166-Room voco® by IHG
Fresh PIP - Reposition Opportunity

College Station,
Texas

BULL REALTY
Asset & Occupancy Solutions

TCN
WORLDWIDE
REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

166-Room voco® by IHG
Fresh PIP - Reposition Opportunity

This offering presents the opportunity to acquire the 166-key voco® by IHG, a five-story, ±81,733-square-foot hospitality asset situated on a ±2.3-acre site. The hotel is configured with a versatile physical program, including dedicated meeting space, a 24-hour fitness center, and an outdoor swimming pool, complemented by vibrant on-site social venues—including Revelry Bistro & Bar, meticulously designed to align with voco's® signature brand hallmarks while maintaining an efficient operational footprint. Following a comprehensive brand-mandated transformation and conversion, the property is delivered in full compliance with IHG-approved standards, featuring modernized guestrooms and targeted upgrades to primary building systems. By acquiring this post-conversion asset, an investor eliminates the execution risk and capital intensity typically associated with brand transitions while stepping into fully brand-compliant operations with a clear runway for performance growth.

Ideally positioned along Texas Avenue South (Business Highway 6), the primary commercial arterial of the College Station–Bryan MSA, the property anchors a core gateway location within the high-growth Texas Triangle. The asset is situated approximately one mile from Texas A&M University, the nation's largest university with over 81,000 students. This proximity provides an insulated demand floor driven by a year-round calendar of academic, athletic, and institutional visitation. With unrivaled visibility and seamless access to the $670M Highway 6 expansion corridor and premier retail nodes, the property is perfectly positioned to capitalize on the sustained economic expansion of one of the most resilient university markets in the United States.

PROPERTY HIGHLIGHTS

- Offered at $14.5 million ($87,349 per key), below replacement cost for new branded supply
- 166-room, five-story hotel on approximately ±2.3 acres in College Station
- Full-service restaurant, bar and lounge, and an on-site marketplace
- Outdoor pool, 24-hour fitness center, meeting space, and surface parking
- Less than 2 miles from Texas A&M University, a major demand generator
- Approximately 15 minutes from Easterwood Airport with convenient access
- College Station is one of the fastest-growing cities in the United States, consistently ranked among the top 10 fastest-growing metros over the last decade
- Frontage on State Highway 6 with visibility to approximately 43,000 vehicles per day
- Within the Texas Triangle, one of the state's most significant high-growth economic regions
- Positioned within the Texas Triangle with direct connectivity to Houston, Dallas–Fort Worth, and Austin
- Close to major employers, medical facilities, and established retail demand drivers

SALE PRICE
$14,500,000

PRICE PER ROOM
$87,349

SITE SIZE
±2.3 Acres

OF ROOMS
166

BUILDING:

ADDRESS:	1508 Texas Ave S College Station, TX 77840
COUNTY:	Brazos
YEAR BUILT/RENOVATED:	1981/2025
BUILDING SIZE:	±81,733 SF
NUMBER OF KEYS:	166
NUMBER OF FLOORS:	5

SITE:

PARKING TYPE:	Surface
SITE SIZE:	±2.3 Acres
PARCEL ID:	394479

FINANCIALS:

SALE PRICE:	$14,500,000
PRICE PER KEY:	$87,349

ON-SITE AMENITIES:

- Full-service restaurant
- Bar and lounge
- On-site marketplace
- Outdoor pool
- 24-Hour fitness center
- Meeting space
- Surface parking

GUESTROOM AMENITIES:

- Upgraded HDTVs
- Microwaves
- Mini fridges
- Work desks
- Updated finishes

CAPITAL IMPROVEMENTS & voco® BRAND CONVERSION

Ownership has executed a multi-phase capital improvement program that materially resets the effective age of the asset and positions the property as a branded voco® by IHG hotel in the College Station market.

COMPREHENSIVE PROPERTY INFRASTRUCTURE RENOVATION

The property underwent an extensive renovation program focused on core building systems and structural guestroom and public-area components, including:

- Studs-out guestroom reconstructions and new guestroom bathrooms
- Replacement of HVAC / PTAC systems and roof
- Renovation of lobby, bar, and commercial kitchen

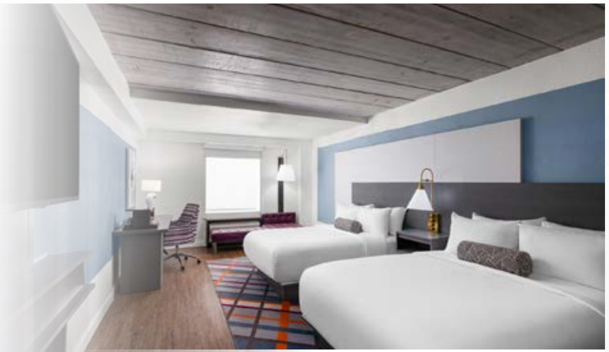
voco® BY IHG CONVERSION & BRAND UPGRADE

Ownership invested approximately $3 million in total property repositioning, including a documented sevenfigure capital investment specifically related to the voco® by IHG brand conversion. All work was executed in strict accordance with IHG-approved PIP and design standards. Completed improvements included:

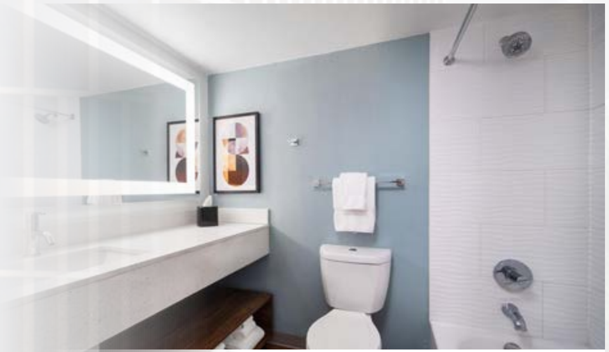
- Guestroom and public-area refresh with new FF&E
- (Furniture, Fixtures, & Equipment) and OS&E (Operating Supplies & Equipment).
- Technology upgrades, including the implementation of high-speed IHG Connect Wi-Fi.
- Brand-compliant interior finishes and signature “voco® life” design elements.
- All life-safety and operational PIP items completed and formally approved by IHG.

REMAINING SCOPE

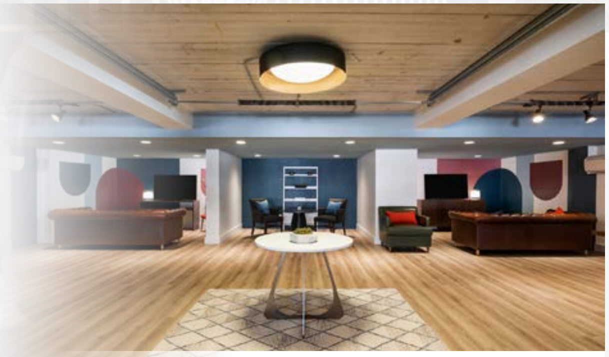
Limited exterior branding and signage elements remain; non-operational in nature and budgeted for completion.



Renovated Guestroom

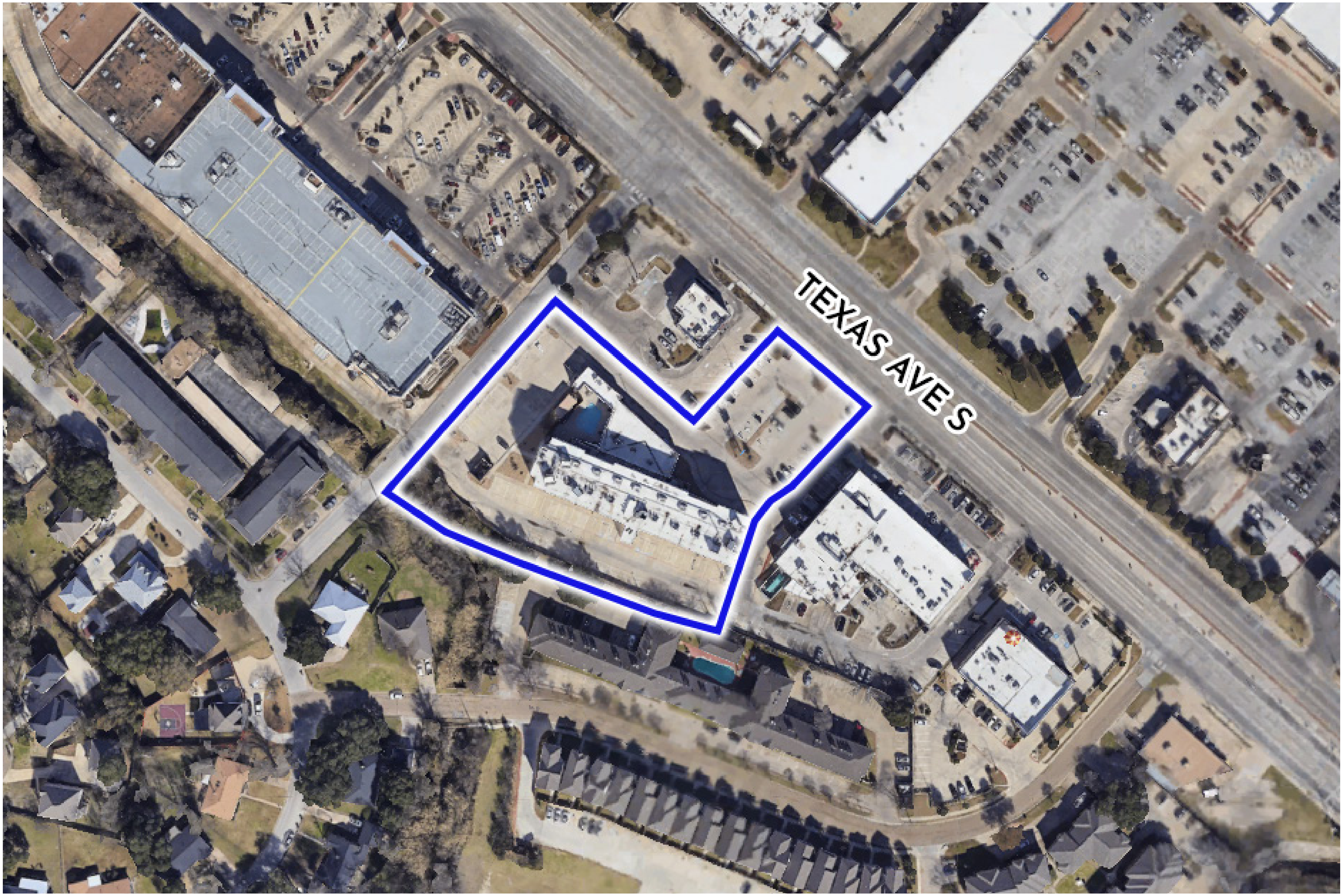


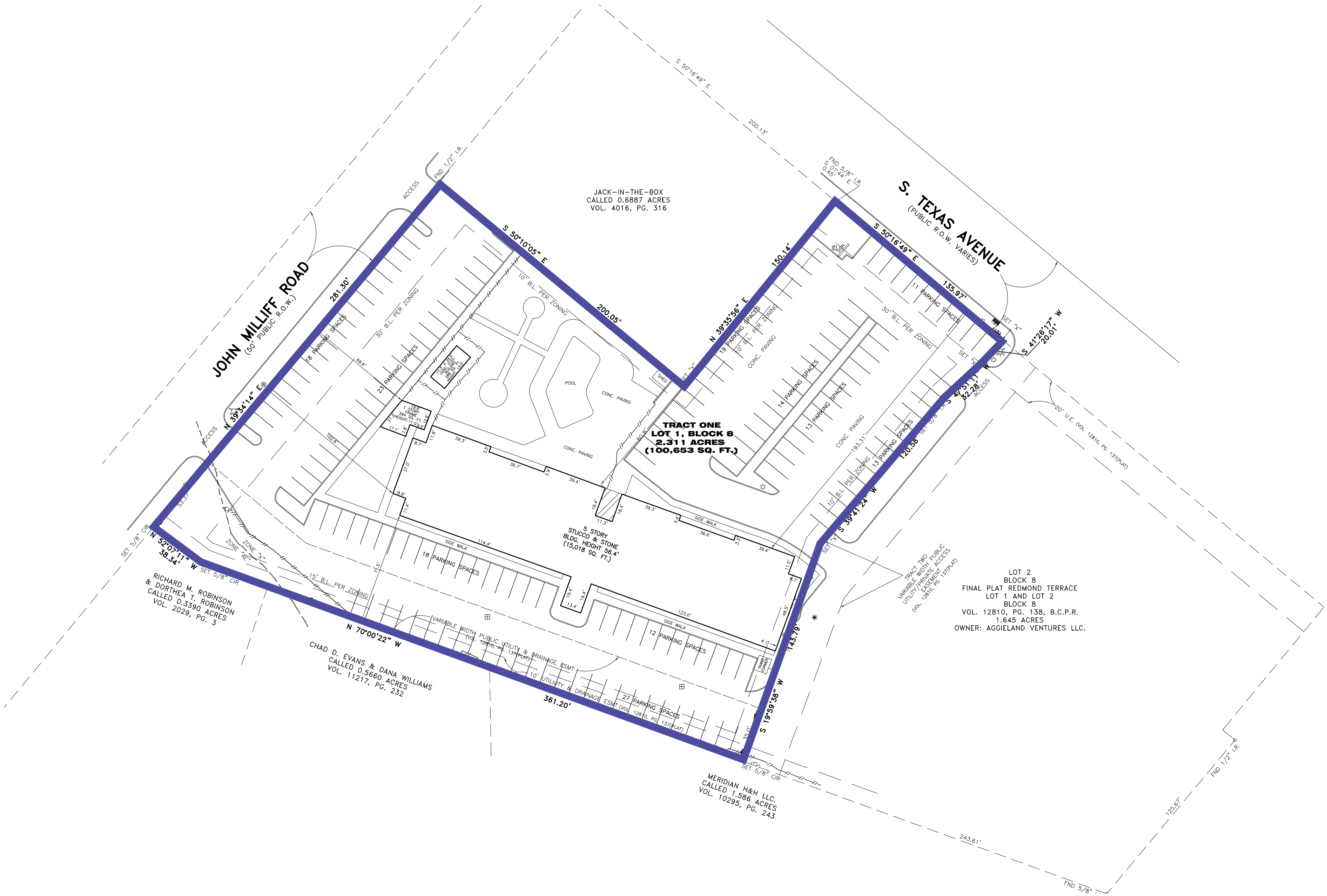
Updated Guestroom Bathroom



Renovated Meeting Space

PARCEL MAP



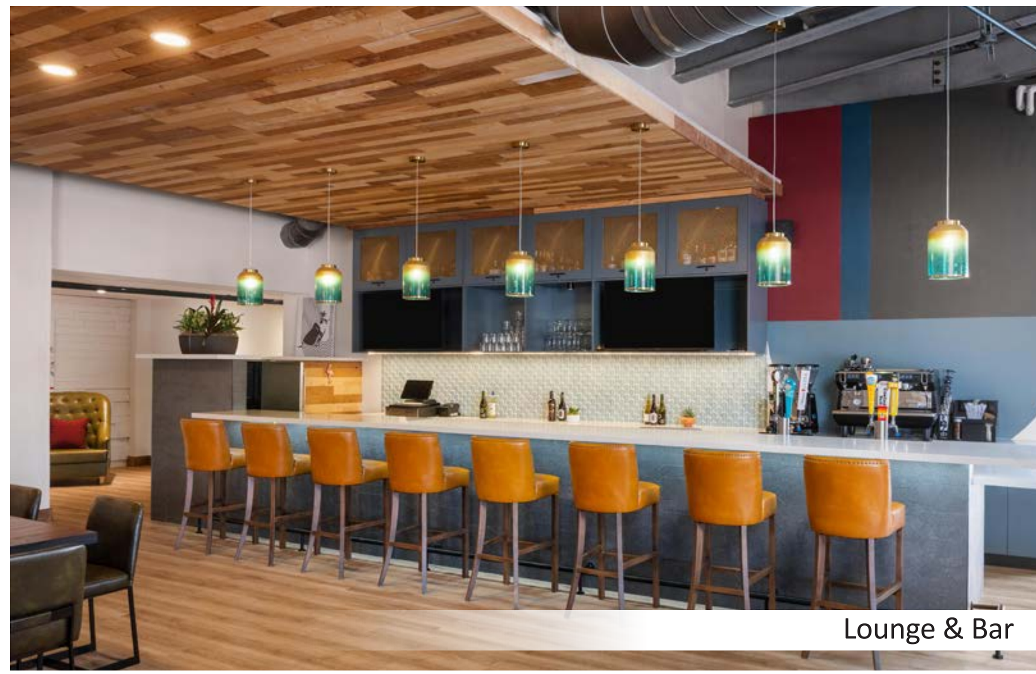

JOHN MILLIFF ROAD
(50' PUBLIC R.O.W.)
S. TEXAS AVENUE
(PUBLIC R.O.W. VARIES)
JACK-IN-THE-BOX
CALLED 0.6887 ACRES
VOL. 4016, PG. 316
TRACT ONE
LOT 1, BLOCK 8
2.311 ACRES
(100,653 SQ. FT.)
5 STORY
STUCCO & STONE
BLDG. HEIGHT 56.4'
(15,018 SQ. FT.)
LOT 2
BLOCK 8
FINAL PLAT REDMOND TERRACE
LOT 1 AND LOT 2
BLOCK 8
VOL. 12810, PG. 138, B.C.P.R.
1.645 ACRES
OWNER: AGGIELAND VENTURES LLC.
RICHARD M. ROBINSON
& DORTHEA T. ROBINSON
CALLED 0.3390 ACRES
VOL. 2029, PG. 3
CHAD D. EVANS & DANA WILLIAMS
CALLED 0.5660 ACRES
VOL. 11217, PG. 232
MERIDIAN H&H LLC.
CALLED 1.586 ACRES
VOL. 10295, PG. 243
S 50°10'05" E
200.05'
N 39°35'56" E
150.14'
S 50°16'49" E
135.97'
S 41°26'17" W
20.01'
S 19°59'38" W
143.79'
361.20'
N 70°00'22" W
N 52°07'11" W
38.34'
N 39°34'14" E
281.30'
S 50°16'49" E
200.13'
18 PARKING SPACES
23 PARKING SPACES
19 PARKING SPACES
11 PARKING SPACES
14 PARKING SPACES
13 PARKING SPACES
18 PARKING SPACES
12 PARKING SPACES
27 PARKING SPACES
POOL
CONC. PAVING
SIDE WALK
30' B.L. PER ZONING
10' B.L. PER ZONING
15' B.L. PER ZONING
VARIABLE WIDTH PUBLIC UTILITY & DRAINAGE ESMT
10' UTILITY & DRAINAGE ESMT
20' U.E. (VOL. 12810, PG. 137(PLAT)
TRACT TWO VARIABLE WIDTH PUBLIC UTILITY/PRIVATE ACCESS EASEMENT (VOL. 12810, PG. 137(PLAT))
FND 1/2" I.R.
SET 5/8" CIR
FND 5/8"
ACCESS
243.61'
125.67'

PROPERTY PHOTOS

Exterior

Pool

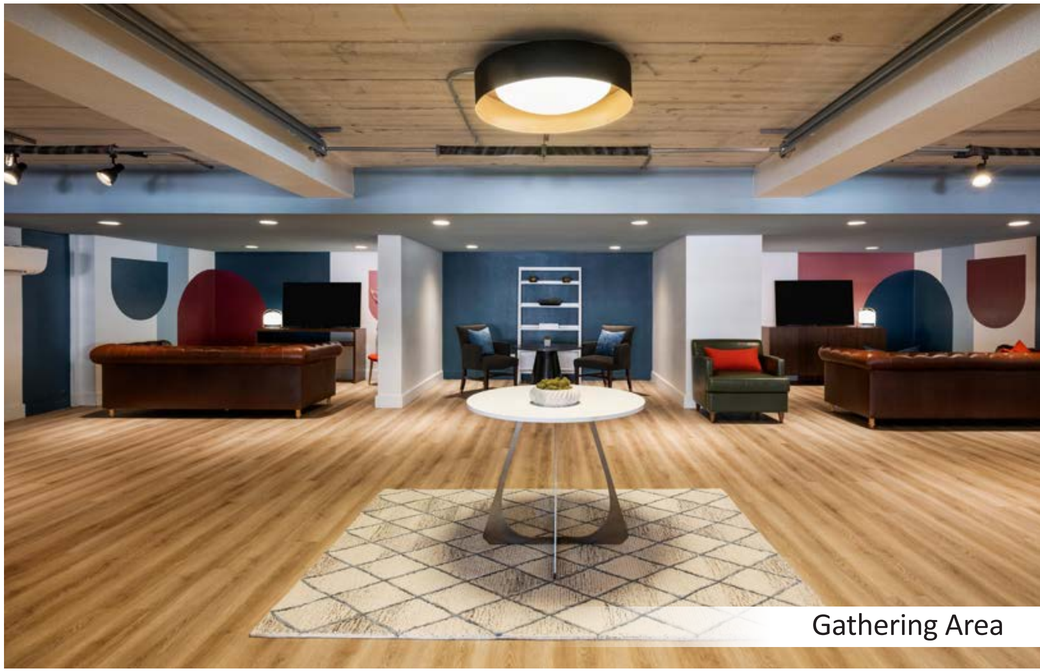
Revelry Bistro & Bar



Lounge & Bar

PROPERTY PHOTOS

Onsite Market - Sundry Shop

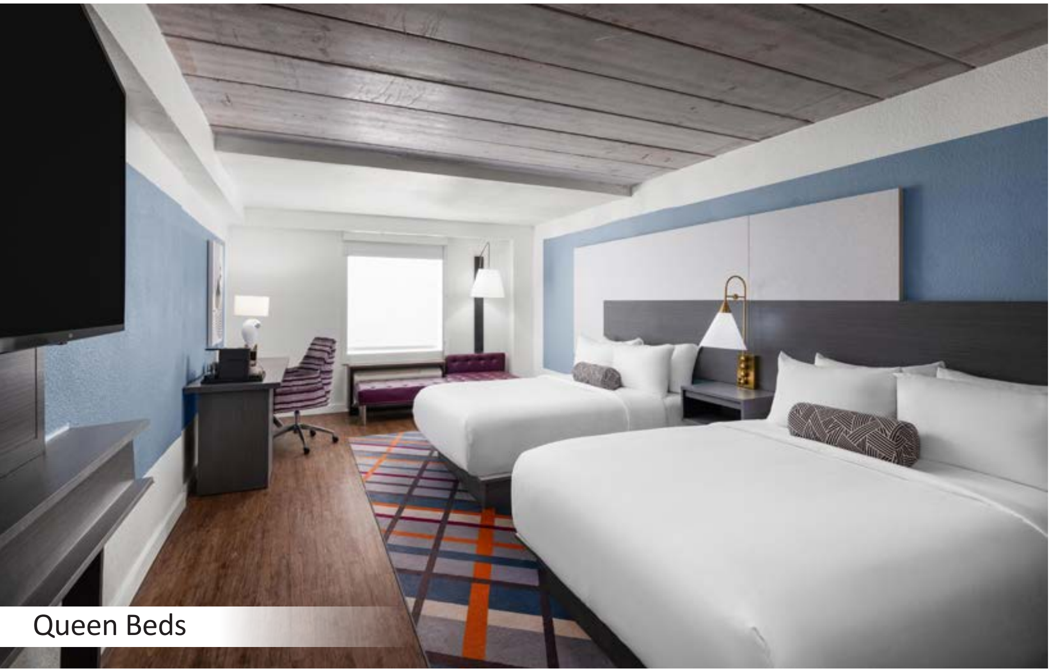


Gathering Area

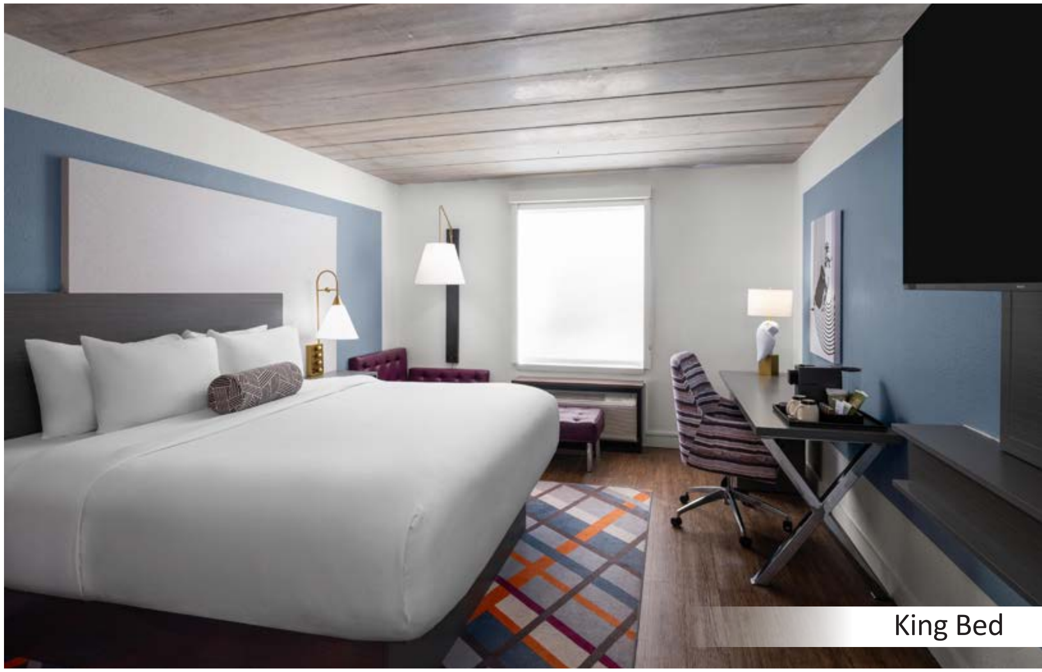
Meeting Room

Front Desk

PROPERTY PHOTOS



Queen Beds

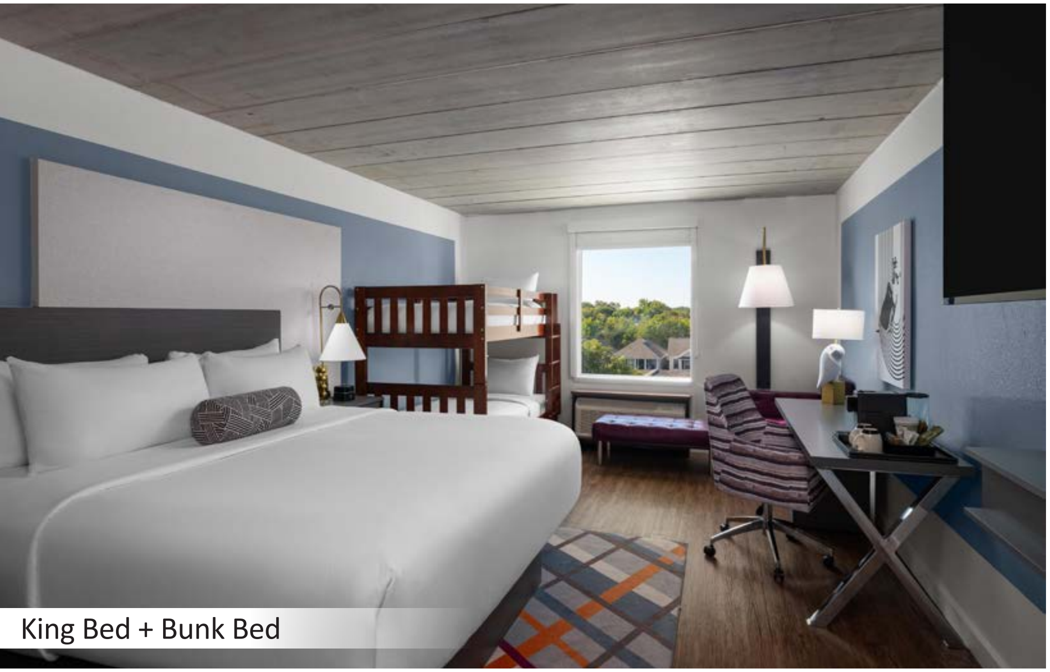


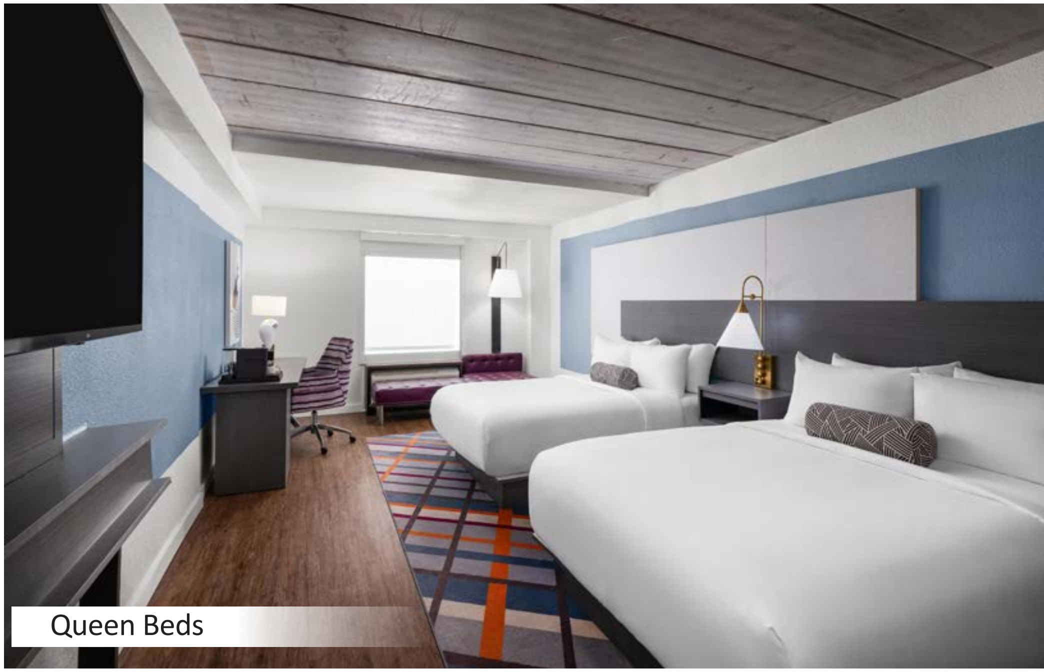
King Bed

Bath & Shower

Walk-in Shower

PROPERTY PHOTOS


King Bed + Bunk Bed


Queen Beds


Bunkbed


Walk-in Shower

VOCO®
BY IHG

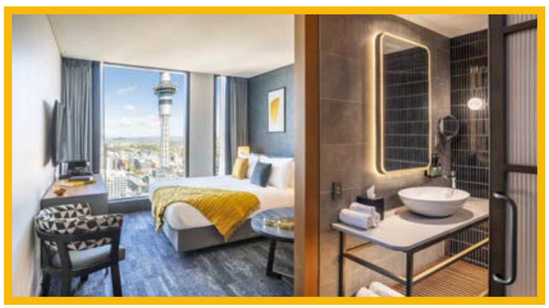
The former Aggieland Boutique Hotel has completed conversion to voco®, an IHG hotel. IHG positions the asset within its global platform and one of the industry's most established reservation and loyalty networks, including IHG One Rewards with more than 145 million members. voco® is IHG's fastest-growing premium brand, with more than 100 hotels in over 25 countries and nearly as many in development. The brand features a modern, relaxed premium design that elevates guest experience while allowing each property to maintain its own character. As a conversion-friendly premium lifestyle flag, voco® blends boutique personality with the operational strength and global distribution of IHG. This conversion enhances the hotel's competitive position and supports stronger long-term performance.

Premium Brand

Backed by IHG 145M+ Loyalty Members

Fastest-Growing Premium Brand 100+ Hotels, 25+ Countries

First Texas Location Growing U.S. Presence


IHG

IHG (InterContinental Hotels Group) is one of the largest and most established hotel companies in the world, with more than 6,800 hotels across 100 countries and a portfolio that spans luxury, lifestyle, premium, midscale, and extended stay brands. Its reach is supported by IHG One Rewards, a loyalty program with more than 145 million members that drives strong direct bookings and repeat demand across its global network. IHG has more than 2,200 hotels in its development pipeline, reflecting significant owner confidence and ongoing brand expansion, and reinforcing its position as a leading hospitality platform.

IHG HOTELS & RESORTS

LUXURY & LIFESTYLE

SIX SENSES · REGENT · InterContinental Hotels & Resorts · Vignette Collection · Kimpton Hotels & Restaurants · Hotel Indigo

PREMIUM

voco · Hualuxe · Crowne Plaza · EVEN

ESSENTIALS

Holiday Inn Express · Holiday Inn · Garner · avid

SUITES

Atwell Suites · Staybridge Suites · Holiday Inn Club Vacations · Candlewood Suites

EXCLUSIVE PARTNERS

Iberostar Beachfront Resorts

IHG ONE REWARDS

AT A GLANCE

BUSINESS-FRIENDLY CITY

College Station, Texas, is a rapidly growing city in east-central Texas, about 90 miles northwest of Houston, best known as the home of Texas A&M University. With roughly 125,000 residents—plus tens of thousands of students—it blends small-city living with the energy and innovation of a major research institution. Texas A&M heavily influences local culture, education, and the economy, offering nationally recognized academic programs, cutting-edge research centers, and a strong tradition of school spirit reflected in Aggie football, the Corps of Cadets, and long-standing campus traditions.

ATTRACTIONS AND TOURISM

Tourism and attractions play a key role in the city's identity. Visitors come for athletic events at Kyle Field, outdoor recreation at parks like Wolf Pen Creek and Lick Creek Nature Center, and educational experiences at the George H.W. Bush Presidential Library & Museum. The city also hosts conferences, concerts, festivals, and sporting events that draw alumni, families, and travelers year-round. Its restaurant scene, breweries, and family-friendly amenities contribute to a growing hospitality industry.

ECONOMY

Economically, College Station is considered a business-friendly city with steady job growth, supportive local government, and access to university talent, research partnerships, and startup resources. Major sectors include education, healthcare, agriculture, technology, and energy, and the city benefits from its position within the economically strong "Texas Triangle." Affordable living, a highly educated workforce, and ongoing development make it attractive for entrepreneurs, corporations, and families. Overall, College Station offers a welcoming community built around learning, innovation, tradition, and opportunity.

AERIAL MAP


CENTURY SQUARE
COLLEGE STATION
POST OAK MALL
5 MIN
TEXAS A&M UNIVERSITY
3 MIN
SUBJECT PROPERTY
SANDERS CORPS OF CADETS CENTER
MEMORIAL STUDENT CENTER (MSC)
KYLE FIELD
REED ARENA

DEMAND DRIVERS

Situated in the center of all the action in College Station, the hotel is surrounded by the market's strongest demand drivers. These include Texas A&M, a Tier One research university located just a 5-minute drive from the hotel with over 72,000 students, thousands of research and medical professionals, and $22.3 billion in statewide economic impact. CHI St. Joseph Health further contributes demand, employing more than 3,000 healthcare providers across all Brazos Valley locations. Additional demand comes from a strong year round calendar of major College Station events, conferences, alumni visitation, and SEC athletics, with football weekends alone drawing over 100,000 visitors. Texas A&M's five year, $6.6 billion capital plan includes more than $1.1 billion for new expansion projects at the College Station campus, reinforcing long term growth. Several additional demand generators, all within a 3-mile radius, further strengthen the hotel's positioning.

VETERANS PARK + ATHLETIC COMPLEX

7-minute drive from the property

A 100+ acre regional sports complex hosting major tournaments and year-round athletic travel demand.

GEORGE H.W. BUSH PRESIDENTIAL LIBRARY & MUSEUM

8-minute drive from the property

A national destination drawing 150,000+ annual visitors with high-profile conferences, exhibits, and educational programming.

NORTHGATE ENTERTAINMENT DISTRICT

7-minute drive from the property

One of College Station's most visited destinations, offering 60+ restaurants, bars, and live music venues, driving strong nightlife and leisure demand.

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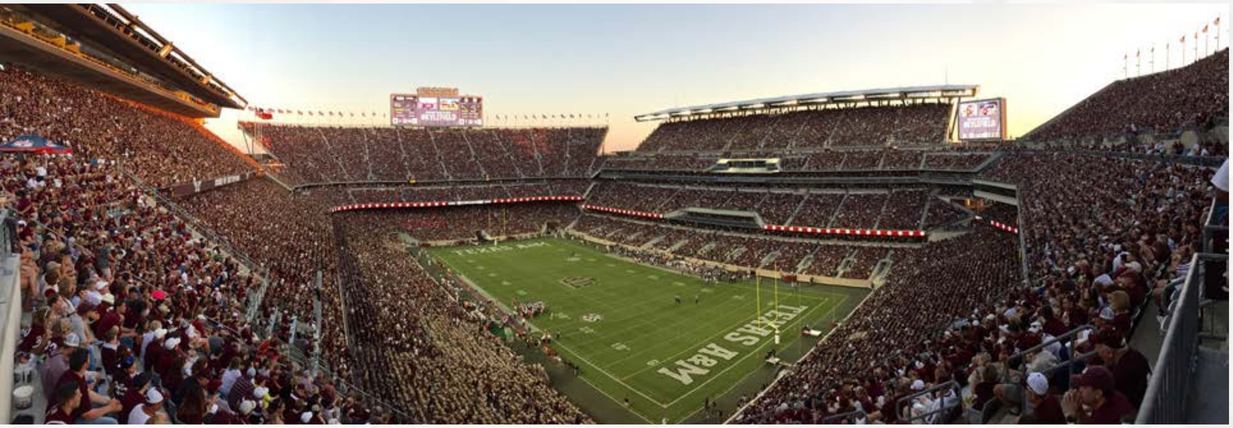
DEMAND DRIVERS



KYLE FIELD

5-minute drive from the property

A 102,000+ seat stadium, one of the largest in the SEC, attracting massive football weekends, televised events, and major university gatherings.

POST OAK MALL

5-minute drive from the property

The region's largest mall and primary shopping destination, drawing local and regional traffic; the only enclosed mall within a 70-mile radius.

CENTURY SQUARE

5-minute drive from the property

A modern mixed-use lifestyle district featuring national brands, curated dining, entertainment, and year-round public events.

MARKET OVERVIEW

MARKET SUMMARY

Bryan–College Station (BCS) is one of the fastest-growing regional economies in Texas, anchored by the Texas A&M University System, a diversified industrial base, and a rapidly expanding innovation ecosystem. The region benefits from a highly educated workforce, strategic location within the Texas Triangle, strong municipal infrastructure, and an increasingly sophisticated biotechnology and advanced manufacturing corridor. Recent private-sector expansions and major research investments position the region for continued long-term economic growth.

REGIONAL ECONOMIC OVERVIEW

Bryan–College Station is a resilient and dynamic mid-sized market with a diversified employment base across education, healthcare, life sciences, technology, advanced manufacturing, retail, and government administration. While Texas A&M University remains the region's primary economic engine, BCS has experienced significant expansion in industrial production, biotechnology manufacturing, and technology-driven employment over the past decade.

The economy benefits from:

- Year-over-year population growth above 6 percent
- A labor pool enriched by 77,000+ university students and thousands of annual graduates
- Over $1 billion in annual research expenditures at Texas A&M
- A low cost of doing business relative to major metros
- Strategic proximity to Houston, Austin, and Dallas–Fort Worth

These factors collectively position BCS as an emerging hub for innovation, manufacturing, and science-based industries.

CORPORATE & ENTERPRISE OPERATIONS

Companies with significant local operations include: **Procter & Gamble, Cognizant, SLB (Schlumberger), ExxonMobil, Fluor Corporation, Tenet Healthcare, AT&T, American Greetings**, among others.

MARKET OVERVIEW

MAJOR EMPLOYERS AND INDUSTRY ANCHORS

Education & Research

- **Texas A&M University** – Largest employer with 11,000+ staff; a global research institution driving demand for talent, technology development, and commercialization.
- **Bryan ISD & College Station ISD** – Serving a combined student population of 30,000+, generating ongoing demand for educators, services, and infrastructure.

Healthcare & Medical Services

- **Baylor Scott & White Health** – Leading regional healthcare system.
- **CHI St. Joseph Health System** – Major hospital with 160+ beds and a Level III Trauma Center.
- **Texas A&M Health Science Center** – 2,000+ employees in health research, education, and clinical operations.

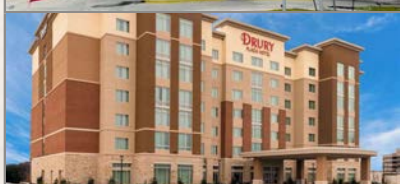
Biotechnology & Advanced Manufacturing

- **FUJIFILM Diosynth Biotechnologies** – Expanding biomanufacturing operations with a $330 million investment.
- **Matica Biotechnology** – CDMO specializing in gene and cell therapy production.
- **G-CON Manufacturing** – Global producer of prefabricated biomanufacturing cleanrooms.
- **Sanderson Farms** – Large poultry production facility.
- **Structural and Steel Products** – Fabricated metal products manufacturing.
- **US Modules** – Modular construction for advanced manufacturing settings.

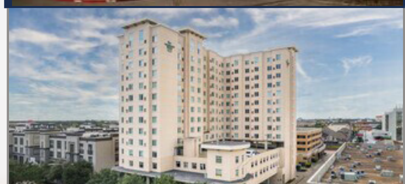
Technology & Software

- **Reynolds and Reynolds** – Automotive retail software company with a major local presence.
- **StataCorp** – Developer of world-class statistical software headquartered in BCS.
- **Capsher Technologies** – Custom enterprise software solutions.
- **Lynntech** – Advanced technology research and development firm.

COMPETITIVE SET

SUBJECT PROPERTY	Address	Hotel Name	# of Rooms	Year Built/Renovated
	1508 Texas Ave S College Station, TX 77840	voco® Aggieland Hotel	166	1981/2025
	320 Texas Ave S College Station, TX 77840	Hampton Inn	133	1986
	1100 University Dr E, College Station, TX 77840	Hyatt Place	91	2005/2011
	1150 University Dr E College Station, TX 77840	Aloft	105	2014
	2829 Texas Ave College Station, TX 77845	Wyndham Garden	135	2020
	705 University Ave E College Station, TX 77840	Drury Plaza Hotel	160	2025
	2500 Earl Rudder Fwy S College Station, TX 77840	Holiday Inn & Suites	116	2005

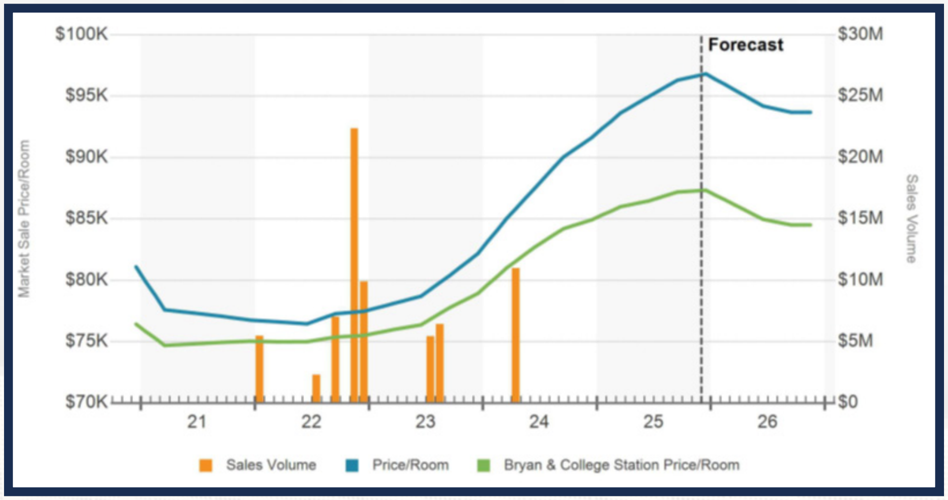
SALES COMPS

SUBJECT PROPERTY	Address	Hotel Name	# of Rooms	Year Built/ Renovated	Sold	Price Per Room
	1508 Texas Ave S College Station, TX 77840	voco® Aggieland Hotel	166	1981/2025	For Sale	$87,349
	2950 Sage Rd Houston, TX 77056	Honewood Suites by Hilton	162	2006/Currently undergoing renovations	August 25th	$125,000
	2721 S 10th St, McAllen, TX 77840	Radisson Hotel McAllen Airport	150	2005/2011	August 25th	$93,333
	6950 N Stemmons Fwy Dallas, TX 75247	Sonesta ES Suites	142	1988/2015	December 25th	$79,930

INVESTMENT CLIMATE & TRANSACTIONAL ENVIRONMENT

Hotel capital markets in BCS have shown limited transactional activity over the past year, consistent with national trends. No arm's-length hotel sales were recorded in the previous 12 months; however, the market's 11.9% cap rate and price-per-room trend line indicate favorable acquisition pricing relative to replacement cost and suggest room for cap-rate compression as RevPAR improves and investor sentiment normalizes.

SALES VOLUME AND MARKET SALE PRICE PER ROOM



Historical pricing trends for the submarket demonstrate resilience, with forecasted appreciation across all segments through 2029 as RevPAR strengthens and supply remains constrained. Investors benefit from a stable, academically anchored market with measurable upside through operational improvement and market recovery.

CONCLUSION

Bryan–College Station offers a compelling hotel investment environment defined by limited new supply, diversified demand, and significant long-term growth drivers tied to Texas A&M's expanding research enterprise and the region's emergence as a biotechnology and innovation hub. With ADR growth, RevPAR recovery, and occupancy improvement projected over the next several years—and no new construction planned- the market provides a favorable backdrop for both acquisition and new development strategies.

This combination of institutional demand stability, innovation-led economic expansion, supply constraint, and forecasted performance gains positions the Bryan–College Station hospitality market as one of the strongest university-driven lodging environments in Texas.

This unique opportunity to capitalize on a recently renovated, turnkey asset with ramping upside in the heart of Aggieland. The Hotel underwent a $3 million comprehensive renovation and rebranding to voco® in September 2025, positioning the asset for immediate top line growth through refreshed guestrooms and public areas, elevated branding, and exposure to College Station's diverse university, leisure, and event-driven demand base.

BROKER PROFILES

SHADIA JARAYSI

Commercial Real Estate Advisor
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404-876-1640 x 161

Shadia Jaraysi specializes in advising clients on the acquisition and disposition of commercial real estate assets across the Southeast United States. She leverages Bull Realty's marketing platform, proprietary buyer databases, and market research to execute high-conviction, data-driven transaction strategies. Shadia works closely with Bull Realty Founder and CEO Michael Bull, CCIM, drawing on the firm's more than 35 years of experience and $8+ billion in closed transactions. Shadia holds a Bachelor's Degree in Psychology from Kennesaw State University, is an active member of the Atlanta Commercial Board of Realtors, and is fluent in Arabic.

TOM FRENCH

President, Hospitality Group
Tom@BullRealty.com
404-876-1640 x 147

Tom French joined Bull Realty with more than 25 years of successful experience in the hospitality industry. As President of the Hospitality Group, Tom specializes in hotel acquisition and disposition services, including single asset and portfolio sales.

During his professional career, Tom has served a number of roles within the hotel and customer service sectors. With concentrations on finance, market analysis and investment, he has assisted in closings exceeding $500 million in hotel transactions.

Tom earned his BA in Hotel Restaurant and Institutional Management from Michigan State University. He continues his education with CCIM and other industry affiliations.

Tom spends his time with his 6 children at their home in Ball Ground, Georgia. He is very active in their lives and interests as well as his church. Tom is also on the board of several non-profit organizations, active in Rotary and is an avid lifetime supporter of Boy Scouts. Tom enjoys reading, hiking and backpacking and whitewater rafting.

KARAN MISTRY

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Karan@BullRealty.com
404-876-1640 x 132

Karan Mistry is a seasoned real estate professional specializing in working with clients with the acquisition and disposition of hotels. With a diverse background spanning management, build-to-rent (BTR), and multifamily sectors—alongside extensive experience in institutional asset and portfolio management, capital markets, and trust real estate—he provides Bull Realty's hospitality clients with strategic guidance tailored to their unique business goals.

Before joining Bull Realty, Karan managed an equity and debt real estate portfolio exceeding $500 million in assets under management at CBRE, where he served major banking institutions and private equity clients. His investor-focused approach, coupled with expertise across multiple asset classes, has sharpened his skills in strategic planning, financial analysis, modeling, and negotiation.

Karan's passion for the hospitality industry was sparked at a young age, inspired by both his father and grandfather. His father, a civil engineer, real estate broker, and investor, and his grandfather, a hotelier, instilled in him a deep appreciation for the industry—foundations that have been instrumental in his success.

Now based in Midtown Atlanta, Karan leverages his diverse expertise to build lasting relationships in the hotel industry. Known for his exceptional work ethic and strong communication skills, he is a trusted partner to both his team and clients.

Bang Realty - Texas Inc.
Brian Brockman
513-898-1551
BOR@BangRealty.com
License # 701472

ABOUT
BULL REALTY

MISSION
To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES
Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE
Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW
The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM
Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
https://www.bullrealty.com/

BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

28
YEARS IN BUSINESS

ATL
HEADQUARTERED IN ATLANTA, GA

LICENSED IN
8
SOUTHEAST STATES

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 1508 Texas Ave S College Station, TX 77840. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Texas.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day_______________ of 20__.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

CONTACT INFORMATION

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BullRealty.com

Bang Realty - Texas Inc
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License # 701472

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name	License No.	Email	Phone
Bang Realty - Texas Inc. Name of Sponsoring Broker (Licensed Individual or Business Entity)	701472 License No.	BOR@BangRealty.com Email	513-898-1551 Phone
Brian Brockman Name of Designated Broker of Licensed Business Entity, if applicable	701472 License No.	BOR@BangRealty.com Email	513-898-1551 Phone
Brian Brockman Name of Licensed Supervisor of Sales Agent/Associate, if applicable	701472 License No.	BOR@BangRealty.com Email	513-898-1551 Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**   IABS 1-2