



CONFIDENTIAL OFFERING MEMORANDUM

SINGLE TENANT NNN SALE-LEASEBACK

9,496 SF · Retail Net Lease · Dine-In Restaurant

4350 BELT LINE RD. ADDISON, TX 75001

\$4,530,000

ASKING PRICE

6.50%

CAP RATE

Absolute NNN

\$294,376

ANNUAL NOI

Year 1

Contact:

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大阪 OSAKA SUSHI & GRILL

Addison Restaurant Row · Prime Retail Location

www.OsakaAddisonTX.com

OFFERING SUMMARY

\$4,530,000

ASKING PRICE

Best Offer Sought

6.50%

CAP RATE

Stabilized NNN Basis

\$294,376

ANNUAL NOI

Year 1 NNN Rent

\$31.00/SF

BASE RENT NNN

Absolute NNN Lease

4350 Belt Line Rd., Addison, TX 75001

Single Tenant Retail Restaurant · 9,496 SF · 2.085 AC · Yr. Built/Renovated: 1992 / 2018

5 YRS

INITIAL TERM

+ 2x5-Yr Options

2.5%

ANNUAL BUMPS

Compounding

DUAL

GUARANTY

Personal + Corporate

137

PARKING

14.42/1,000 SF Ratio

OFFERING PARAMETER	TERMS
Asking Price	\$4,530,000
Cap Rate	6.50%
Annual NOI	\$294,376
Base Rent	\$31.00 / SF NNN
Monthly Base Rent	\$24,531
Lease Type	Absolute NNN, Tenant Pays All Expenses
Initial Term	5 Years
Rent Escalations	2.5% Annually, Compounding
Renewal Options	Two (2) 5-Year Options
Total Potential Term	15 Years (5 + 2 × 5)
Guaranty	Personal (Owner) + Corporate (Entity)
Building SF	9,496 SF
Land Area	2.085 Acres (90,822 SF)
Zoning	Commercial Limited (CL); SUP for Restaurant with alcoholic beverages sales and private party room.
Year Built / Renovated	1992 / 2018
Parking	137 Spaces · 14.42 / 1,000 SF Ratio

INVESTMENT HIGHLIGHTS

01

Prime Addison Restaurant Row Location

Belt Line Rd. at 35,217 VPD, among the highest-concentration dining corridors in North Dallas, with 30+ national and local restaurant concepts driving consistent lunch and dinner traffic year-round.

02

Absolute NNN, Zero Landlord Obligation

Tenant is responsible for all property expenses: real estate taxes, insurance, utilities, maintenance, HVAC, roof, and structure. The landlord has no ongoing management obligation and no capital exposure under proposed absolute NNN structure, subject to final lease review.

03

5-Year Term with 2.5% Annual Compounding and Two 5-Year Options

Growing income stream from \$31.00/SF in Year 1 to \$34.22/SF by Year 5, a 10.38% cumulative rent increase. Two 5-year renewal options extend the potential term to 15 years at escalating rent.

04

Dual Guaranty, Personal and Corporate

Full personal guaranty from the owner-operator plus full corporate guaranty from the operating entity provide layered credit support throughout the entire initial term, a meaningful risk mitigation structure for the investor.

05

Established Operator with \$500K+ Infrastructure

Tenant has operated at this location since 2018 with over \$500,000 invested in restaurant buildout, full commercial kitchen, sushi bar, and dining improvements, creating a strong economic anchor to the location.

06

Constrained Addison Supply Environment

Zero new retail delivered in the trailing 12 months. Only 6,500 SF proposed for the next eight quarters across a 2.9M SF submarket, with vacancy at 5.2%, below the 5-year historical average of 6.6%. (Source: CoStar)

PROPERTY SNAPSHOT

4350 Belt Line Rd., Addison, TX 75001

Asking Price	\$4,530,000
Cap Rate	6.50%
Annual NOI	\$294,376
Base Rent	\$31.00/SF NNN
Lease Term	5 Years + 2x5-Yr Options
Rent Escalation	2.5% Annually
Guaranty	Personal + Corporate
Building Size	9,496 SF
Land	2.085 AC (137 Parking Spaces)
Lease Type	Absolute NNN
Tenant	Osaka Sushi & Grill
Operating Since	2018, 7+ Years at Location
Tenant Buildout	\$500,000+ Restaurant Infrastructure

1031 Exchange Candidate · Day-One Cash Flow · No Landlord Management

WHY THIS DEAL WINS

A passive absolute-NNN restaurant sale-leaseback on Addison's Restaurant Row, priced at a 6.50% cap with annual rent growth, dual guaranty protection, 7+ years of tenant location history, and rare excess-land upside on a 2.085-acre infill site.

- ◆ **Passive Income:** Absolute NNN structure with no landlord responsibility.
- ◆ **Inflation Protection:** Annual rent bumps.
- ◆ **Credit Support:** Personal and corporate guaranty.
- ◆ **Location Stickiness:** 7+ years at location and \$500K+ tenant buildout.
- ◆ **Infill Real Estate:** 2.085-acre Addison Restaurant Row site.
- ◆ **Upside Option:** Potential rear pad development.



LEASE ABSTRACT

LEASE TERM & STRUCTURE

Lease Type	Absolute NNN
Commencement	At Closing (Date TBD)
Initial Term	5 Years
Lease Expiration	5 Years from Commencement
Renewal Options	Two (2) 5-Year Options
Total Potential Term	15 Years (5 Initial + 2 × 5-Year Options)
Permitted Use	Restaurant Operations
Assignment / Subletting	Requires Landlord Written Consent

RENT SCHEDULE SUMMARY

Year 1 Base Rent	\$31.00/SF \$294,376/Year \$24,531/Month
Annual Escalations	2.5% Compounding, Year 2 Forward
Year 5 Rent	\$34.22/SF \$324,936/Year
Option 1 Start (Yr 6)	Fair Market Value 2.5% Escalations Continue

GUARANTY & REPORTING

Personal Guaranty	Full & Absolute, Owner/Operator, Initial Term
Corporate Guaranty	Full & Absolute, Operating Entity, Initial Term
Financial Reporting	Annual P&L Statements Required
Reporting Commencement	Year 2 Onwards

NNN EXPENSE ALLOCATION

Real Estate Taxes	100% Tenant Responsibility
Property Insurance	100% Tenant Responsibility
Utilities (All)	100% Tenant Responsibility
Interior Maintenance	100% Tenant Responsibility
HVAC Systems	100% Tenant Responsibility
Parking & Landscaping	100% Tenant Responsibility
Roof & Structure	100% Tenant Responsibility
Capital Expenditures	100% Tenant Responsibility
Landlord Responsibility	None, Absolute NNN Structure

RENT SCHEDULE & VALUATION SENSITIVITY

YR	\$/SF NNN	ANNUAL RENT	MONTHLY RENT	CUMULATIVE RENT
1	\$31.00	\$ 294,376	\$ 24,531	\$294,376
2	\$31.78	\$ 301,735	\$ 25,145	\$596,111
3	\$32.57	\$ 309,279	\$ 25,773	\$905,390
4	\$33.38	\$ 317,011	\$ 26,418	\$1,222,401
5	\$34.22	\$ 324,936	\$ 27,078	\$1,547,337

INCOME MILESTONES

Year 1

\$31.00/SF

\$294,376 NOI

Year 5

\$34.22/SF

\$324,936 NOI

RENEWAL OPTION PERIODS, RENT AT COMMENCEMENT

Option 1 (Yrs 6-10)

FMV · 2.5% annual escalations continue

Option 2 (Yrs 11-15)

FMV · 2.5% annual escalations continue

EBG ANALYSIS

At \$4,530,000, the offering represents \$477/SF, within the \$400–\$500/SF range confirmed by single-tenant Belt Line Rd. restaurant sales. Value is a function of rent level, lease term, guaranty depth, and market cap rate.

VALUATION SENSITIVITY

RENT / SF	ANNUAL NOI	VALUE AT 6.25%	VALUE AT 6.50%	VALUE AT 6.75%
\$29 / SF	\$275,384	\$4.41M	\$4.24M	\$4.08M
\$30 / SF	\$284,880	\$4.56M	\$4.38M	\$4.22M
\$31 / SF ◀ OFFERING	\$294,376	\$4.71M	\$4.53M	\$4.36M
\$32 / SF	\$303,872	\$4.86M	\$4.67M	\$4.50M
\$33 / SF	\$313,368	\$5.01M	\$4.82M	\$4.64M

CAP RATE CONTEXT

The 6.50% offering cap rate sits at the lower end of the typical range for a local (non-credit) restaurant operator. The Addison submarket averages 6.25%–6.5% across all retail product types, but institutional-grade NNN credit tenants typically trade 50–100 bps tighter than local operators, implying a market range of 6.5%–7.5% for this risk profile.

The 6.50% pricing is achievable here because four specific risk mitigants offset the absence of institutional credit tenancy: (1) 5-year absolute NNN term providing duration certainty; (2) dual personal and corporate guaranty with annual financial reporting; (3) 7+ years of established operating history at this location; and (4) \$500,000+ tenant infrastructure investment creating strong retention economics. Buyers who underwrite through these factors will find the pricing defensible.

Total initial-term rent: ~\$1.55M · 2.5% annual compounding · Absolute NNN, no landlord expense exposure

TENANT PROFILE · OSAKA SUSHI & GRILL

BUSINESS OVERVIEW

Award winning **Osaka Sushi & Grill** is an established Japanese restaurant concept that has operated at 4350 Belt Line Rd. since 2018. Recently recognized by *Dallas Observer*, the restaurant occupies the full 9,496 SF building on Addison's Restaurant Row, serving both lunchtime and dinner patronage from the surrounding office employment base and the broader North Dallas residential catchment.

The operator invested over \$500,000 in restaurant-grade buildout, including a full commercial kitchen, sushi bar, dining room improvements, and décor, creating a significant economic anchor to this specific location. This scale of capital commitment is a meaningful indicator of long-term occupancy intent.

Addison's Restaurant Row is one of the most recognized dining corridors in the Dallas metroplex, drawing consistent traffic from the dense office employment base along the Dallas North Tollway corridor and residential areas across North Dallas and Plano.

KEY TENANT FACTS

Concept	Japanese Restaurant, Sushi & Grill
Address	4350 Belt Line Rd., Addison, TX (Restaurant Row)
Operating Since	2018, 7+ Years Established at This Location
Building Size	9,496 SF, Full Building Occupancy
Tenant Buildout	\$500,000+ Restaurant Infrastructure Investment
Personal Guaranty	Full & Absolute, Owner/Operator, Initial Term
Corporate Guaranty	Full & Absolute, Operating Entity, Initial Term
Financial Reporting	Annual P&L Statements Required Under Lease

TENANT FINANCIAL INFORMATION

Complete tenant financial information is available to qualified buyers upon execution of a Confidentiality Agreement. The data room includes three years of operating statements, current YTD revenue, and the fully executed lease.

RENT COVERAGE FRAMEWORK

At \$294,376 annual rent, the following revenue benchmarks represent industry-standard coverage thresholds for full-service casual dining concepts at this building size:

\$2.45M Revenue

12.0% Rent/Revenue

Minimum Acceptable

\$2.94M Revenue

10.0% Rent/Revenue

Great Coverage

\$3.68M Revenue

8.0% Rent/Revenue

Excellent Coverage

Industry benchmark: 8–12% rent-to-revenue is standard for full-service casual dining. Actual financials available in data room upon CA execution.

PROPERTY PROFILE

SPECIFICATION	DETAIL
Address	4350 Belt Line Rd., Addison, TX 75001
Property Type	Single Tenant Retail, Restaurant
Total Building SF	9,496 SF
Land Area	2.085 Acres (90,822 SF)
Parking	137 Surface Spaces · 14.42 / 1,000 SF Ratio
Frontage	142 LF on Belt Line Rd. · 1 Dedicated Curb Cut
Zoning	Commercial Limited (CL) – SUP for Restaurant with alcoholic beverages sales and private party room.
Year Built	1992
Year Renovated	2018
Signage	Pylon Sign, Belt Line Rd. Frontage
Traffic Count	35,217 VPD (24)
Jurisdiction	Town of Addison, Dallas County, Texas

KEY PROPERTY HIGHLIGHTS

Addison Restaurant Row, Prime Corridor

Belt Line Rd. anchors the highest concentration of dining establishments in Addison, drawing consistent daytime and evening traffic from the surrounding office and residential base with 30+ restaurant concepts in immediate proximity.

Oversized Parking, Competitive Advantage

137 surface spaces on a 2.085-acre site at 14.42/1,000 SF significantly exceeds the restaurant industry standard of 5/1,000 SF, providing competitive operational flexibility and supporting high-volume service periods.

Full Building, No Co-Tenancy Risk

Single-tenant occupancy of the entire building eliminates co-tenancy dependency, landlord management complexity, and shared-expense disputes. The investor acquires 100% of the income stream, unencumbered.

\$500K+ Tenant Infrastructure Investment

Full commercial kitchen buildout, sushi bar, dining room improvements, and custom décor, the depth of this investment creates strong economic retention incentives and meaningful re-leasing optionality for future operators.

Pylon Signage, 35,217 VPD Frontage

High-visibility pylon sign on Belt Line Rd. at 35,217 vehicles per day delivers daily brand exposure to the tenant, reinforcing their occupancy commitment and supporting continued business performance.

VALUE-ADD OPPORTUNITY

THE OPPORTUNITY

The property's 2.085-acre lot supports 137 parking spaces at a 14.42/1,000 SF ratio for a 9,496 SF restaurant. Industry standard for full-service dining is 4-6 spaces per 1,000 SF of dining area, placing the existing count materially above operational need.

That surplus creates a buildable rear pad of approximately 5,000–7,000 SF at the back of the site, with no impact to tenant operations or lease obligations. An investor acquires a stabilized NNN income stream and a development right simultaneously, at no additional basis.

Note: Potentially may support, subject to approval, up to 9,000-10,000SF if building 2-story building.

STRUCTURAL NOTE *As a sale-leaseback, the full parcel can be excluded from the lease premises. Development can start immediately after closing and enjoy the deal cashflow during construction.*

POTENTIAL PAD USES

Destination Retail

Belt Line Rd. is among the highest-concentration dining and service corridors in North Dallas. The pad site has direct access to both Belt Line Rd. and Midway, supporting demand from food, specialty, or neighborhood service concepts seeking proximity to an established customer base.

Medical Suites

The Addison submarket shows almost no new medical supply across the next few quarters per CoStar. Dense office employment along the Dallas North Tollway corridor and the broader North Dallas residential base creates sustained demand from medical and healthcare tenants.

Professional Office / Co-Working

Addison's concentrated daytime employment base supports demand for flexible professional suites and shared workspace. Premium rents and shorter lease terms are achievable in this submarket, reducing re-leasing risk relative to traditional multi-year office commitments.

DEVELOPMENT ECONOMICS

Illustrative scenario, 6,000 SF pad site · Conservative rent assumptions

~\$1.2M

EST. DEVELOPMENT COST

*Hard + soft costs ~6,000 SF ***

~\$165K/yr

PROJECTED ADD'L NOI

\$27.50/SF NNN · full occupancy

13.75%

YIELD ON COST

vs. 6.5% market cap rate

~\$2.54M

GROSS STABILIZED PAD VALUE

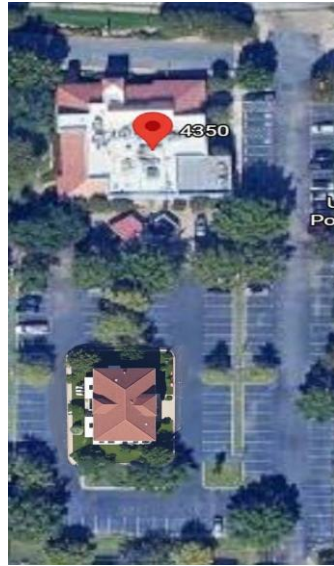
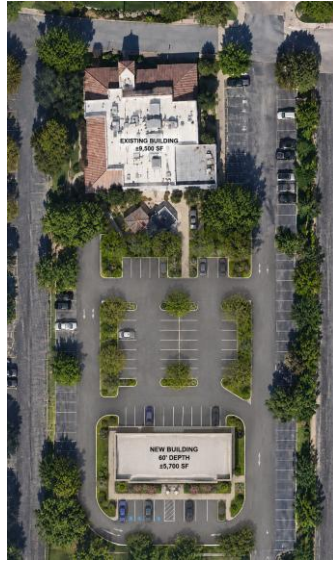
*Based on 6.5% Cap rate **

Development Spread: +725 bps above market cap rate. Yield on cost at 13.75% reflects institutional-grade development economics on a constrained Addison infill site.

COMBINED PORTFOLIO VALUE ~\$7.0M+ at stabilization

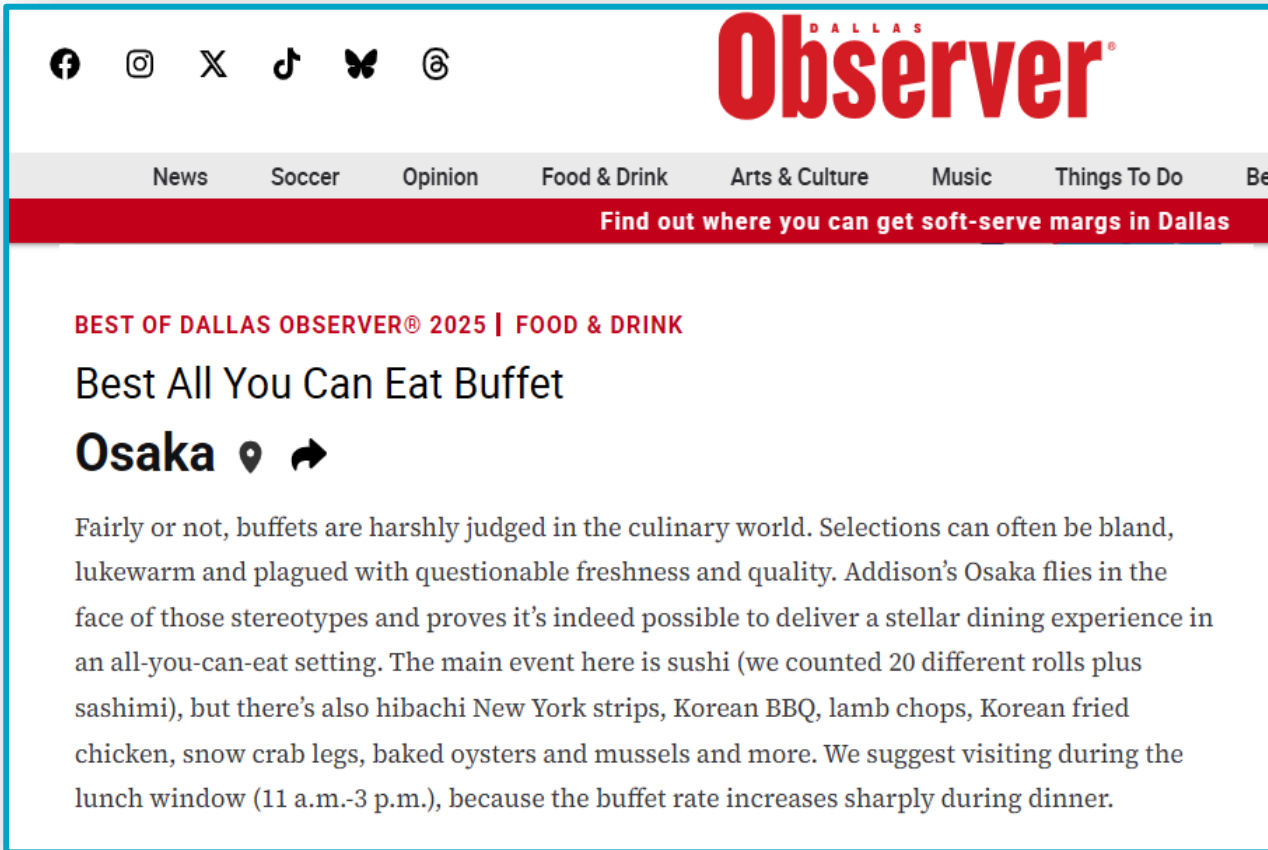
** Illustrative gross stabilized pad value: ~\$2.54M. Estimated net value creation after \$1.2M development cost: ~\$1.34M before financing, leasing costs, approvals, and contingency. ** Will vary by size & design*

AI RENDERED OPTIONS



FOR ILLUSTRATION ONLY PURPOSES

PROPERTY PHOTOGRAPHY



The screenshot shows the Dallas Observer website with a red navigation bar containing categories like News, Soccer, Opinion, Food & Drink, Arts & Culture, Music, Things To Do, and Be. Below the navigation bar is a red banner with the text "Find out where you can get soft-serve margs in Dallas". The article title is "Best All You Can Eat Buffet Osaka" with a location pin and share icon. The article text reads: "Fairly or not, buffets are harshly judged in the culinary world. Selections can often be bland, lukewarm and plagued with questionable freshness and quality. Addison's Osaka flies in the face of those stereotypes and proves it's indeed possible to deliver a stellar dining experience in an all-you-can-eat setting. The main event here is sushi (we counted 20 different rolls plus sashimi), but there's also hibachi New York strips, Korean BBQ, lamb chops, Korean fried chicken, snow crab legs, baked oysters and mussels and more. We suggest visiting during the lunch window (11 a.m.-3 p.m.), because the buffet rate increases sharply during dinner."



Additional photography and site plan available in the offering data room upon execution of Confidentiality Agreement

OSAKA SUSHI & GRILL · 4350 BELT LINE RD., ADDISON, TX 75001 · 9,496 SF SINGLE TENANT · 2.085 AC · 137 PARKING SPACES

STRATEGIC LOCATION

ADDISON RESTAURANT ROW, BELT LINE RD.

4350 Belt Line Rd., Addison, TX 75001

VEHICLES PER DAY

35,217

Belt Line Rd. Frontage (2024)

WORKFORCE

3 Million

Within 30-Minute Drive

DFW AIRPORT

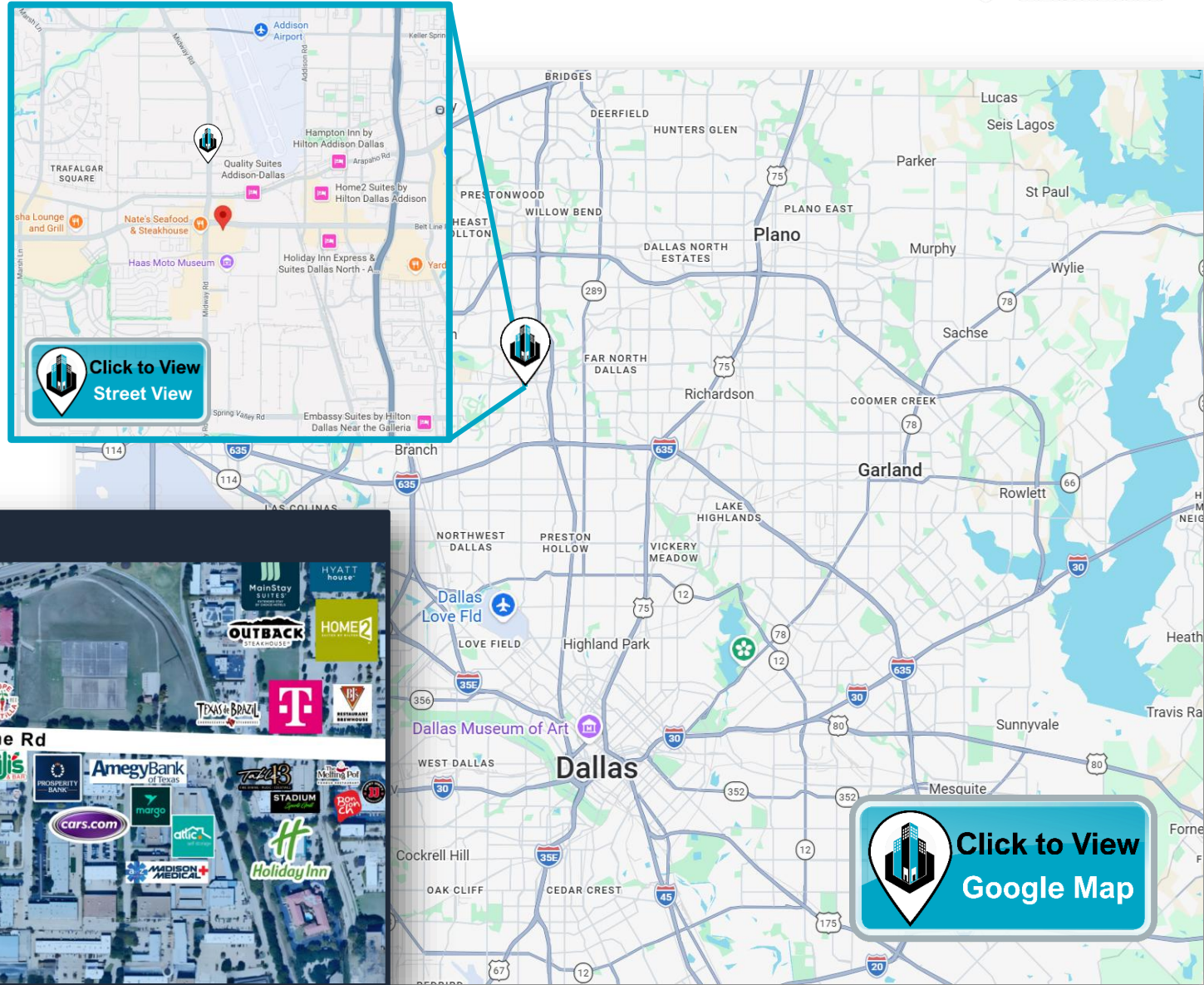
15 Min

Dallas/Fort Worth International

ADDISON AIRPORT

5 Min

Addison Municipal (ADS)



TRADE AREA DEMOGRAPHICS

METRIC	1-MILE	3-MILE	5-MILE
Total Population	8,747	138,607	378,858
Population Growth (5-Yr Proj.)	9,023	144,089	400,271
Total Households	5,064	66,514	163,801
Average Household Income	\$106,390	\$107,696	\$114,886
Median Household Income	\$85,166	\$81,456	\$84,502
Bachelor's Degree or Higher	54%	47%	45%
Total Employees (Daytime)	34,821	142,354	272,664
White Collar Employment (Daytime)	18,564	78,714	146,057
Avg. Annual Consumer Expenditure	\$138.3M	\$1.9B	\$5.1B

Source: CoStar · Data as of Q2 2026

TRAFFIC & ACCESS

Belt Line Rd. Traffic

35,217 VPD

2024 count, frontage road

Cross Streets

Midway Rd. / Marsh Ln. / Addison Rd.

High-capture arterial network

Site Access

1 Dedicated Curb Cut

Direct Belt Line Rd. ingress/egress

DFW Airport

~15 min drive

National / international access

Addison Airport (ADS)

~6 min drive

Private aviation gateway

Dallas North Tollway

~5 min

Direct corridor to Plano, Frisco, Allen

DFW RETAIL MARKET OVERVIEW



MARKET SUMMARY

Dallas-Fort Worth retail entered Q2 2026 with balanced fundamentals after several years of elevated demand. Leasing activity moderated, with average tenant footprints down roughly 15% year-over-year as users became more selective. New supply continues to outpace demand on a rolling basis, pushing vacancy modestly higher, though most newly delivered centers are 70%+ pre-leased.

Rent growth of 2.3% YOY continues to outpace the U.S. average, even after moderating from the post-2021 peak. 2025 sales volume crossed \$1.3B, the first time since 2021, with institutional buyers taking a larger share of activity, signaling renewed confidence in DFW retail fundamentals.

SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
General Retail	3.4%	\$24.48	2.1%
Power Center	4.8%	\$28.89	2.5%
Mall	6.1%	\$31.61	2.8%
Strip Center	7.2%	\$24.16	2.4%
Neighborhood Center	7.8%	\$24.06	2.4%

5.1%

VACANCY RATE

Up 30 bps YOY

\$25.24

AVG. ASKING RENT

Per SF, NNN basis

2.3%

RENT GROWTH (YOY)

Above U.S. average

6.4%

AVG. CAP RATE

YTD trailing 12 mo.

CAPITAL MARKETS & SUPPLY

\$1.3B

2025 Sales Volume

7.2M SF

Under Construction

75%

Pipeline Pre-Leased

ECONOMIC FOUNDATION

8.5M residents · \$95K median household income · 24 Fortune 500 HQs · Leading U.S. metro for domestic migration · 4th-largest U.S. market

ADDISON RETAIL SUBMARKET OVERVIEW



SUBMARKET SUMMARY

Addison is a 2.9M SF retail submarket in the heart of North Dallas, anchored by the Belt Line corridor and serving a dense daytime population from surrounding office employment. As of Q2 2026, vacancy stands at 5.2%, below the submarket's 5-year average of 6.6% and 10-year average of 7.3%. No new retail space has been delivered in the trailing 12 months, and only 6,500 SF is in the proposed pipeline.

Asking rents average \$28.78/SF, with annual growth of 2.5%, modestly below the DFW metro pace of 2.3% but consistent with the submarket's recent trajectory. Power center space commands a significant premium at \$44.92/SF, reflecting limited supply and strong daytime demographics.

SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
Power Center	0%	\$44.92	3.1%
General Retail	3.9%	\$28.25	1.5%
Neighborhood Center	7.8%	\$23.22	1.7%
Strip Center	8.4%	\$25.73	1.8%

5.2%

VACANCY RATE

DFW: 5.1% | 5-yr avg: 6.6%

\$28.78

AVG. ASKING RENT

DFW: \$25.24 | NNN basis

2.5%

RENT GROWTH (YOY)

DFW: 2.3% | 5-yr avg: 4.0%

6.5%

EST. CAP RATE

DFW: 6.9% | Trailing 12 mo.

INVENTORY & SUPPLY

2.9M SF

Total Inventory

0 SF

Delivered (TTM)

6,500 SF

Proposed (Next 8Q)

SUBMARKET CONTEXT

North Dallas infill location · Belt Line, Midway, and Preston Rd corridors · Strong daytime population · Dallas North Tollway access · Constrained supply

COMPARABLE SALES

	ADDRESS	TYPE	SF	SALE PRICE	\$/SF	CAP RATE	SOLD DATE
	5353 Belt Line Rd, Addison, TX	Restaurant	5,672	\$5.66M	\$998	5.50%	Aug-2025
	15375 Addison Rd, Addison, TX	Restaurant	4,974	\$4.93M	\$991	Vacant	May-2025
	16499 FM 423, Frisco, TX	Restaurant	6,250	\$6.00M	\$960	5.00%	Apr-2026
	3215 Regent Blvd, Irving, TX	Restaurant	10,322	\$6.19M	\$600	6.00%	Jan-2026
	125 N Plano Rd, Richardson, TX	Restaurant	4,946	\$4.3M	\$869	7.45%	Dec-2024
	4109 State Highway 121	Restaurant	6,562	\$2.9M	\$442	Vacant	Under Contract
	SUBJECT ▶ 4350 Belt Line Rd. Addison, TX	Restaurant	9,496	4.53M	\$477	6.5%	

EBG ANALYSIS

The comp set supports a Belt Line Rd. single-tenant pricing range of \$500–\$700/SF for the subject's building size and configuration. At \$4,530,000, the offering at \$477/SF sits below this range. The NNN lease structure at \$31.00/SF and dual guaranty package provide the income and credit foundation to support pricing at the 6.50% cap rate.

Note: \$/SF for smaller restaurant boxes (under 6,000 SF) are not directly comparable to the subject at 9,496 SF. Smaller single-tenant boxes consistently trade at \$800–\$1,000+/SF due to scarcity. At 9,496 SF, \$477/SF reflects the operational-scale constraint on occupancy cost a single restaurant can support.

\$4,530,000 · 6.50% Cap · \$294,376 NOI · \$31.00/SF NNN · 5-Year Absolute NNN · Dual Guaranty · \$477/SF

CONTACT & ADVISORY TEAM



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THE RETAIL NAVIGATOR®

\$85M+

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EUREKA BUSINESS GROUP

DFW Retail & Net Lease Investment Advisory

Active Investor, Not Just a Broker

The principals of Eureka Business Group are experienced commercial real estate investors with assets in the DFW market. We bring investor-operator perspective to every transaction.

DealVoyager™ Transaction System

Proprietary deal management tracks every milestone from listing through close. Clients receive consistent, structured communication, not silence.

Hyperlocal DFW Expertise

18+ years of ground-level DFW real estate experience. Based in McKinney, We understand the local Dallas – Fort Worth market dynamics that national brokerages cannot replicate.

EBG Commercial Management

Eureka Business Group has a commercial property management division operating in the DFW Metroplex, managing properties across different asset classes such as retail, industrial, office, etc.

1031 Exchange & Net Lease Capability

Dedicated 1031 buyer outreach through QI networks. Buyer relationships spanning institutional funds to private HNW investors in the \$3M–\$25M band.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with

appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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