

FOR LEASE

Fully Equipped
3,780 sq. ft.
Restaurant and
Sports Bar

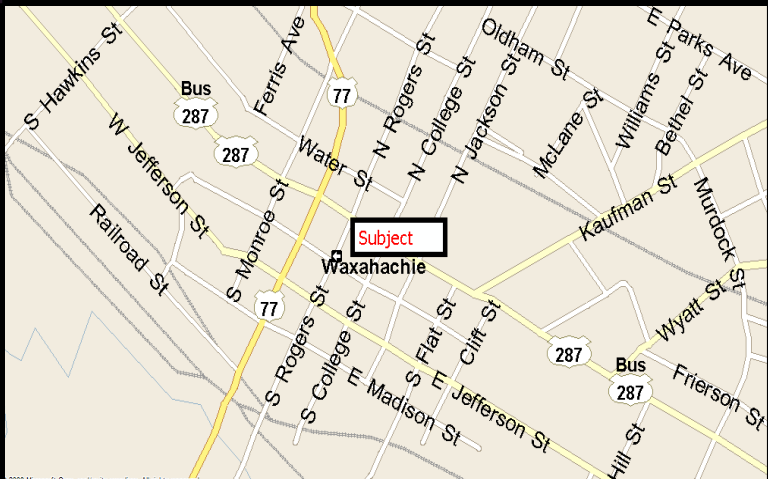
200 S. Rogers, Waxahachie, Texas



**Great location in downtown
Waxahachie convenient to the historic
courthouse**

**Come join all the new workers added to
downtown in the recently completed
county government building**

**This has been a successful restaurant
& sports bar**



Tony W. Gilbert
214-368-9999
tgilbert@ccpacre.com

Capital Property Advisors
Commercial and Investment Real Estate
10501 N. Central Expressway, Suite 300
Dallas, Texas 75231

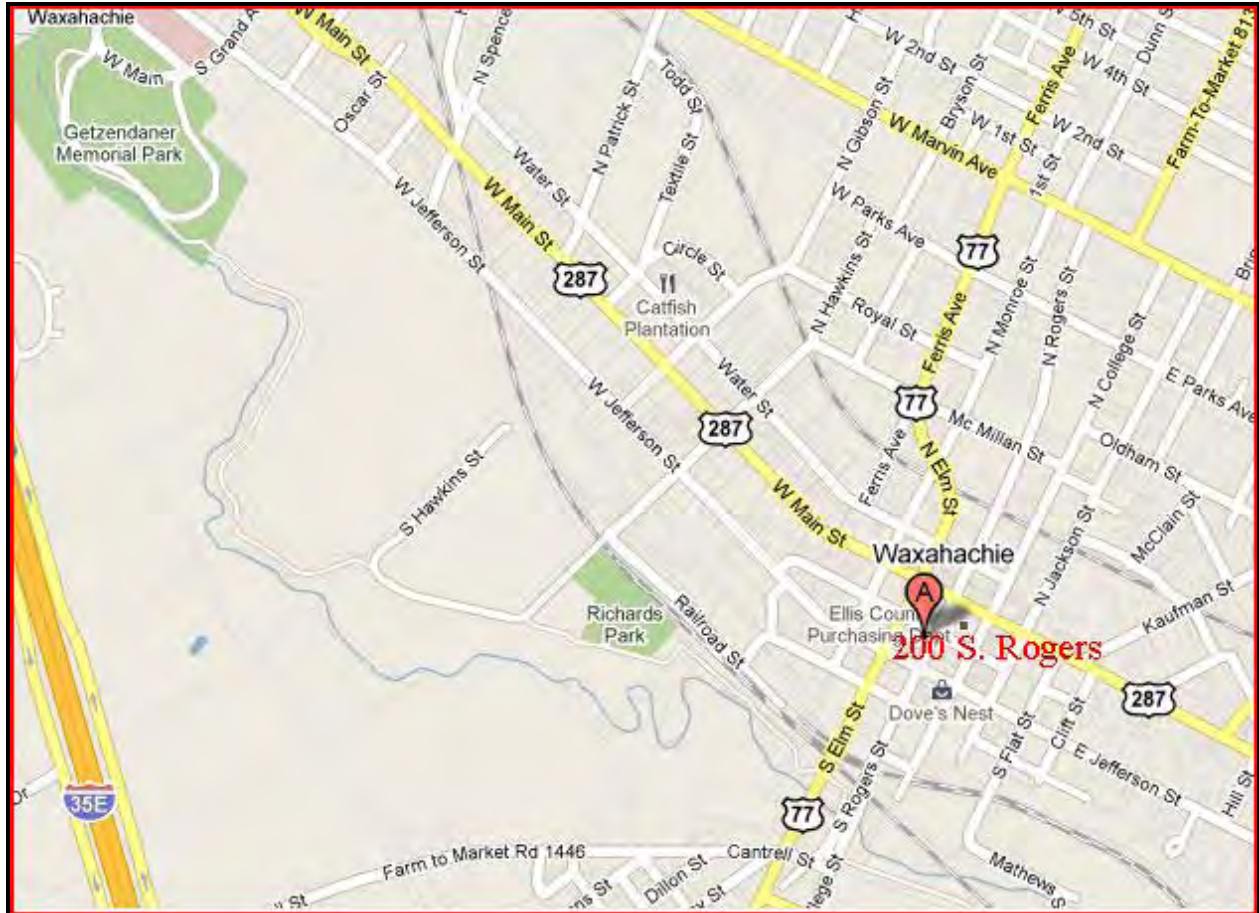
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Capital Property Advisors

Commercial/Investment
Real Estate

MAP

200 S. Rogers Waxahachie, TX 75165



For More Information Contact:
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AERIAL

200 S. Rogers, Waxahachie, TX 75165



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PHOTOS

200 S. Rogers, Waxahachie, TX 75165



Exterior



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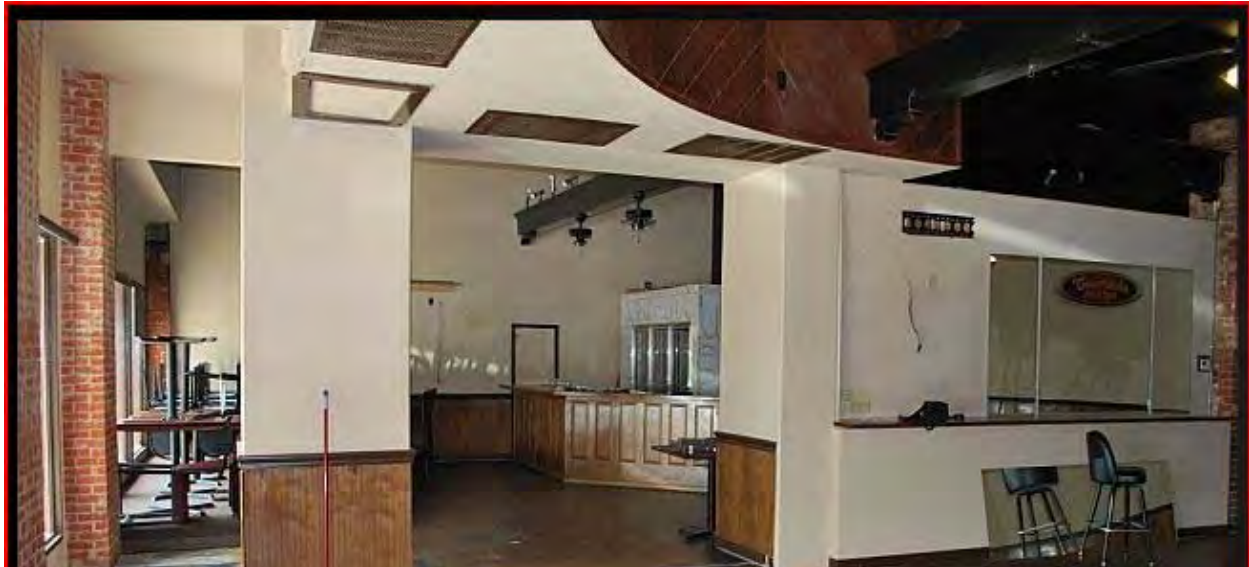
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PHOTOS



Restaurant Area



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PHOTOS



Bar Area



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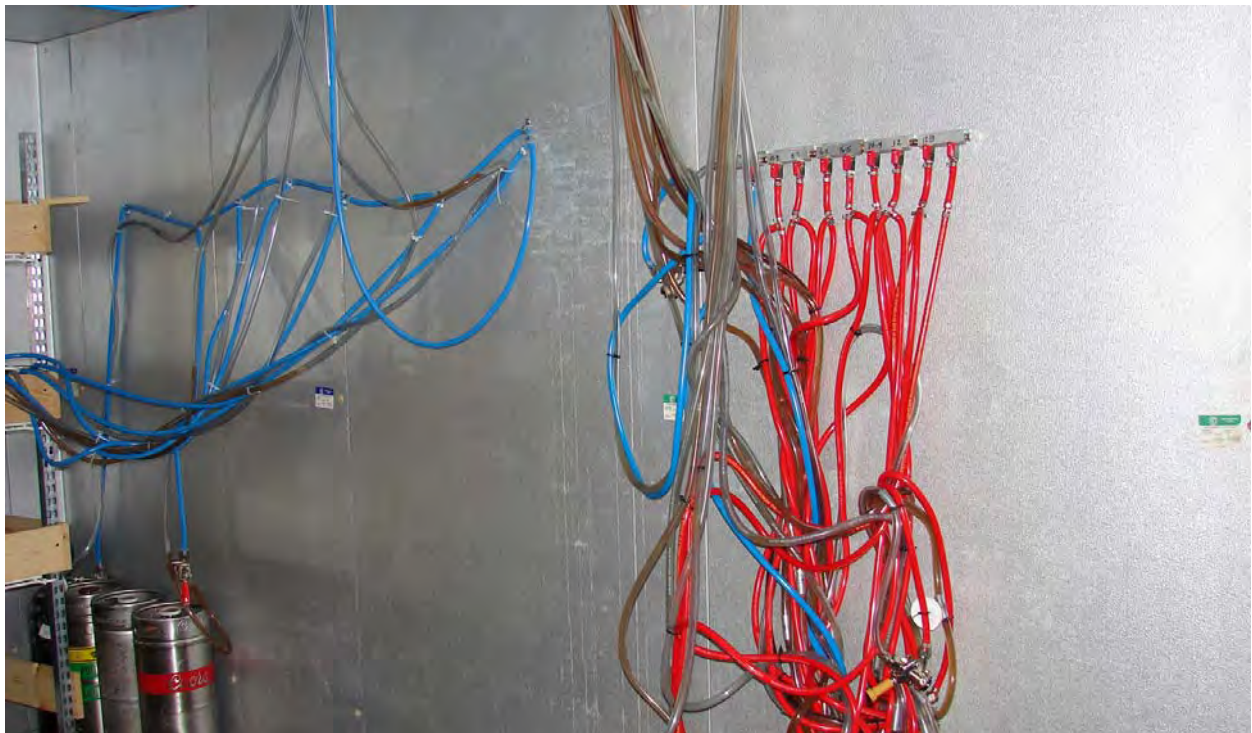
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PHOTOS



Walk-in Beer Cooler



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Kitchen



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Refrigerated Prep Station & Freezer



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Deep Fryer & Ice Machine



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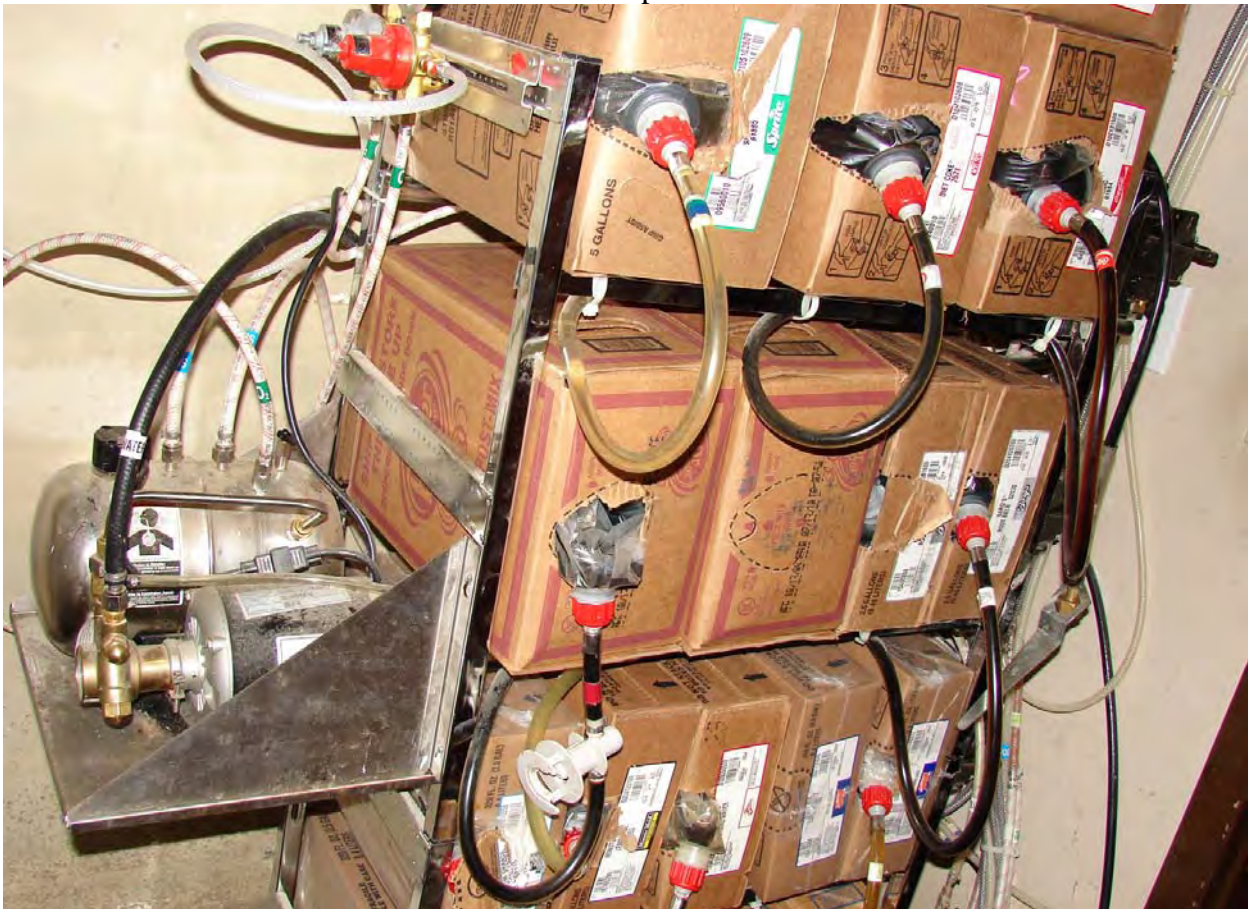
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Drink Dispensers



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Partial Equipment List

200 S Rogers Waxahachie, TX 75165

- 9' x 18' walk-in cooler with 40 plus beer taps – cooler size can be adjusted
- stainless steel 4 compartment bar sink with water lines
- 20' x 36' under bar beer cooler
- 24"D x 84"W x 34"H - 3 door refrigerator
- 27"D x 69"W x 34"H – 2 door refrigerator
- 30"D x 54"W x 76"H True stainless steel 2 door refrigerator
- Scotsman ice maker
- 10' vent –a-hood with fire suppression system
- 6 burner stainless steel double oven with 24' x 36' griddle
- 3 compartment stainless steel deep fryer
- CO2 soft drink equipment
- Bunn infusion series drink brewer
- 2 iced tea dispensers
- 6 compartment drink machine
- 1 chest freezer
- 1 upright freezer
- Shelving
- Miscellaneous items

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Demographics – Market Profile

200 S. Rogers, Waxahachie, TX 75165

	3 miles radius	5 miles radius	10 miles radius
			
2000 Total Population	44	430	972
2000 Group Quarters	0	1	3
2010 Total Population	35	343	792
2015 Total Population	32	313	726
2010 - 2015 Annual Rate	-1.78%	-1.81%	-1.73%
			
2000 Households	17	205	441
2000 Average Household Size	2.59	2.09	2.2
2010 Households	14	167	370
2010 Average Household Size	2.5	2.05	2.13
2015 Households	13	153	342
2015 Average Household Size	2.46	2.05	2.11
2010 - 2015 Annual Rate	-1.47%	-1.74%	-1.56%
2000 Families	12	148	306
2000 Average Family Size	3.17	2.49	2.67
2010 Families	10	120	254
2010 Average Family Size	3	2.42	2.59
2015 Families	9	110	234
2015 Average Family Size	3	2.41	2.57
2010 - 2015 Annual Rate	-2.09%	-1.73%	-1.63%
			
2000 Housing Units	20	270	567
Owner Occupied Housing Units	66.7%	63.5%	63.9%
Renter Occupied Housing Units	14.3%	14.4%	14.4%
Vacant Housing Units	19.0%	22.1%	21.7%
2010 Housing Units	20	265	560
Owner Occupied Housing Units	60.0%	50.8%	53.3%
Renter Occupied Housing Units	10.0%	12.1%	12.8%
Vacant Housing Units	30.0%	37.1%	33.9%
2015 Housing Units	19	258	544
Owner Occupied Housing Units	57.9%	47.7%	50.7%
Renter Occupied Housing Units	10.5%	11.6%	12.1%
Vacant Housing Units	31.6%	40.7%	37.1%
Median Household Income			
2000	\$35,000	\$29,150	\$29,142
2010	\$40,000	\$37,047	\$35,749
2015	\$42,500	\$43,682	\$39,384
Median Home Value			
2000	\$42,500	\$34,063	\$32,115
2010	\$50,000	\$47,083	\$44,773
2015	\$70,000	\$54,375	\$52,647
Per Capita Income			
2000	\$16,211	\$14,256	\$14,687
2010	\$19,253	\$17,910	\$18,108
2015	\$21,508	\$19,671	\$19,966
Median Age			
2000	41.9	45.5	45.4
2010	48.8	48.9	48.5
2015	46.3	50.8	50.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.


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

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Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
 2000 Households by Income			
Household Income Base	18	199	435
< \$15,000	11.1%	19.6%	21.8%
\$15,000 - \$24,999	22.2%	23.1%	20.9%
\$25,000 - \$34,999	16.7%	16.6%	17.0%
\$35,000 - \$49,999	22.2%	21.1%	20.7%
\$50,000 - \$74,999	16.7%	16.1%	14.7%
\$75,000 - \$99,999	5.6%	2.5%	3.0%
\$100,000 - \$149,999	5.6%	1.0%	1.4%
\$150,000 - \$199,999	0.0%	0.0%	0.2%
\$200,000+	0.0%	0.0%	0.2%
Average Household Income	\$36,818	\$34,272	\$34,196
2010 Households by Income			
Household Income Base	14	167	369
< \$15,000	14.3%	14.4%	16.5%
\$15,000 - \$24,999	14.3%	15.6%	16.3%
\$25,000 - \$34,999	14.3%	18.0%	16.3%
\$35,000 - \$49,999	21.4%	16.2%	18.7%
\$50,000 - \$74,999	21.4%	28.7%	24.7%
\$75,000 - \$99,999	7.1%	4.8%	4.9%
\$100,000 - \$149,999	7.1%	2.4%	2.2%
\$150,000 - \$199,999	0.0%	0.0%	0.3%
\$200,000+	0.0%	0.0%	0.3%
Average Household Income	\$44,094	\$40,531	\$40,359
2015 Households by Income			
Household Income Base	14	153	342
< \$15,000	14.3%	11.1%	14.0%
\$15,000 - \$24,999	14.3%	11.8%	12.9%
\$25,000 - \$34,999	14.3%	21.6%	18.4%
\$35,000 - \$49,999	14.3%	8.5%	11.4%
\$50,000 - \$74,999	28.6%	39.2%	33.6%
\$75,000 - \$99,999	7.1%	4.6%	5.3%
\$100,000 - \$149,999	7.1%	3.3%	3.5%
\$150,000 - \$199,999	0.0%	0.0%	0.6%
\$200,000+	0.0%	0.0%	0.3%
Average Household Income	\$45,178	\$44,334	\$43,993
2000 Owner Occupied HUs by Value			
Total	15	167	359
<\$50,000	60.0%	59.9%	64.3%
\$50,000 - 99,999	33.3%	29.9%	25.9%
\$100,000 - 149,999	6.7%	6.0%	6.1%
\$150,000 - 199,999	0.0%	3.6%	2.8%
\$200,000 - \$299,999	0.0%	0.0%	0.0%
\$300,000 - 499,999	0.0%	0.0%	0.0%
\$500,000 - 999,999	0.0%	0.6%	0.8%
\$1,000,000+	0.0%	0.0%	0.0%
Average Home Value	\$58,750	\$55,189	\$51,822
2000 Specified Renter Occupied HUs by Contract Rent			
Total	1	23	55
With Cash Rent	0.0%	52.2%	60.0%
No Cash Rent	100.0%	47.8%	40.0%
Median Rent	\$0	\$150	\$146
Average Rent	\$0	\$152	\$165

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.


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

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Capital Property Advisors

Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
2000 Population by Age			
 Total	45	428	972
Age 0 - 4	4.4%	4.9%	4.8%
Age 5 - 9	4.4%	6.1%	5.9%
Age 10 - 14	8.9%	6.8%	6.8%
Age 15 - 19	8.9%	6.1%	6.7%
Age 20 - 24	2.2%	2.6%	2.6%
Age 25 - 34	8.9%	7.9%	7.9%
Age 35 - 44	17.8%	15.0%	14.7%
Age 45 - 54	15.6%	14.7%	14.8%
Age 55 - 64	8.9%	11.4%	11.1%
Age 65 - 74	8.9%	13.6%	13.1%
Age 75 - 84	6.7%	8.9%	8.6%
Age 85+	4.4%	2.1%	3.0%
Age 18+	75.0%	78.4%	77.8%
2010 Population by Age			
Total	39	345	791
Age 0 - 4	5.1%	4.3%	4.8%
Age 5 - 9	5.1%	5.5%	5.7%
Age 10 - 14	5.1%	6.1%	5.9%
Age 15 - 19	5.1%	5.8%	5.7%
Age 20 - 24	5.1%	3.5%	3.5%
Age 25 - 34	10.3%	7.8%	8.3%
Age 35 - 44	10.3%	10.4%	10.1%
Age 45 - 54	12.8%	16.8%	16.9%
Age 55 - 64	15.4%	16.5%	16.2%
Age 65 - 74	10.3%	10.4%	10.0%
Age 75 - 84	10.3%	9.3%	9.0%
Age 85+	5.1%	3.5%	3.8%
Age 18+	88.6%	81.0%	79.9%
2015 Population by Age			
Total	37	308	726
Age 0 - 4	5.4%	4.5%	4.7%
Age 5 - 9	5.4%	4.9%	5.2%
Age 10 - 14	5.4%	6.2%	6.5%
Age 15 - 19	5.4%	5.8%	5.9%
Age 20 - 24	5.4%	3.6%	3.4%
Age 25 - 34	10.8%	8.1%	9.0%
Age 35 - 44	10.8%	9.7%	9.4%
Age 45 - 54	10.8%	14.3%	13.9%
Age 55 - 64	16.2%	18.5%	18.5%
Age 65 - 74	10.8%	13.0%	12.1%
Age 75 - 84	8.1%	7.5%	7.6%
Age 85+	5.4%	3.9%	3.9%
Age 18+	90.6%	79.6%	79.8%
2000 Population by Sex			
Males	50.0%	50.9%	49.9%
Females	50.0%	49.1%	50.1%
2010 Population by Sex			
Males	51.3%	50.7%	50.7%
Females	48.7%	49.3%	49.3%
2015 Population by Sex			
Males	48.6%	51.0%	50.8%
Females	51.4%	49.0%	49.2%



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

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Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
2000 Population by Race/Ethnicity			
 Total	43	431	971
White Alone	100.0%	98.6%	98.6%
Black Alone	0.0%	0.2%	0.1%
American Indian Alone	0.0%	0.2%	0.5%
Asian or Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.0%	0.5%	0.3%
Two or More Races	0.0%	0.5%	0.5%
Hispanic Origin	0.0%	1.2%	0.9%
Diversity Index	4.5	4.6	4.8
2010 Population by Race/Ethnicity			
Total	35	343	791
White Alone	100.0%	98.3%	98.2%
Black Alone	0.0%	0.3%	0.1%
American Indian Alone	0.0%	0.3%	0.6%
Asian or Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.0%	0.6%	0.4%
Two or More Races	0.0%	0.6%	0.6%
Hispanic Origin	0.0%	1.2%	1.1%
Diversity Index	0.0	5.7	5.9
2015 Population by Race/Ethnicity			
Total	31	314	725
White Alone	100.0%	98.1%	98.1%
Black Alone	0.0%	0.3%	0.1%
American Indian Alone	0.0%	0.3%	0.7%
Asian or Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.0%	0.6%	0.4%
Two or More Races	0.0%	0.6%	0.7%
Hispanic Origin	0.0%	1.3%	1.2%
Diversity Index	6.2	5.6	6.4
2000 Population 3+ by School Enrollment			
 Total	40	420	951
Enrolled in Nursery/Preschool	0.0%	2.9%	2.1%
Enrolled in Kindergarten	0.0%	1.7%	1.4%
Enrolled in Grade 1-8	12.5%	10.5%	10.8%
Enrolled in Grade 9-12	5.0%	5.7%	6.1%
Enrolled in College	0.0%	1.0%	1.5%
Enrolled in Grad/Prof School	0.0%	0.0%	0.2%
Not Enrolled in School	82.5%	78.3%	77.9%
2010 Population 25+ by Educational Attainment			
Total	26	257	587
Less than 9th Grade	3.8%	3.9%	3.9%
9th - 12th Grade, No Diploma	3.8%	3.5%	4.1%
High School Graduate	38.5%	45.1%	41.7%
Some College, No Degree	26.9%	22.6%	26.1%
Associate Degree	7.7%	9.7%	8.5%
Bachelor's Degree	15.4%	12.1%	12.6%
Graduate/Professional Degree	3.8%	3.1%	3.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.




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

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2010 Population 15+ by Marital Status			
 Total	28	288	661
Never Married	17.9%	16.3%	17.2%
Married	67.9%	68.8%	65.4%
Widowed	7.1%	5.2%	7.1%
Divorced	7.1%	9.7%	10.3%
2000 Population 16+ by Employment Status			
 Total	34	346	785
In Labor Force	61.8%	61.3%	62.3%
Civilian Employed	61.8%	59.8%	60.8%
Civilian Unemployed	0.0%	1.4%	1.4%
In Armed Forces	0.0%	0.0%	0.1%
Not in Labor Force	38.2%	38.7%	37.7%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	100.0%	96.2%	96.2%
Civilian Unemployed	0.0%	3.8%	3.8%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	100.0%	96.9%	96.7%
Civilian Unemployed	0.0%	3.1%	3.3%
2000 Females 16+ by Employment Status and Age of Children			
Total	17	162	384
Own Children < 6 Only	5.9%	6.8%	5.2%
Employed/in Armed Forces	5.9%	3.1%	2.6%
Unemployed	0.0%	0.6%	0.5%
Not in Labor Force	0.0%	3.1%	2.1%
Own Children < 6 and 6-17 Only	5.9%	6.8%	7.0%
Employed/in Armed Forces	5.9%	6.2%	6.0%
Unemployed	0.0%	0.0%	0.3%
Not in Labor Force	0.0%	0.6%	0.8%
Own Children 6-17 Only	17.6%	17.3%	16.7%
Employed/in Armed Forces	11.8%	13.6%	13.5%
Unemployed	0.0%	0.0%	0.0%
Not in Labor Force	5.9%	3.7%	3.1%
No Own Children < 18	70.6%	69.1%	71.1%
Employed/in Armed Forces	29.4%	34.0%	32.0%
Unemployed	0.0%	0.6%	0.8%
Not in Labor Force	41.2%	34.6%	38.3%
2010 Employed Population 16+ by Industry			
 Total	20	202	477
Agriculture/Mining	25.0%	23.3%	22.9%
Construction	10.0%	6.9%	7.3%
Manufacturing	5.0%	7.4%	6.5%
Wholesale Trade	5.0%	1.5%	2.1%
Retail Trade	10.0%	6.9%	6.9%
Transportation/Utilities	5.0%	11.9%	9.6%
Information	0.0%	1.0%	0.8%
Finance/Insurance/Real Estate	5.0%	2.5%	3.6%
Services	30.0%	32.2%	34.4%
Public Administration	5.0%	6.4%	5.9%

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

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9/05/2010


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Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
2010 Employed Population 16+ by Occupation			
Total	21	204	476
White Collar	52.4%	54.4%	55.0%
Management/Business/Financial	23.8%	26.0%	25.8%
Professional	9.5%	10.8%	12.0%
Sales	9.5%	6.9%	6.7%
Administrative Support	9.5%	10.8%	10.5%
Services	19.0%	17.2%	16.4%
Blue Collar	28.6%	28.4%	28.6%
Farming/Forestry/Fishing	4.8%	6.4%	5.9%
Construction/Extraction	4.8%	5.4%	5.9%
Installation/Maintenance/Repair	4.8%	2.9%	3.6%
Production	4.8%	5.4%	4.8%
Transportation/Material Moving	9.5%	8.3%	8.4%
2000 Workers 16+ by Means of Transportation to Work			
 Total	21	206	475
Drove Alone - Car, Truck, or Van	71.4%	66.5%	68.4%
Carpooled - Car, Truck, or Van	9.5%	13.6%	11.4%
Public Transportation	0.0%	1.0%	0.6%
Walked	4.8%	3.4%	4.2%
Other Means	0.0%	0.0%	0.2%
Worked at Home	14.3%	15.5%	15.2%
2000 Workers 16+ by Travel Time to Work			
Total	20	207	473
Did Not Work at Home	85.0%	84.5%	84.8%
Less than 5 minutes	10.0%	12.1%	13.1%
5 to 9 minutes	15.0%	15.0%	15.9%
10 to 19 minutes	25.0%	22.7%	22.4%
20 to 24 minutes	10.0%	11.1%	9.9%
25 to 34 minutes	15.0%	13.0%	12.3%
35 to 44 minutes	5.0%	3.4%	3.2%
45 to 59 minutes	5.0%	1.9%	3.0%
60 to 89 minutes	0.0%	1.4%	1.9%
90 or more minutes	0.0%	3.9%	3.2%
Worked at Home	15.0%	15.5%	15.2%
Average Travel Time to Work (in min)	21.0	23.4	22.1
2000 Households by Vehicles Available			
Total	16	205	440
None	0.0%	5.9%	5.2%
1	18.8%	12.7%	17.5%
2	43.8%	34.6%	35.5%
3	31.3%	34.1%	30.5%
4	6.3%	8.3%	7.5%
5+	0.0%	4.4%	3.9%
Average Number of Vehicles Available	2.4	2.4	2.3



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

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Capital Property Advisors

Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
2000 Households by Type			
 Total	17	204	441
Family Households	70.6%	72.5%	69.6%
Married-couple Family	64.7%	66.7%	63.0%
With Related Children	29.4%	23.0%	22.4%
Other Family (No Spouse)	5.9%	5.9%	6.6%
With Related Children	0.0%	2.5%	3.4%
Nonfamily Households	29.4%	27.5%	30.4%
Householder Living Alone	29.4%	26.0%	28.3%
Householder Not Living Alone	0.0%	1.5%	2.0%
Households with Related Children	29.4%	25.4%	25.9%
Households with Persons 65+	41.2%	39.0%	39.0%
2000 Households by Size			
Total	17	205	441
1 Person Household	31.3%	26.0%	28.5%
2 Person Household	43.8%	44.6%	41.9%
3 Person Household	12.5%	12.7%	12.5%
4 Person Household	6.3%	9.8%	10.3%
5 Person Household	6.3%	4.9%	4.8%
6 Person Household	0.0%	1.5%	1.6%
7+ Person Household	0.0%	0.5%	0.5%
2000 Households by Year Householder Moved In			
Total	16	206	439
Moved in 1999 to March 2000	12.5%	5.3%	6.8%
Moved in 1995 to 1998	18.8%	21.4%	19.6%
Moved in 1990 to 1994	12.5%	13.6%	13.0%
Moved in 1980 to 1989	12.5%	18.0%	17.1%
Moved in 1970 to 1979	18.8%	20.4%	21.2%
Moved in 1969 or Earlier	25.0%	21.4%	22.3%
Median Year Householder Moved In	1985	1985	1984
2000 Housing Units by Units in Structure			
 Total	21	270	572
1, Detached	95.2%	93.7%	92.8%
1, Attached	0.0%	0.7%	0.3%
2	0.0%	0.0%	0.2%
3 or 4	0.0%	0.0%	0.2%
5 to 9	0.0%	0.7%	0.5%
10 to 19	0.0%	0.4%	0.3%
20+	0.0%	0.0%	0.0%
Mobile Home	4.8%	4.4%	5.4%
Other	0.0%	0.0%	0.2%
2000 Housing Units by Year Structure Built			
Total	19	278	575
1999 to March 2000	0.0%	0.4%	0.5%
1995 to 1998	0.0%	2.5%	1.9%
1990 to 1994	0.0%	1.1%	1.4%
1980 to 1989	5.3%	5.8%	5.0%
1970 to 1979	10.5%	10.8%	11.7%
1969 or Earlier	84.2%	79.5%	79.5%
Median Year Structure Built	1929	1932	1931


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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Commercial/Investment Real Estate

	3 miles radius	5 miles radius	10 miles radius
Top 3 Tapestry Segments			
1.	Prairie Living	Prairie Living	Prairie Living
 2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.			
Apparel & Services: Total \$	\$13,242	\$145,194	\$320,326
Average Spent	\$945.86	\$869.43	\$865.75
Spending Potential Index	40	36	36
Computers & Accessories: Total \$	\$1,926	\$21,125	\$46,606
Average Spent	\$137.57	\$126.50	\$125.96
Spending Potential Index	63	57	57
Education: Total \$	\$8,233	\$90,274	\$199,159
Average Spent	\$588.07	\$540.56	\$538.27
Spending Potential Index	48	44	44
Entertainment/Recreation: Total \$	\$32,328	\$354,462	\$782,000
Average Spent	\$2,309.14	\$2,122.53	\$2,113.51
Spending Potential Index	72	66	66
Food at Home: Total \$	\$44,148	\$484,068	\$1,067,937
Average Spent	\$3,153.43	\$2,898.61	\$2,886.32
Spending Potential Index	70	65	65
Food Away from Home: Total \$	\$27,424	\$300,691	\$663,376
Average Spent	\$1,958.86	\$1,800.54	\$1,792.91
Spending Potential Index	61	56	56
Health Care: Total \$	\$44,985	\$493,254	\$1,088,200
Average Spent	\$3,213.21	\$2,953.62	\$2,941.08
Spending Potential Index	86	79	79
HH Furnishings & Equipment: Total \$	\$16,376	\$179,546	\$396,109
Average Spent	\$1,169.71	\$1,075.13	\$1,070.56
Spending Potential Index	57	52	52
Investments: Total \$	\$24,060	\$263,809	\$582,007
Average Spent	\$1,718.57	\$1,579.69	\$1,572.99
Spending Potential Index	99	91	90
Retail Goods: Total \$	\$242,023	\$2,653,707	\$5,854,521
Average Spent	\$17,287.36	\$15,890.46	\$15,823.03
Spending Potential Index	70	64	64
Shelter: Total \$	\$107,747	\$1,181,412	\$2,606,391
Average Spent	\$7,696.21	\$7,074.32	\$7,044.30
Spending Potential Index	49	45	45
TV/Video/Audio: Total \$	\$11,136	\$122,106	\$269,388
Average Spent	\$795.43	\$731.17	\$728.08
Spending Potential Index	64	59	59
Travel: Total \$	\$15,348	\$168,283	\$371,260
Average Spent	\$1,096.29	\$1,007.68	\$1,003.41
Spending Potential Index	58	53	53
Vehicle Maintenance & Repairs: Total \$	\$9,090	\$99,671	\$219,886
Average Spent	\$649.29	\$596.83	\$594.29
Spending Potential Index	69	63	63

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.

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Capital Property Advisors

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information 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 interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

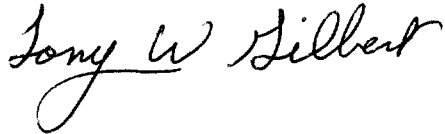
- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized 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 relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions 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.

This is not a contract. The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Capital Property Advisors.
Real Estate Broker Company



Real Estate Licensee

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.