

REGAL POINT = INDUSTRIAL PARK =

310-320 REGAL ROW, DALLAS, TX 75247

- > 39,070 SF MULTI-TENANT SMALL BAY INDUSTRIAL ASSET
- > LOCATED WITHIN 1.5 MILES OF I-35E, SH 183, SH 114 & LOOP 12
- > 7.11% CAP RATE WITH \$10.27/SF NNN RENTS & WALT OF 4+ YEARS
- > AT \$144.43/SF PRICED SIGNIFICANTLY BELOW REPLACEMENT COST
- > NEW ROOF INSTALLED IN 2019, 100% HVAC & 16' CLEAR HEIGHT
- > 5,581 SF AVERAGE SUITE SIZE & TILT WALL CONSTRUCTION
- > 5 DOCK HIGH DOORS & ONE DOCK WITH A RAMP



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

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SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209


www.sljcompany.com



DALLAS CBD

REGAL POINT INDUSTRIAL PARK

REGAL ROW
±15,000 VPD



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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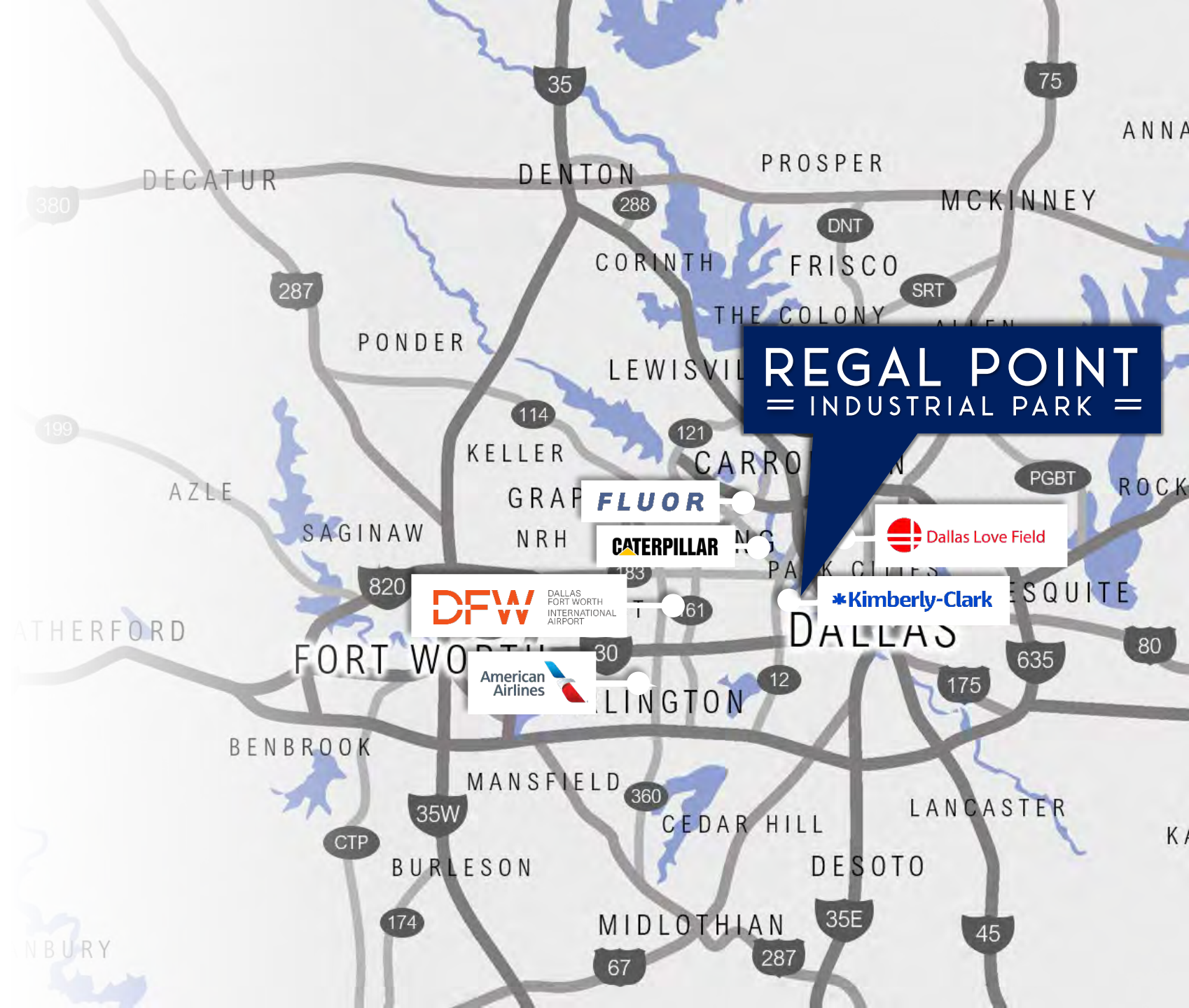
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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

Regal Point Industrial Park (the “Property”) is a 39,070 square foot multi-tenant industrial asset positioned on 2.95 acres of land and located in the infill West Brookhollow Submarket of Dallas, Texas. The Property is situated on Regal Row just one mile from SH 183 and SH 114 providing convenient access across Dallas/Fort Worth through transportation infrastructure including I-35, I-30, LBJ Freeway (635), among others.

Built in 1986, the Property consists of one single-story industrial building that is 100% occupied by seven tenants with a Weighted Average Lease Term (WALT) of more than four years. The Property presents an exciting cash flow opportunity with an in-place cap rate of 7.11% and average rents of just \$10.27/SF NNN.

Additionally, the Property benefits from its excellent infill location within close proximity of transportation infrastructure including I-35E, SH 183, SH 114, Loop 12, I-30, and 635. Accessing these highways allows travel from the Property to most neighborhoods within Dallas County in less than a 20-minute drivetime.

Regal Point Industrial Park also benefits from a new TPO roof that was installed in 2019. Additionally, the Property is 100% HVAC, has 16’ clear height, five dock high doors, and one dock with a ramp.

As a testament to the quality of the fundamentals and stability of the West Brookhollow Submarket, vacancy rates average just 6.9% with 2025 inventory growth of just 1.5%, according to CoStar Analytics. Average annual household income exceeds \$81,186 and median home values are over \$247,000 within a five-mile radius.

Overall, Regal Point Industrial Park offers a compelling cash flow opportunity with an attractive 7.11% in-place cap rate and positioned in one of Dallas’ prominent infill industrial nodes.





INVESTMENT HIGHLIGHTS



39,070 SF multi-tenant small bay industrial asset



Located within 1.5 miles of I-35E, SH 183, SH 114, & Loop 12



7.11% cap rate with \$10.27/SF NNN average rents & WALT of 4+ years



At \$144.43/SF priced significantly below replacement cost



New TPO roof installed in 2019 and 16' clear height



5,581 SF average suite size, tilt wall construction, and 100% HVAC



5 dock high doors and one dock with a ramp

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SITE PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS
310-320 Regal Row, Dallas, TX 75247



YEAR BUILT
1986



LAND AREA
±2.85 Acres



NET RENTABLE AREA
±39,070 Square Feet



PERCENT FINISHED
±64% Office
±36% Warehouse



PARKING
148 Spaces (3.8:1,000)



PERCENT LEASED
100%



CLEAR HEIGHT
16 Feet



APN
00794000700010000

BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has access points to Regal Row and Viscount Row. The Property is also one mile west of SH 114 & SH 183, providing access to most of Dallas County in less than a 20-minute drivetime.	ROOF	TPO (Installed 2019)
SIGNAGE	On building	TENANT FINISHES	Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial grade doors, with carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.
CLEAR HEIGHTS	16 Feet	RESTROOMS	Property contains individual restroom facilities for each suite with varying build outs.
CEILING HEIGHTS	Varies	LIFE SAFETY	Fully sprinklered
FAÇADE DESCRIPTION	Tilt-up wall and single pane glass	HVAC	100% coverage across all office and warehouse areas
LOADING DOORS	5 dock-high doors; 1 ramp	UTILITIES	Electricity – Various Water & Sewer – City of Dallas Water Gas – Atmos Energy Fiber/Telephone – Various
FOUNDATION	Concrete slab	ZONING	Industrial Research (IR)
BAY DEPTH	Varies		



SITE PLAN



- Orange triangle: Dock Door
- Yellow triangle: Ramp



An aerial photograph of an industrial park. In the center, a large industrial building with a blue roof is highlighted with a white border. Surrounding it are various other industrial buildings, parking lots filled with cars and trucks, and green spaces. In the background, a highway and more industrial areas are visible under a clear blue sky.

REGAL POINT INDUSTRIAL PARK

ST HWY 356
±27,000 VPD

REGAL ROW
±15,000 VPD

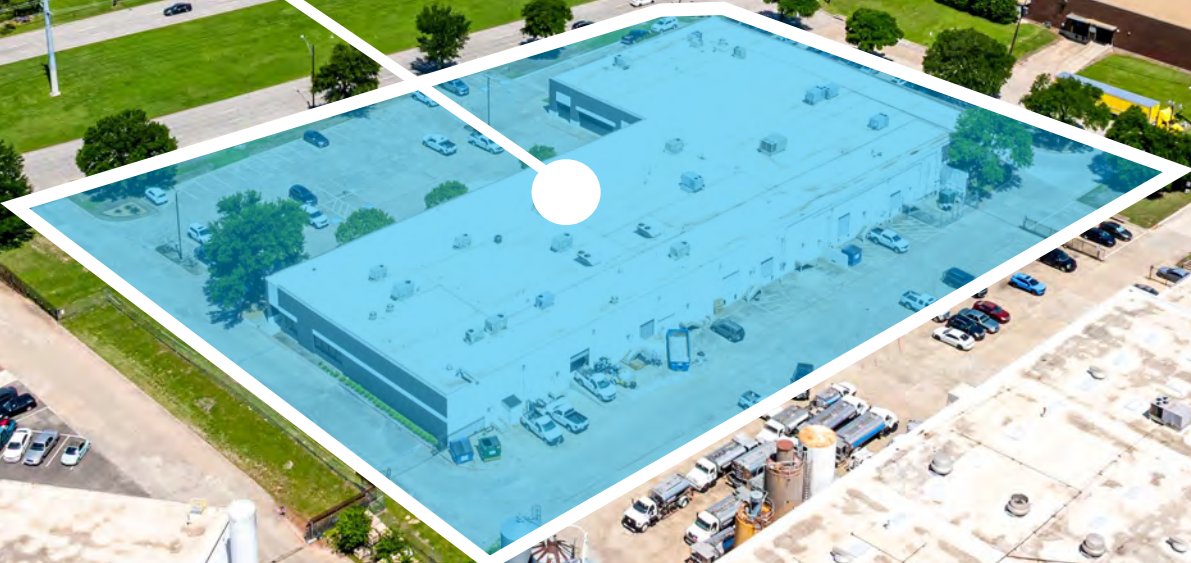


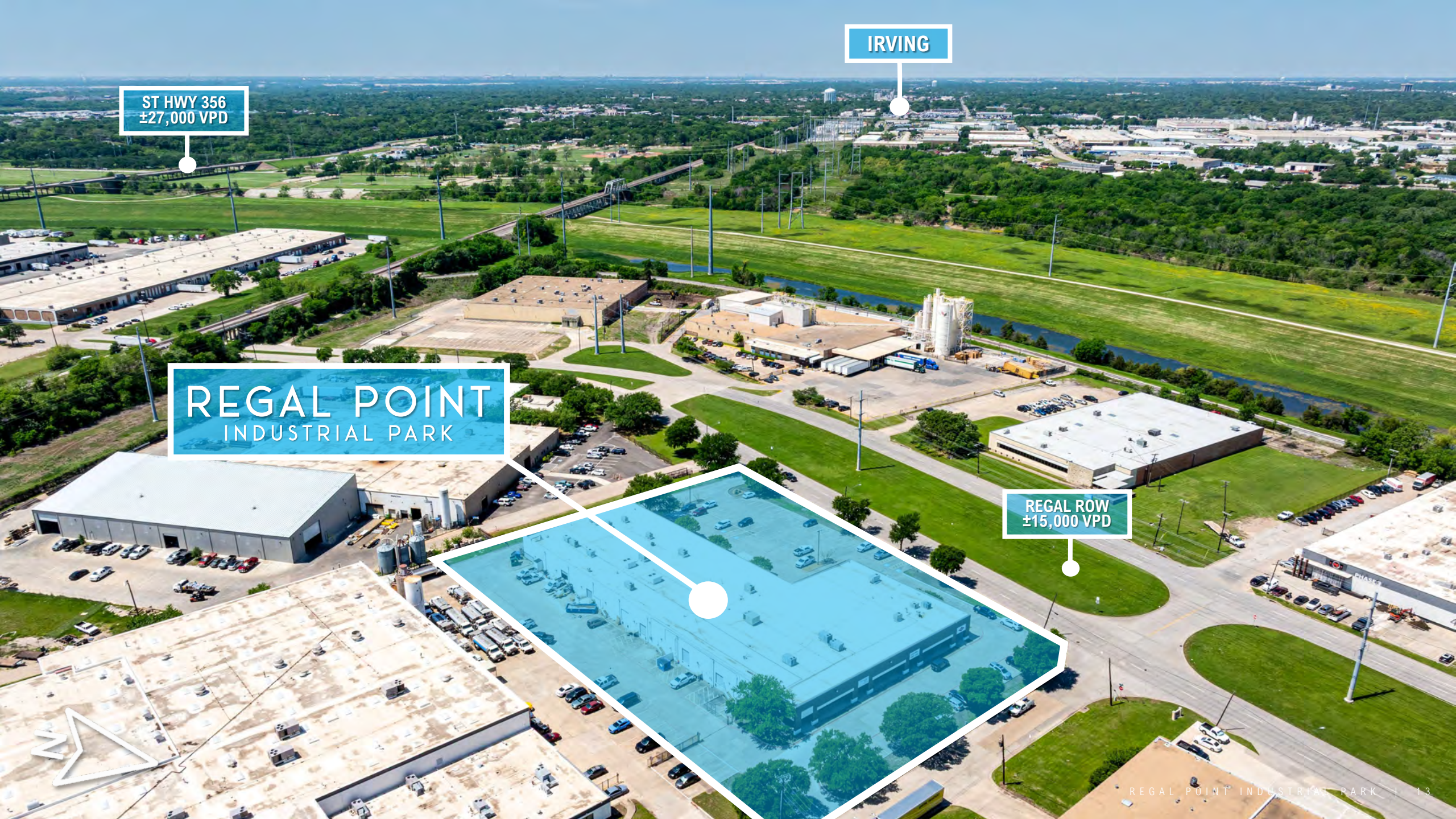
LAS COLINAS

HIGHWAY 114
±132,000 VPD

REGAL POINT INDUSTRIAL PARK

REGAL ROW
±15,000 VPD





ST HWY 356
±27,000 VPD

IRVING

REGAL POINT
INDUSTRIAL PARK

REGAL ROW
±15,000 VPD

TENANT OVERVIEW

LEASE PLAN
TENANT PROFILES



LEASE PLAN

EXPIRATIONS

2025

2026

2027

2028

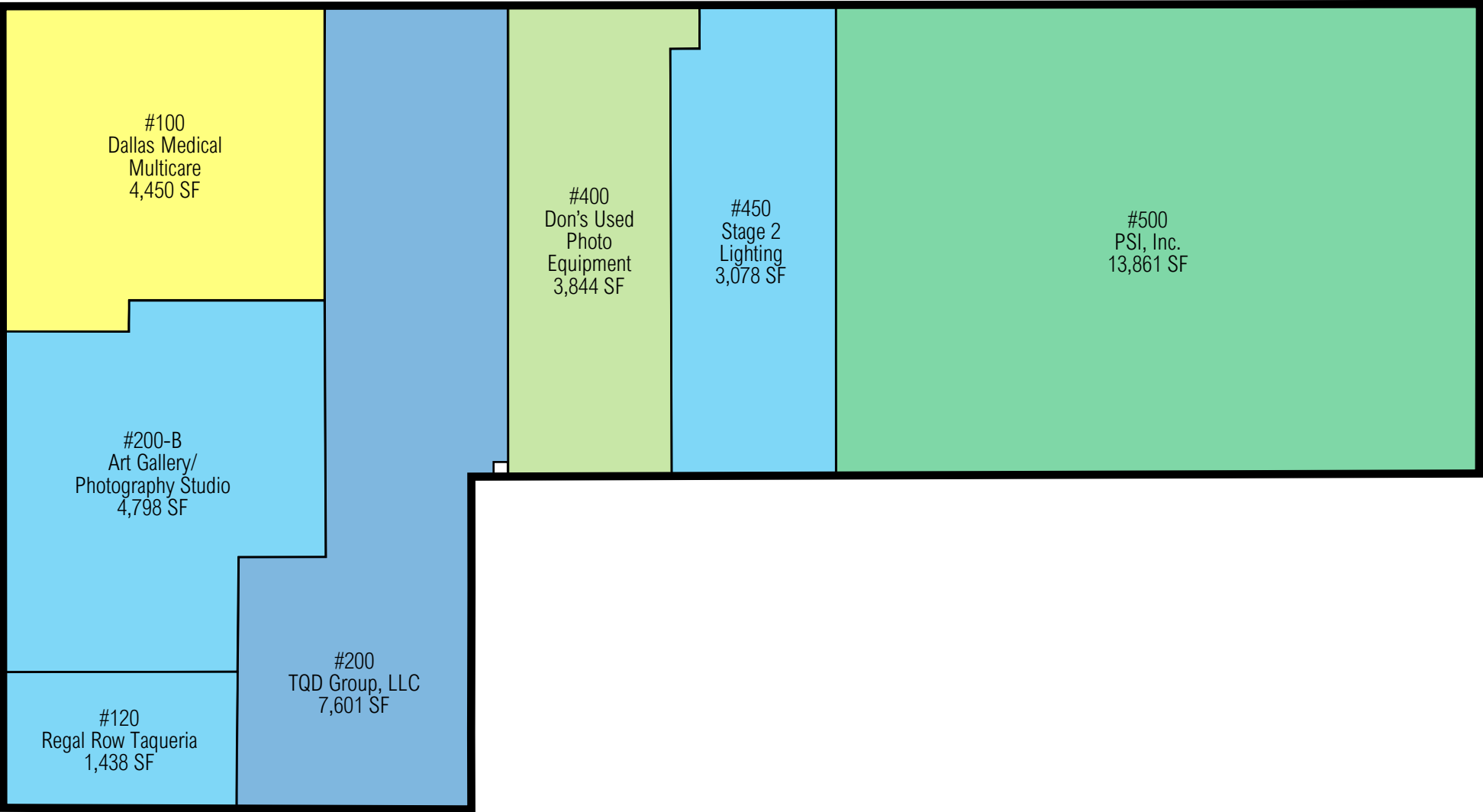
2029

2030

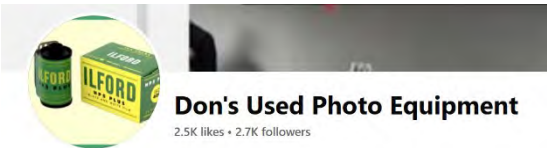
2031

2032

VACANT



TENANT PROFILES



PSI, INC

WEBSITE	intertek.com/building/psi
SQUARE FEET	13,861 SF
% OF PROJECT	35.48%
ANNUAL RENT STEPS	4.0%

Intertek PSI (Professional Service Industries, Inc.) is a leading provider of testing, inspection, and certification services for the construction, engineering, and environmental industries. As part of Intertek Group plc, PSI offers a broad range of services including geotechnical engineering, construction materials testing, environmental consulting, and building sciences solutions. With a nationwide presence in the United States, Intertek PSI supports clients across commercial, industrial, and infrastructure projects, ensuring safety, compliance, and performance throughout the project lifecycle.

TQD GROUP

WEBSITE	tqdgroupp.com
SQUARE FEET	7,601 SF
% OF PROJECT	19.45%
ANNUAL RENT STEPS	3.0%

TQD Group, LLC is a civil engineering firm dedicated to providing high-quality infrastructure development and construction services. With a team of experienced professionals, the company specializes in a broad range of services including site development, roadway and utility design, stormwater management, and construction management. TQD Group is known for its hands-on approach and collaborative mindset, working closely with clients from initial concept through project completion to deliver efficient, cost-effective solutions. The firm is committed to excellence, innovation, and sustainability in every project it undertakes.

DALLAS MEDICAL MULTICARE

WEBSITE	dallasmedicalmulticare.com
SQUARE FEET	4,450 SF
% OF PROJECT	11.39%
ANNUAL RENT STEPS	None remaining



STAGE 2 LIGHTING

WEBSITE	stage2lighting.com
SQUARE FEET	3,078 SF
% OF PROJECT	7.88%
ANNUAL RENT STEPS	3.0%

DON'S USED PHOTO EQUIPMENT

WEBSITE	donsphotoequipment.com
SQUARE FEET	3,844 SF
% OF PROJECT	9.84%
ANNUAL RENT STEPS	4.0%



REGAL ROW TAQUERIA

WEBSITE	link
SQUARE FEET	1,438 SF
% OF PROJECT	3.68%
ANNUAL RENT STEPS	2.0%

FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS
FINANCING OPTIONS



PRICING

PRICE	\$5,642,857	GROSS LEASABLE AREA	39,070 SF
CAP RATE	7.11%	NOI	\$401,225
CAP AVERAGE RENT PER SF	\$10.27 NNN	PRICE PER SF	\$144.43





RENT ROLL

To access the full rent roll please sign the confidentiality agreement that is available on [Crexi.com](https://crexi.com). Once signed, you will have access to the complete offering memorandum which includes the rent roll.

**[CLICK HERE TO VIEW THE
CONFIDENTIALITY
AGREEMENT](#)**

OPERATING STATEMENT

INCOME & EXPENSES

	ACTUAL	\$/SF
INCOME		
Base Rent	\$401,225	\$10.27
GROSS POTENTIAL RENT	\$401,228	\$10.27
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$164,966	\$4.22
TOTAL EXPENSE REIMBURSEMENTS	\$164,966	\$4.22
GROSS POTENTIAL INCOME	\$566,191	\$14.49
EFFECTIVE GROSS INCOME	\$566,191	\$14.49
EXPENSES		
Real Estate Taxes	\$56,293	\$1.44
Insurance	\$43,618	\$1.12
Storm Water	\$3,364	\$0.09
Water/Sewer	\$12,000	\$0.31
Electricity	\$1,800	\$0.05
Irrigation	\$360	\$0.01
Fire Protection	\$1,337	\$0.03
Landscape	\$7,015	\$0.18
Pest Control	\$636	\$0.02
Repairs & Maintenance	\$9,900	\$0.25
Trash Disposal	\$8,400	\$0.21
Management Fees	\$20,242	\$0.52
TOTAL EXPENSES	\$164,966	\$4.22
NET OPERATING INCOME	\$401,225	\$10.27

*Expenses based on Seller's 2025 Budget



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 AUG-2026	YEAR 2 AUG-2027	YEAR 3 AUG-2028	YEAR 4 AUG-2029	YEAR 5 AUG-2030	YEAR 6 AUG-2031	YEAR 7 AUG-2032	YEAR 8 AUG-2033	YEAR 9 AUG-2034	YEAR 10 AUG-2035
RENTAL REVENUE										
Potential Base Rent	408,535	427,408	440,266	454,360	471,273	488,047	503,743	518,560	532,440	548,817
Absorption & Turnover Vacancy	-4,450	-12,502	-22,058	-10,486	-18,305	0	-19,807	-25,571	-12,156	-17,473
Scheduled Base Rent	404,085	414,906	418,209	443,874	452,968	488,047	483,936	492,989	520,284	531,344
TOTAL RENTAL REVENUE	404,085	414,906	418,209	443,874	452,968	488,047	483,936	492,989	520,284	531,344
OTHER TENANT REVENUE										
Total Expense Recoveries	159,359	161,372	160,197	172,297	174,026	187,296	185,365	186,020	199,964	204,011
TOTAL OTHER TENANT REVENUE	159,359	161,372	160,197	172,297	174,026	187,296	185,365	186,020	199,964	204,011
TOTAL TENANT REVENUE	563,444	576,278	578,406	616,171	626,995	675,343	669,301	679,010	720,247	735,354
POTENTIAL GROSS REVENUE	563,444	576,278	578,406	616,171	626,995	675,343	669,301	679,010	720,247	735,354
VACANCY & CREDIT LOSS										
Vacancy Allowance	-26,048	-22,221	-25,441	-26,224	-23,012	-33,767	-23,167	-29,851	-30,650	-29,996
TOTAL VACANCY & CREDIT LOSS	-26,048	-22,221	-25,441	-26,224	-23,012	-33,767	-23,167	-29,851	-30,650	-29,996
EFFECTIVE GROSS REVENUE	537,396	554,057	552,965	589,947	603,983	641,575	646,134	649,158	689,597	705,358
OPERATING EXPENSES										
Real Estate Taxes	56,293	57,982	59,721	61,513	63,358	65,259	67,217	69,233	71,310	73,450
Insurance	43,618	44,927	46,274	47,663	49,092	50,565	52,082	53,645	55,254	56,912
Storm Water/Drainage	3,364	3,465	3,569	3,676	3,786	3,900	4,017	4,137	4,261	4,389
Water/Sewer	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657
Electricity	1,800	1,854	1,910	1,967	2,026	2,087	2,149	2,214	2,280	2,349
Irrigation	360	371	382	393	405	417	430	443	456	470
Fire Protection	1,337	1,377	1,418	1,461	1,505	1,550	1,596	1,644	1,694	1,744
Landscape	7,015	7,225	7,442	7,665	7,895	8,132	8,376	8,628	8,886	9,153
Pest Control	636	655	675	695	716	737	759	782	806	830
Repairs & Maintenance	9,900	10,197	10,503	10,818	11,143	11,477	11,821	12,176	12,541	12,917
Trash Disposal	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Management Fee	16,163	16,596	16,728	17,755	18,119	19,522	19,357	19,720	20,811	21,254
TOTAL OPERATING EXPENSES	160,886	165,661	170,265	175,898	181,006	187,296	192,164	197,711	204,142	210,084
NET OPERATING INCOME	376,510	388,396	382,700	414,050	422,977	454,280	453,970	451,448	485,455	495,274



UNDERWRITING ASSUMPTIONS

GLA	39,070 SF
COMMENCEMENT DATE	September 1, 2025
END DATE	August 31, 2035
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	0 SF
ABSORPTION PERIOD	6 months
MARKET RENT	\$9.00/SF, \$10.00/SF, \$11.00/SF \$12.00/SF, \$13.50/SF & \$15.00/SF
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% NNN / 4.50% NNN
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

FINANCING OPTIONS

We enlisted Berkadia, who we have successfully worked with on past transactions, to provide the debt quote below for Regal Point Industrial Park.

Berkadia is an experienced mortgage banker providing reliable debt and equity solutions for commercial real estate encompassing all sizes and geographies.

LOAN AMOUNT	75% LTV (based on purchase price)
TERM	5, 7 or 10 years
RATE	200 to 220 bps over the corresponding treasury (low 6.00%)
AMORTIZATION	Up to 30 years
INTEREST ONLY	2-3 years

CONTACT:

ELI GERSHENSON

Managing Director – Mortgage Banking
Office: 214-360-3814
Mobile: 214-354-8267
eli.gershenson@berkadia.com



MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
DALLAS AREA
DEMOGRAPHICS
SUBMARKET STATISTICS



DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

NORTH
DALLAS

LAKE
HIGHLANDS

114
TEXAS

161
TEXAS

SPUR
348

LAS COLINAS

114
TEXAS



LOOP
12



Dallas Love Field

UNIVERSITY
PARK

HIGHLAND PARK

LAKEWOOD

EULESS

183
TEXAS183
TEXAS114
TEXAS183
TEXAS

IRVING

LOO
12

REGAL POINT INDUSTRIAL PARK



MEDICAL DISTRICT

UPTOWN

OLD EAST
DALLAS

DESIGN DISTRICT

SPUR
366

DOWNTOWN DALLAS

DEEP FILM

CEDARS

TRINITY
GROVES

BISHOP
ARTS

GRAND PRAIRIE

REGAL POINT INDUSTRIAL PARK | 25

LEASE COMPS

1



AMBASSADOR CENTER
8607 Ambassador Row, Dallas, TX 75247
Type: Small Bay Industrial
Total Square Feet: 71,285 SF
Available Square Feet: 3,470 SF
Asking Rate/SF: \$12.50/SF NNN

2



PROLOGIS STEMMONS 11
151 Regal Row, Dallas, TX 75247
Type: Small Bay Industrial
Total Square Feet: 222,256 SF
Available Square Feet: 5,016 SF
Asking Rate/SF: \$13.50/SF NNN

3



1625 W MOCKINGBIRD LN
1625 W Mockingbird Ln, Dallas, TX 75235
Type: Retail/Office/Small Bay Industrial
Total Square Feet: 46,914 SF
Available Square Feet: 2,770 SF
Asking Rate/SF: \$13.45/SF NNN



LEASE COMPS

4



1835 EMPIRE CENTRAL
1835 Empire Central Dr, Dallas, TX 75235
Type: Small Bay Industrial
Total Square Feet: 63,440 SF
Available Square Feet: 3,614 SF
Asking Rate/SF: \$14.00/SF NNN

5



ELMBROOK BUSINESS PARK
7920 Elmbrook Dr, Dallas, TX 75247
Type: Small Bay Industrial
Total Square Feet: 59,955 SF
Available Square Feet: 3,789 SF
Asking Rate/SF: \$14.00/SF NNN



SALE COMPS

1



INTERCHANGE NORTH

Address: 12200 N Stemmons Fwy, Farmers Branch, TX 75234

Type: Flex

GLA: 48,185 SF

Year Built: 1984

Sale Date: 1/15/2025

Sale Price: \$7,372,305 (\$153.00/SF)

Cap Rate: 6.00%

Construction: Masonry

2



INWOOD DESIGN CENTER

Address: 1110 Inwood Rd, Dallas, TX 75247

Type: Industrial

GLA: 738,199 SF

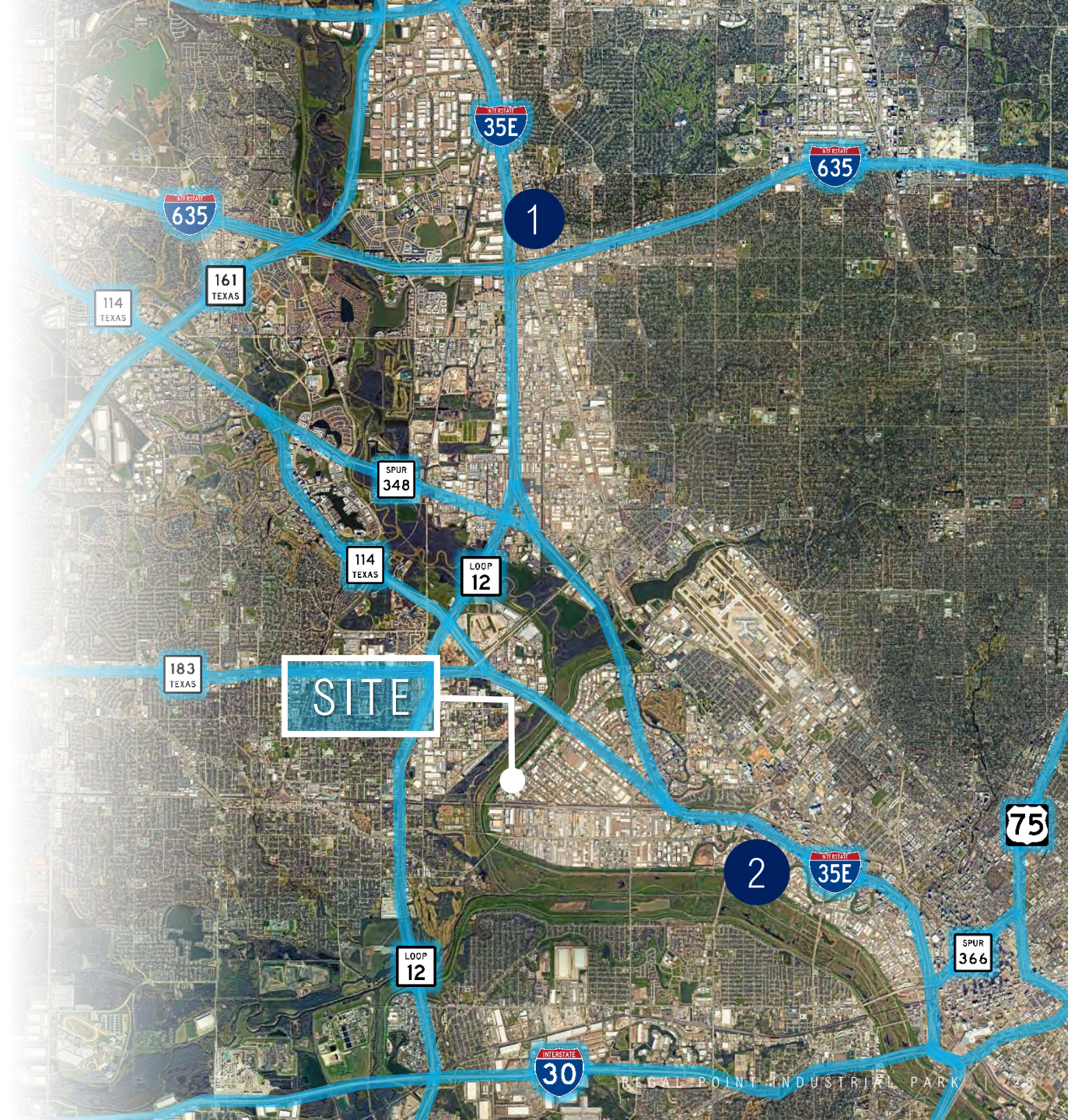
Year Built: 1973

Sale Date: 2/26/2025

Sale Price: \$126,500,000 (\$171.36/SF)

Loading: Dock High & Grade Level

Construction: Masonry



DALLAS AREA

INTRODUCTION

The City of Dallas presents a wealth of economic benefits for businesses, making it an attractive destination for companies seeking growth, innovation, and a favorable business climate. As part of the fourth-largest metropolitan area in the U.S., with a population exceeding 1.3 million in the city itself and over 7.6 million in the Dallas-Fort Worth Metroplex, Dallas offers businesses access to a vast and diverse consumer base and talent pool. The city is known for its dynamic economy, which is supported by key industries such as technology, finance, healthcare, real estate, and logistics. This economic diversity helps insulate Dallas from downturns in specific sectors, providing stability for businesses. The area's gross domestic product (GDP) surpassed \$500 billion in 2023, positioning it as one of the most important economic hubs in the country.

Dallas also enjoys a strategic geographic location, serving as a central point for national and international trade. The city is home to two major airports, including Dallas/Fort Worth International Airport (DFW), one of the busiest in the world, enabling efficient logistics and global connectivity. With a young and highly educated workforce—nearly 30% of residents are aged 25-44—the city provides businesses with access to a growing, tech-savvy talent pool. Additionally, Dallas offers a pro-business environment, characterized by low taxes, including no state income tax, and relatively affordable commercial real estate compared to other major cities like New York or San Francisco. These factors, coupled with a lower cost of living and an increasing number of corporate headquarters relocating to the area, make Dallas an ideal location for businesses looking to expand, innovate, and thrive.



2024 POPULATION	2024 AVERAGE HOUSEHOLD INCOME	2024 MEDIAN HOME VALUE	2024 MEDIAN AGE
1.3M	\$102K	\$440K	33.1



1 MILE

3 MILE

5 MILE

2024 DEMOGRAPHICS

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
469	9,060	3,464

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
63.3%	37.0%	64.2%

POPULATION	HOUSEHOLDS	MEDIAN AGE
252K	96K	33.9

AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
\$82K	\$247K



SUBMARKET STATISTICS

“As of the second quarter of 2025, the area is reporting annual gains of 3.9%, closely mirroring the market average of 4.5%. Small bay industrial or flex buildings can command higher rental rates in this market of \$11.60/SF. ”

Source: CoStar Group, April 2025

WEST
BROOKHOLLOW
SUBMARKET

2025 AVERAGE
FLEX
RENT GROWTH

4.6%

SUBMARKET
FLEX
RENTABLE SF

6.4M

CURRENT AVERAGE
FLEX
VACANCY RATE

6.1%

SUBMARKET
FLEX SF
UNDER CONSTRUCTION

0 SF

CURRENT FLEX
MARKET
ASKING RENT PSF

\$11.61

PROJECTED 2028
FLEX MARKET
ASKING RENT PSF

\$14.19



EXCLUSIVELY OFFERED BY
TY UNDERWOOD
214.520.8818 x 4
tyunderwood@sljcompany.com

SLJ | SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date