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PROPERTY INFORMATION

LOCATION: This 12.69 acra +/- tract is located on the east bound I-30 frontage road approximately ½ mile east of Central Mall and approximately ¾ mile east of Richmond Road and ¼ mile west of Summerhill Road, two of the major arterials connecting I-30 to points north and south of I-30.

SITE: The site is timbered and slopes generally from east to west. The tract is divided by a drainage easement with approximately 10.5 acres east of the easement and 2.0 acres on the west side of the easement. Utilities run along the frontage road. TxDot is currently finishing a 4+ year project converting the frontage roads from two-way to one-way and relocating the access and exit ramps. The new exit ramp for Summerhill Road feeds directly in front of this property and three, 36 ft. wide curb cuts are in place providing excellent access to the property from I-30.

The city will soon begin construction of a backage road that crosses the property connecting Summerhill Road to the east and terminating the middle curb cut access from the frontage road (see bottom aerial page 3).

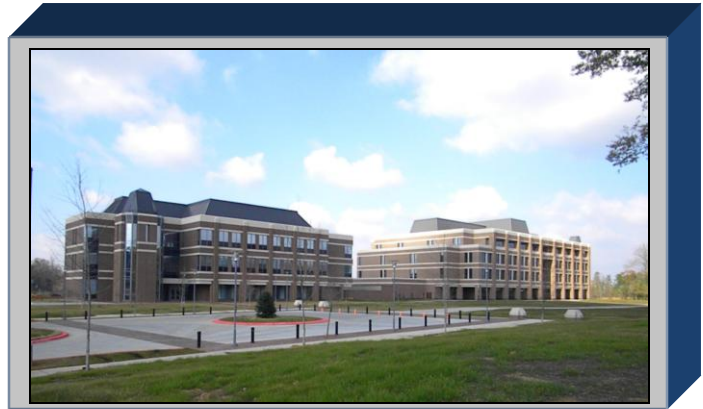
ZONING: Zoned General Retail (GR) will allow retail sales uses, hotels/motels, restaurants, general office, medical facilities and neighborhood services.

TRAFFIC

GENERATORS: Central Mall, the only enclosed mall within a 75 mile radius, is approximately .5 mile west of the property. Directly across I-30 is the Christus St. Michaels's Hospital campus, a 129-acre 312 bed acute-care hospital with a 50-bed Rehabilitation Hospital, an Outpatient Imaging Center and a Community Health & Fitness Center. Numerous hotel brands and restaurants have opened near this tract including Olive Garden, Outback Steakhouse, Johnny Carino's, Red Lobster, Chili's, Cracker Barrel and Texarkana's own Bryce's Cafeteria, known for its home cooked food and out of this world pies. Hotels recently coming to the area are Hampton Inn & Suites, Holiday Inn Express, Candlewood Suites, Courtyard by Marriott and Towneplace Suites by Marriott. Additionally, just south of the property, a new 155 room Hilton Garden Inn and 24,500 sq.ft. Texarkana Convention Center started construction in April, 2011.

The new Texas A&M University at Texarkana (TAMU) located at Bringle Lake northwest of the subject property will provide further growth

opportunities for the areas along I-30 frontage road. The City of Texarkana, Texas has just approved a boulevard type street connecting Summerhill Road and the new TAMU campus. The 375 acre campus' first phase, a 42,000 sq.ft. Science & Technology Building was completed in 2008 and the new four story 183,000 sq.ft. University Center was completed in July, 2010.



Currently, TAMU-T is constructing a 294 bed, 86,000 sq.ft. on-campus living facility, Bringle Lake Village. The residence hall will enhance campus life at A&M – Texarkana and expand the university's outreach across the four state region. Also currently under construction is an 8 acre lake with an amphitheater that extends over the lake.





CITY AND AREA INFORMATION

TEXARKANA, USA:

Texarkana, TX - Texarkana, AR MSA is a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas. As of the 2000 census, the MSA had a population of 129,749.

Texarkana is a major transportation hub being centrally located between Dallas – Ft. Worth (175 miles west) and Little Rock, AR (150 miles east) on I-30. Shreveport – Bossier City, LA is located 75 miles south by partially completed I-49/Hwy 71. Eventually I-49 will connect New Orleans, LA to Kansas City, MO going right through Texarkana. The projected I-69 corridor would connect Laredo, TX to Houston and eventually to the Canadian border via Indianapolis and shows Texarkana as either part of the primary route or as a spur. Other major transportation routes going through Texarkana include US 59, US 67, US 71, US 82 and Texas State Hwy Loop 151 and Arkansas Loop 245.

There are multiple transportation projects in progress to expand Texarkana's capabilities to handle the ever growing amount of traffic and to relieve strain on the I-30 exits and frontage roads. The frontage roads on both the north and south sides of I-30 are being converted from two-way to one-way west on the north side of I-30 and one-way east on the south side from the Nash, TX exit on the west side of Texarkana, TX to the Jefferson St., exit in Texarkana, AR. This will relieve much of the congestion that has plagued the frontage roads and various I-30 overpasses; particularly the over passes for Richmond Road, Summerhill Road and State Line Avenue. Total completion of the frontage roads and overpasses construction along I-30 is scheduled for June, 2011.

AREA LAKES AND RECREATION:

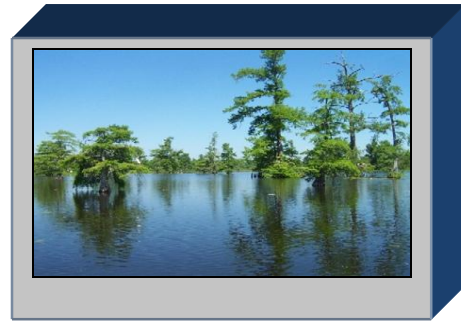
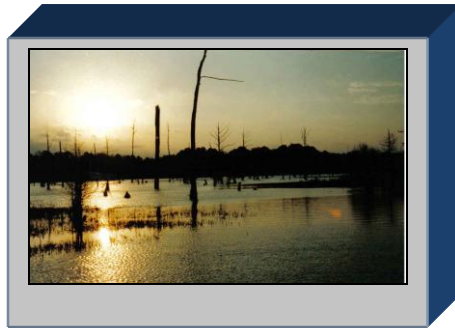
Lake Wright Patman:

The U.S. Army Corps of Engineers maintains nine parks around Wright Patman Lake. These parks provide lake access for boating, swimming, and fishing; as well as camping, picnicking, hiking, equestrian trails, and other outdoor activities. Atlanta State Park is also located on the south shore of the lake. Surface area is 20,300 acres.



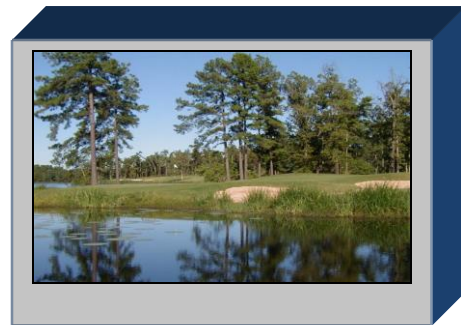
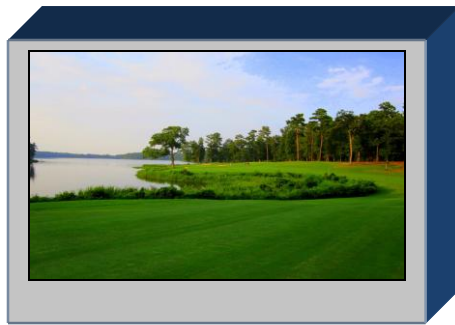
Lake Millwood:

Lake Millwood is mainly recognized for its beauty and fishing. There are 15 recreational parks around the lake to provide campers with picnic areas, boat ramps, swimming areas, showers, and restrooms. Millwood is a superb place to fish, mainly due to its 35,000 acres (14,000 ha) of submerged timber that make excellent homes for the many varieties of fish in the lake. Millwood has also been known as one of the best bass fishing lakes in the United States. Every year it is home of many bass fishing tournaments and fishing derbies, all in search of Millwood's lunker largemouth bass.



Golf Ranch:

The Texarkana Golf Ranch in Texarkana, Texas sits on the banks of the 600 acre Bringle Lake across from Texas A&M University - Texarkana. Known as one of the premier championship golf courses in the United States, Texarkana Golf Ranch layout has extraordinary 50' elevation changes and breathtaking vistas. Host of many corporate and special events, including AJGA and Tightlies Tournaments, Texarkana Golf Ranch is a golf course that will challenge the best of all touring professionals while still providing fun.



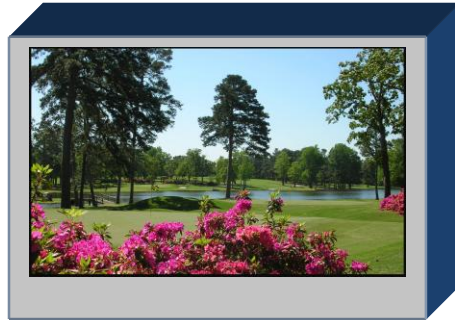
Texarkana Country Club:

Texarkana Country Club began in 1914 with a nine-hole golf course with sand greens. The membership chose the prestigious architectural firm of Langford and Moreau from Chicago to design the current golf course in 1922. Mr. Langford is best known for his style of deep bunkers and sloping greens. After a renovation in the spring of 2000, the challenging

layout now measures 6,935 from the championship tees but has definitely retained the flavor of its original design.

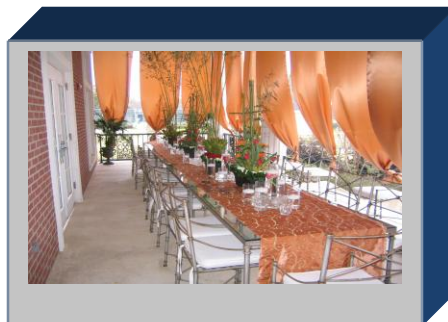
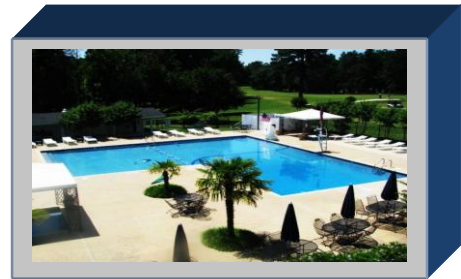
Maintained in “tournament condition” throughout the year, TCC has hosted numerous state amateur events. Other events include the prestigious Mid-South Cup Matches, the National Youth Classic and six Ben Hogan/Nike Tour events for the PGA tour.

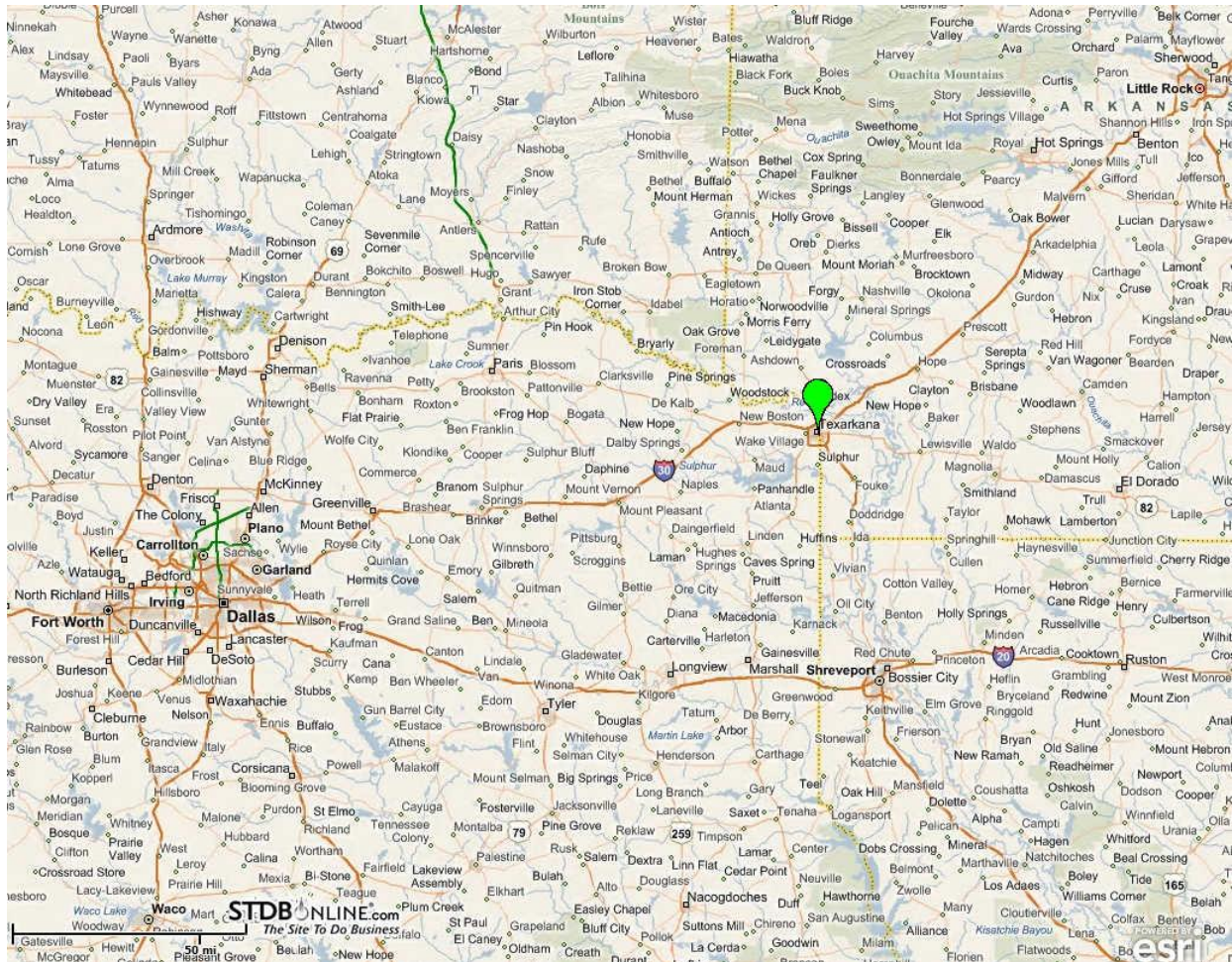
Our cherished history includes golfing legend Byron Nelson who served as Club Pro in 1934 prior to his outstanding career on the PGA Tour. Mr. Nelson would always practice on the TCC track prior to the Masters tournament referring to it as “little Augusta” due to the many similarities between the courses.



North Ridge Country Club:

Nestled on 160 secluded acres of gentle rolling hills and surrounded by statuesque pines and hardwoods, Northridge Country Club’s recently renovated 6525 yard par 71 golf course proves to be challenging for all levels of golfers. Dramatic elevation changes, dogleg fairways, and several lakes and creeks coming in to play combine to make the course demand accurate shots off the tee.





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Demographic and Income Profile

Lat: 3956794.373378, Lon: -10471889.938380
 Ring: 1 mile radius

Prepared by Alan Schimming
 Latitude: 33.462044
 Longitude: -94.070588

Summary	2000	2010	2015
Population	4,945	5,040	5,135
Households	2,245	2,243	2,278
Families	1,336	1,304	1,306
Average Household Size	2.15	2.19	2.20
Owner Occupied Housing Units	1,209	1,216	1,229
Renter Occupied Housing Units	1,036	1,027	1,049
Median Age	40.2	41.2	41.4

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.37%	1.65%	0.76%
Households	0.31%	1.63%	0.78%
Families	0.03%	1.48%	0.64%
Owner HHs	0.21%	1.72%	0.82%
Median Household Income	2.60%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	363	16.3%	304	13.6%	256	11.2%
\$15,000 - \$24,999	369	16.6%	313	14.0%	272	11.9%
\$25,000 - \$34,999	298	13.4%	290	12.9%	237	10.4%
\$35,000 - \$49,999	344	15.4%	351	15.6%	386	17.0%
\$50,000 - \$74,999	421	18.9%	470	21.0%	561	24.6%
\$75,000 - \$99,999	206	9.2%	258	11.5%	264	11.6%
\$100,000 - \$149,999	145	6.5%	175	7.8%	198	8.7%
\$150,000 - \$199,999	21	0.9%	37	1.7%	49	2.2%
\$200,000+	62	2.8%	45	2.0%	54	2.4%

Median Household Income	\$38,490	\$43,437	\$49,380
Average Household Income	\$52,953	\$56,144	\$61,334
Per Capita Income	\$25,472	\$26,118	\$28,478

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	284	5.7%	300	6.0%	301	5.9%
5 - 9	273	5.5%	269	5.3%	279	5.4%
10 - 14	277	5.6%	258	5.1%	270	5.3%
15 - 19	315	6.4%	280	5.6%	273	5.3%
20 - 24	306	6.2%	324	6.4%	318	6.2%
25 - 34	665	13.4%	710	14.1%	741	14.4%
35 - 44	662	13.4%	601	11.9%	604	11.8%
45 - 54	632	12.8%	673	13.4%	629	12.3%
55 - 64	452	9.1%	622	12.3%	647	12.6%
65 - 74	509	10.3%	407	8.1%	522	10.2%
75 - 84	448	9.1%	395	7.8%	345	6.7%
85+	125	2.5%	201	4.0%	203	4.0%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,753	75.9%	3,585	71.1%	3,555	69.2%
Black Alone	976	19.7%	1,115	22.1%	1,184	23.1%
American Indian Alone	22	0.4%	27	0.5%	28	0.5%
Asian Alone	65	1.3%	111	2.2%	132	2.6%
Pacific Islander Alone	5	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	67	1.4%	100	2.0%	116	2.3%
Two or More Races	56	1.1%	95	1.9%	112	2.2%
Hispanic Origin (Any Race)	148	3.0%	227	4.5%	269	5.2%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

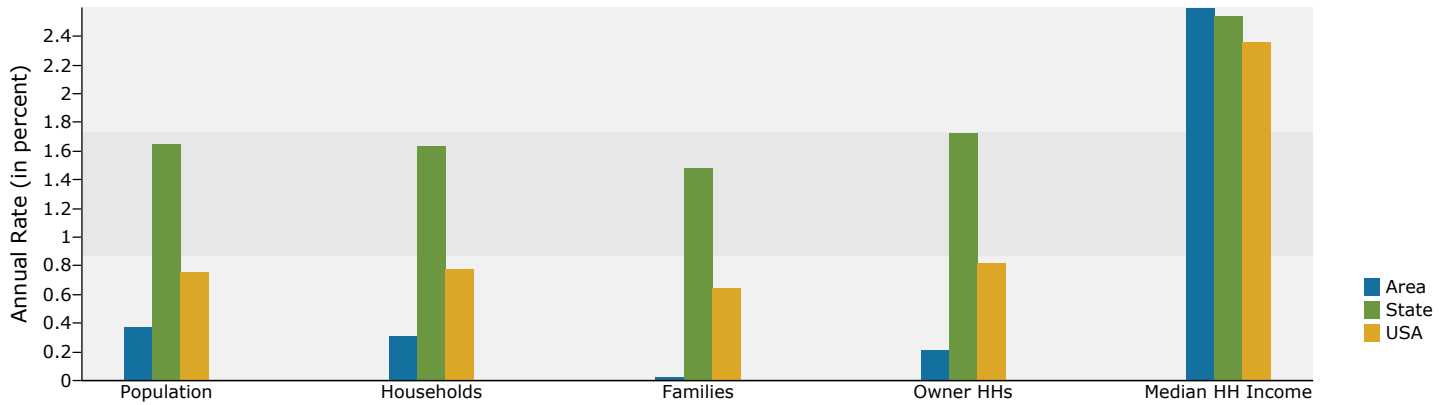


Demographic and Income Profile

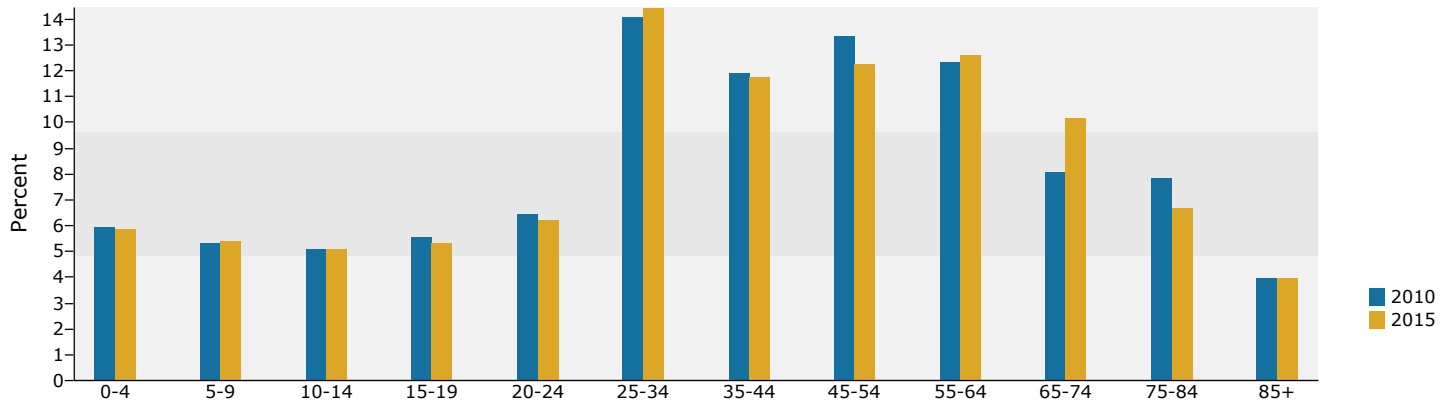
Lat: 3956794.373378, Lon: -10471889.938380
 Ring: 1 mile radius

Prepared by Alan Schimming
 Latitude: 33.462044
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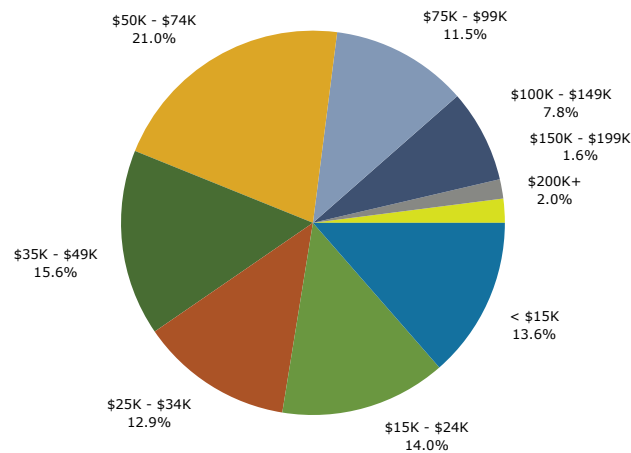
Trends 2010-2015



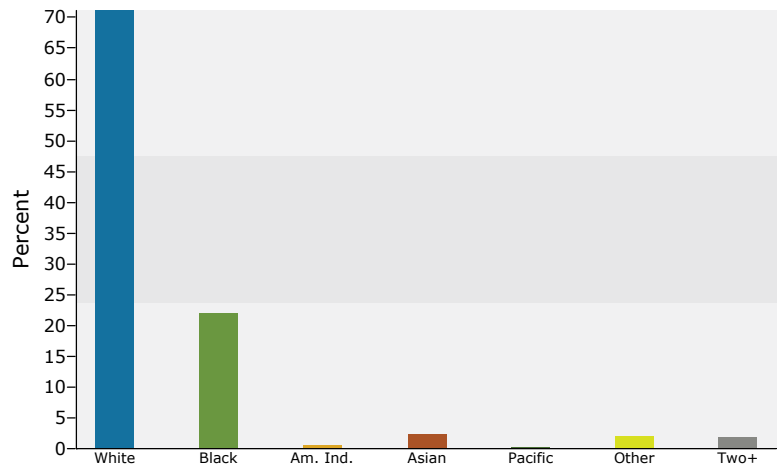
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 28, 2011

Made with Esri Business Analyst



Demographic and Income Profile

Lat: 3956794.373378, Lon: -10471889.938380
 Ring: 3 miles radius

Prepared by Alan Schimming

Latitude: 33.462044
 Longitude: -94.070588

Summary	2000		2010		2015	
Population	40,287		42,754		43,928	
Households	16,317		17,257		17,759	
Families	10,608		10,944		11,138	
Average Household Size	2.37		2.38		2.38	
Owner Occupied Housing Units	9,387		9,866		10,139	
Renter Occupied Housing Units	6,930		7,391		7,620	
Median Age	35.5		37.4		37.9	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.54%		1.65%		0.76%	
Households	0.58%		1.63%		0.78%	
Families	0.35%		1.48%		0.64%	
Owner HHs	0.55%		1.72%		0.82%	
Median Household Income	2.97%		2.54%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,162	25.4%	3,175	18.4%	2,925	16.5%
\$15,000 - \$24,999	2,648	16.2%	2,368	13.7%	2,094	11.8%
\$25,000 - \$34,999	2,025	12.4%	2,031	11.8%	1,758	9.9%
\$35,000 - \$49,999	2,321	14.2%	2,530	14.7%	2,722	15.3%
\$50,000 - \$74,999	2,774	16.9%	3,535	20.5%	4,375	24.6%
\$75,000 - \$99,999	1,160	7.1%	1,680	9.7%	1,637	9.2%
\$100,000 - \$149,999	796	4.9%	1,336	7.7%	1,523	8.6%
\$150,000 - \$199,999	195	1.2%	276	1.6%	338	1.9%
\$200,000+	301	1.8%	325	1.9%	387	2.2%
Median Household Income	\$31,397		\$40,166		\$46,488	
Average Household Income	\$45,718		\$53,337		\$57,219	
Per Capita Income	\$19,037		\$21,884		\$23,530	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,903	7.2%	3,078	7.2%	3,115	7.1%
5 - 9	2,951	7.3%	2,885	6.7%	2,949	6.7%
10 - 14	2,786	6.9%	2,788	6.5%	2,931	6.7%
15 - 19	2,927	7.3%	2,922	6.8%	2,816	6.4%
20 - 24	2,789	6.9%	2,824	6.6%	2,997	6.8%
25 - 34	5,494	13.6%	5,575	13.0%	5,596	12.7%
35 - 44	5,790	14.4%	5,470	12.8%	5,421	12.3%
45 - 54	5,056	12.6%	5,757	13.5%	5,498	12.5%
55 - 64	3,254	8.1%	4,851	11.3%	5,218	11.9%
65 - 74	2,865	7.1%	2,933	6.9%	3,869	8.8%
75 - 84	2,471	6.1%	2,311	5.4%	2,142	4.9%
85+	1,001	2.5%	1,359	3.2%	1,377	3.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,151	64.9%	26,523	62.0%	26,780	61.0%
Black Alone	12,570	31.2%	13,747	32.2%	14,255	32.5%
American Indian Alone	170	0.4%	227	0.5%	245	0.6%
Asian Alone	304	0.8%	532	1.2%	643	1.5%
Pacific Islander Alone	23	0.1%	34	0.1%	36	0.1%
Some Other Race Alone	542	1.3%	839	2.0%	966	2.2%
Two or More Races	528	1.3%	852	2.0%	1,003	2.3%
Hispanic Origin (Any Race)	1,141	2.8%	1,857	4.3%	2,212	5.0%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



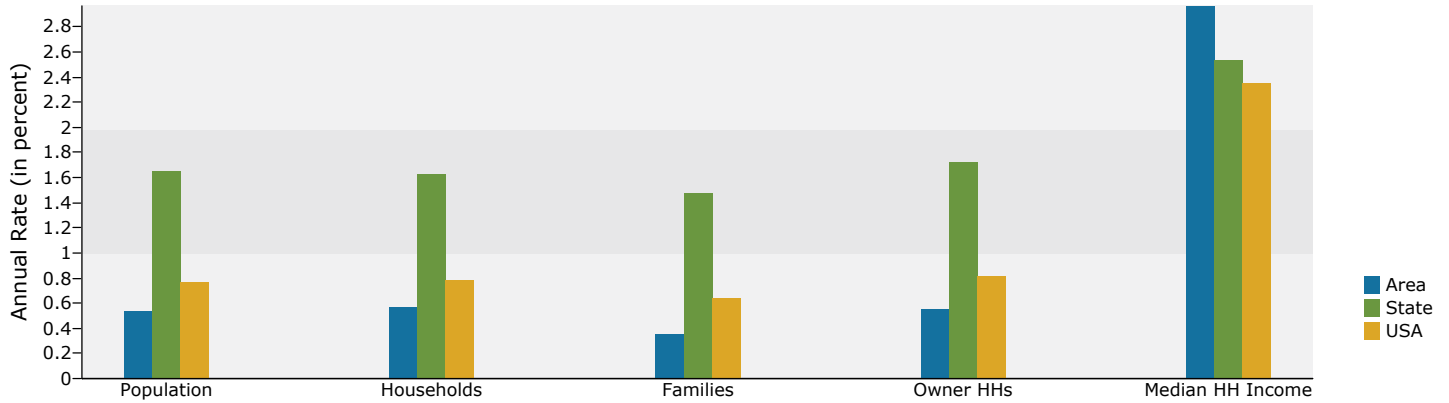
Demographic and Income Profile

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 Ring: 3 miles radius

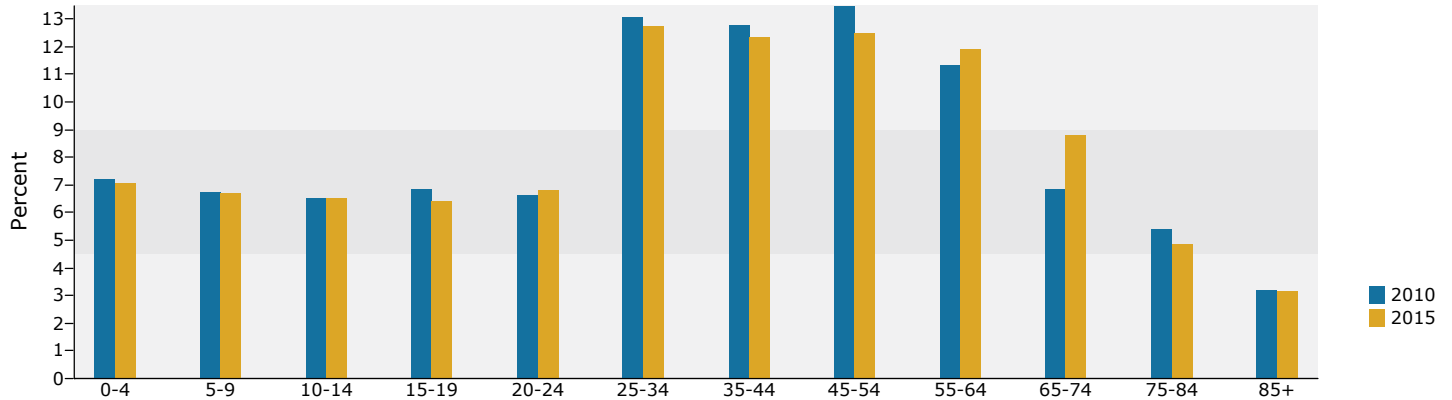
Prepared by Alan Schimming

Latitude: 33.462044
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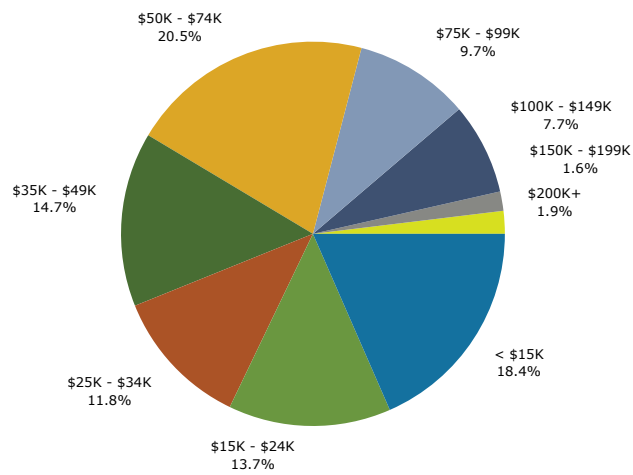
Trends 2010-2015



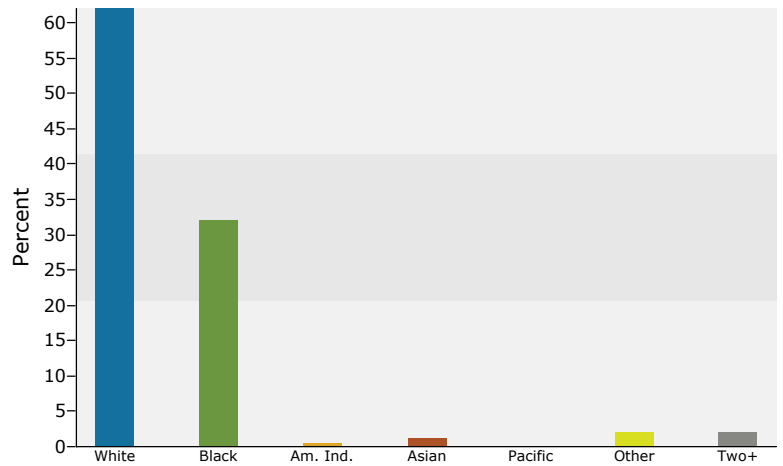
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 28, 2011

Made with Esri Business Analyst



Demographic and Income Profile

Lat: 3956794.373378, Lon: -10471889.938380
 Ring: 5 miles radius

Prepared by Alan Schimming

Latitude: 33.462044
 Longitude: -94.070588

Summary	2000		2010		2015	
Population	67,976		73,144		75,355	
Households	26,660		28,633		29,556	
Families	17,929		18,864		19,289	
Average Household Size	2.44		2.45		2.45	
Owner Occupied Housing Units	16,279		17,422		18,032	
Renter Occupied Housing Units	10,380		11,211		11,524	
Median Age	35.4		37.3		37.9	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.60%		1.65%		0.76%	
Households	0.64%		1.63%		0.78%	
Families	0.45%		1.48%		0.64%	
Owner HHs	0.69%		1.72%		0.82%	
Median Household Income	3.03%		2.54%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,945	26.0%	5,336	18.6%	4,986	16.9%
\$15,000 - \$24,999	4,364	16.3%	3,980	13.9%	3,517	11.9%
\$25,000 - \$34,999	3,415	12.8%	3,434	12.0%	3,028	10.2%
\$35,000 - \$49,999	3,775	14.1%	4,159	14.5%	4,506	15.2%
\$50,000 - \$74,999	4,406	16.5%	5,899	20.6%	7,229	24.5%
\$75,000 - \$99,999	1,951	7.3%	2,665	9.3%	2,600	8.8%
\$100,000 - \$149,999	1,194	4.5%	2,232	7.8%	2,563	8.7%
\$150,000 - \$199,999	297	1.1%	454	1.6%	563	1.9%
\$200,000+	392	1.5%	474	1.7%	563	1.9%
Median Household Income	\$30,746		\$39,457		\$45,807	
Average Household Income	\$43,651		\$52,308		\$56,016	
Per Capita Income	\$17,614		\$20,968		\$22,510	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,887	7.2%	5,209	7.1%	5,259	7.0%
5 - 9	4,962	7.3%	4,976	6.8%	5,072	6.7%
10 - 14	4,863	7.2%	4,832	6.6%	5,100	6.8%
15 - 19	4,953	7.3%	4,941	6.8%	4,836	6.4%
20 - 24	4,699	6.9%	4,823	6.6%	5,018	6.7%
25 - 34	9,223	13.6%	9,617	13.1%	9,642	12.8%
35 - 44	9,946	14.6%	9,315	12.7%	9,387	12.5%
45 - 54	8,777	12.9%	10,035	13.7%	9,432	12.5%
55 - 64	5,724	8.4%	8,645	11.8%	9,399	12.5%
65 - 74	4,783	7.0%	5,124	7.0%	6,722	8.9%
75 - 84	3,717	5.5%	3,669	5.0%	3,482	4.6%
85+	1,441	2.1%	1,958	2.7%	2,008	2.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,091	63.4%	44,575	60.9%	45,260	60.1%
Black Alone	22,534	33.1%	24,805	33.9%	25,687	34.1%
American Indian Alone	330	0.5%	456	0.6%	501	0.7%
Asian Alone	405	0.6%	712	1.0%	865	1.1%
Pacific Islander Alone	27	0.0%	41	0.1%	44	0.1%
Some Other Race Alone	779	1.1%	1,247	1.7%	1,455	1.9%
Two or More Races	811	1.2%	1,307	1.8%	1,543	2.0%
Hispanic Origin (Any Race)	1,798	2.6%	3,030	4.1%	3,660	4.9%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

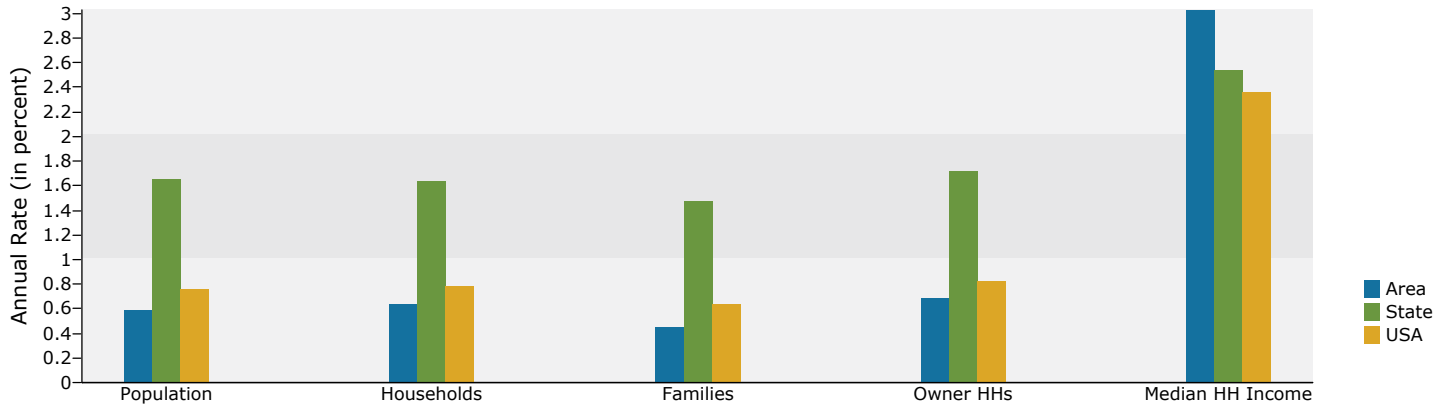


Demographic and Income Profile

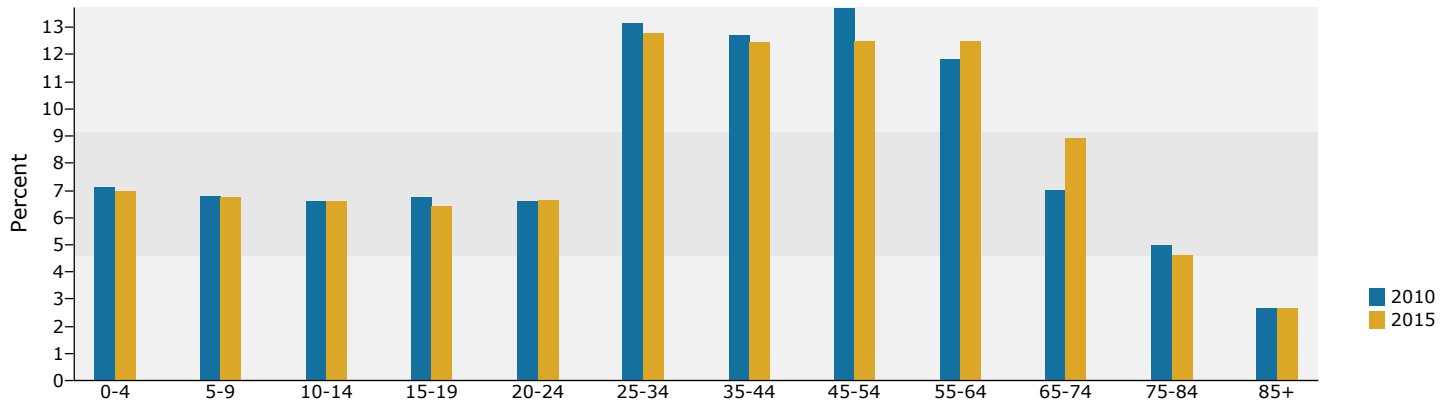
Lat: 3956794.373378, Lon: -10471889.938380
 Ring: 5 miles radius

Prepared by Alan Schimming
 Latitude: 33.462044
 Longitude: -94.070588

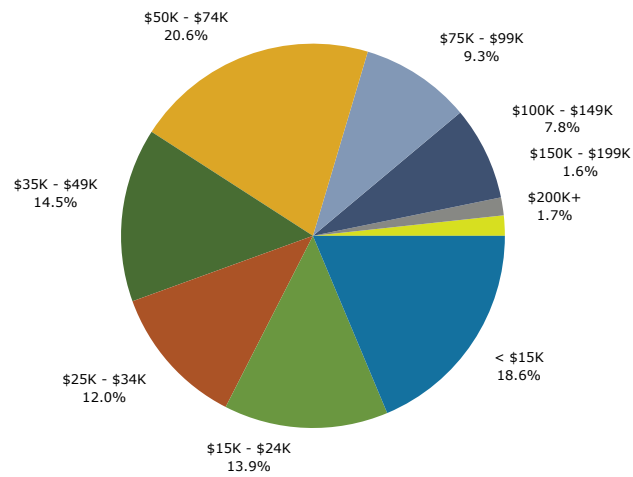
Trends 2010-2015



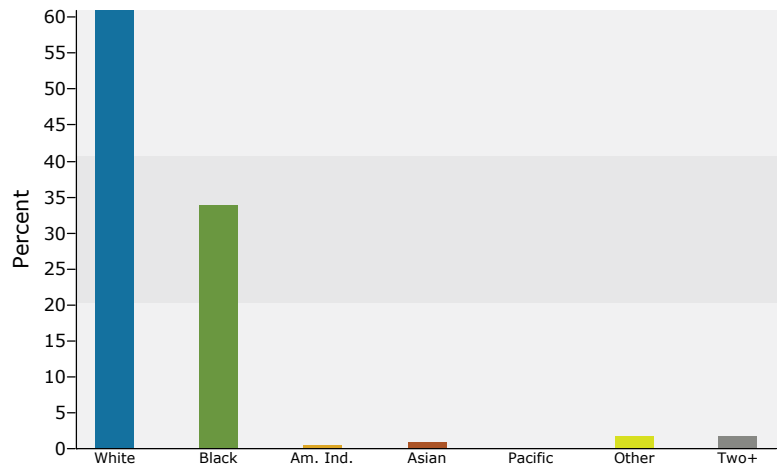
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 28, 2011

Made with Esri Business Analyst



DISCLAIMER

The information contained in this presentation was obtained from sources believed reliable; however, Schimming Company Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy contained in this presentation for this property. It is the parties' express understanding and agreement that such materials are provided only for the parties' convenience. The parties' shall rely exclusively on their own independent due diligence and evaluation of the property and shall not rely solely on any materials and information provided by the Schimming Company and/or Seller in making a determination to purchase the property. The parties' expressly disclaim any reliance on any such materials provided by Schimming Company and/or Seller in connection with their inspection and agree they shall rely solely on their own independently verified information and analysis. This presentation of this property for sale, rent or exchange is submitted subject to error, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

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 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 interest 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 interest 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 related 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.

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TREC No. OP-K

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