

SECURE NET LEASE

Subject Property



MyEyeDr.

\$1,255,384 | 6.50% CAP

4850 Main St, Houston, TX 77002

- ✓ 10+ Years Remaining On Corporate Net Lease With Rent Increases Every 5 Years
- ✓ Strong Commitment to Location | 35+ Year Eye Dr. Occupancy and Recent Remodel in 2023
- ✓ Dense Infill Houston Location with Exceptional Demographics | In a 3 Mile Radius the Population is over 221,500 and the Average HH Income is \$167,971
- ✓ Near Texas Medical Center | Only 1 Mile from the World's Largest Medical Center that Includes MD Anderson Cancer Center and Serves over 10 Million Annual Visitors.
- ✓ Premier Location on Main St with Over 28,000+ VPD that Runs Into Hwy 90 and Connects Southwest Houston to Downtown.
- ✓ Strong Tenant: MyEyeDr., a Rapidly Expanding Network with over 820 Locations, Offers Comprehensive Eye Care Services and an Extensive Selection of Eyewear.



ALLURE HERMANN PARK (396 UNITS)

THE PARKLANE 209 UNITS

THE SOUTHMORE APARTMENTS (233 UNITS)

HCA HOUSTON HEALTHCARE MEDICAL CENTER (372 BEDS)

Houston Zoo
• 2ND MOST VISITED ZOO IN THE UNITED STATES
• 2 MILLION VISITORS ANNUALLY
• SPANS OVER 55 ACRES

TEXAS MEDICAL CENTER
• LARGEST MEDICAL COMPLEX IN THE WORLD
• INCLUDES MD ANDERSON (TOP CANCER TREATMENT CENTER IN THE WORLD)
• 10 MILLION PATIENT ENCOUNTERS PER YEAR
• 50 MILLION SQFT DEVELOPED WITH \$3 BILLION IN CONSTRUCTION

RICE UNIVERSITY
• TOP 20 ACADEMIC UNIVERSITY IN THE UNITED STATES
• TOTAL ENROLLMENT OF 8,672 STUDENTS

THE CIRCLE AT HERMANN PARK (795 UNITS)

BOONE MANOR (248 UNITS)

ONE HERMANN PLACE APARTMENTS (224 UNITS)

VENUE MUSEUM DISTRICT (224 UNITS)

HOTEL ZAZA

MFA
The Museum of Fine Arts, Houston

Mo' Better Brews
Coffee, bread & vinyl

Nehemiah

EXPRESS CHILDREN'S THEATRE

nrg stadium
• HOME OF THE HOUSTON TEXANS
• HOME OF THE HOUSTON RODEO - THE LARGEST RODEO IN THE WORLD
• SEATS OVER 72,000
• HOSTED MULTIPLE SUPER BOWLS, CONCERTS, AND OTHER MAJOR EVENTS

MAIN ST. HIGHLIGHT
• ONLY TWO WAY STREET THAT RUNS FROM TEXAS MEDICAL CENTER THROUGH DOWNTOWN

ERBE & BECK

Chevron

LAWNDALE

Full of Stones

ColbyDesign

MAIN STREET (28,238 VPD)

CAPITOL FLAG COMPANY, INC.

Arva M. Skarup, D.D.S., P.A. & ASSOCIATES DENTAL SPECIALISTS

HOUSTON CENTER FOR CONTEMPORARY CRAFT

myeyedr.

myeyedr.
SUBJECT PROPERTY
 4850 MAIN ST.

DOWNTOWN HOUSTON
 • LARGEST CENTRAL BUSINESS DISTRICT IN TEXAS
 • OVER 150,000 EMPLOYEES DAILY
 • HOME OF THE HOUSTON ROCKETS AND THE HOUSTON ASTROS

THE GALLERIA
 A SIMON MALL
 • LARGEST MALL IN TEXAS
 • 30 MILLION VISITORS ANNUALLY
 • 2.4 MILLION SQFT AND OVER 400 RETAILERS

RICE UNIVERSITY
 • TOP 20 ACADEMIC UNIVERSITY IN THE UNITED STATES
 • TOTAL ENROLLMENT OF 8,672 STUDENTS

Houston Zoo
 • 2ND MOST VISITED ZOO IN THE UNITED STATES
 • 2 MILLION VISITORS ANNUALLY
 • SPANS OVER 55 ACRES

UNIVERSITY OF HOUSTON
 • 46,700 STUDENTS ENROLLED
 • #3 LARGEST UNIVERSITY IN TEXAS
 • CARNEGIE-DESIGNATED TIER 1 RESEARCH UNIVERSITY

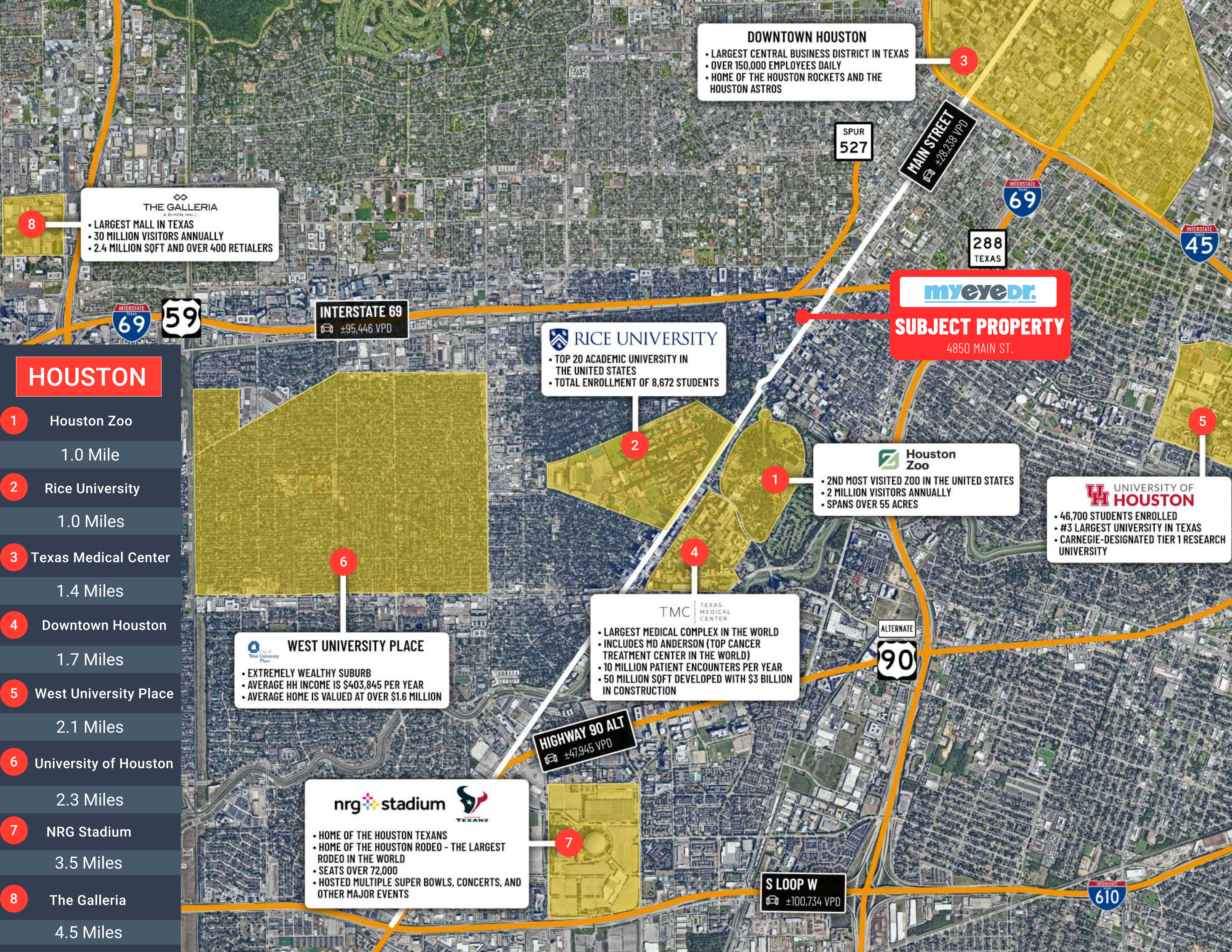
WEST UNIVERSITY PLACE
 • EXTREMELY WEALTHY SUBURB
 • AVERAGE HH INCOME IS \$403,845 PER YEAR
 • AVERAGE HOME IS VALUED AT OVER \$1.6 MILLION

TMC TEXAS MEDICAL CENTER
 • LARGEST MEDICAL COMPLEX IN THE WORLD
 • INCLUDES MD ANDERSON (TOP CANCER TREATMENT CENTER IN THE WORLD)
 • 10 MILLION PATIENT ENCOUNTERS PER YEAR
 • 50 MILLION SQFT DEVELOPED WITH \$3 BILLION IN CONSTRUCTION

nrg stadium
 • HOME OF THE HOUSTON TEXANS
 • HOME OF THE HOUSTON RODEO - THE LARGEST RODEO IN THE WORLD
 • SEATS OVER 72,000
 • HOSTED MULTIPLE SUPER BOWLS, CONCERTS, AND OTHER MAJOR EVENTS

HOUSTON

- 1 Houston Zoo
1.0 Mile
- 2 Rice University
1.0 Miles
- 3 Texas Medical Center
1.4 Miles
- 4 Downtown Houston
1.7 Miles
- 5 West University Place
2.1 Miles
- 6 University of Houston
2.3 Miles
- 7 NRG Stadium
3.5 Miles
- 8 The Galleria
4.5 Miles



INVESTMENT OVERVIEW

— MYEYEDR. HOUSTON, TX



Subject Property

CONTACT FOR DETAILS

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7200

bob@securenetlease.com

\$1,255,384

6.50% CAP

NOI

\$81,600

Building Area

±3,100 SF

Land Area

±0.23 AC

Year Built

1998

Lease Type

Net Lease*

Occupancy

100%

- ✓ **10+ Years Remaining On Corporate Net Lease** With Rent Increases Every 5 Years.
- ✓ **Strong Commitment to Location** | 35+ Year Eye Dr. Occupancy and Recent Tenant Remodel in 2023
- ✓ **Dense Infill Location Near Downtown Houston with Exceptional Demographics** | In a 3 Mile Radius the Population is over 221,500 and the Average HH Income is \$167,971
- ✓ **Subject Property Is Strategically Positioned on Main St that Sees over 28,000 VPD** that connects Southwest Houston to the Downtown Central Business District. Main St also has a direct exit off of Interstate 69, which sees over 98,000 VPD.
- ✓ **Located Within 5 Miles of Several Major Economic Destinations** like Downtown Houston, Rice University, University Of Houston, Texas Medical Center, The Galleria Mall, NRG Stadium, and West University.
- ✓ **Proximity to The Texas Medical Center - Just 1 Mile Down Main St From the Largest Medical Center in the World.** With Over 120,000 employees, 61 institutions including the MD Anderson Cancer Center. This center serves over 10 million annual visitors.
- ✓ **Close to Downtown Houston:** Less than 2 miles on Main St from Texas's largest business district, covering 1.84 square miles. Downtown Houston is home to nine Fortune 500 companies, 50 million square feet of office space, and Over 150,000 employees. The area features sports venues such as Minute Maid Park and Toyota Center and serves as Houston's civic center and transportation hub, with an extensive pedestrian tunnel network and a grid layout spanning over 400 blocks.
- ✓ **MyEyeDr. Has Grown to Over 820 Locations Nationwide and was Recently Purchased By Goldman Sachs.** MyEyeDr. is a Network of Vision Care Centers that Offer Eye Care Services and a Wide Selection of Eyewear.

*Roof and Structure Responsibility

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

MYEYEDR. HOUSTON, TX

MyEyeDr.

Lessee: MedSouthwest, PLLC

Guarantor: Capital Vision Services LLC

LOCATIONS

820+

STATES

28



myeyedr.com

MyEyeDr. is a network of optometry practices that offers comprehensive eye care services. They provide a range of services including eye exams, contact lens fittings, and treatment for various eye conditions.

MyEyeDr. locations are typically **full-service** optical centers, meaning they also offer a **wide selection** of eyewear, including prescription glasses, sunglasses, and **contact lenses**.

What sets MyEyeDr. apart is its **focus on combining clinical care** with convenient services. They often emphasize making eye care accessible and affordable, accepting various insurance plans and offering flexible payment options. Many MyEyeDr. locations are equipped with advanced diagnostic technology, ensuring thorough and accurate eye examinations. The company operates **numerous locations** across the United States, making it one of the **larger chains of eye care** providers. MyEyeDr. also focuses on providing **personalized care**, ensuring that each patient's unique vision needs are met.

Goldman Sachs PE arm purchased Capital Vision Services in 2019 for **\$2.7 Billion** when they had 575 locations. They have now since grown the brand to over 820 locations in 28 states.



Subject Property

IN THE NEWS

— MYEYEDR. HOUSTON, TX

MyEyeDr. Plans 20 New Locations in 2025 and 50 Per Year After That

JULY 15, 2024 (ICSC)

Over more than 20 years, MyEyeDr. has built a footprint of vision centers in the U.S. that spans more than 840 locations in 27 states.

The company has its sights set on **more growth**, now focusing on site selection. To date, MyEyeDr. has assembled the bulk of its locations through acquisitions. It buys an existing practice and takes over the management of **day-to-day operations**, allowing the optometrist to **focus** on what they do best, caring for patients. More recently, the firm has launched a de novo program, in which it finds a location first and then hires doctors and staffs and **attracts patients**.

MyEyeDr. opened its first two de novo locations in 2023 and expects to have opened 10 more by the end of 2024. It plans to open 20 de novo locations in 2025 and about 50 vision centers per year after that through a combination of de novo locations and acquisitions of existing practices.

The program gives the firm another avenue for expansion, particularly in markets that offer **limited opportunities** or harbors barriers to acquisition. "We like to have both levers to pull so that we can be **flexible** depending on what makes the most sense in a specific trade area that we want to be in," said vice president of real estate, construction and facilities Mike Kormelink.

The company's de novo program pushes site selection to the forefront. When it acquires an existing optometrist, it inherits the existing customer base. Starting practices from scratch necessitates a **sharp focus** on locations that can **attract new clients**, that are convenient, highly visible and in the path of existing traffic. The company is targeting retail locations versus the traditional medical office buildings and looking for spaces from **1,800 to 3,000 square feet**.

EXPLORE ARTICLE



MyEyeDr. Honored as #1 Among Eyewear Retailers in Newsweek's 'America's Best Customer Service 2024' Awards

SEPTEMBER 12, 2023 (VISION MONDAY)

The Newsweek/Statista survey on customer service reviews more than 166 categories. In the Eyewear category for brick-and-mortar retailers in 2024, the top three winners were 1) MyEyeDr., 2) Warby Parker and 3) Kaiser Permanente. The survey methodology asks a series of questions, using six criteria to build its scores.

These include the question "On a scale of **0 to 10**, with customer service in mind, how likely is it that you would recommend the selected brands to friends and family?" and evaluation criteria which include **quality of communication**, professional competence, range of services, **customer focus** and accessibility.

MyEyeDr. received the #1 Eyewear retailer spot, honored for "America's Best Customer Service for 2024" from Newsweek, which ranks retailers based on independent surveys of over 30,000 U.S. customers.

These are weighted. The survey was conducted using online access panels, providing a representative sample of more than **30,000 American customers**. Each of them gave an evaluation of several brands: in **total 200,000** evaluations have been collected, Newsweek said.

The extensive survey includes a mix of service providers, online retailers and **brick-and-mortar retailers** including food, health and beauty, sports and leisure, travel, clothing, home goods, education and child care, and more. Newsweek stated, "To help our readers make informed choices, Newsweek and the global market research and consumer data firm Statista are proud to announce our **sixth edition** of America's Best Customer Service 2024. This award recognizes **724 brands** in **166 categories** that go above and beyond to make their customers feel special."

EXPLORE ARTICLE



LEASE OVERVIEW

MYEYEDR. HOUSTON, TX

Initial Lease Term	20 years
Rent Commencement	January 1, 2015
Lease Expiration	January 31, 2035
Lease Type	Corporate Net Lease
Rent Increases	\$6,450 Increase Every 5 Years
Annual Rent 01/2025 – 12/2029	\$81,600.00
Annual Rent 01/2030 – 01/2035	\$88,050.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



DOWNTOWN HOUSTON
• LARGEST CENTRAL BUSINESS DISTRICT IN TEXAS
• OVER 150,000 EMPLOYEES DAILY



GEORGE BROWN CONVENTION CENTER
• 1.8 MILLION SQFT

MIDTOWN IN HOUSTON
• OVER 140 RESTAURANTS AND BARS
• AVERAGE HH INCOME IS \$112,812

MAIN ST. HIGHLIGHT
• ONLY TWO WAY STREET THAT RUNS FROM TEXAS MEDICAL CENTER THROUGH DOWNTOWN

• 50 MILLION SQFT OF OFFICE SPACE
• 9 FORTUNE 500 COMPANY HEADQUARTERS

MONTROSE IN HOUSTON
• TOP NEIGHBORHOOD TO LIVE IN HOUSTON
• OVER 32,631 POPULATION

INTERSTATE 69
(95,446 VPD)



ARKA LIVING

amazon

State Farm

BEB
Marketing
BESTEXAS.COM

HOUSTON CENTER FOR CONTEMPORARY CRAFT

Anna M. Munoz
D.D.S. & ASSOCIATES
DENTAL SPECIALISTS

CAPITOL FLAG COMPANY, INC.
1115 STEEL - 401 W. FROST ST. #110

DIRECT EXIT FROM I-69 TO MAIN ST

MAIN STREET
(28,238 VPD)

Colby Design

myeyeDr.

URBAN OFFICE

TEXAS MEDICAL CENTER
 • LARGEST MEDICAL COMPLEX IN THE WORLD
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RICE UNIVERSITY
 • TOP 20 ACADEMIC UNIVERSITY IN THE UNITED STATES
 • TOTAL ENROLLMENT OF 8,672 STUDENTS



THE MUSEUM TOWER APARTMENTS (187 UNITS)

THE CARTER (305 UNITS)



VENUE MUSEUM DISTRICT (224 UNITS)



MAIN ST. HIGHLIGHT
 • ONLY TWO WAY STREET THAT RUNS FROM TEXAS MEDICAL CENTER THROUGH DOWNTOWN



LAWNDALE

DIRECT EXIT FROM I-69 TO MAIN ST



Colby Design



MAIN STREET (28-238 VPD)

INTERSTATE 69 (85,446 VPD)



SITE OVERVIEW

MYEYEDR. HOUSTON, TX

	Year Built		1998
	Building Area		±3,100 SF
	Land Area		±0.23 AC



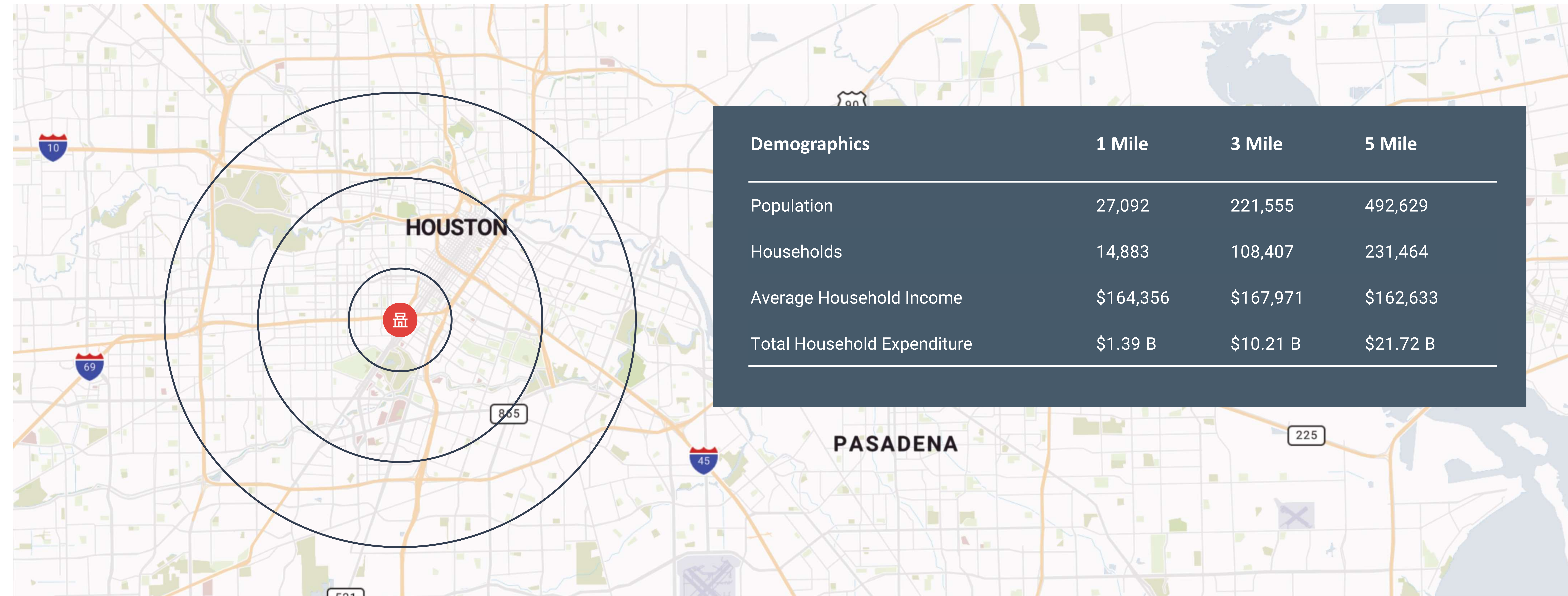
NEIGHBORING ATTRACTIONS

- Texas Medical Center
- Rice University
- University Of Houston
- Houston Zoo
- NRG Stadium
- Museum District
- Minute Maid Park
- Toyota Center
- Downtown Houston



LOCATION OVERVIEW

MYEYEDR. HOUSTON, TX



ECONOMIC DRIVERS

1. Amazon
2. CHI St. Luke's Health ExxonMobil
3. HCA Houston Healthcare HEB
4. Houston Methodist Kroger
5. Memorial Hermann Health System
6. Schlumberger
7. Walmart

LOCATION OVERVIEW

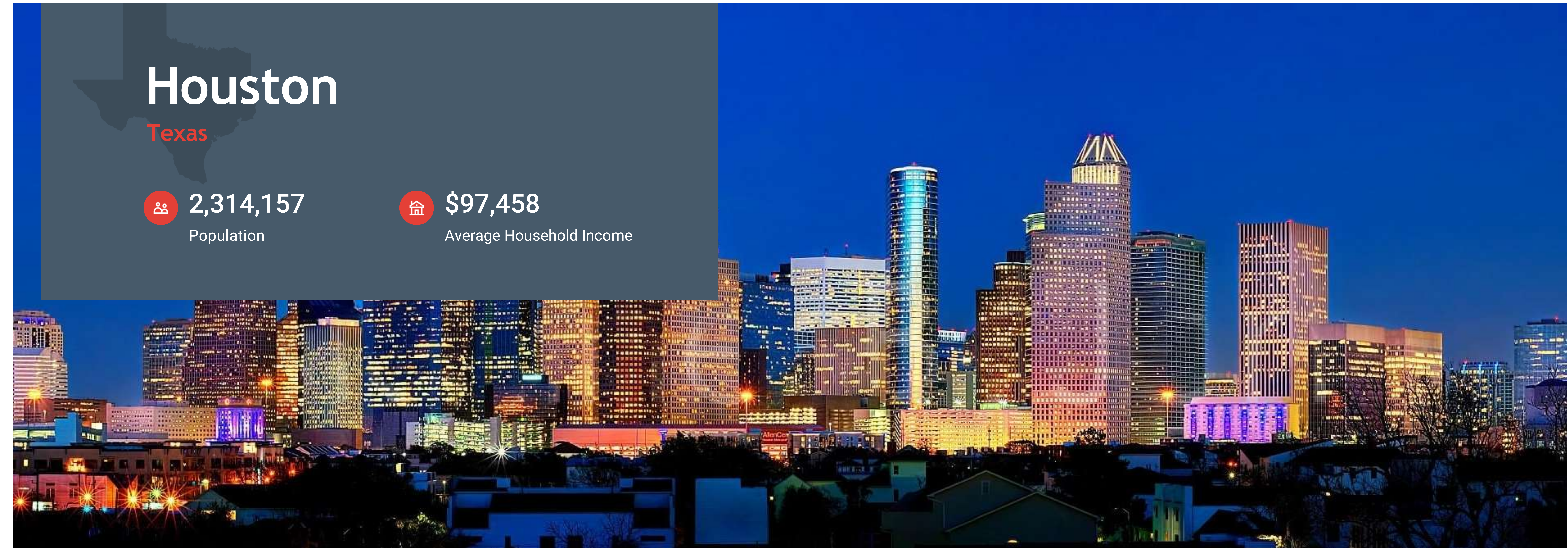
— MYEYEDR. HOUSTON, TX

Houston

Texas

 2,314,157
Population

 \$97,458
Average Household Income



Home to the World's Largest
Concentration of Healthcare
& Research Institutions:

THE TEXAS MEDICAL
CENTER

Most Populous City in Texas

#1

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico.

The City of Houston is the largest city in Texas with a population of 2,365,578 as of July 1, 2023. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Houston is 2nd to New York City in Fortune 500 headquarters.

Home to a vibrant economy, beautiful surroundings and a population full of optimism and spirit, it's no wonder that Houston is a popular international destination. Houston is outstanding in oil and natural-gas production and is the

energy capital of the world. Houston is also the global leader in petrochemical, its petrochemical industry is booming. Houston has the cheap natural gas, the knowledge and expertise base, the infrastructure and the Houston Ship Channel—a near-perfect combination for production and distribution of petrochemical products. Dow Chemical, Chevron Phillips Chemical and BASF are investing billions in Houston, and shipping ethylene and polyethylene plastics to virtually every country in the world. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight. A thriving business center, the city has become increasingly cosmopolitan, with an influx of diverse ethnic groups and a strong emphasis on the arts, sporting events and the outdoors. Opera, ballet, symphony and theater are all topnotch, and the museums are considered some of the finest in the nation. Houston is a dynamic city that is constantly adding exciting new areas for entertainment, culture and dining. One of the city's newest features is Discovery Green. Discovery Green is a 12-acre park in downtown Houston created by a public-private partnership between the City of Houston and the non-profit Discovery Green Conservancy.

IN THE NEWS

MYEYEDR. HOUSTON, TX

Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine's yearly analysis, while Texas earned its 12th consecutive Governor's Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA **won 413 projects**, an uptick of more than **150 since 2022**. Chicago and Dallas-Fort Worth placed first and second, respectively, in the **top U.S. metros category**.

"The Governor's Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses," said Mark Arend, editor emeritus of Site Selection.

"We are excited to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston's ranking as a **top three metro** further highlights the unique opportunity we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

Here is a look at a few of the notable project wins in **2023** for the Houston area:

Cart.com, an e-commerce unicorn that returned to Houston from Austin in efforts to scale its business. The move **highlighted** the value in **Houston's transportation infrastructure** and accessibility, as well as **its large and diverse talent pool**.

EXPLORE ARTICLE



Chevron To Move HQ From California To Houston

MADDY MCCARTY, AUGUST 02, 2024 (BISNOW)

Chevron Corp. has announced plans to relocate its headquarters from California to Houston, a win for the Lone Star State, which has seen its number of corporate relocations fall sharply in recent years.

The **oil** and **gas giant** will move its **corporate functions** from San Ramon, California, to Houston over the **next five years**, it said in a Friday morning news release. Chevron Chairman and CEO Mike Wirth and Vice Chairman Mark Nelson will relocate to Houston before the end of 2024 to be near other company leaders, the release states.

Chevron's relocation is unlikely to come as a huge surprise since California leaders have worked to force a transition away from oil and its related products, Forbes reported. Houston is known as the Energy Capital of the World, with about 40% of its economy directly or indirectly tied to oil and gas.

Chevron already has significantly **more employees** in Houston than San Ramon, at about **7,000 and 2,000**, respectively. The move will have minimal impact on employees based in San Ramon, and positions in support of Chevron's California operations will remain there, according to Chevron.

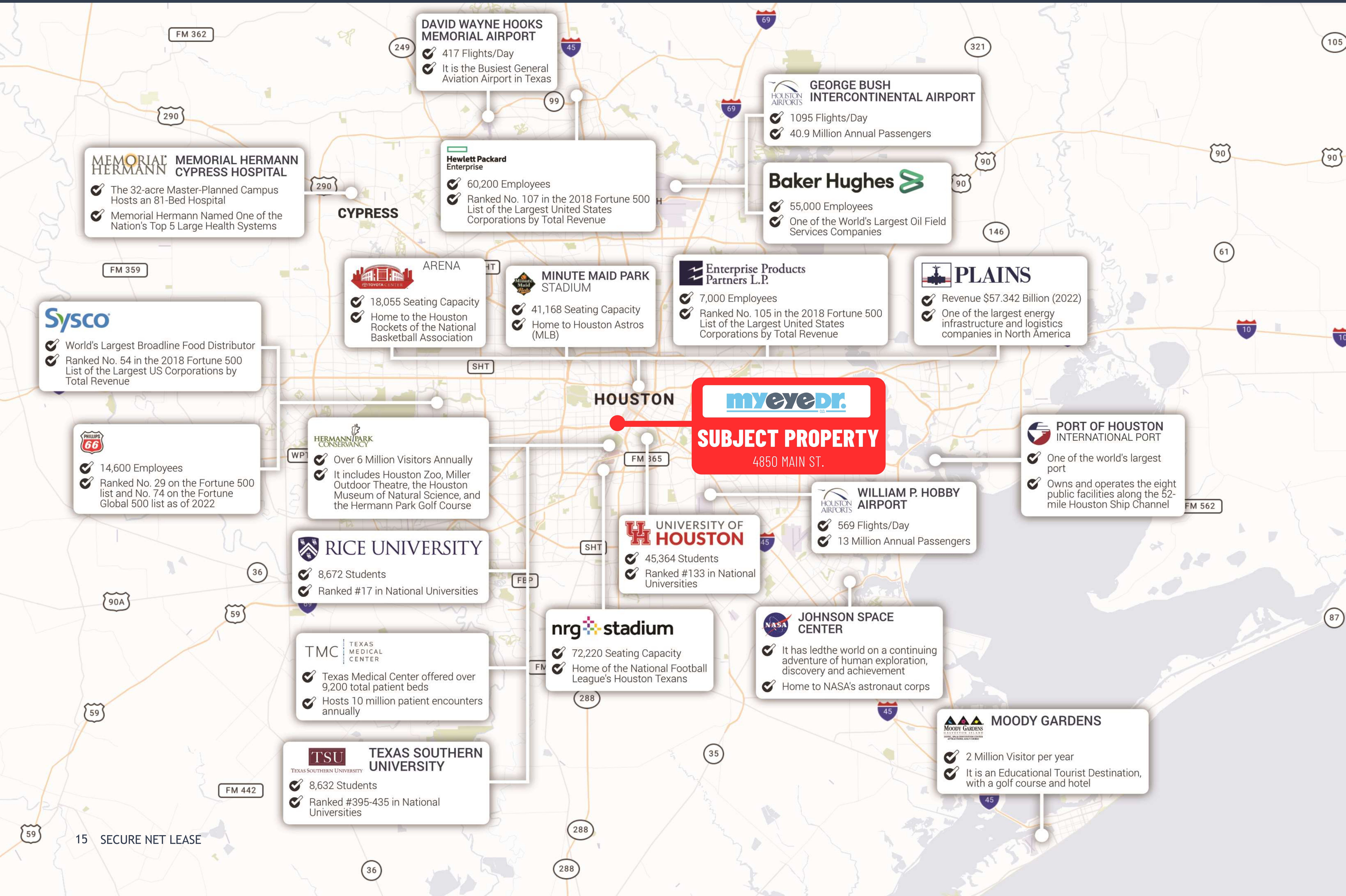
While it has lightened its load over the past decade, Chevron has a significant **commercial real estate footprint** in Houston. The corporation owns **two Downtown buildings** known as the Chevron Towers. Chevron fully leased **1400 Smith Street**, a 50-story, 1.2M SF building, in 2006 before purchasing it in **2011**. It also owns the **40-story**, 1.3M SF 1500 Louisiana Street. The two buildings, connected by a sky bridge, were previously known as the Enron Towers.

EXPLORE ARTICLE



METRO AREA

— MYEYEDR. HOUSTON, TX



DAVID WAYNE HOOKS MEMORIAL AIRPORT

- ✓ 417 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

HOUSTON AIRPORTS
GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 1095 Flights/Day
- ✓ 40.9 Million Annual Passengers

MEMORIAL HERMANN
MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Memorial Hermann Named One of the Nation's Top 5 Large Health Systems

Hewlett Packard Enterprise

- ✓ 60,200 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

Baker Hughes

- ✓ 55,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

ARENA

- ✓ 18,055 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

MINUTE MAID PARK STADIUM

- ✓ 41,168 Seating Capacity
- ✓ Home to Houston Astros (MLB)

Enterprise Products Partners L.P.

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PLAINS

- ✓ Revenue \$57.342 Billion (2022)
- ✓ One of the largest energy infrastructure and logistics companies in North America

Sysco

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

myeyedr.
SUBJECT PROPERTY
4850 MAIN ST.

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ One of the world's largest port
- ✓ Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

PHILLIPS 66

- ✓ 14,600 Employees
- ✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

HOUSTON AIRPORTS
WILLIAM P. HOBBY AIRPORT

- ✓ 569 Flights/Day
- ✓ 13 Million Annual Passengers

RICE UNIVERSITY

- ✓ 8,672 Students
- ✓ Ranked #17 in National Universities

UH UNIVERSITY OF HOUSTON

- ✓ 45,364 Students
- ✓ Ranked #133 in National Universities

nrg stadium

- ✓ 72,220 Seating Capacity
- ✓ Home of the National Football League's Houston Texans

NASA JOHNSON SPACE CENTER

- ✓ It has led the world on a continuing adventure of human exploration, discovery and achievement
- ✓ Home to NASA's astronaut corps

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination, with a golf course and hotel

TSU TEXAS SOUTHERN UNIVERSITY

- ✓ 8,632 Students
- ✓ Ranked #395-435 in National Universities

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7200

bob@securenetlease.com

TEXAS DISCLAIMER

MYEYEDR. HOUSTON, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.