FREESTANDING RESTAURANT & BAR FOR SALE

JOHN T. EVANS COMPANY

★ KEEP CONFIDENTIAL; DO NOT CONTACT EMPLOYEES

FOR SALE

SITE INFORMATION

ADDRESS: 2025 US-287
Decatur, TX 76234

BUILDING SIZE: Approx. 6,701 SF

LAND SIZE: Approx. 2.128 Acres

COMMENTS:

- +/- $1M Gross Sales; Currently Operating
- Frontage on US-287 w/ full median break
- Separate Restaurant & Banquet Room
- Outdoor & Indoor Stages
- Outdoor & Indoor Bars
- Decatur's best live music venue

PRICING

CONTACT BROKER

DEMOGRAPHICS

Drive	Population	Employees	Avg HH Inc
5 min	2,347	4,256	$71,859
10 min	10,629	9,756	$75,370
20 min	40,013	22,443	$75,456

TRAFFIC COUNTS

*(TXDOT 2015)

US Highway 287: Approx. 23,132 vpd

CONTACT:

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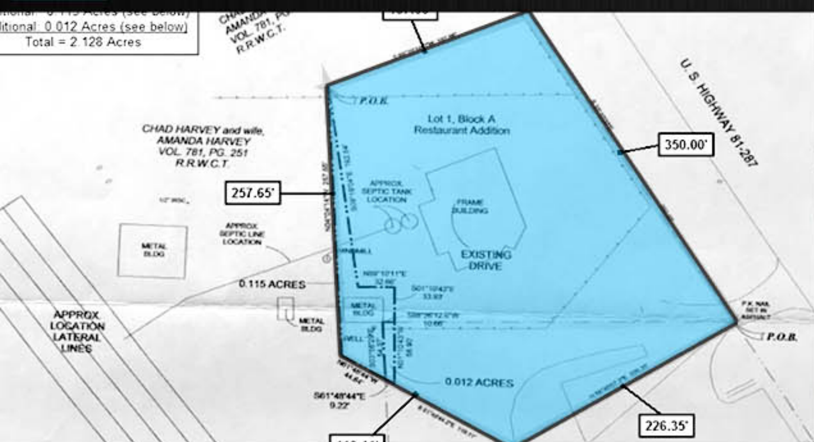
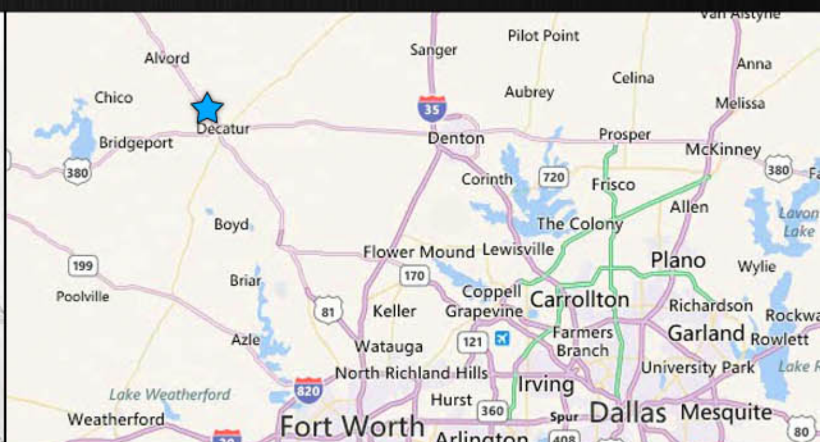


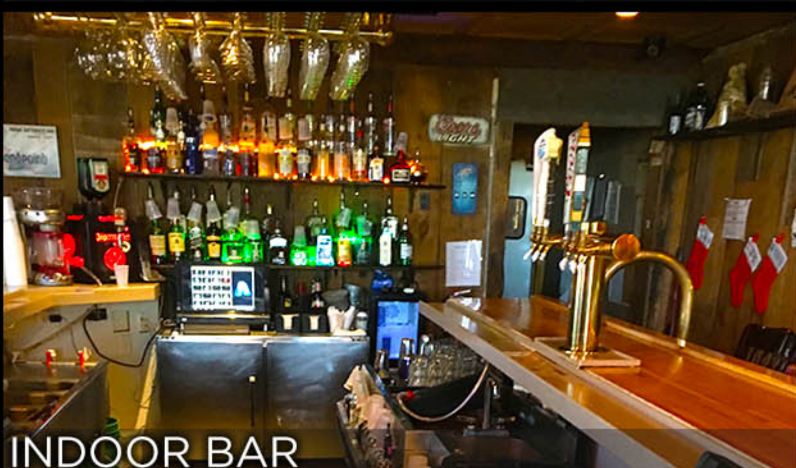


RESTAURANT


RESTAURANT

BANQUET ROOM

INDOOR STAGE


INDOOR BAR

INDOOR BAR


INDOOR BAR

SIGNAGE

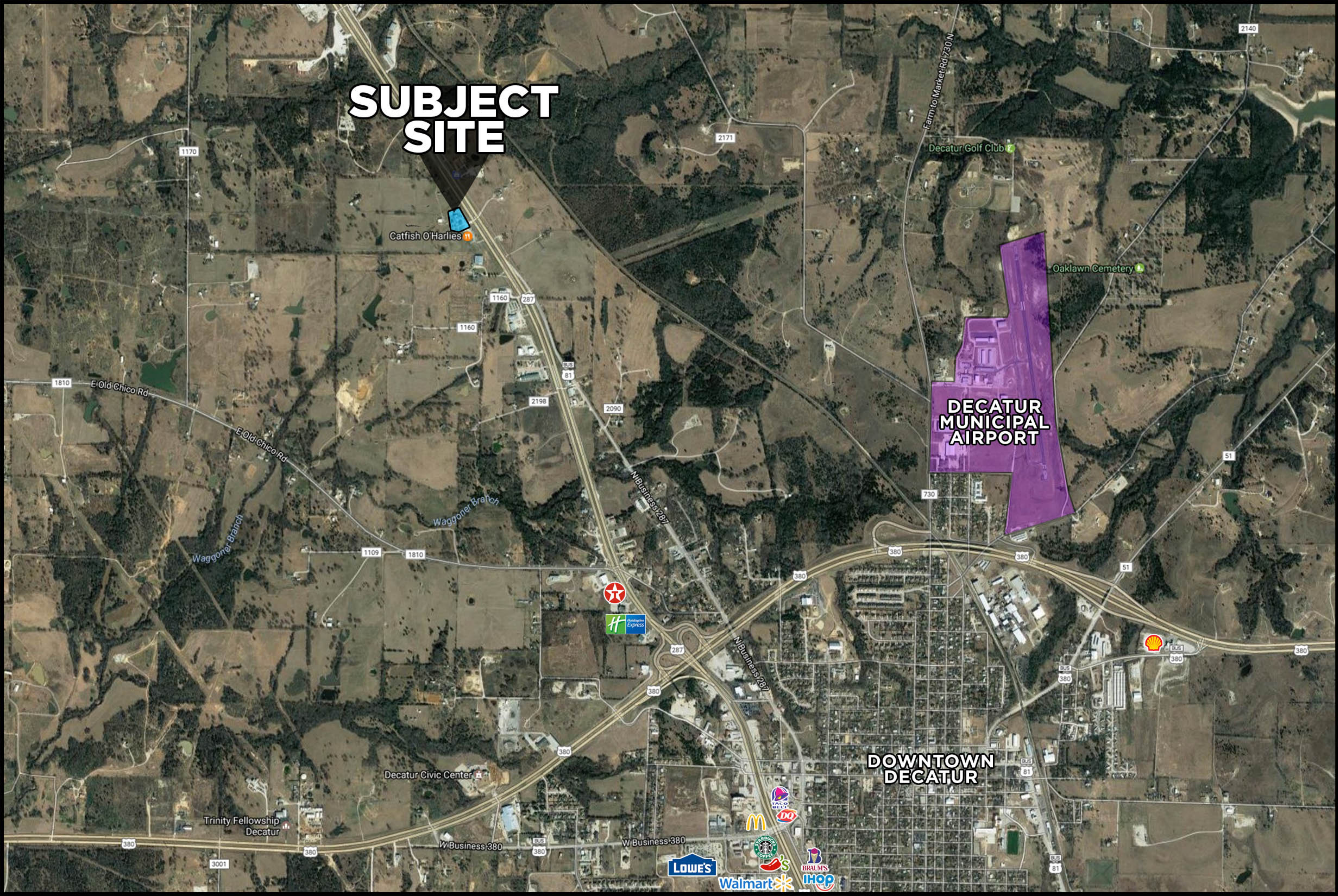
2025 US-287 | DECATUR, TEXAS

OUTDOOR BAR

OUTDOOR STAGE

BULL RIDING PEN

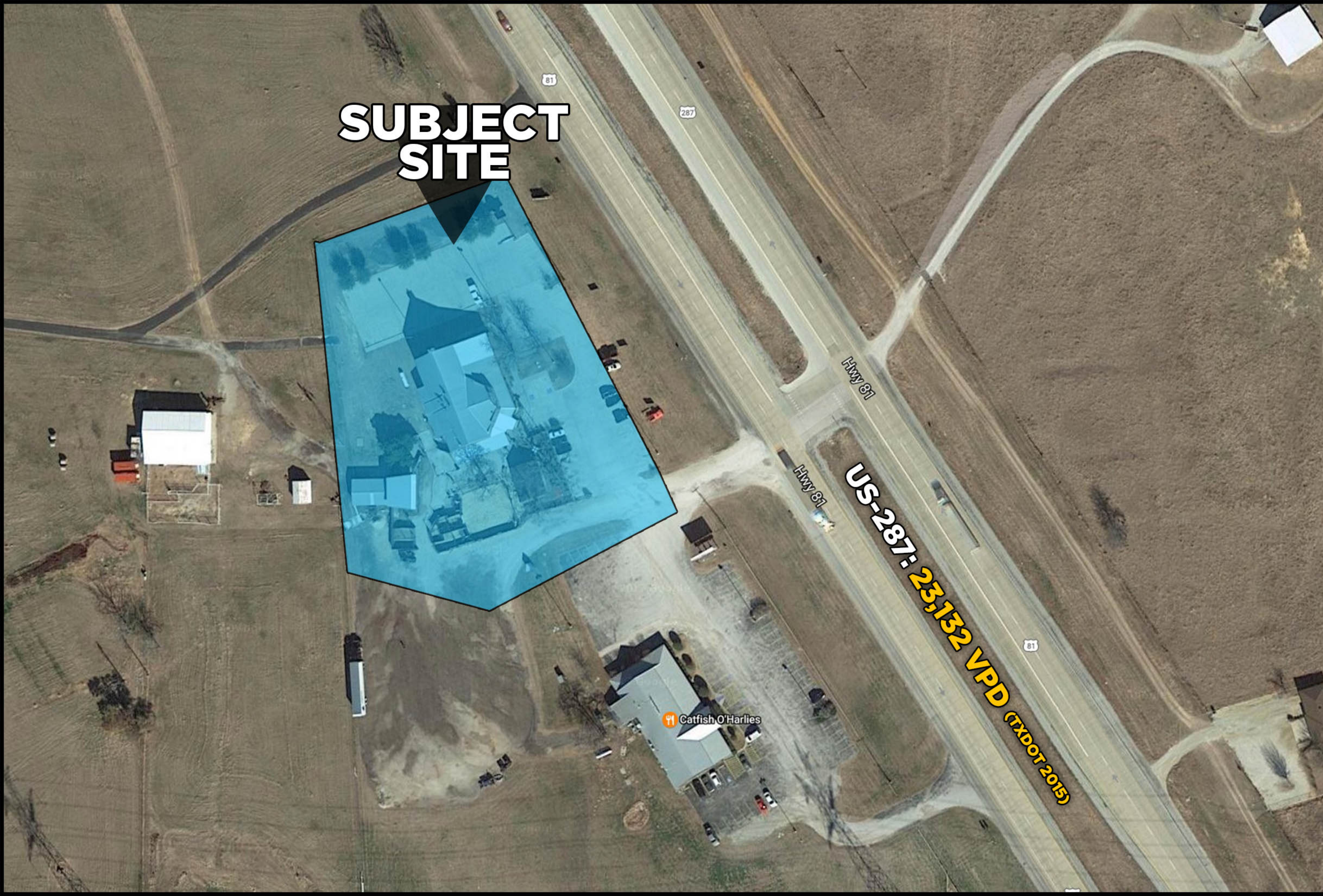
2025 US-287 | DECATUR, TEXAS

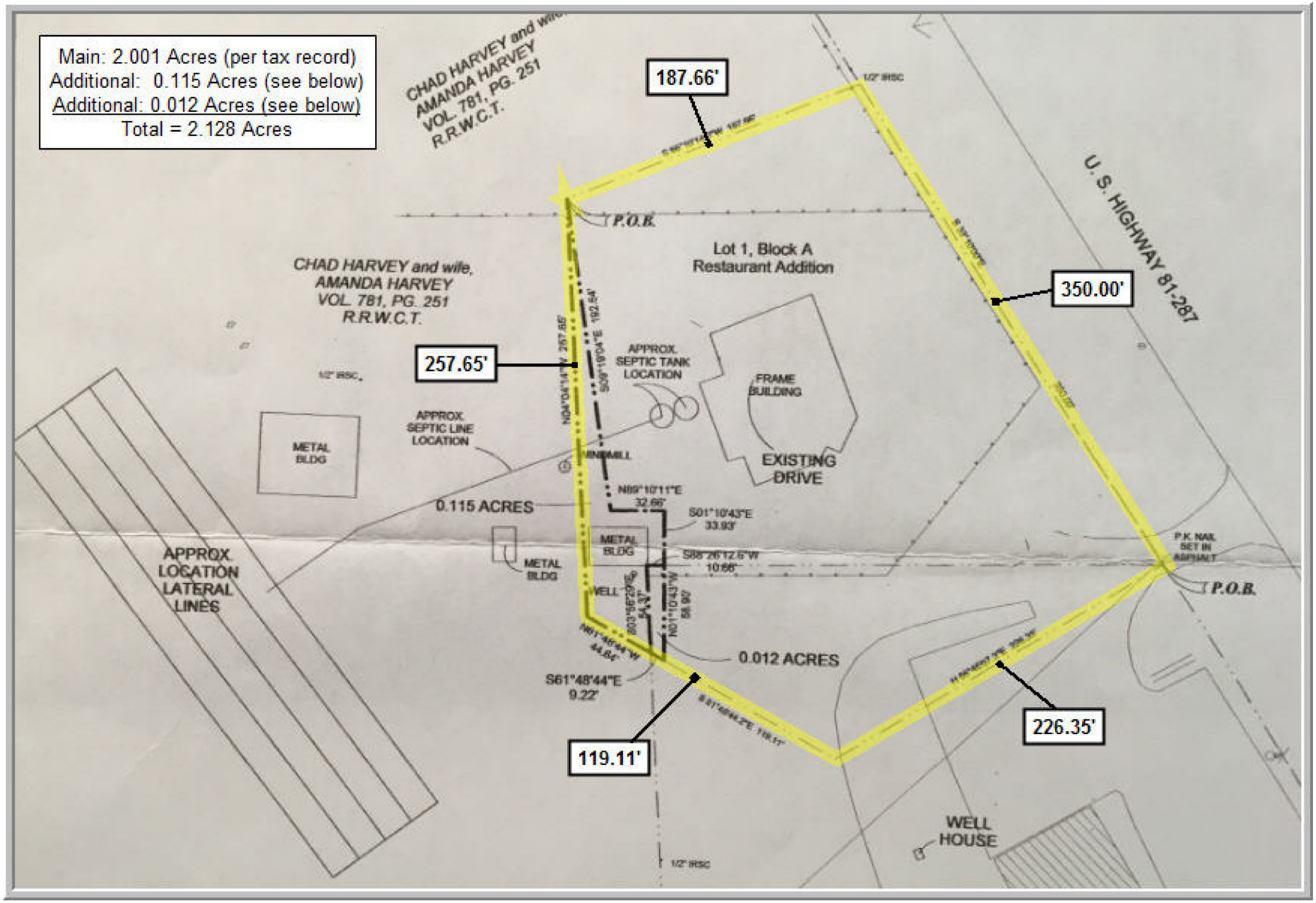


JOHN T. EVANS COMPANY
JTE

2025 US-287 | ECATUR, TEXAS

www.jtevans.com | 8350 North Central Expressway, Suite 1300 - Dallas, TX 75206 | [P] 214.891.3200 | [F] 214.891.3232


SUBJECT SITE
81
287
Hwy 81
Hwy 81
US-287: 23,132 VPD (TXDOT 2015)
Catfish O'Harlies
81


Main: 2.001 Acres (per tax record)
Additional: 0.115 Acres (see below)
Additional: 0.012 Acres (see below)
Total = 2.128 Acres
CHAD HARVEY and wife, AMANDA HARVEY VOL. 781, PG. 251 R.R.W.C.T.
187.66'
350.00'
257.65'
119.11'
226.35'
P.O.B.
Lot 1, Block A Restaurant Addition
U.S. HIGHWAY 81-287
APPROX. SEPTIC TANK LOCATION
FRAME BUILDING
EXISTING DRIVE
APPROX. SEPTIC LINE LOCATION
METAL BLDG
0.115 ACRES
0.012 ACRES
N89°10'11"E 32.66'
S01°10'43"E 33.93'
S61°48'44"E 9.22'
WELL
APPROX. LOCATION LATERAL LINES
WELL HOUSE
P.K. NAIL SET IN ASPHALT

Executive Summary

Decatur: Bono's Chophouse
2025 N Highway 287, Decatur, Texas, 76234
Drive Time: 5, 10, 20 minute radii

Prepared by Esri
Latitude: 33.26126
Longitude: -97.61381

	5 minutes	10 minutes	20 minutes
Population			
2000 Population	2,057	8,485	30,802
2010 Population	2,357	9,945	37,010
2016 Population	2,347	10,629	40,013
2021 Population	2,376	11,225	42,584
2000-2010 Annual Rate	1.37%	1.60%	1.85%
2010-2016 Annual Rate	-0.07%	1.07%	1.26%
2016-2021 Annual Rate	0.25%	1.10%	1.25%
2016 Male Population	48.2%	48.7%	50.3%
2016 Female Population	51.8%	51.3%	49.7%
2016 Median Age	35.6	37.6	37.9

In the identified area, the current year population is 40,013. In 2010, the Census count in the area was 37,010. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 42,584 representing a change of 1.25% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.0.

Race and Ethnicity			
2016 White Alone	83.9%	84.8%	85.0%
2016 Black Alone	2.7%	2.2%	2.2%
2016 American Indian/Alaska Native Alone	0.7%	0.6%	0.8%
2016 Asian Alone	0.9%	0.7%	0.5%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	10.1%	9.7%	9.2%
2016 Two or More Races	1.8%	1.9%	2.2%
2016 Hispanic Origin (Any Race)	32.8%	25.7%	23.1%

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households			
2000 Households	694	3,010	10,678
2010 Households	825	3,581	12,904
2016 Total Households	826	3,844	13,993
2021 Total Households	840	4,069	14,926
2000-2010 Annual Rate	1.74%	1.75%	1.91%
2010-2016 Annual Rate	0.02%	1.14%	1.30%
2016-2021 Annual Rate	0.34%	1.14%	1.30%
2016 Average Household Size	2.76	2.71	2.79

The household count in this area has changed from 12,904 in 2010 to 13,993 in the current year, a change of 1.30% annually. The five-year projection of households is 14,926, a change of 1.30% annually from the current year total. Average household size is currently 2.79, compared to 2.79 in the year 2010. The number of families in the current year is 10,630 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 24, 2017

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2025 N Highway 287, Decatur, Texas, 76234
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	5 minutes	10 minutes	20 minutes
Median Household Income			
2016 Median Household Income	$58,426	$58,308	$58,492
2021 Median Household Income	$67,170	$67,060	$67,582
2016-2021 Annual Rate	2.83%	2.84%	2.93%
Average Household Income			
2016 Average Household Income	$71,859	$75,370	$75,456
2021 Average Household Income	$78,252	$82,819	$83,040
2016-2021 Annual Rate	1.72%	1.90%	1.93%
Per Capita Income			
2016 Per Capita Income	$26,764	$28,251	$27,366
2021 Per Capita Income	$29,146	$31,004	$30,025
2016-2021 Annual Rate	1.72%	1.88%	1.87%

Households by Income

Current median household income is $58,492 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $67,582 in five years, compared to $59,476 for all U.S. households

Current average household income is $75,456 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $83,040 in five years, compared to $84,021 for all U.S. households

Current per capita income is $27,366 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $30,025 in five years, compared to $32,025 for all U.S. households

	5 minutes	10 minutes	20 minutes
Housing			
2000 Total Housing Units	745	3,278	11,813
2000 Owner Occupied Housing Units	463	2,178	8,428
2000 Renter Occupied Housing Units	230	832	2,250
2000 Vacant Housing Units	52	268	1,135
2010 Total Housing Units	900	3,976	14,458
2010 Owner Occupied Housing Units	519	2,446	9,844
2010 Renter Occupied Housing Units	306	1,135	3,060
2010 Vacant Housing Units	75	395	1,554
2016 Total Housing Units	924	4,273	15,593
2016 Owner Occupied Housing Units	496	2,545	10,384
2016 Renter Occupied Housing Units	331	1,299	3,609
2016 Vacant Housing Units	98	429	1,600
2021 Total Housing Units	948	4,531	16,652
2021 Owner Occupied Housing Units	499	2,689	11,048
2021 Renter Occupied Housing Units	340	1,380	3,878
2021 Vacant Housing Units	108	462	1,726

Currently, 66.6% of the 15,593 housing units in the area are owner occupied; 23.1%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 14,458 housing units in the area - 68.1% owner occupied, 21.2% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 3.42%. Median home value in the area is $146,743, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 4.36% annually to $181,671.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 24, 2017

Business Summary

Decatur: Bono's Chophouse
2025 N Highway 287, Decatur, Texas, 76234
Drive Time: 5, 10, 20 minute radii

Prepared by Esri
Latitude: 33.26126
Longitude: -97.61381

Data for all businesses in area	5 minutes	10 minutes	20 minutes
Total Businesses:	431	1,043	2,210
Total Employees:	4,256	9,756	22,443
Total Residential Population:	2,347	10,629	40,013
Employee/Residential Population Ratio:	1.81:1	0.92:1	0.56:1

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	2.6%	112	2.6%	42	4.0%	424	4.3%	129	5.8%	2,614	11.6%
Construction	20	4.6%	84	2.0%	108	10.4%	457	4.7%	231	10.5%	1,639	7.3%
Manufacturing	4	0.9%	60	1.4%	17	1.6%	382	3.9%	62	2.8%	1,123	5.0%
Transportation	11	2.6%	164	3.9%	32	3.1%	276	2.8%	92	4.2%	573	2.6%
Communication	8	1.9%	40	0.9%	16	1.5%	99	1.0%	23	1.0%	137	0.6%
Utility	0	0.0%	8	0.2%	4	0.4%	75	0.8%	10	0.5%	153	0.7%
Wholesale Trade	12	2.8%	79	1.9%	30	2.9%	185	1.9%	100	4.5%	926	4.1%
Retail Trade Summary	92	21.3%	1,515	35.6%	194	18.6%	3,134	32.1%	396	17.9%	5,861	26.1%
Home Improvement	3	0.7%	228	5.4%	14	1.3%	563	5.8%	39	1.8%	1,151	5.1%
General Merchandise Stores	2	0.5%	270	6.3%	6	0.6%	568	5.8%	20	0.9%	1,337	6.0%
Food Stores	7	1.6%	42	1.0%	17	1.6%	96	1.0%	41	1.9%	273	1.2%
Auto Dealers, Gas Stations, Auto Aftermarket	16	3.7%	281	6.6%	32	3.1%	546	5.6%	71	3.2%	1,033	4.6%
Apparel & Accessory Stores	6	1.4%	72	1.7%	12	1.2%	207	2.1%	15	0.7%	232	1.0%
Furniture & Home Furnishings	9	2.1%	25	0.6%	18	1.7%	51	0.5%	27	1.2%	76	0.3%
Eating & Drinking Places	29	6.7%	517	12.1%	52	5.0%	929	9.5%	93	4.2%	1,460	6.5%
Miscellaneous Retail	19	4.4%	81	1.9%	44	4.2%	174	1.8%	90	4.1%	299	1.3%
Finance, Insurance, Real Estate Summary	62	14.4%	227	5.3%	127	12.2%	495	5.1%	229	10.4%	885	3.9%
Banks, Savings & Lending Institutions	18	4.2%	51	1.2%	37	3.5%	116	1.2%	74	3.3%	242	1.1%
Securities Brokers	5	1.2%	10	0.2%	10	1.0%	21	0.2%	16	0.7%	36	0.2%
Insurance Carriers & Agents	18	4.2%	55	1.3%	35	3.4%	123	1.3%	68	3.1%	228	1.0%
Real Estate, Holding, Other Investment Offices	22	5.1%	110	2.6%	45	4.3%	234	2.4%	72	3.3%	378	1.7%
Services Summary	160	37.1%	1,461	34.3%	370	35.5%	3,408	34.9%	735	33.3%	6,974	31.1%
Hotels & Lodging	9	2.1%	84	2.0%	17	1.6%	135	1.4%	32	1.4%	207	0.9%
Automotive Services	17	3.9%	55	1.3%	35	3.4%	119	1.2%	73	3.3%	272	1.2%
Motion Pictures & Amusements	7	1.6%	60	1.4%	14	1.3%	130	1.3%	28	1.3%	209	0.9%
Health Services	31	7.2%	564	13.3%	68	6.5%	1,256	12.9%	120	5.4%	2,087	9.3%
Legal Services	12	2.8%	40	0.9%	19	1.8%	65	0.7%	22	1.0%	85	0.4%
Education Institutions & Libraries	7	1.6%	222	5.2%	25	2.4%	664	6.8%	58	2.6%	1,777	7.9%
Other Services	78	18.1%	437	10.3%	193	18.5%	1,040	10.7%	403	18.2%	2,336	10.4%
Government	41	9.5%	496	11.7%	79	7.6%	801	8.2%	141	6.4%	1,529	6.8%
Unclassified Establishments	8	1.9%	10	0.2%	24	2.3%	20	0.2%	61	2.8%	28	0.1%
Totals	431	100.0%	4,256	100.0%	1,043	100.0%	9,756	100.0%	2,210	100.0%	22,443	100.0%

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

April 24, 2017

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Prepared by Esri
Latitude: 33.26126
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	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by NAICS Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture, Forestry, Fishing & Hunting	2	0.5%	5	0.1%	7	0.7%	23	0.2%	22	1.0%	63	0.3%
Mining	3	0.7%	14	0.3%	10	1.0%	80	0.8%	35	1.6%	1,180	5.3%
Utilities	0	0.0%	8	0.2%	4	0.4%	75	0.8%	9	0.4%	151	0.7%
Construction	24	5.6%	162	3.8%	120	11.5%	711	7.3%	276	12.5%	2,887	12.9%
Manufacturing	7	1.6%	66	1.6%	20	1.9%	373	3.8%	65	2.9%	1,109	4.9%
Wholesale Trade	12	2.8%	79	1.9%	30	2.9%	185	1.9%	99	4.5%	923	4.1%
Retail Trade	58	13.5%	979	23.0%	132	12.7%	2,169	22.2%	285	12.9%	4,346	19.4%
Motor Vehicle & Parts Dealers	12	2.8%	264	6.2%	23	2.2%	485	5.0%	48	2.2%	864	3.8%
Furniture & Home Furnishings Stores	6	1.4%	14	0.3%	9	0.9%	24	0.2%	12	0.5%	31	0.1%
Electronics & Appliance Stores	3	0.7%	11	0.3%	8	0.8%	27	0.3%	13	0.6%	40	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.7%	228	5.4%	14	1.3%	563	5.8%	39	1.8%	1,151	5.1%
Food & Beverage Stores	3	0.7%	25	0.6%	9	0.9%	65	0.7%	32	1.4%	243	1.1%
Health & Personal Care Stores	7	1.6%	43	1.0%	13	1.2%	78	0.8%	21	1.0%	120	0.5%
Gasoline Stations	4	0.9%	17	0.4%	9	0.9%	61	0.6%	23	1.0%	169	0.8%
Clothing & Clothing Accessories Stores	7	1.6%	74	1.7%	14	1.3%	212	2.2%	19	0.9%	241	1.1%
Sport Goods, Hobby, Book, & Music Stores	2	0.5%	9	0.2%	6	0.6%	22	0.2%	11	0.5%	30	0.1%
General Merchandise Stores	2	0.5%	270	6.3%	6	0.6%	568	5.8%	20	0.9%	1,337	6.0%
Miscellaneous Store Retailers	7	1.6%	21	0.5%	20	1.9%	53	0.5%	41	1.9%	95	0.4%
Nonstore Retailers	1	0.2%	3	0.1%	2	0.2%	9	0.1%	7	0.3%	26	0.1%
Transportation & Warehousing	11	2.6%	127	3.0%	24	2.3%	243	2.5%	70	3.2%	516	2.3%
Information	10	2.3%	65	1.5%	26	2.5%	264	2.7%	41	1.9%	341	1.5%
Finance & Insurance	41	9.5%	120	2.8%	84	8.1%	266	2.7%	159	7.2%	512	2.3%
Central Bank/Credit Intermediation & Related Activities	19	4.4%	55	1.3%	39	3.7%	121	1.2%	76	3.4%	247	1.1%
Securities, Commodity Contracts & Other Financial	5	1.2%	10	0.2%	10	1.0%	21	0.2%	16	0.7%	36	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	18	4.2%	55	1.3%	35	3.4%	123	1.3%	68	3.1%	228	1.0%
Real Estate, Rental & Leasing	22	5.1%	107	2.5%	52	5.0%	228	2.3%	95	4.3%	419	1.9%
Professional, Scientific & Tech Services	29	6.7%	121	2.8%	68	6.5%	264	2.7%	129	5.8%	506	2.3%
Legal Services	14	3.2%	54	1.3%	24	2.3%	90	0.9%	29	1.3%	117	0.5%
Management of Companies & Enterprises	1	0.2%	2	0.0%	2	0.2%	25	0.3%	5	0.2%	54	0.2%
Administrative & Support & Waste Management & Remediation	6	1.4%	41	1.0%	24	2.3%	102	1.0%	50	2.3%	406	1.8%
Educational Services	7	1.6%	219	5.1%	24	2.3%	660	6.8%	55	2.5%	1,768	7.9%
Health Care & Social Assistance	42	9.7%	702	16.5%	89	8.5%	1,463	15.0%	152	6.9%	2,351	10.5%
Arts, Entertainment & Recreation	5	1.2%	49	1.2%	11	1.1%	107	1.1%	21	1.0%	171	0.8%
Accommodation & Food Services	39	9.0%	608	14.3%	73	7.0%	1,080	11.1%	133	6.0%	1,692	7.5%
Accommodation	9	2.1%	84	2.0%	17	1.6%	135	1.4%	32	1.4%	207	0.9%
Food Services & Drinking Places	30	7.0%	524	12.3%	56	5.4%	945	9.7%	101	4.6%	1,484	6.6%
Other Services (except Public Administration)	63	14.6%	274	6.4%	142	13.6%	616	6.3%	305	13.8%	1,491	6.6%
Automotive Repair & Maintenance	14	3.2%	50	1.2%	29	2.8%	106	1.1%	62	2.8%	244	1.1%
Public Administration	41	9.5%	496	11.7%	79	7.6%	801	8.2%	141	6.4%	1,529	6.8%
Unclassified Establishments	8	1.9%	10	0.2%	24	2.3%	20	0.2%	61	2.8%	28	0.1%
Total	431	100.0%	4,256	100.0%	1,043	100.0%	9,756	100.0%	2,210	100.0%	22,443	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

April 24, 2017

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.

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.

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.

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.

John T. Evans Company, Inc.	434590	john@jtevans.com	214-891-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Evans II	183427	john@jtevans.com	214-891-3220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John T. Evans II	183427	john@jtevans.com	214-891-3220
Sales Agent/Associate's Name	License No.	Email	Phone

	03/17/16
Buyer/Tenant/Seller/Landlord Initials	Date

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.

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.

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.

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- 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emilie Gioia	682080	emilie@jtevans.com	214-891-3214
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ Date ______