

WITTE OAKS

1655 Witte Road
Houston, TX 77080



WITTE OAKS APARTMENTS 1655 Witte Dr. Houston, TX 77080

Passed Fire Marshall and City of Houston Inspections

- ❖ Superior Spring Branch Sub-Market located within 10 minutes drive to I-10, US-290, West Loop 610 and Beltway 8
- ❖ \$6,650,000 List Price - 124 units, 9% Capitalization Rate, 5.7 Gross Rent Multiplier, 17.8% Return on 75% Leverage, 2014 Appraisal at \$6.88M
- ❖ Pitched Roofs, Covered Parking, Office, Pool, Surrounded by Residential Homes, Strong Workforce Tenant Demand, 98% Full
- ❖ Surrounded by the Highest Growth areas in Houston: Energy Corridor, Memorial City, Town & Country, Westchase District

Brian Janak, TX Broker / MBA

832-247-6333

janak@innerloopwest.com

TX License 9000402



ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$6,703,875
Investment - Cash	\$1,716,375
First Loan	\$4,987,500

INVESTMENT INFORMATION

Purchase Price	\$6,650,000
Price per Unit	\$53,629
Price per Sq. Ft.	\$63.61
Income per Unit	\$9,989
Expenses per Unit	(\$4,943)

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$1,238,592
Total Vacancy and Credits	(\$25,200)
Operating Expenses	(\$612,885)
Net Operating Income	\$600,507
Debt Service	(\$294,426)
Cash Flow Before Taxes	\$306,081

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	17.83%
Debt Coverage Ratio	2.04
Capitalization Rate	9.03%
Gross Rent Multiplier	5.37
Gross Income / Square Feet	\$11.85
Gross Expenses / Square Feet	(\$5.86)
Operating Expense Ratio	50.51%

Central to Houston's Growth - Spring Branch
WITTE OAKS APARTMENTS - Pitched Roofs, 98% Occupied

Witte Oaks Apartments offers an investor the opportunity to be in a growing submarket where competing properties are being rehabbed or sold as investments for cash flow purposes. Two nearby properties sold at a higher unit price than what Witte Oaks is being offered at. Demand for apartments are strong and many investors are taking advantage of the demand and renovating units, while others cash-flow from being in the good Spring Branch area.



The location of Witte Oaks Apartments allows for easy access to 4 major highways within 10 minutes and has all the shopping, restaurants and entertainment venues to compliment the property. Nearby multifamily projects have been renovated, and more single family home projects are being constructed, both aid in the re-development of the transitioning Spring Branch submarket. Growth is guided by the Spring Branch Management District and local neighborhood chapters who are determined to boost presence and prestige by having a residential focus.

With the sheer volume of commercial office deals coming on-line along the I-10 Energy Corridor West, the most desired Memorial area to the South, and the over developed, high density InnerLoop to the East, Spring Branch is joining the ranks of nearby Town & Country and the Westchase District as a significant point of interest. Witte Oaks is available on an "All-Cash" basis only or with new financing buyer must arrange. Recent Colliers appraisal valued Witte Oaks at \$6.88M.

Please provide proof of funds or bank letter of reference upon request for a tour to listing broker.

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INVESTMENT SUMMARY

Price:	\$6,650,000
Year Built:	1964
Units:	124
Price/Unit:	\$53,629
RSF:	104,541
Price/RSF:	\$63.61
Lot Size:	139,695 sf
Floors:	2
APN:	05830400000
Cap Rate:	9.03%
Market Cap Rate:	9.08%
GRM:	5.37
Market GRM:	5.22

FINANCING SUMMARY

Loan Amount:	\$4,987,500
Down Payment:	\$1,662,500
Loan Type:	Fixed
Interest Rate:	4.25%
Term:	30 years
Monthly Payment:	\$24,536
DCR:	2.04

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
TOTALS	124		\$1,184,400		\$1,220,760

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$1,184,400	\$1,220,760
Less: Vacancy	(\$25,200)	(\$36,623)
Misc. Income	\$54,192	\$54,192
Effective Gross Income	\$1,213,392	\$1,238,329
Less: Expenses	(\$612,885)	(\$634,759)
Net Operating Income	\$600,507	\$603,570
Debt Service	(\$294,426)	(\$294,426)
Net Cash Flow after Debt Service	\$306,081	\$309,144
Principal Reduction	\$84,083	\$84,083
Total Return	\$390,164	\$393,227

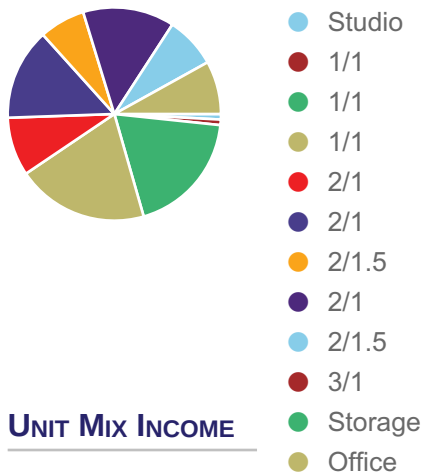
ANNUALIZED EXPENSES

	Actual	Market
Property Management Fee	\$182,009	\$61,038
Admin	\$1,500	\$1,500
Bad Debt	\$32,380	\$16,500
Building Insurance	\$36,275	\$50,000
General Supplies	\$37,865	\$37,865
Grounds Maintenance	\$5,196	\$5,196
Pest Control	\$1,200	\$1,200
Legal	\$6,000	\$3,000
Maintenance	\$0	\$50,000
Payroll	\$0	\$77,000
Taxes - Real Estate	\$102,000	\$123,000
Trash Removal	\$7,650	\$7,650
Utility - Electricity	\$91,010	\$91,010
Utility - Gas	\$26,900	\$26,900
Utility - Water	\$82,900	\$82,900
Total Expenses	\$612,885	\$634,759
Expenses Per RSF	\$5.86	\$6.07
Expenses Per Unit	\$4,943	\$5,119

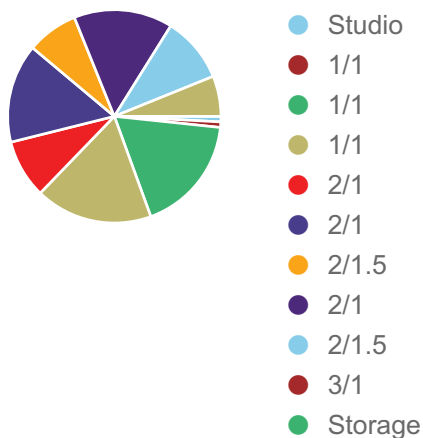
UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
2	Studio	525	\$625	\$1,250	\$650	\$1,300
2	1/1	575	\$650	\$1,300	\$665	\$1,330
24	1/1	648	\$750	\$18,000	\$775	\$18,600
25	1/1	684	\$750	\$18,750	\$775	\$19,375
12	2/1	900	\$750	\$9,000	\$775	\$9,300
18	2/1	975	\$875	\$15,750	\$900	\$16,200
9	2/1.5	995	\$900	\$8,100	\$925	\$8,325
18	2/1	1000	\$875	\$15,750	\$900	\$16,200
11	2/1.5	1015	\$900	\$9,900	\$925	\$10,175
1	3/1	1225	\$900	\$900	\$925	\$925
1	Storage	648	\$0	\$0	\$0	\$0
1	Office	995	\$0	\$0	\$0	\$0
124		104,190		\$98,700		\$101,730

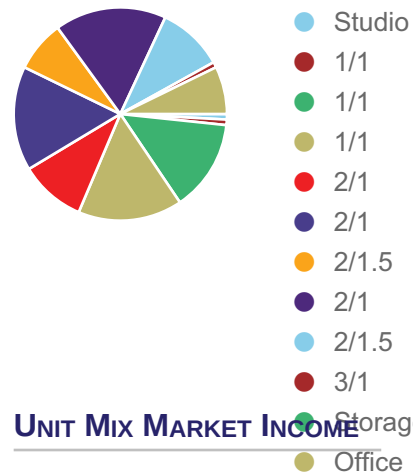
UNIT MIX



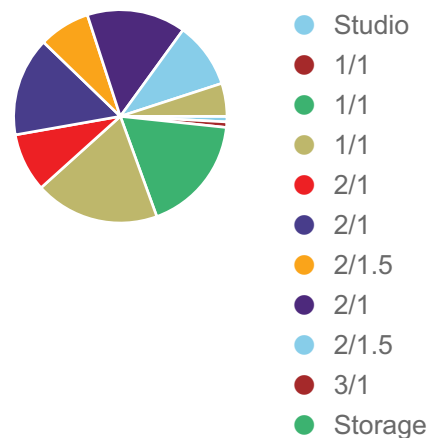
UNIT MIX INCOME



UNIT MIX SQUARE FEET



UNIT MIX MARKET INCOME



Rent Roll Analysis

Properties: 1655 Witte
Results As of 1/1/2015

Customer	Unit	Unit Type	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Move-in Date	Lease End	Last Rent Increase	Increase Amount
1655 Witte												
Romero Calix, Roger	A-01	2B/1.5B	900.00	0.00	0.00	900.00	900.00	250.00	6/6/2014	6/30/2015	6/1/2014	78.00
VACANT	A-02	office	900.00	900.00	0.00	900.00	0.00	0.00			8/1/2014	50.00
Flores, Maribelle	A-03	2B/1.5B	900.00	0.00	0.00	900.00	0.00	400.00	7/1/2014	7/31/2015	7/1/2014	50.00
Ramirez, Rubisela	A-04	2B/1.5B	900.00	0.00	0.00	900.00	0.00	250.00	6/1/2014	6/30/2015	6/1/2014	50.00
Carillo, Haidee	A-05	2B/1.5B	850.00	0.00	0.00	850.00	425.00	250.00	1/15/2014	5/31/2015		
Mann, Stephanie	A-06	2B/1.5B	900.00	0.00	0.00	900.00	0.00	200.00	9/1/2014	8/31/2015	6/1/2014	130.00
Hernandez, Fernando	A-07	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	1/15/2014	9/30/2015		
Romo, Frutoso	A-08	2B/1B	850.00	0.00	0.00	850.00	850.00	250.00	2/14/2014	2/28/2015		
Yoo, Young Mi	A-09	1B/1B	750.00	0.00	0.00	750.00	750.00	250.00	4/1/2014	8/31/2014	10/1/2014	55.00
Roberson, Nicole	A-10	1B/1B	750.00	0.00	0.00	750.00	750.00	150.00	1/15/2014	2/28/2015	10/1/2014	25.00
Razo-Gasca, Sandra	A-11	1B/1B	750.00	0.00	0.00	750.00	750.00	400.00	9/28/2014	2/28/2015	10/1/2014	50.00
Figuerroa, Miguel	A-12	1B/1B	750.00	0.00	0.00	750.00	750.00	200.00	8/11/2014	2/28/2015	8/1/2014	55.00
Oroci, Domingo	A-13	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	11/17/2014	12/17/2014	10/1/2014	96.00
Sander, Peggy	A-14	2B/1B	882.00	0.00	0.00	882.00	0.00	400.00	1/15/2014	8/31/2014		
Quintero, Roberto	A-15	1B/1B	700.00	0.00	0.00	700.00	0.00	200.00	7/18/2014	1/31/2015	7/1/2014	5.00
Lopez, Carlos	A-16	1B/1B	685.00	0.00	0.00	685.00	675.00	100.00	1/15/2014	12/31/2014		
Duran, Krystal	A-17	1B/1B	695.00	0.00	0.00	695.00	695.00	300.00	2/1/2014	2/28/2015		
Laws, Herbert	A-18	1B/1B	750.00	0.00	0.00	750.00	-5.00	200.00	1/15/2014	2/28/2015	10/1/2014	25.00
Bruno, Erik	A-19	2B/1B	850.00	0.00	0.00	850.00	850.00	350.00	1/15/2014	11/30/2014		
Engelhardt, Phyllis	A-20	2B/1B	875.00	0.00	0.00	875.00	875.00	400.00	7/3/2014	7/31/2015	6/1/2014	135.00
Chavez, Veronica	A-21	2B/1B	875.00	0.00	0.00	875.00	0.00	200.00	11/10/2014	12/10/2014	11/1/2014	25.00
Rodriguez, Stephanie	A-22	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	7/1/2014	7/31/2015	7/1/2014	51.00
Rocha, Jennifer	A-23	1B/1B	695.00	0.00	0.00	695.00	470.00	350.00	2/21/2014	3/31/2015		
Cruz-Marci, Javier	A-24	1B/1B	725.00	0.00	0.00	725.00	725.00	250.00	5/16/2014	5/31/2015		
Yousaf, Mahvish	A-25	1B/1B	750.00	0.00	0.00	750.00	749.00	200.00	8/22/2014	7/31/2015	8/1/2014	75.00
Gallender, Roquelle	A-26	1B/1B	750.00	0.00	0.00	750.00	750.00	200.00	9/15/2014	8/31/2015	10/1/2014	55.00
Hernandez, Eduardo	A-27	2B/1B	875.00	0.00	0.00	875.00	875.00	250.00	12/1/2014	12/31/2014	10/1/2014	125.00
Modetzuma, Alfonso	A-28	2B/1B	850.00	0.00	0.00	850.00	850.00	300.00	2/1/2014	2/28/2015		
Perez, Christian	A-29	1B/1B	695.00	0.00	0.00	695.00	695.00	250.00	3/7/2014	3/31/2015		
Saavedra, Bertha	A-30	1B/1B	750.00	0.00	0.00	750.00	750.00	150.00	11/25/2014	12/31/2014	10/1/2014	55.00
Grayser, Shamara	A-31	1B/1B	750.00	0.00	0.00	750.00	748.00	150.00	12/5/2014	1/5/2015	1/1/2015	75.00
Castillo, Eduardo	A-32	1B/1B	750.00	0.00	0.00	750.00	750.00	200.00	9/29/2014	8/30/2015	9/1/2014	25.00
Rubio, Lourdes	A-33	2B/1B	875.00	0.00	0.00	875.00	-63.00	200.00	11/3/2014	4/30/2015	11/1/2014	60.00
Castillo, Luis	A-34	2B/1B	875.00	0.00	0.00	875.00	875.00	300.00	1/15/2014	12/31/2013	7/1/2014	25.00
Giron, Christina	A-35	2B/1B	875.00	0.00	0.00	875.00	875.00	400.00	9/16/2014	2/28/2015	10/1/2014	60.00
Salazar, Steven	A-36	2B/1B	875.00	0.00	0.00	875.00	875.00	250.00	1/15/2014	8/31/2014	9/1/2014	44.00
Basher, MA	A-37	1B/1B	750.00	0.00	0.00	750.00	0.00	150.00	12/29/2014	1/31/2015	1/1/2015	50.00

Customer	Unit	Unit Type	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Move-in Date	Lease End	Last Rent Increase	Increase Amount
Camacho, Ambrosio	A-38	1B/1B	700.00	0.00	0.00	700.00	700.00	200.00	7/24/2014	1/31/2015	7/1/2014	36.00
Solist, Martha	A-39	1B/1B	750.00	0.00	0.00	750.00	0.00	300.00	1/15/2014	7/31/2015	9/1/2014	25.00
Ramirez, Francisco	A-40	1B/1B	750.00	0.00	0.00	750.00	750.00	250.00	1/15/2014	12/31/2013	10/1/2014	55.00
Wheels, Daniel	A-41	2B/1B	850.00	0.00	0.00	850.00	850.00	200.00	11/1/2014	12/1/2014		
Gonzalez, Johanna	A-42	2B/1B	765.00	0.00	0.00	765.00	0.00	210.00	1/15/2014	12/31/2014		
Baker, Christina	A-43	1B/1B	700.00	0.00	0.00	700.00	0.00	200.00	7/11/2014	7/31/2015	7/1/2014	60.00
VACANT	A-44	storage	700.00	700.00	0.00	700.00	0.00	0.00			8/1/2014	60.00
Winterhalter, Darren	A-45	1B/1B	700.00	0.00	0.00	700.00	700.00	200.00	7/1/2014	12/31/2014	7/1/2014	25.00
Fuentes, Isidro	A-46	1B/1B	700.00	0.00	0.00	700.00	700.00	200.00	7/30/2014	7/31/2015	7/1/2014	5.00
Lopez, Moises	A-47	2B/1B	850.00	0.00	0.00	850.00	850.00	250.00	1/15/2014	5/31/2015	5/1/2014	850.00
Ramirez-Lopez, Teresa	A-48	2B/1B	875.00	0.00	0.00	875.00	875.00	250.00	7/15/2014	7/31/2015	6/1/2014	58.00
Crawford, Rocsann	A-49	2B/1.5B	900.00	0.00	0.00	900.00	900.00	400.00	9/17/2014	8/31/2015	9/1/2014	50.00
Escobedo, Jaime	A-50	2B/1.5B	900.00	0.00	0.00	900.00	900.00	200.00	7/21/2014	7/31/2015	6/1/2014	35.00
Dotson, Nicole	A-51	2B/1.5B	850.00	0.00	0.00	850.00	850.00	300.00	2/7/2014	1/31/2015		
Magana, Jessica	A-52	1B/1B	700.00	0.00	0.00	700.00	700.00	200.00	7/1/2014	12/31/2014	7/1/2014	5.00
Buendia, Carolyn	A-53	2B/1.5B	900.00	0.00	0.00	900.00	900.00	250.00	8/11/2014	7/31/2015	8/1/2014	50.00
Contreras , Victor	A-54	3B/1B	900.00	0.00	0.00	900.00	0.00	210.00	1/15/2014	1/31/2015		
Brown, Jeremy	A-55	Studio	650.00	0.00	0.00	650.00	650.00	250.00	1/15/2014	12/5/2014	10/1/2014	25.00
Hinojosa, Flavio	B-01	2B/1.5B	850.00	0.00	0.00	850.00	850.00	300.00	1/15/2014	5/31/2015		
Pina, Jose	B-02	2B/1.5B	900.00	0.00	0.00	900.00	900.00	200.00	1/14/2014	12/14/2014	8/1/2014	62.00
Garcia, Antonia	B-03	2B/1.5B	900.00	0.00	0.00	900.00	900.00	200.00	10/15/2014	3/31/2015	9/1/2014	25.00
Guerrero, Craig	B-04	2B/1.5B	900.00	0.00	0.00	900.00	-10.00	350.00	1/15/2014	7/31/2015	8/1/2014	20.00
Alvarez, Jolynn	B-05	2B/1.5B	900.00	0.00	0.00	900.00	900.00	0.00	1/15/2014	4/30/2014	6/1/2014	50.00
Burks, Jerome	B-06	2B/1.5B	850.00	0.00	0.00	850.00	850.00	200.00	1/15/2014	5/31/2015	4/1/2014	95.00
Garcia, Andrea	B-07	2B/1B	850.00	0.00	0.00	850.00	850.00	250.00	4/4/2014	9/30/2014		
Barley, Delan	B-08	2B/1B	875.00	0.00	0.00	875.00	865.00	200.00	6/26/2014	7/31/2015	6/1/2014	875.00
Smith, Darian	B-09	1B/1B	750.00	0.00	0.00	750.00	484.00	150.00	12/17/2014	12/31/2014	12/1/2014	55.00
Brunet, Anna-Lee	B-10	1B/1B	725.00	0.00	0.00	725.00	725.00	150.00	12/5/2014	12/31/2014	6/1/2014	82.00
Rivera, Araceli	B-11	1B/1B	725.00	0.00	0.00	725.00	725.00	250.00	1/15/2014	7/31/2015	7/1/2014	30.00
Vadovsky, Ashley	B-12	1B/1B	750.00	0.00	0.00	750.00	750.00	200.00	9/28/2014	2/28/2015	9/1/2014	75.00
Pina, Jose	B-13	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	11/21/2014	12/31/2014	11/1/2014	25.00
Ortiz, Alheyda	B-14	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	10/22/2014	9/30/2015	9/1/2014	25.00
Thompson, Joanne	B-15	1B/1B	750.00	0.00	0.00	750.00	750.00	250.00	3/17/2014	8/31/2014	10/1/2014	55.00
Eupright, Jason	B-16	1B/1B	700.00	0.00	0.00	700.00	700.00	200.00	6/21/2014	11/30/2014		
Rios, Lucio	B-17	1B/1B	725.00	0.00	0.00	725.00	0.00	100.00	1/15/2014	12/31/2014	6/1/2014	95.00
Suarle, Leobardo	B-18	1B/1B	700.00	0.00	0.00	700.00	699.00	200.00	7/19/2014	1/31/2015	7/14/2014	5.00
Martinez, Mario	B-19	2B/1B	875.00	0.00	0.00	875.00	870.00	200.00	9/5/2014	8/31/2015	9/1/2014	25.00
Pacheco Tiquiram, Manu	B-20	2B/1B	825.00	0.00	0.00	825.00	825.00	250.00	1/15/2014	1/31/2015		
Galvan, Yadira	B-21	2B/1B	875.00	0.00	0.00	875.00	475.00	150.00	12/15/2014	1/1/2015	7/1/2014	25.00
Rivera, Irma	B-22	2B/1B	875.00	0.00	0.00	875.00	0.00	200.00	1/15/2014	8/31/2015	10/1/2014	95.00
Lusk, Simone	B-23	1B/1B	695.00	0.00	0.00	695.00	695.00	300.00	2/24/2014	2/28/2015		
Saldana, Yvette	B-24	1B/1B	750.00	0.00	0.00	750.00	750.00	200.00	11/24/2014	12/31/2014	11/1/2014	55.00
Jackson, Darryl	B-25	1B/1B	750.00	0.00	0.00	750.00	677.00	200.00	12/4/2014	12/31/2014	11/1/2014	93.00
Jackson, Albert	B-26	1B/1B	675.00	0.00	0.00	675.00	0.00	150.00	1/15/2014	12/31/2014		
Olivares-arellano, Rober	B-27	2B/1B	875.00	0.00	0.00	875.00	875.00	250.00	1/15/2014	6/30/2015	6/1/2014	64.00

Customer	Unit	Unit Type	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Move-in Date	Lease End	Last Rent Increase	Increase Amount
Soto, David	B-28	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	1/15/2014	7/31/2015	9/1/2014	26.00
Alvarado, Faviola	B-29	1B/1B	695.00	0.00	0.00	695.00	695.00	250.00	3/14/2014	3/31/2015		
Prather, Charles	B-30	1B/1B	700.00	0.00	0.00	700.00	0.00	200.00	6/28/2014	7/31/2015		
Rodriguez, Veronica	B-31	1B/1B	750.00	0.00	0.00	750.00	163.35	250.00	1/15/2014	8/31/2014	10/1/2014	56.00
Gutierrez, Mariana	B-32	1B/1B	695.00	0.00	0.00	695.00	695.00	250.00	5/1/2014	5/31/2015		
Rodriguez, Remedio	B-33	2B/1B	850.00	0.00	0.00	850.00	0.00	150.00	1/15/2014	12/31/2014		
Gilbert, Territa	B-34	2B/1B	850.00	0.00	0.00	850.00	850.00	850.00	2/28/2014	3/31/2015		
Netro, Edmundo	B-35	2B/1B	875.00	0.00	0.00	875.00	875.00	0.00	1/15/2014	1/31/2014	9/1/2014	25.00
Cardenas, Juana	B-36	2B/1B	875.00	0.00	0.00	875.00	84.68	200.00	1/15/2014	9/30/2015	10/1/2014	60.00
Allende, Miguel	B-37	1B/1B	750.00	0.00	0.00	750.00	0.00	200.00	10/16/2014	3/31/2015	10/1/2014	55.00
Moore, Thomas	B-38	1B/1B	675.00	0.00	0.00	675.00	0.00	150.00	1/15/2014	1/31/2015		
Maldonado, Abraham	B-39	1B/1B	750.00	0.00	0.00	750.00	-8.00	200.00	8/15/2014	1/31/2015	8/1/2014	25.00
Stradley, Devin Rae	B-40	1B/1B	695.00	0.00	0.00	695.00	695.00	250.00	4/1/2014	4/30/2015		
Gonzales, David	B-41	2B/1B	875.00	0.00	0.00	875.00	861.00	200.00	10/24/2014	3/31/2015	9/1/2014	25.00
Martinez, Eduardo	B-42	2B/1B	875.00	0.00	0.00	875.00	480.00	200.00	12/15/2014	1/1/2015	9/1/2014	25.00
Smith, Darren	B-43	1B/1B	695.00	0.00	0.00	695.00	690.00	0.00	1/15/2014	12/31/2014		
Martinez, Mark	B-44	1B/1B	700.00	0.00	0.00	700.00	700.00	400.00	1/15/2014	8/31/2014	9/1/2014	25.00
Bonilla, Jose	B-45	1B/1B	695.00	0.00	0.00	695.00	0.00	300.00	1/15/2014	2/28/2015		
Leon, Vanessa	B-46	1B/1B	695.00	0.00	0.00	695.00	0.00	250.00	4/15/2014	4/30/2015	4/1/2014	20.00
Escobedo, Juana	B-47	2B/1B	875.00	0.00	0.00	875.00	875.00	200.00	8/1/2014	7/31/2015	8/1/2014	60.00
Orbezo, Yara G	B-48	2B/1B	850.00	0.00	0.00	850.00	850.00	250.00	4/25/2014	5/31/2015		
Delgado, Francisco	B-49	2B/1.5B	900.00	0.00	0.00	900.00	900.00	200.00	1/15/2014	10/31/2014	11/1/2014	45.00
Ramirez, Anna	B-50	2B/1.5B	900.00	0.00	0.00	900.00	900.00	250.00	1/15/2014	9/30/2014	10/1/2014	35.00
Ramirez, Tereso	B-51	2B/1.5B	875.00	0.00	0.00	875.00	875.00	250.00	1/15/2014	11/30/2014		
Perez, Edar	B-52	2B/1.5B	900.00	0.00	0.00	900.00	900.00	75.00	1/15/2014	10/31/2014	11/1/2014	85.00
Castro-rosales, Ilse	B-53	2B/1.5B	855.00	0.00	0.00	855.00	855.00	200.00	1/15/2014	12/31/2014		
Thomas, Isaiah	B-54	2B/1.5B	900.00	0.00	0.00	900.00	900.00	200.00	11/10/2014	12/10/2014	10/1/2014	50.00
Fernandez, Carlos	B-55	Studio	625.00	0.00	0.00	625.00	620.00	0.00	1/15/2014	4/30/2014	6/1/2014	25.00
Cruz-Torrez, Isiria	E-01	2B/1B	750.00	0.00	0.00	750.00	750.00	250.00	4/18/2014	4/30/2015	4/1/2014	-95.00
Lombardo, Nina	E-02	2B/1B	750.00	0.00	0.00	750.00	750.00	200.00	9/17/2014	2/28/2015	9/1/2014	-100.00
Ruiz, Karem	E-03	2B/1B	750.00	0.00	0.00	750.00	750.00	250.00	5/1/2014	5/31/2015		
Coronado, Giovanni	E-04	2B/1B	750.00	0.00	0.00	750.00	750.00	250.00	5/2/2014	5/31/2015		
Perez, Humberto	E-05	2B/1B	750.00	0.00	0.00	750.00	-71.00	350.00	4/1/2013	6/30/2014	7/1/2014	-40.00
Burger, Casara	E-06	2B/1B	750.00	0.00	0.00	750.00	0.00	400.00	9/24/2014	3/30/2015	9/1/2014	-125.00
Davila, Maria	E-07	2B/1B	750.00	0.00	0.00	750.00	750.00	250.00	5/2/2014	5/31/2015		
Montelongo R, Maria Ele	E-08	2B/1B	750.00	0.00	0.00	750.00	702.00	200.00	7/3/2014	7/31/2015	7/1/2014	-40.00
Moreno-Gaytan, Belinda	E-09	2B/1B	750.00	0.00	0.00	750.00	750.00	250.00	6/1/2014	6/30/2015		
Nunez, Jesus	E-10	2B/1B	750.00	0.00	0.00	750.00	750.00	200.00	8/15/2014	1/31/2015	4/1/2014	-49.00
Higadera, Rita	E-11	2B/1B	750.00	0.00	0.00	750.00	750.00	210.00	1/15/2014	7/31/2015	6/1/2014	125.00
Sifuentes, Diana	E-12	2B/1B	750.00	0.00	0.00	750.00	749.00	400.00	1/15/2014	8/31/2014	9/1/2014	-139.00
De La Rosa Bolanos, Bu	E-14	1B/1B	595.00	0.00	0.00	595.00	595.00	200.00	8/1/2014	7/31/2015	7/1/2014	-55.00
Holcomb, Yvette	E-15	1B/1B	650.00	0.00	0.00	650.00	608.00	150.00	12/3/2014	12/31/2014	12/1/2014	55.00
Laundry	Laundry		0.00	0.00	1,300.00	1,300.00	2,113.08	0.00	8/20/2014			
Total for Property			98,407.00	1,600.00	1,300.00	99,707.00	75,021.11	28,205.00				

Report Totals

98,407.00	1,600.00	1,300.00	99,707.00	75,021.11	28,205.00
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Report Summary

Total Possible Rent:	98,407.00
Vacancy Rent:	1,600.00
Occupied Unit Rent:	96,807.00
# of Units:	125
Vacant Units:	2
Occupancy %:	98.40%

Monthly recap 2/1/2014-1/31/2015

EXPENSE

5030 Cleaning & Maintenance Expense (non-posting)													
5031 Pest Control	792.66	0.00	0.00	0.00	0.00	0.00	(450.00)	0.00	854.91	11.90	0.00	0.00	1,209.47
5033 Landscaping	433.00	649.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	216.00	5,195.00
5030 Total Cleaning & Maintena	1,225.66	649.00	433.00	433.00	433.00	433.00	(17.00)	433.00	1,287.91	444.90	433.00	216.00	6,404.47
5050 Insurance Expense (non-posting)													
5052 Building Insurance Expens	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.67	3,496.62	3,496.62	41,959.94
5063 Liability Insurance Expensi	376.76	376.76	376.76	376.76	376.76	376.76	376.76	376.76	376.76	376.76	376.75	376.75	4,521.10
5056 Ins. Exp. - Umbrella	23.26	23.27	23.26	23.26	23.27	23.26	23.26	23.27	23.27	23.27	23.27	23.27	279.19
5050 Total Insurance Expense (i	3,896.69	3,896.70	3,896.69	3,896.70	3,896.69	3,896.70	3,896.69	3,896.70	3,896.70	3,896.70	3,896.64	3,896.64	46,760.23
5060 Legal and Other Professional Fees (non-posting)													
5061 Professional Fees	0.00	0.00	0.00	100.00	0.00	0.00	2,146.61	0.00	0.00	0.00	0.00	0.00	2,246.61
5062 Legal Fees	667.00	390.00	542.00	111.00	1,148.00	(619.00)	831.65	447.80	946.03	111.00	0.00	0.00	4,575.48
5063 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	224.80	0.00	0.00	0.00	203.38	0.00	0.00	246.59	674.77
5060 Total Legal and Other Prof	667.00	390.00	542.00	211.00	1,372.80	(619.00)	2,978.26	447.80	1,149.41	111.00	0.00	246.59	7,496.86
5100 Maintenance & Supplies Expense (non-posting)													
5102 Windows	94.85	264.82	223.29	162.62	0.00	513.81	33.84	259.74	73.46	0.00	0.00	0.00	1,626.43
5106 Pool Maintenance	100.00	817.62	0.00	397.20	0.00	183.45	122.30	0.00	323.24	0.00	0.00	0.00	1,943.81
5110 Plumbing	0.00	0.00	0.00	0.00	194.58	0.00	0.00	323.74	11.06	0.00	0.00	0.00	529.38
5112 Maintenance	417.62	(417.62)	0.00	0.00	0.00	0.00	1,090.00	0.00	823.20	0.00	0.00	2,000.00	3,913.20
5201 Painting Supplies	2,000.00	213.00	1,232.62	738.85	295.69	544.26	876.31	775.81	309.96	658.03	286.93	119.10	8,050.56
5203 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	4.88	156.96	0.00	0.00	0.00	0.00	161.84
5205 Hardware Supplies	1,571.56	1,139.11	2,538.80	1,761.92	894.42	2,198.27	1,155.87	716.00	0.00	644.96	652.42	495.05	13,768.38
5205 Hardware Supplies - Credi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(510.65)	0.00	0.00	0.00	0.00	(510.65)
5205 Hardware Supplies - Escar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,027.41)	424.66	0.00	0.00	0.00	(1,602.75)
5100 Total Maintenance & Supp	4,184.03	2,016.93	3,994.71	3,321.73	1,544.69	3,439.79	3,283.20	(305.81)	1,965.58	1,302.99	939.35	2,614.15	28,301.34
5300 Taxes Expense (non-posting)													
5301 Property Taxes	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	6,916.41	101,849.82
5300 Total Taxes Expense (non-	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	8,630.31	6,916.41	101,849.82
5400 Utilities Expense (non-posting)													
5401 Gas & Propane	2,133.82	4,025.47	2,863.71	2,139.49	2,088.74	1,667.13	1,628.66	1,434.72	1,518.35	1,767.12	2,836.06	2,786.03	26,889.30
5402 Water & Sewer	6,742.25	6,846.69	5,517.97	7,699.84	5,364.29	7,334.02	7,474.72	6,996.34	6,621.14	6,996.34	6,921.30	8,440.86	82,955.76
5404 Electric	2,950.08	5,685.46	6,481.46	7,698.07	8,486.28	10,448.48	10,012.61	10,199.64	10,187.60	7,941.09	5,359.44	5,557.38	91,007.59
5405 Garbage	938.64	606.20	606.20	606.20	606.20	606.20	606.20	606.20	606.20	606.20	606.20	636.51	7,637.15
5400 Total Utilities Expense (noi	12,764.79	17,163.82	15,469.34	18,143.60	16,545.51	20,055.83	19,722.19	19,236.90	18,933.29	17,310.75	15,723.00	17,420.78	208,489.80

5600 Office Expense (non-posting)														
5601 Supplies	62.86	44.99	68.06	5.98	77.02	68.55	155.37	27.72	10.20	11.03	18.38	165.25	715.41	
5602 Internet Services	274.27	116.42	116.40	116.40	116.40	116.42	116.40	116.40	116.49	119.76	119.76	121.53	1,566.65	
5603 Telephone Services	59.18	48.34	48.34	48.33	48.33	48.33	48.35	48.37	48.40	48.39	48.39	48.44	591.19	
5605 Postage	0.00	0.00	0.00	6.49	0.00	0.00	6.70	15.22	0.00	0.00	0.00	0.00	28.41	
5600 Total Office Expense (non-	396.31	209.75	232.80	177.20	241.75	233.30	326.82	207.71	175.09	179.18	186.53	335.22	2,901.66	
T EXPENSE	43,914.66	45,462.99	46,526.82	48,330.10	45,873.93	50,205.92	53,361.49	46,903.02	51,039.51	46,452.43	44,700.93	46,365.89	569,137.69	
NOI	36,958.45	35,539.97	43,770.71	39,958.99	41,744.94	41,185.40	44,380.86	51,084.48	47,323.81	49,206.56	53,187.82	53,355.11	537,697.10	

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Property Photos



Brian Janak, TX Broker / MBA
832-247-6333



Property Photos



Brian Janak, TX Broker / MBA
832-247-6333



Property Photos



Brian Janak, TX Broker / MBA
832-247-6333



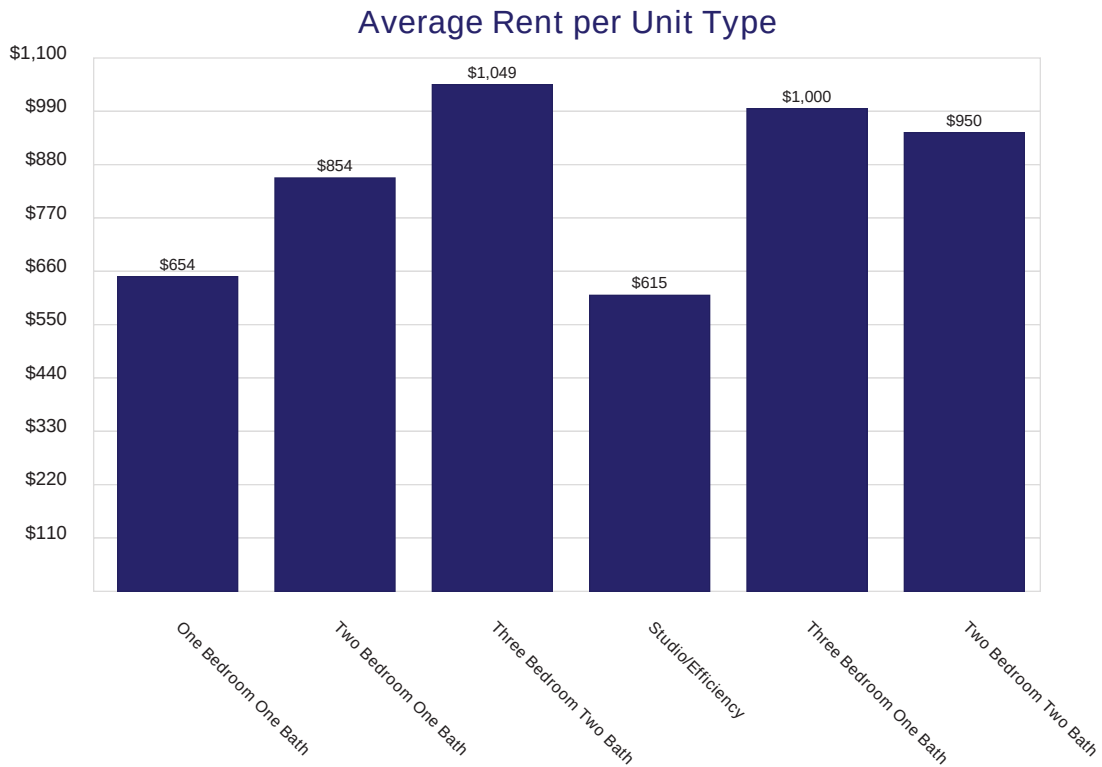
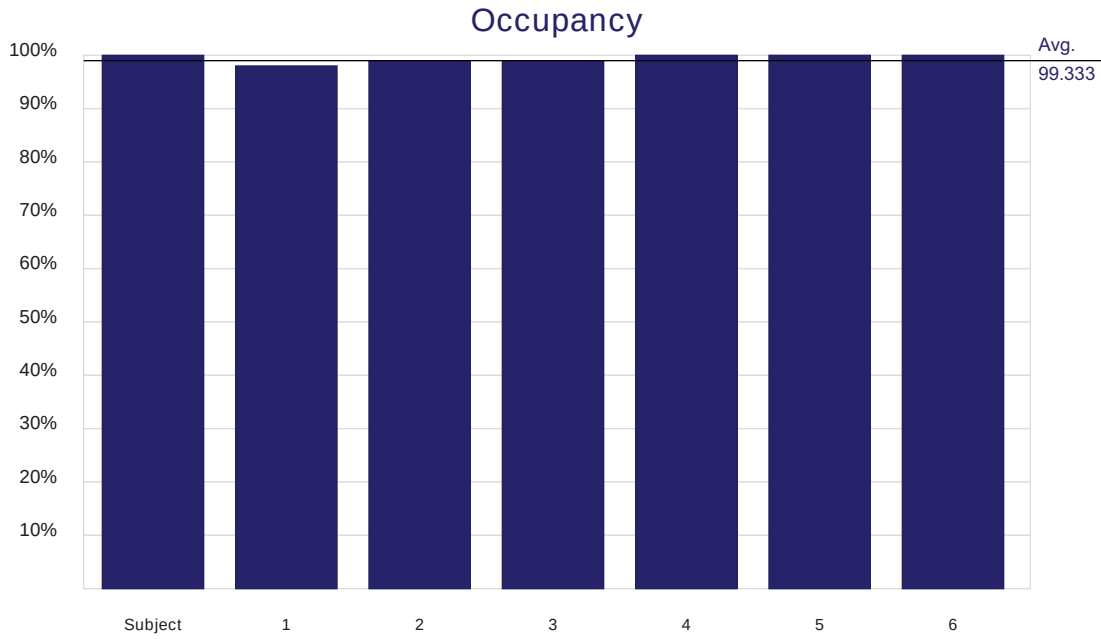
Office Conference Room



Office Manager's Desk



Office Application Center



WITTE OAKS

1655 Witte Road
Houston, TX 77080

Rent Comparables



Brian Janak, TX Broker / MBA
832-247-6333

S



WITTE OAKS
1655 Witte Road
Houston, TX 77080

Avg Rent/rsf	\$0.96	# Units	Unit Type	Rent
RSF	104,541	2	Studio	\$625
Occupancy	100%	2	1/1	\$650
Units	124	24	1/1	\$750
Year Built	1964	25	1/1	\$750
		12	2/1	\$750
		18	2/1	\$875
		9	2/1.5	\$900

1



Woodvine Apts
7550 Long Point Dr
Houston, TX 77055

Avg Rent/rsf	\$1.10	# Units	Unit Type	Rent
RSF	N/A	11	2/1.5	\$900
Occupancy	98%	1	3/1	\$900
Units	N/A	1	Storage	\$0
Year Built	N/A	1	Office	\$0
		29	One Bedroom One Bath	\$750
		28	Two Bedroom One Bath	\$875
		11	Three Bedroom Two Bath	\$1,150
		34	Studio/Efficiency	\$625

NOTES
ABP

2



Palms of Shady Villa
7726 Shady Villa
Houston, TX 77055

Avg Rent/rsf	\$1.26	# Units	Unit Type	Rent
RSF	37,410	22	Studio/Efficiency	\$615
Occupancy	99%	44	One Bedroom One Bath	\$695
Units	70	2	One Bedroom One Bath	\$800
Year Built	1974			

NOTES
ABP - Small Units

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Rent Comparables



Brian Janak, TX Broker / MBA
832-247-6333

3



Mount Vernon Manor
9225 Long Point
Houston, TX 77055

Avg Rent/rsf	\$0.96	# Units	Unit Type	Rent
RSF	75,030	18	One Bedroom One Bath	\$725
Occupancy	99%	42	Two Bedroom One Bath	\$850
Units	82	14	Three Bedroom One Bath	\$1,000
Year Built	1970	8	Three Bedroom Two Bath	\$1,050
		1	Studio/Efficiency	\$250

NOTES

99% Occupied, \$0.96/NRSF Rents, Full Price. All Bills Paid

4



PINE VILLAGE
9733 Neuens
Houston, TX 77080

Avg Rent/rsf	\$1.05	# Units	Unit Type	Rent
RSF	17,700	6	One Bedroom One Bath	\$650
Occupancy	100%	18	Two Bedroom One Bath	\$795
Units	24			
Year Built	1961			

NOTES

Best in Class Property, window units, has COO, pool.
Mostly 2Bdrms (18), Tenant pays electrical and gas.

5



Point Moritz North
1751 Moritz
Houston, TX 77055

Avg Rent/rsf	\$1.07	# Units	Unit Type	Rent
RSF	33,600	64	One Bedroom One Bath	\$560
Occupancy	100%			
Units	64			
Year Built	1971			

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Rent Comparables



Brian Janak, TX Broker / MBA
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6



BERMUDA WOODS
1500 Witte Road
Houston, TX 77080

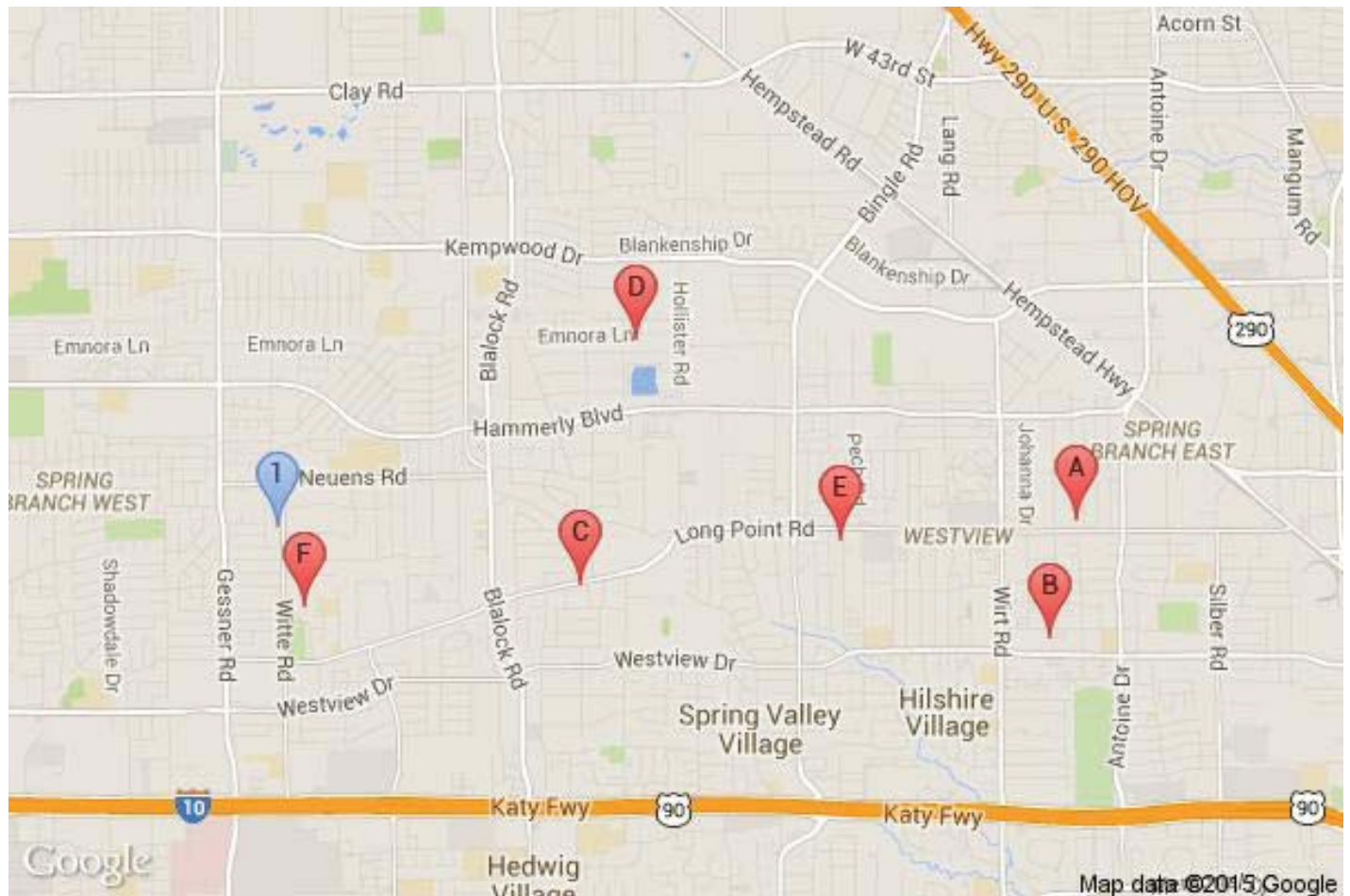
Avg Rent/rsf	\$0.80	# Units	Unit Type	Rent
RSF	172,408	28	One Bedroom One Bath	\$750
Occupancy	100%	5	Two Bedroom One Bath	\$830
Units	145	24	Two Bedroom One Bath	\$888
Year Built	1984	42	Two Bedroom Two Bath	\$950
		46	Three Bedroom Two Bath	\$1,025

NOTES

Buyer will add-value of \$13K per door upgrades to large TH units with rent increases coming, not ABP.

1655 Witte Road
Houston, TX 77080

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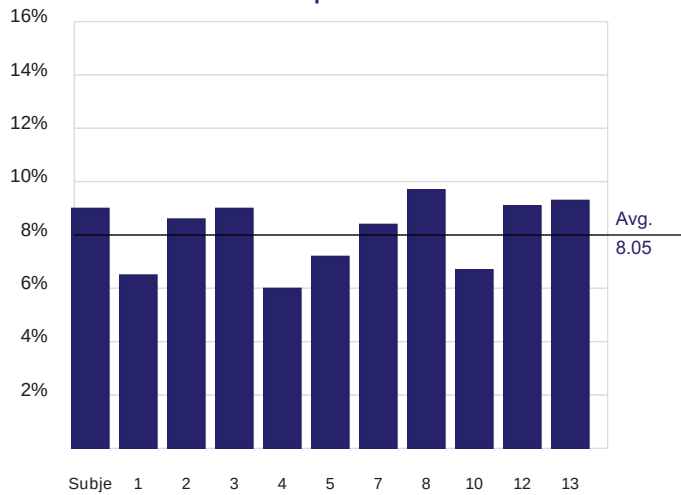


- 1 1655 Witte Road Houston, TX 77080
- A 7550 Long Point Dr Houston, TX 77055
- B 7726 Shady Villa Houston, TX 77055
- C 9225 Long Point Houston, TX 77055
- D 9733 Neuens Houston, TX 77080
- E 1751 Moritz Houston, TX 77055
- F 1500 Witte Road Houston, TX 77080

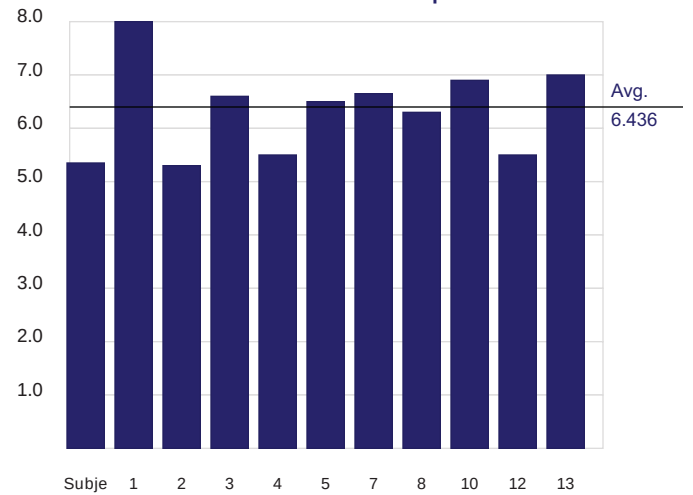
1655 Witte Road
Houston, TX 77080

Brian Janak, TX Broker / MBA
832-247-6333

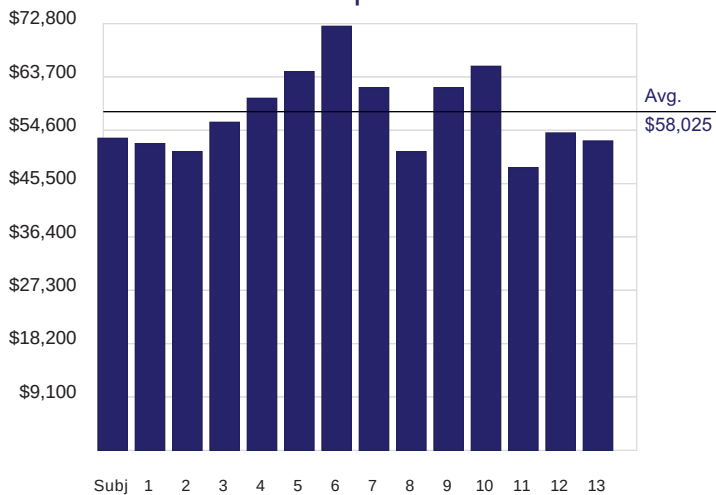
Cap Rate



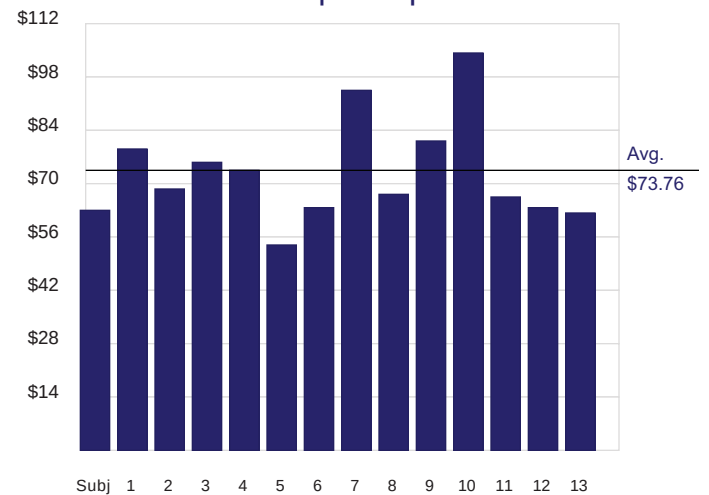
Gross Rent Multiplier



Price per Unit



Price per Sq. Ft.



WITTE OAKS

1655 Witte Road
Houston, TX 77080

Sales Comparables



Brian Janak, TX Broker / MBA
832-247-6333

S



WITTE OAKS
1655 Witte Road
Houston, TX 77080

Sale Price	\$6,650,000	# Units	Unit Type
Units	124	2	Studio
Price/Unit	\$53,629	2	1/1
Price/SqFt	\$63.61	24	1/1
Cap Rate	9.03%	25	1/1
Year Built	1964	12	2/1
GRM	5.37	18	2/1
		9	2/1.5
		*remaining units not displayed	

1



Spring Lake
8800 Hammerly
Houston, TX 77080

Sale Price	\$10,900,000	# Units	Unit Type
Units	208	128	One Bedroom One Bath
Price/Unit	\$52,404	40	One Bedroom One Bath
Price/SqFt	\$79.61	40	Two Bedroom Two Bath
Cap Rate	6.5%		
Year Built	1981		
GRM	8.0		

Sale Date 1/29/2015

NOTES

Just Sold to investor who purchased an earlier property across the street from same seller..

2



Woodvine
7550 Long Point Rd
Houston, TX 77055

Sale Price	\$5,200,000	# Units	Unit Type
Units	102	34	Studio/Efficiency
Price/Unit	\$50,980	28	One Bedroom One Bath
Price/SqFt	\$68.74	1	One Bedroom One Bath
Cap Rate	8.6%	28	Two Bedroom Two Bath
Year Built	1965	11	Three Bedroom Two Bath
GRM	5.31		

Sale Date 12/8/2014

NOTES

100% Occupied, \$1.03/NRSF Rents ABP, under contract with 1031 Exchange buyer from Colorado.

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Sales Comparables



Brian Janak, TX Broker / MBA
832-247-6333

3



PINE VILLAGE
9733 Neuens
Houston, TX 77080

Sale Price	\$1,350,000	# Units	Unit Type
Units	24	6	One Bedroom One Bath
Price/Unit	\$56,250	18	Two Bedroom One Bath
Price/SqFt	\$76.27		
Cap Rate	9.0%		
Year Built	1961		
GRM	6.62		

Sale Date 12/1/2014

NOTES

Best in Class Property, window units, has COO, pool.
Mostly 2Bdrms (18), Tenant pays electrical and gas.

4



La Mirage Resort
10925 Briar Forest Dr
Houston, TX 77042

Sale Price	\$17,850,000	# Units	Unit Type
Units	296		
Price/Unit	\$60,304		
Price/SqFt	\$73.92		
Cap Rate	6.0%		
Year Built	1980		
GRM	5.54		

Sale Date 11/15/2014

NOTES

Sold 296 operable units as one building had fire damage impacting 16 units where Seller kept Insurance proceeds.

5



BERMUDA WOODS
1500 Witte Road
Houston, TX 77080

Sale Price	\$9,400,000	# Units	Unit Type
Units	145	28	One Bedroom One Bath
Price/Unit	\$64,828	5	Two Bedroom One Bath
Price/SqFt	\$54.52	24	Two Bedroom One Bath
Cap Rate	7.2%	42	Two Bedroom Two Bath
Year Built	1984	46	Three Bedroom Two Bath
GRM	6.5		

Sale Date 10/1/2014

NOTES

North of Long Point Road, Buyer will operate, add-value of \$13K per door upgrades. Large Units with rent increases coming

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Sales Comparables



Brian Janak, TX Broker / MBA
832-247-6333

6



Blalock Woods
1111 Blalock Road
Houston, TX 77055

Sale Price	\$23,000,000	# Units	Unit Type
Units	316		
Price/Unit	\$72,785		
Price/SqFt	\$63.79		
Cap Rate	N/A		
Year Built	1973		
GRM	N/A		

Sale Date 10/1/2014

NOTES

Close to Subject, Notice to tenants to vacate by June 2015. Will develop half into new Apartments, and homes for the northern tracts.

7



Oakwood Manor
611 W Cavalcade Street
Houston, TX 77009

Sale Price	\$6,025,000	# Units	Unit Type
Units	97	34	One Bedroom One Bath
Price/Unit	\$62,113	45	One Bedroom One Bath
Price/SqFt	\$95.09	18	Two Bedroom One Bath
Cap Rate	8.4%		
Year Built	1972		
GRM	6.68		

Sale Date 9/8/2014

NOTES

Rehab beginning Nov 2014, sold with ILW Listing 500 W Crosstimbers, both being repositioned by same buyer.

8



Crosstimbers Apartments
500 W. Crosstimbers
Houston, TX 77018

Sale Price	\$5,000,000	# Units	Unit Type
Units	98	62	One Bedroom One Bath
Price/Unit	\$51,020	34	Two Bedroom One Bath
Price/SqFt	\$67.54	2	Two Bedroom One Bath
Cap Rate	9.7%		
Year Built	1972		
GRM	6.31		

Sale Date 9/8/2014

NOTES

Project is under going current rehab.

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Sales Comparables



Brian Janak, TX Broker / MBA
832-247-6333

9



Sale Date 4/29/2014

Copper Mill
15910 F M 529
Houston, TX 77095

		# Units	Unit Type
Sale Price	\$14,570,000		
Units	235		
Price/Unit	\$62,000		
Price/SqFt	\$81.70		
Cap Rate	N/A		
Year Built	1982		
GRM	N/A		

10



Sale Date 4/15/2014

Timbergrove
1600 West TC Jester Blvd.
Houston, TX 77008

		# Units	Unit Type
Sale Price	\$6,325,000		
Units	96	68	One Bedroom One Bath
Price/Unit	\$65,885	28	Two Bedroom One Bath
Price/SqFt	\$104.37		
Cap Rate	6.7%		
Year Built	1970		
GRM	6.9		

NOTES

ILW Sale, currently being repositioned, Full Renovation. Purchase price was \$52.13 per SF Land, \$65,885 a door.

11



Sale Date 4/1/2014

Lake, The
5650 Timber Creek Place
Houston, TX 77084

		# Units	Unit Type
Sale Price	\$13,900,000		
Units	286		
Price/Unit	\$48,601		
Price/SqFt	\$66.96		
Cap Rate	N/A		
Year Built	1982		
GRM	N/A		

WITTE OAKS

1655 Witte Road
Houston, TX 77080

Sales Comparables



Brian Janak, TX Broker / MBA
832-247-6333

12



Sale Date 1/10/2014

NOTES

Sold to SFH developer. Zoned to Memorial High, \$38.30 per SF land.

Pine Chase
1717 Pine Chase
Houston, TX 77055

		# Units	Unit Type
Sale Price	\$5,000,000		
Units	92		
Price/Unit	\$54,348		
Price/SqFt	\$63.74		
Cap Rate	9.1%		
Year Built	1971		
GRM	5.5		

13



Sale Date 8/27/2013

NOTES

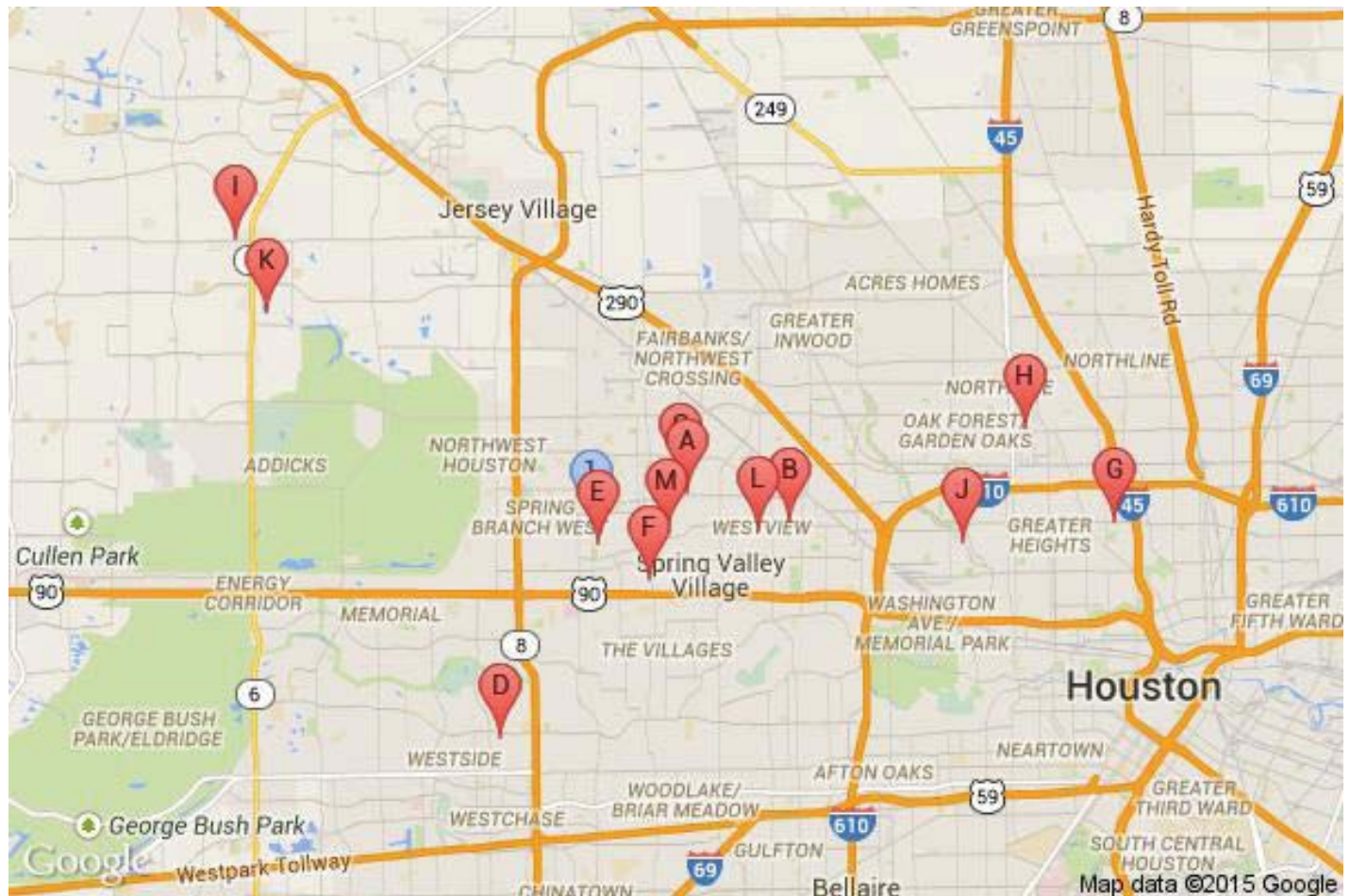
Recent Sale, Listed at \$825,000, 100% full.

Crownover Apartments
1718 Crownover
Houston, TX 77055

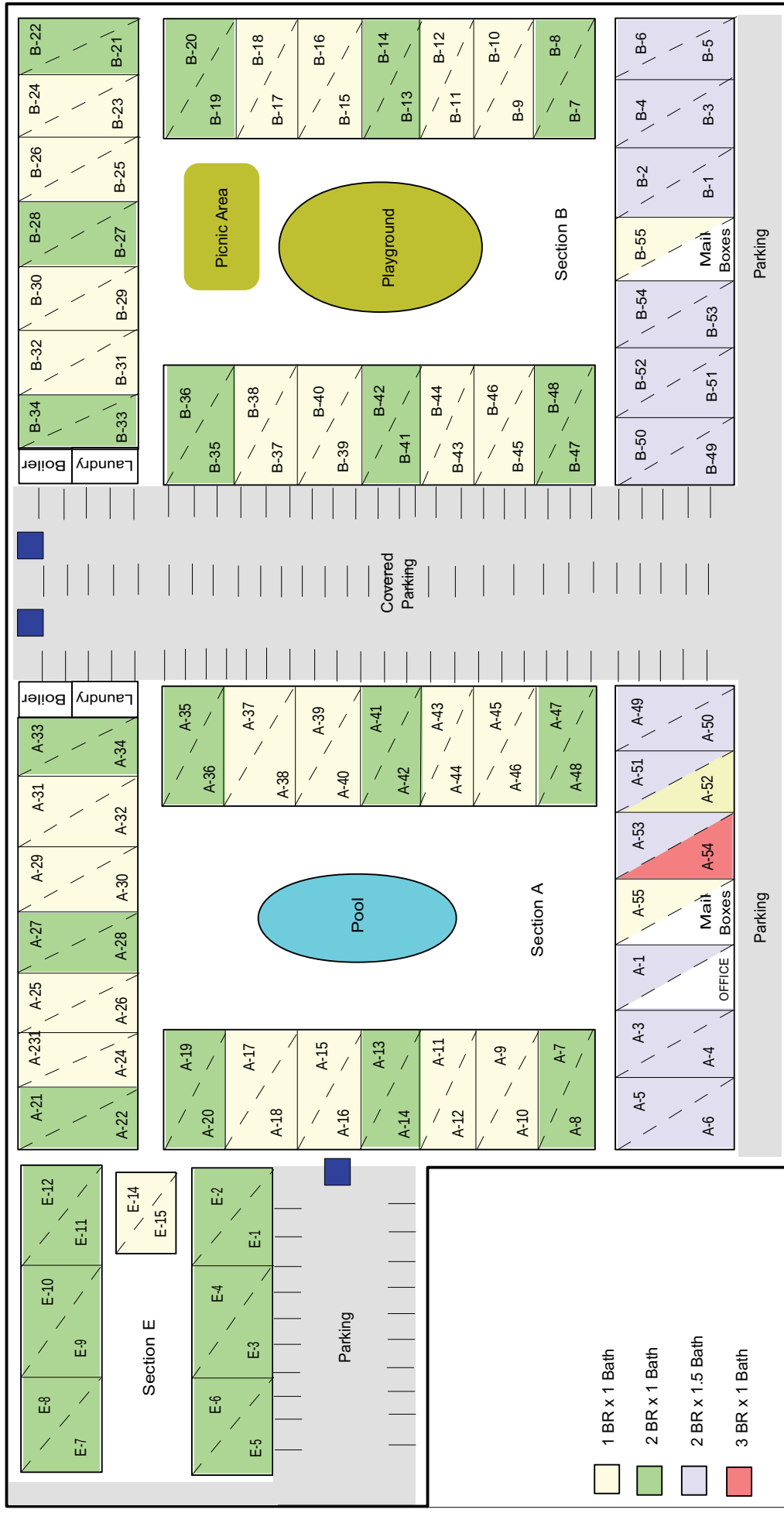
		# Units	Unit Type
Sale Price	\$792,000		
Units	15		
Price/Unit	\$52,800		
Price/SqFt	\$62.56		
Cap Rate	9.3%		
Year Built	1960		
GRM	7.0		

1655 Witte Road
Houston, TX 77080

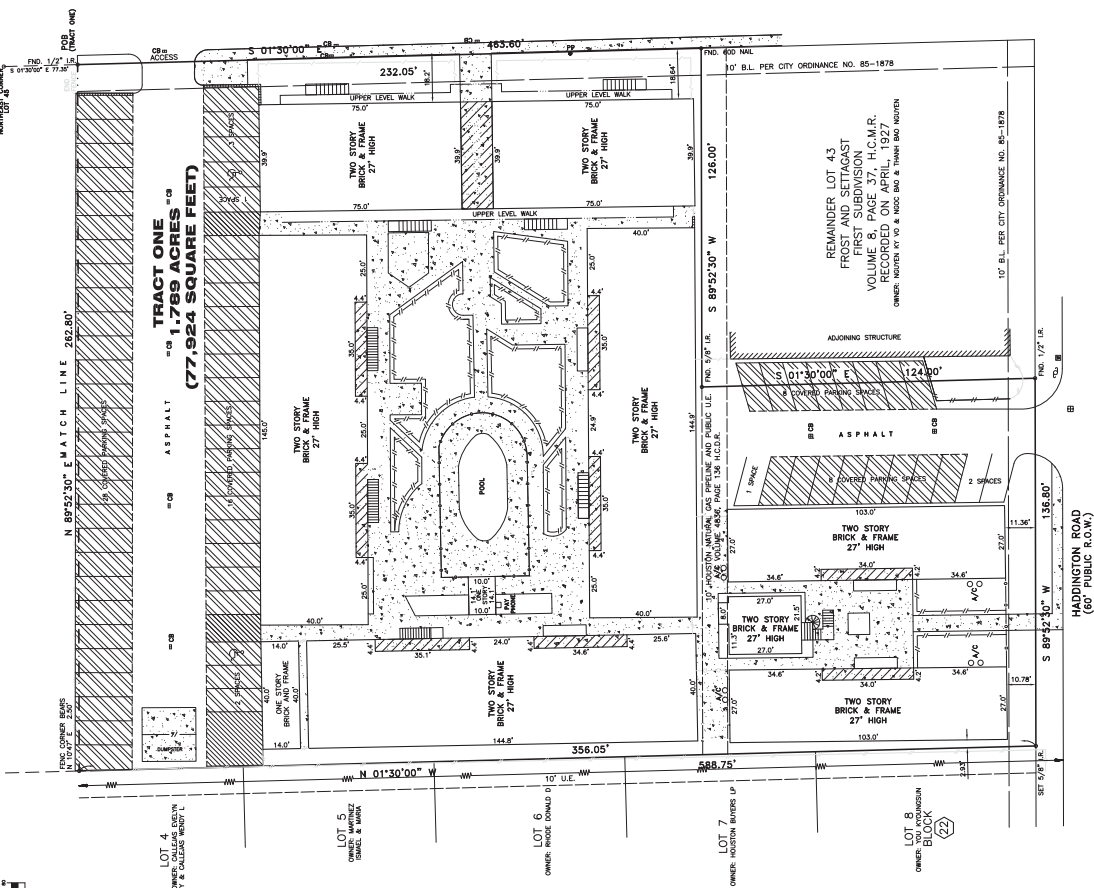
Brian Janak, TX Broker / MBA
832-247-6333



- 1 1655 Witte Road, Houston, TX 77080 (\$6,650,000)
- A 8800 Hammerly, Houston, TX 77080 (\$10,900,000)
- B 7550 Long Point Rd, Houston, TX 77055 (\$5,200,000)
- C 9733 Neuens, Houston, TX 77080 (\$1,350,000)
- D 10925 Briar Forest Dr, Houston, TX 77042 (\$17,850,000)
- E 1500 Witte Road, Houston, TX 77080 (\$9,400,000)
- F 1111 Blalock Road, Houston, TX 77055 (\$23,000,000)
- G 611 W Cavalcade Street, Houston, TX 77009 (\$6,025,000)
- H 500 W. Crosstimbers, Houston, TX 77018 (\$5,000,000)
- I 15910 F M 529, Houston, TX 77095 (\$14,570,000)
- J 1600 West TC Jester Blvd., Houston, TX 77008 (\$6,325,000)
- K 5650 Timber Creek Place, Houston, TX 77084 (\$13,900,000)
- L 1717 Pine Chase, Houston, TX 77055 (\$5,000,000)
- M 1718 Crownover, Houston, TX 77055 (\$792,000)



Witte Road

[illegible]

TRACT ONE

A TRACT OR PARCEL CONTAINING 1.789 ACRES (77,924 SQUARE FEET) OF LAND OUT OF AND A PART OF LOTS 45 & 47 OF FROST & SETTEGAST FIRST (1ST) SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS:	
1651 AND 1655 WHITE ROAD	
HOUSTON, TEXAS 77055	
JOB NO: 528-12	
DATE: 6-4-12	
SCALE: 1" = 20'	
SHEET 2 OF 2	
REVISIONS:	
(NO.)	DATE DESCRIPTION
1.	(6-27-12) GENERAL REVISION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
 Copyright 2012 South Texas Surveying Associates, Inc.
 S:\COMB3 2012\B08-12\B08-12.DWG

JOB NO: 828-12

JOB NO: 828-12

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

