# of Vacuums: 19 (Vacutech)
Lot Size: ±1.38 AC	



Site Plan

1012 W Park Blvd, Plano, TX 75075





Villas Del Sol Apartments
±156 Units

Alta Vista Apartments
±132 Units



THE HOME DEPOT
Top 30% of National Locations
Source: AlphaMap



Bel Air on 16th Apartments
±152 Units



N Central Expy ± 207,000 VPD

Robinson Fine Arts Center
Performance & Exhibition Venue

ROOFING AND CONSTRUCTION
±28 Employees

Subject Property
1012 W Park Blvd



Kostas Greek Cafe
Restaurant

W Park Blvd ± 20,400 VPD

Chisholm Place
±142 Units

Alma Dr ± 19,700 VPD





Redevelopment Project
Dallas Stars District
 Plano approved plans for a \$3 billion district at The Shops at Willow Bend anchored by a new \$1B+ Stars arena



Subject Property
 1012 W Park Blvd



Redevelopment Project
Collins Creek Mall
 \$1B Remodel (Est. Completion: 2028) — Transforming the former Collin Creek Mall into a vibrant mixed-use, urban-style neighborhood featuring 500+ single-family homes, ±2,300 apartments, and around 300 senior living units, along with 1.5 million square feet of office space.



President George Bush TPKE
 ± 154,600 VPD



The University of Texas at Dallas
 ±30,139 Students

N Central Expy
 ± 207,000 VPD

FORT WORTH, TX

960,000+

Total Population

\$18B+

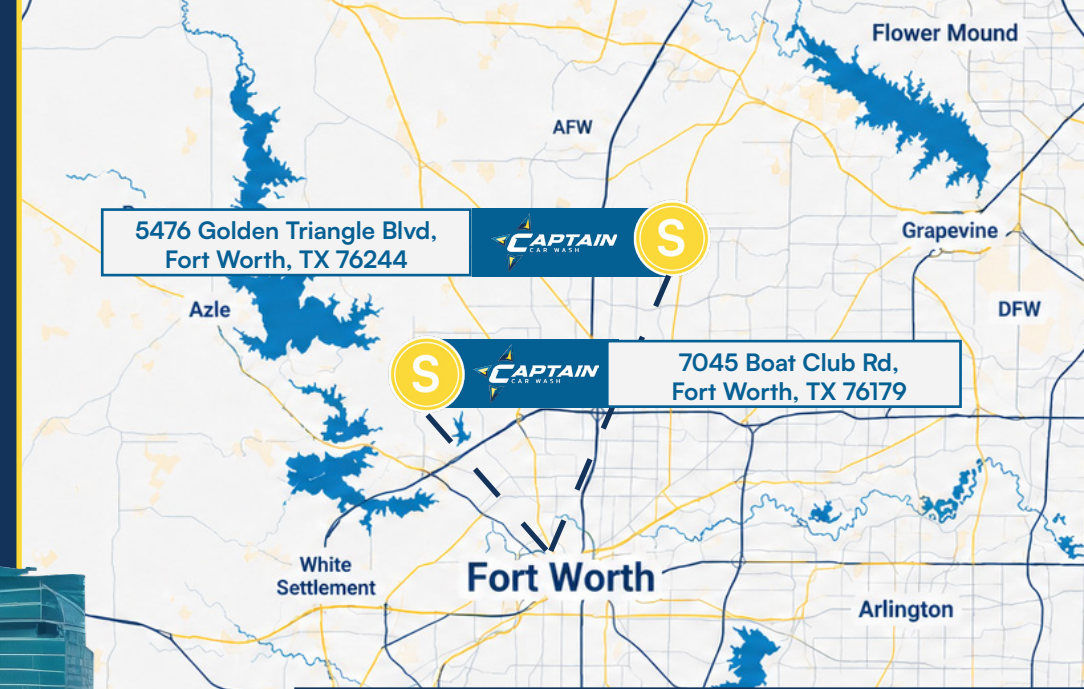
Annual Retail Sales in Fort Worth

\$150B+

Gross Domestic Product

2.0%

Population Growth Rate Since 2020



LEGEND

Distance to Fort Worth

5476 Golden Triangle Blvd ±15.8 Miles Away

7045 Boat Club Rd ±11.4 Miles Away

Fort Worth is one of North Texas' primary economic centers, known for its diversified economy, pro-business environment, and **strong population growth** within the Dallas—Fort Worth Metroplex. The city blends a historic Western heritage with modern urban development, supporting a wide range of industries including aerospace, logistics, healthcare, and advanced manufacturing. Its **strategic location**, extensive highway and rail infrastructure, and proximity to Dallas Fort Worth International Airport enhance regional connectivity and support continued commercial expansion. Fort Worth also benefits from **steady in-migration**, a growing employment base, and relatively attainable housing compared to peer metros, making it attractive to both residents and businesses seeking long-term growth opportunities.

FORT WORTH PROPERTY DEMOGRAPHICS

5476 Golden Triangle Blvd, Fort Worth, TX 76244

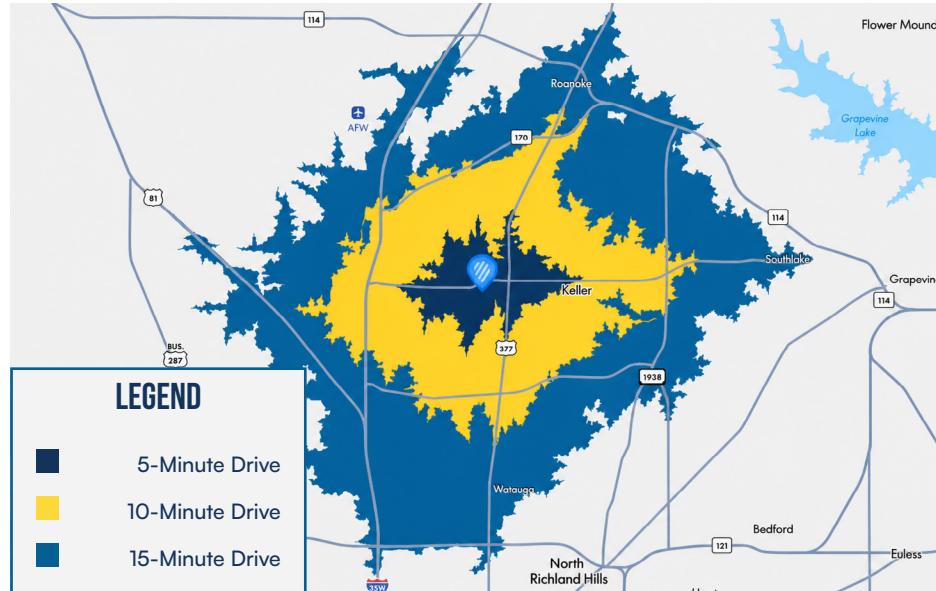
POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	108,526	230,016	673,050
2025 Population	112,724	239,705	727,379
2030 Population	118,417	252,150	773,348
2020-2025 Population Growth	0.8%	0.8%	1.6%
2025-2030 Population Growth	1.0%	1.0%	1.3%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	35,888	77,166	233,933
2025 Households	37,206	80,699	252,438
2030 Households	39,121	85,059	268,631
2020-2025 Household Growth	1.5%	1.7%	2.4%
2025-2030 Household Growth	1.0%	1.1%	1.3%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$150,604	\$147,019	\$134,208

7045 Boat Club Rd, Fort Worth, TX 76179

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	59,626	117,933	558,300
2025 Population	67,983	134,430	623,341
2030 Population	72,676	143,705	665,452
2020-2025 Population Growth	2.8%	2.8%	2.3%
2025-2030 Population Growth	1.4%	1.4%	1.4%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	19,759	39,389	196,923
2025 Households	22,457	44,760	220,058
2030 Households	24,026	47,884	235,223
2020-2025 Household Growth	3.8%	3.7%	2.9%
2025-2030 Household Growth	1.4%	1.4%	1.4%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$123,461	\$112,801	\$107,129

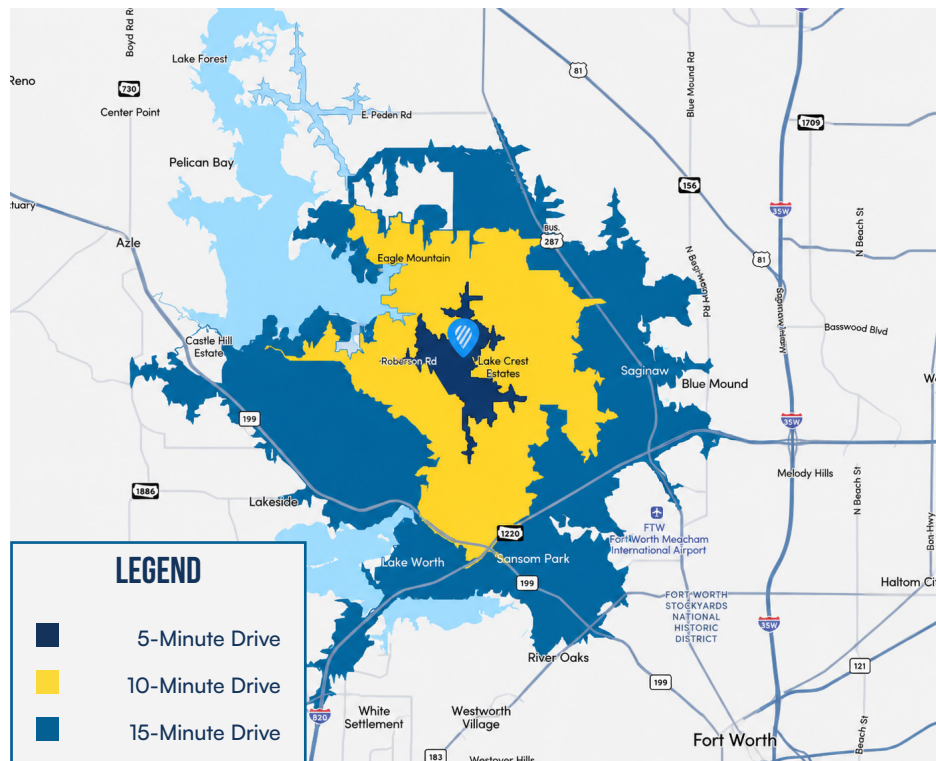
Drive Time Radius Map:

5476 Golden Triangle Blvd, Fort Worth, TX 76244



Drive Time Radius Map:

7045 Boat Club Rd, Fort Worth, TX 76179



A HIGH-TRAFFIC, HIGH-FREQUENCY RETAIL MARKET

Fort Worth's rapid growth, dense commuter corridors, and strong vehicle ownership trends create an ideal environment for car wash performance.

TOP DEMAND DRIVERS

- Rapid population growth driving **increased vehicle ownership** and daily-use service demand.
- **Strong commuter patterns** supported by major highways including I-35W, I-20, and Loop 820.
- **Suburban expansion** fueling household formation and consistent traffic along retail corridors.
- **High reliance on personal vehicles** due to limited public transit infrastructure.
- **Continued in-migration from higher-cost states** increasing disposable income and spending habits.
- **Proximity to major employment hubs** generating steady daytime population and drive-by visibility.
- **Growth of membership-based car wash models** aligning with high-frequency consumer behavior.

PLANO, TX

285,000+

Total Population

\$10.9B+

Annual Retail Sales in Plano

280,000

Daytime Population in Plano

3.5%+

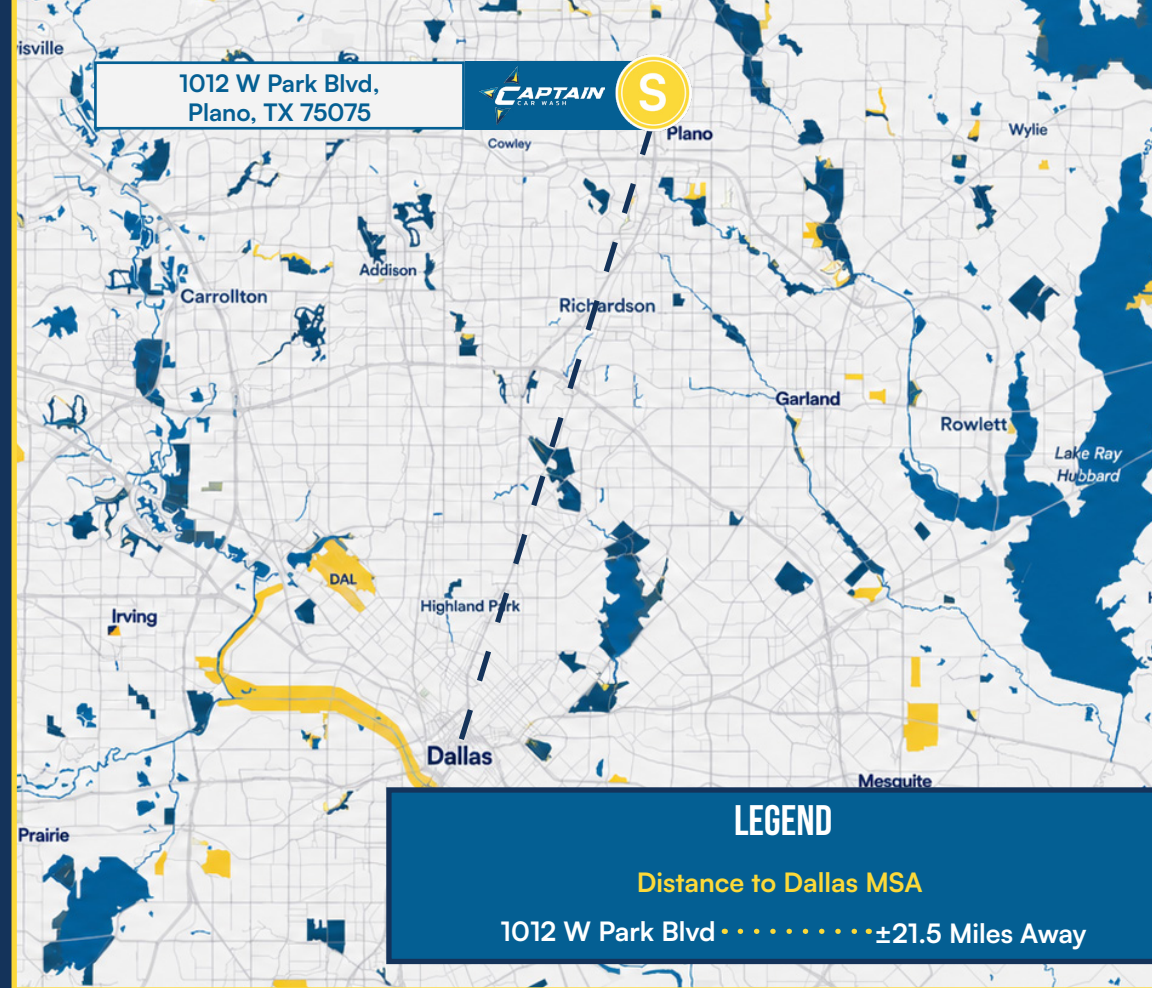
Population Growth Rate Since 2020

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	115,708	311,711	1,238,038
2025 Population	131,232	343,003	1,351,593
2030 Population	148,597	383,127	1,483,429
2020-2025 Population Growth	2.7%	2.0%	1.8%
2025-2030 Population Growth	2.6%	2.3%	2.0%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	46,080	121,377	482,283
2025 Households	52,897	134,724	528,053
2030 Households	60,107	151,030	580,201
2020-2025 Household Growth	2.5%	2.2%	2.0%
2025-2030 Household Growth	2.7%	2.4%	2.0%

INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$120,461	\$130,620	\$129,829



Plano, Texas is a **highly affluent** and well-established suburban market within the Dallas—Fort Worth Metroplex, recognized for its **strong household incomes**, corporate presence, and exceptional quality of life. The city has experienced **sustained population and economic growth** driven by major corporate relocations and expansions, creating a **dense concentration of high-earning professionals**. Plano's master-planned development, top-rated schools, and proximity to major employment hubs such as Legacy West and the Dallas North Tollway corridor have made it a **premier destination for both residents and businesses**. These factors support stable consumer spending patterns and strong fundamentals for service-oriented retail, particularly in high-traffic suburban corridors.

PLANO'S CORPORATE GROWTH DRIVING REGIONAL DEMAND

Plano's proximity to the subject property is a significant advantage, as the city has emerged as **one of the most important corporate and employment hubs in the Dallas-Fort Worth metroplex**. Just a short drive from the site, Plano's Legacy District continues to attract major corporate investment and a substantial daytime workforce. Most recently, **AT&T announced plans to relocate its global headquarters to a new 54-acre campus in Plano, bringing approximately 6,000 employees to the area as part of a \$1.35 billion development**. The district already hosts major corporate campuses including Toyota North America, Liberty Mutual, and Frito-Lay, creating a dense concentration of high-income employees and daily commuters traveling throughout the surrounding roadway network. Further enhancing the area's growth trajectory, the **Dallas Stars recently announced plans to develop a new arena and entertainment district in Plano, approximately seven miles from the subject property**.



AT&T Headquarters



Proposed Dallas Stars Arena



Legacy West

260,000+

Total Jobs in the Plano Market

The **Texas Research Quarter is a planned \$4 billion life sciences and innovation district** in Plano that will redevelop the former Electronic Data Systems campus into a major biotechnology and pharmaceutical hub. Spanning **more than 200 acres**, the project is expected to deliver millions of square feet of laboratory, research, and advanced manufacturing space designed to attract biotech firms, pharmaceutical companies, and medical research organizations. The **multi-phase development will also incorporate mixed-use components including office space, retail, hospitality, and residential uses**. Once completed, the Texas Research Quarter is expected to bring a **large number of highly skilled employees to the area** and further strengthen Plano's position as a major corporate and innovation center in North Texas, **generating significant commuter traffic throughout the surrounding region**.



Texas Research Quarter

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



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5476 Golden Triangle Blvd, Fort Worth, TX 76244, 7045 Boat Club Rd, Fort Worth, TX 76179 & 1012 W Park Blvd, Plano, TX 75075** ("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.

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.

CAPTAIN

CAR WASH
THREE-PROPERTY DALLAS-FORT WORTH CAR WASH PORTFOLIO

Exclusively Listed By

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Cayson Fincher (in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Patrick Graham | Broker of Record | Broker License No. 528005 (TX) | Firm License No. 9005919 (TX)

MATTHEWS™



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.

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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