



RIO BRAVO HEIGHTS- FULLY FINISHED LOTS

INITIAL OFFERING OF 44 LOTS. A TOTAL OF 138 LOTS AVAILABLE.

EXCLUSIVE OFFERING MEMORANDUM

CITY OF BAKERSFIELD | KERN COUNTY

WDLand



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● EXECUTIVE SUMMARY



EXECUTIVE OVERVIEW

PROJECT HIGHLIGHTS

- A total of 138 finished lots with an initial takedown of 44 lots allowing for quick market entry
- Gated community provides security for residents
- Ideal suburban location only 12 minutes from downtown
- Large lots with spectacular views
- Lots will accommodate casitas, single story homes and large garages
- Low tax rate and HOA dues

STRONG MARKET CHARACTERISTICS

- Limited lot supply in market
- Supply of homes to meet post-Covid buyer demand with space, open areas, work from anywhere flexibility
- Hot market conditions and strong projected future buyer demand
- Flexible sale terms and future lot supply
- Low interest rate environment

Rio Bravo is a gated residential community overlooking an 18-hole championship golf course designed by Robert Muir Graves. The Rio Bravo Country Club has a fully stocked pro shop, driving range and practice area, in addition to the clubhouse with a casual grill and Café Med restaurant. A renovation of the clubhouse facilities and restaurants is currently in process which will further enhance the property. Rio Bravo is recognized as a desirable community with low density homes, attractive mature landscaping and very apparent pride of ownership. Rio Bravo offers a community and lots that are ideally positioned to meet buyer demand in the post-Covid market environment. Communities on the west side of Bakersfield typically have a much higher density and a more congested feel. The Northeast side of town offers a more rural feel, short commute to downtown and increasing homebuyer demand.

Located only 12 minutes from downtown Bakersfield via the recently improved Highway 178, Rio Bravo is an easy commute to the employment areas in Bakersfield. The private community is characterized by custom executive homes to traditional production homes. Homebuyers will be impressed with an attractive gated entry to the community and the quality of the existing neighborhoods. There is no CFD and the total tax rate is approximately 1.45%. The total HOA is projected to be \$157 at buildout which includes both a master and Sub-HOA for subject lots which has an exclusive second controlled access gate for the residents.



Rio Bravo Country Club

EXECUTIVE OVERVIEW (CONTINUED)

Many residents in Bakersfield are active and enjoy the proximity to mountains, lakes and rivers. The Kern River runs through town and is well known for white water rafting and fishing. Lake Isabella is less than 45 minutes from Rio Bravo and Mammoth Mountain is about 4 hours away.

The subject property includes a recorded map with a total of 138 finished lots that average over 20,000 sf. Minimum lot widths are 70' with many lot widths well over 90'. The developer has already installed the final street lift, streetlights and utility pulls to the lots. Many of the large lots will accommodate a wide range of home designs including single story. Over half of the lots offer stunning panoramic views of the valley and surrounding mountains.

Initial offering includes 44 lots in Rio Bravo with a total of 138 lots available. Additional lots may be acquired with structured terms or rolling options. Builder will work with ownership to complete an upgraded waterline within Rio Bravo. Plans are already designed and approved. Construction of model homes may begin immediately upon the close of escrow on the land.

The Bakersfield submarket is characterized by existing homes that are at historical low inventory levels. Buyers in the market prefer the convenience, efficiency and design of a new home being offered for sale which is not being adequately supplied. According to Redfin, 20% of the homes in Rio Bravo are currently selling above list price and Bakersfield has been noted to be "very hot". Affordability remains strong in the market where more than half of Bakersfield residents can qualify to buy a home in the city.

Recent resales within Rio Bravo average \$468K for a 3,106 sf home. Resales in the community range from low \$300K's for small production homes built in the 1980's to \$1,275,000 for a 7,360 sf semi-custom home. According to Redfin, in April 2021, Northeast Bakersfield home prices were up 21.6% compared to last year and on average homes sell after 23 days on the market compared to 51 days last year. This demonstrates continuous buyer demand in the area.

There are a total of 30 actively selling communities in the Bakersfield CMA. There are 18 communities in the Southwest area, 7 in the Northwest and 6 in the Northeast. Average sales rates are 4.31/month, 3.31/month and 4.18/month respectively. Excluding one community, the sales rates average 5/month in the Northeast market where Rio Bravo is located. The Northeast submarket has improved significantly over the last 12 months as a result of the completion of the freeway improvements reducing commute times and the changes in the market demand as a result of the pandemic. The slightly smaller average home sizes in the Northeast area are result of offering a more attractive price point for the homes.

Home buyers are seeking a suburban environment with security, privacy with larger lots and well-designed homes. The large lots at Rio Bravo will afford a builder with opportunity to deliver a value oriented home to appeal to the depth of buyer demand. Of particular note in the immediate area is the continued success of Vista Montaire with S&S Homes. Vista Montaire is a premier planned and gated community with many homes offering views of the valley. This community has homes starting in the low \$500K ranging in size from 1,924 sf - 2,678 sf. This is an excellent comparable community with Rio Bravo further demonstrating the demand for new homes in the Northeast market area.



Rio Bravo Community

THE OPPORTUNITY

A builder may design homes to their standards and meet market demand. The new community would offer a very attractive value proposition that is not currently available in the market with large lots and affordably priced homes.

There are several possibilities for a builder to offer multiple floor plans or product segments given the lot sizes and locations of the various lot sizes. For example, a builder may consider two product segments to optimize the potential value inherent in the lots with spectacular views. A wider array of home designs will attract more homebuyers and accelerate absorption.

With a recorded map and finished lots there is no entitlement or development risk for a builder. The ownership will consider a structured sale which may include seller carryback note, phase takedowns or other structure which would enhance a builder's margins.

The Bakersfield housing market has improved considerably with the current environment of historically low interest rates coupled with low supply of resales and new homes on the market. We expect continued increases in demand for homes in attractive communities as a result of owners being able to work more remotely and the desire for more space and outdoor living in a suburban environment. Rio Bravo is ideally positioned to benefit in this real estate market.



Lake Isabella, Kern River



Whitewater Rafting, Kern River

DEVELOPMENT OVERVIEW



DEVELOPMENT HIGHLIGHTS

LOCATION/ACCESS

5401 Levanto St, Bakersfield, CA 93306

From Hwy 99 take Hwy 178 East 11 miles. Turn Right onto Miramonte Dr and Left onto Casa Club Dr. A code to the gate is needed to access the lots.

PROJECT SIZE

44 finished lots with up to a total of 138 finished lots available.

LOT SIZE

Average lot size is 21,046 SF
 Minimum lot width ranges from 70' to 180'
 Average pad size is 11,655 SF

APNS

387-750-01-00 ++ (list included in due diligence)

PRODUCT

Homes have not been designed and builder will create their own architectural plans.

ENTITLEMENTS

Recorded Final Map #5516

HOA

Master Association \$52.51 per month, paid quarterly.
 Sub-Association estimated initially \$120.92 per month, Buildout \$105.53 per month.

JURISDICTION

City of Bakersfield

VIEWS

Over half of the lots in the community have panoramic views.

IMPROVEMENTS

Lots are served with all utilities including storm drain, sewer, water and electric.

CFD AND TAX RATE

No CFD, Tax Rate is 1.45%

ESTIMATED COST TO COMPLETE

Site Improvements	\$13,058/ lot
Fees	\$46,231/ lot
Total	\$59,290/ lot

SCHOOLS

Bakersfield City School District

Cesar E. Chavez Elementary School (K-6) GS: 8

Paul L. Cato Middle School (6-8) GS: 5

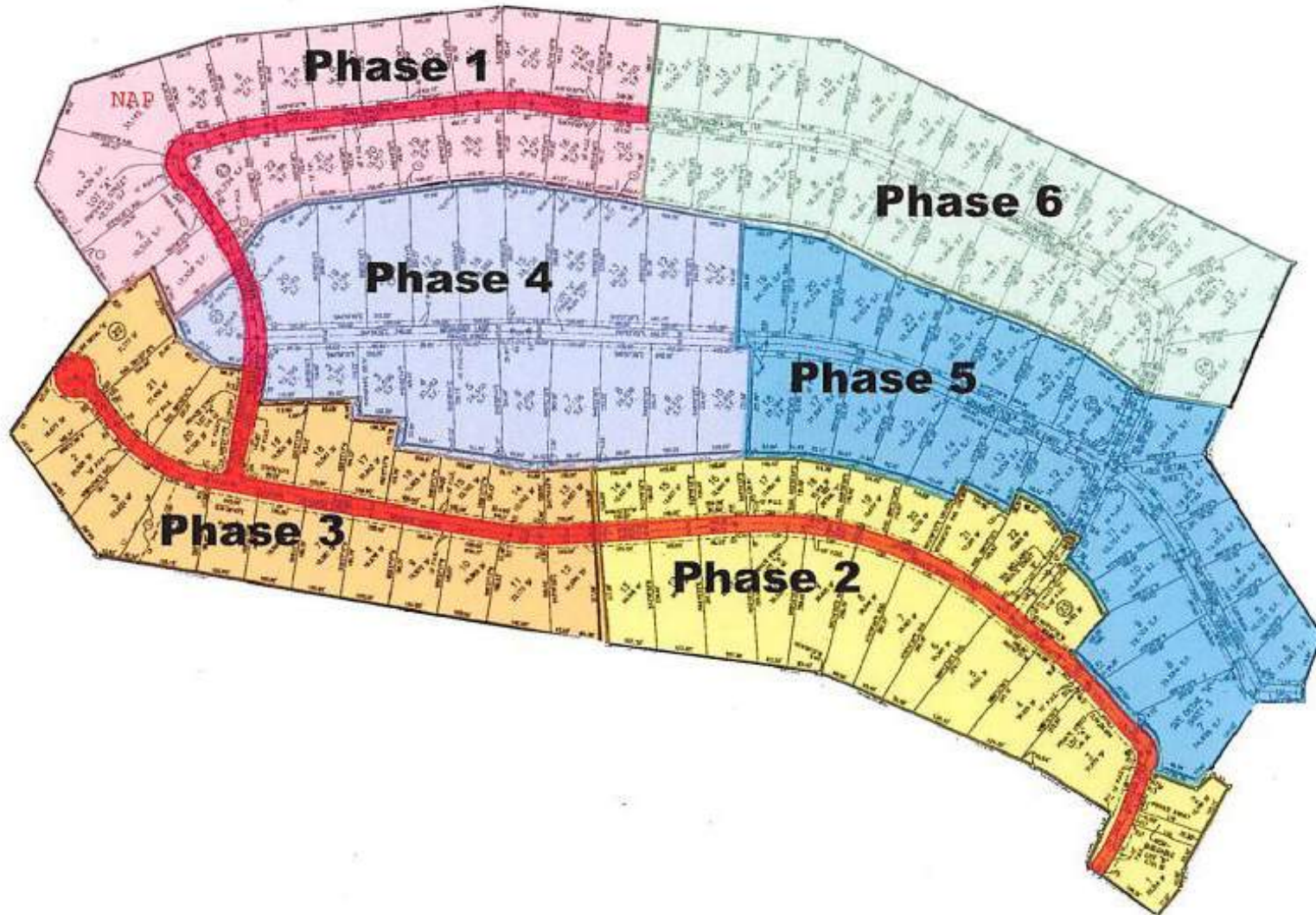
Kern Union High School District

Foothill High School (9-12) GS: 5

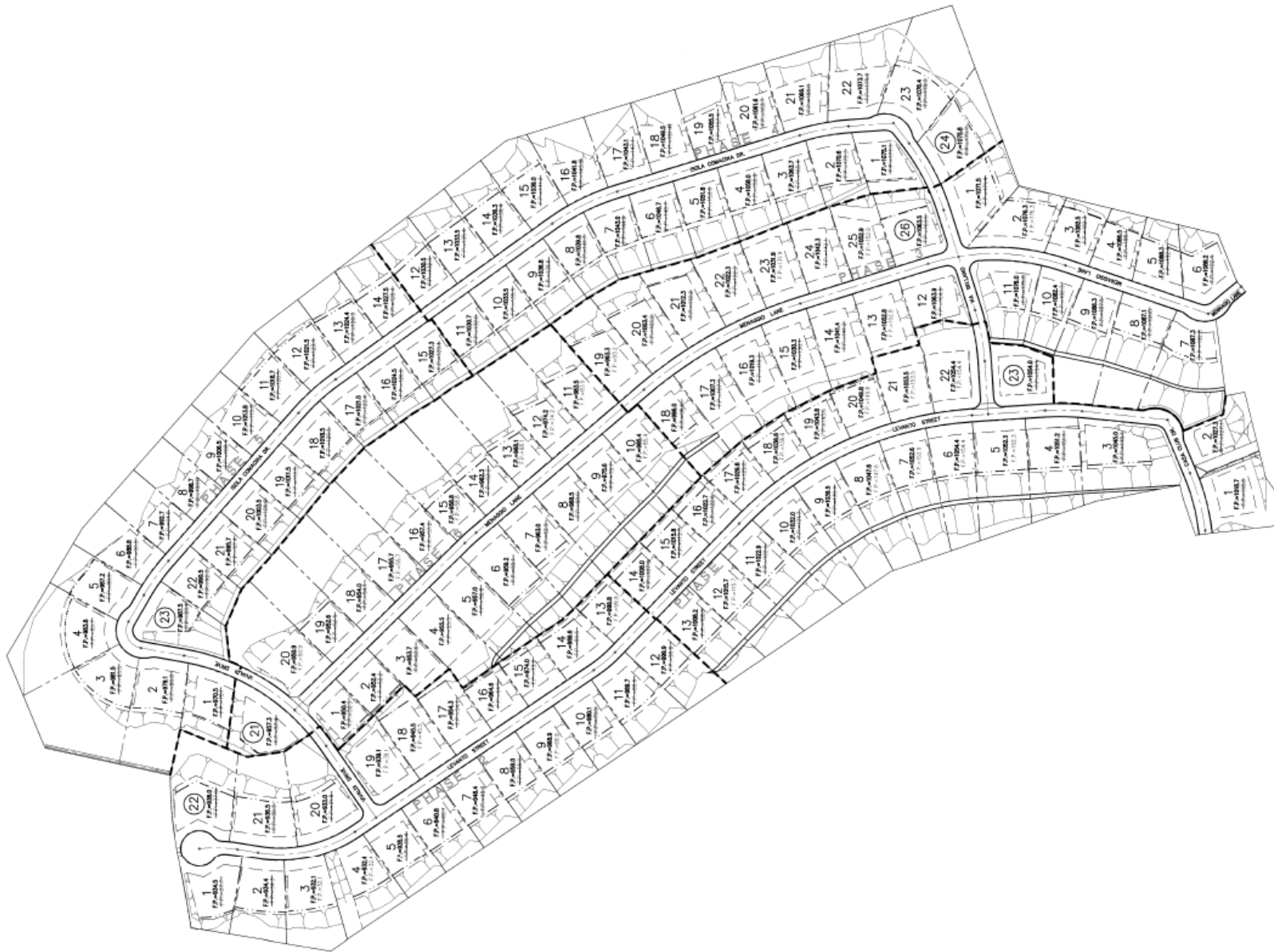


View Overlooking Rio Bravo Lots

TRACT 5516 PHASING MAP



GRADING PLAN





LOT SIZES PHASE 1,2 AND 3

Lot Size Summary - RIO BRAVO Tract 5516																	
Total Lots in Tr, 5516					138	Minimum & Maximum Width			70	180	Average Pad Size			11,655			
						Minimum & Maximum Depth			80	200	Average Lot Size			21,046			
DRE Ph 1 (Final Map Ph 5)						DRE Ph 2 (Final Map Ph 1)						DRE Ph 3 (Final Map Ph 2)					
Count	Lot #	W	D	Pad SF	Lot SF	Count	Lot #	W	D	Pad SF	Lot SF	Count	Lot #	W	D	Pad SF	Lot SF
1	1	86	115	9,890	17,558	1	1	130	120	15,600	22,216	1	1	110	120	13,200	18,873
2	2	110	135	14,850	30,502	2	2	85	120	10,200	15,186	2	2	98	120	11,760	20,896
3	3	108	135	14,580	42,531	3	3	180	118	21,240	37,670	3	3	100	120	12,000	23,832
NAP	4	Existing Home		-	-	4	4	118	120	14,160	26,829	4	4	75	120	9,000	25,047
4	5	90	135	12,150	18,236	5	5	110	120	13,200	30,921	5	5	90	120	10,800	18,989
5	6	88	100	8,800	19,172	6	6	95	120	11,400	24,967	6	6	85	120	10,200	18,985
6	7	82	82	6,724	18,165	7	7	92	120	11,040	26,097	7	7	80	120	9,600	19,981
7	8	78	80	6,240	18,166	8	8	85	120	10,200	26,049	8	8	80	120	9,600	19,976
8	9	85	92	7,820	18,168	9	9	80	120	9,600	26,800	9	9	82	120	9,840	18,972
9	10	85	100	8,500	18,169	10	10	90	120	10,800	26,525	10	10	85	120	10,200	18,968
10	11	95	122	11,590	19,909	11	11	82	120	9,840	28,637	11	11	85	120	10,200	22,173
11	12	100	128	12,800	20,550	12	12	85	120	10,200	26,324	12	12	85	120	10,200	21,684
12	13	92	120	11,040	19,409	13	13	87	120	10,440	24,006	13	13	85	120	10,200	12,657
13	14	92	115	10,580	19,705	14	14	85	120	10,200	12,657	14	14	100	120	12,000	15,162
14	15	92	115	10,580	16,551	15	15	87	120	10,440	12,657	15	15	70	120	8,400	12,702
15	16	92	115	10,580	16,029	16	16	88	120	10,560	12,660	16	16	78	120	9,360	11,965
16	17	85	115	9,775	14,467	17	17	95	120	11,400	13,094	17	17	75	165	12,375	16,842
17	18	115	112	12,880	18,162	18	18	90	119	10,710	12,819	18	18	78	177	13,806	19,047
18	19	88	115	10,120	15,508	19	19	90	113	10,170	12,674	19	19	100	150	15,000	19,804
19	20	82	115	9,430	15,907	20	20	95	115	10,925	12,725	20	20	112	115	12,880	27,321
20	21	80	115	9,200	16,054	21	21	100	155	15,500	17,297	21	21	160	115	18,400	27,489
21	22	85	115	9,775	16,188	22	22	112	190	21,280	23,905	22	22	125	115	14,375	31,177
22	23	110	115	12,650	21,764	23	23	125	135	16,875	18,162						
Mins & Avgs		78	80	10,480	19,585	Mins & Avgs		80	113	12,434	21,342	Mins & Avgs		70	115	11,518	20,116



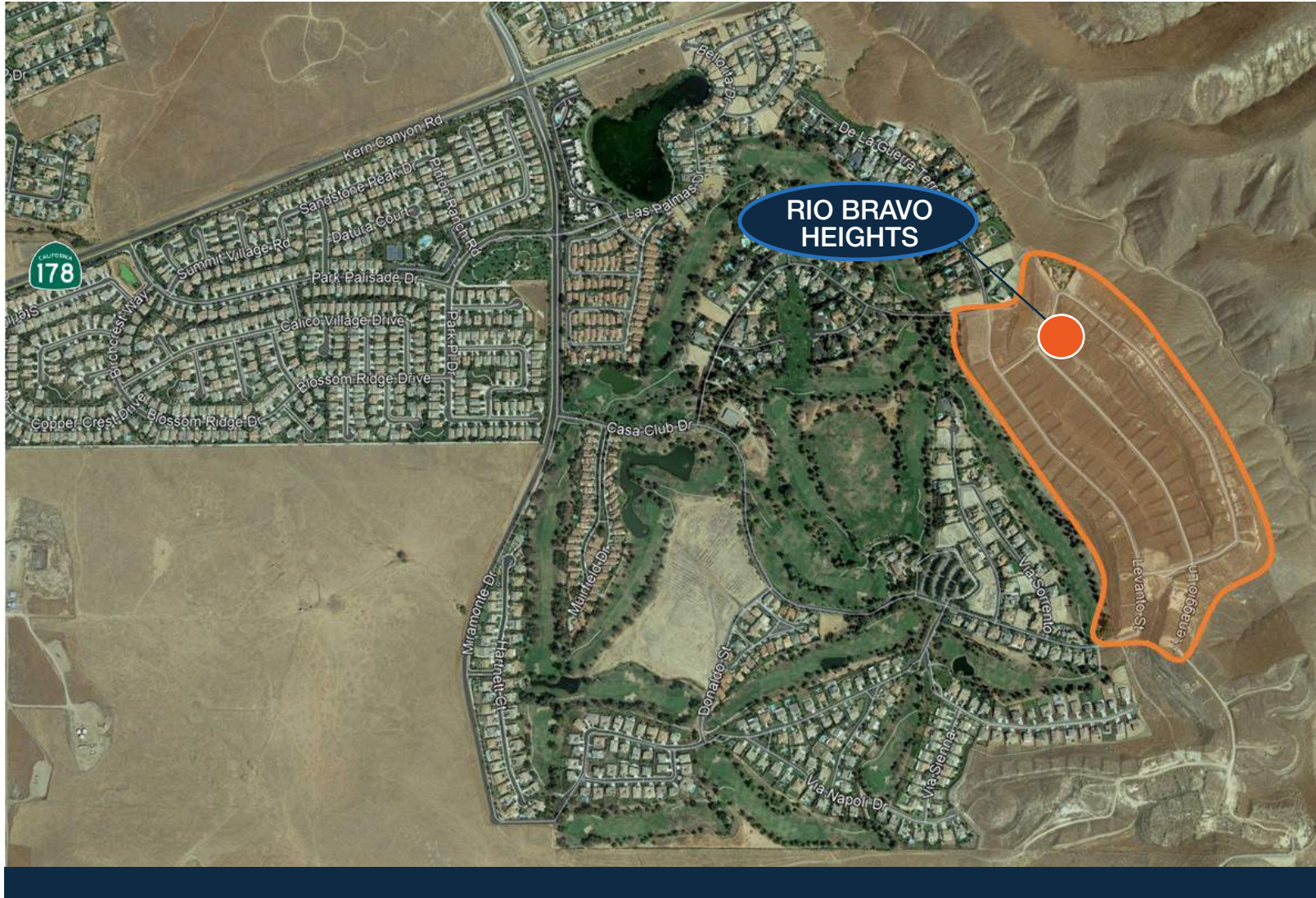
LOT SIZES PHASE 4,5 AND 6

Lot Size Summary - RIO BRAVO Tract 5516																		
Total Lots in Tr, 5516					138		Minimum & Maximum Width				70 180		Average Pad Size				11,655	
							Minimum & Maximum Depth				80 200		Average Lot Size				21,046	
DRE PA 4 (Final Map Ph 4)						DRE Ph 5 (Final Map Ph 3)						DRE Ph 6 (Final Map Ph 4)						
Count	Lot #	W	D	Pad SF	Lot SF	Count	Lot #	W	D	Pad SF	Lot SF	Count	Lot #	W	D	Pad SF	Lot SF	
1	1	95	115	10,925	12,396	1	1	110	122	13,420	22,559	1	1	100	120	12,000	15,787	
2	2	95	115	10,925	11,941	2	2	120	115	13,800	19,975	2	2	90	115	10,350	16,260	
3	3	95	160	15,200	16,036	3	3	90	115	10,350	14,552	3	3	85	115	9,775	17,204	
4	4	90	200	18,000	23,082	4	4	82	115	9,430	13,664	4	4	90	115	10,350	18,087	
5	5	90	200	18,000	24,550	5	5	100	117	11,700	15,122	5	5	88	115	10,120	18,908	
6	6	92	185	17,020	27,658	6	6	100	120	12,000	17,047	6	6	88	115	10,120	19,157	
7	7	86	180	15,480	27,138	7	7	112	100	11,200	34,896	7	7	82	115	9,430	16,891	
8	8	88	170	14,960	26,036	8	8	120	95	11,400	29,564	8	8	90	115	10,350	16,905	
9	9	82	160	13,120	24,932	9	9	100	115	11,500	29,103	9	9	92	115	10,580	17,905	
10	10	78	150	11,700	23,828	10	10	80	118	9,440	16,644	10	10	92	115	10,580	17,644	
11	11	75	140	10,500	24,314	11	11	80	118	9,440	22,754	11	11	92	115	10,580	17,192	
12	12	78	130	10,140	25,563	12	12	125	118	14,750	16,074	12	12	95	120	11,400	20,000	
13	13	80	110	8,800	26,967	13	13	82	150	12,300	16,956	13	13	95	125	11,875	20,295	
14	14	80	115	9,200	28,291	14	14	80	180	14,400	21,743	14	14	92	125	11,500	20,590	
15	15	80	115	9,200	28,725	15	15	80	170	13,600	19,356	15	15	95	122	11,590	21,669	
16	16	90	115	10,350	29,982	16	16	82	170	13,940	21,483	16	16	98	80	7,840	20,661	
17	17	90	115	10,350	29,283	17	17	80	165	13,200	21,997	17	17	92	90	8,280	18,249	
18	18	90	115	10,350	28,166	18	18	72	150	10,800	21,364	18	18	90	95	8,550	17,766	
19	19	90	115	10,350	27,184	19	19	80	160	12,800	24,190	19	19	90	95	8,550	17,767	
20	20	115	115	13,225	34,162	20	20	88	160	14,080	24,218	20	20	90	101	9,090	17,769	
21	21	130	115	14,950	20,104	21	21	82	160	13,120	20,604	21	21	100	108	10,800	22,303	
						22	22	85	155	13,175	18,444	22	22	120	115	13,800	29,187	
						23	23	82	150	12,300	18,301	23	23	130	120	15,600	38,437	
						24	24	78	145	11,310	17,963	24	24	120	120	14,400	25,566	
						25	25	80	130	10,400	18,263							
						26	26	120	120	14,400	20,686							
Mins & Avgs		75	110	12,512	24,778	Mins & Avgs		72	95	12,241	20,674	Mins & Avgs		82	80	10,730	20,092	

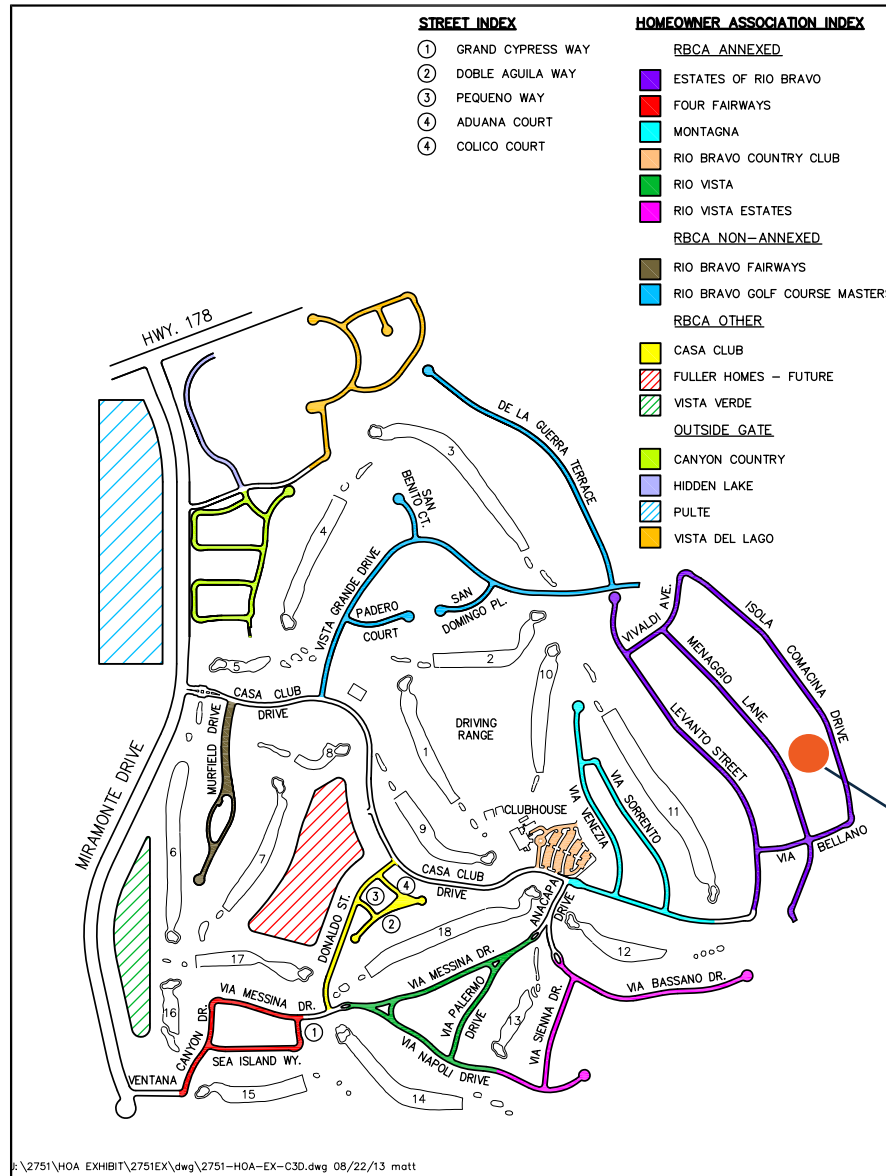
● LOCATION



AERIAL

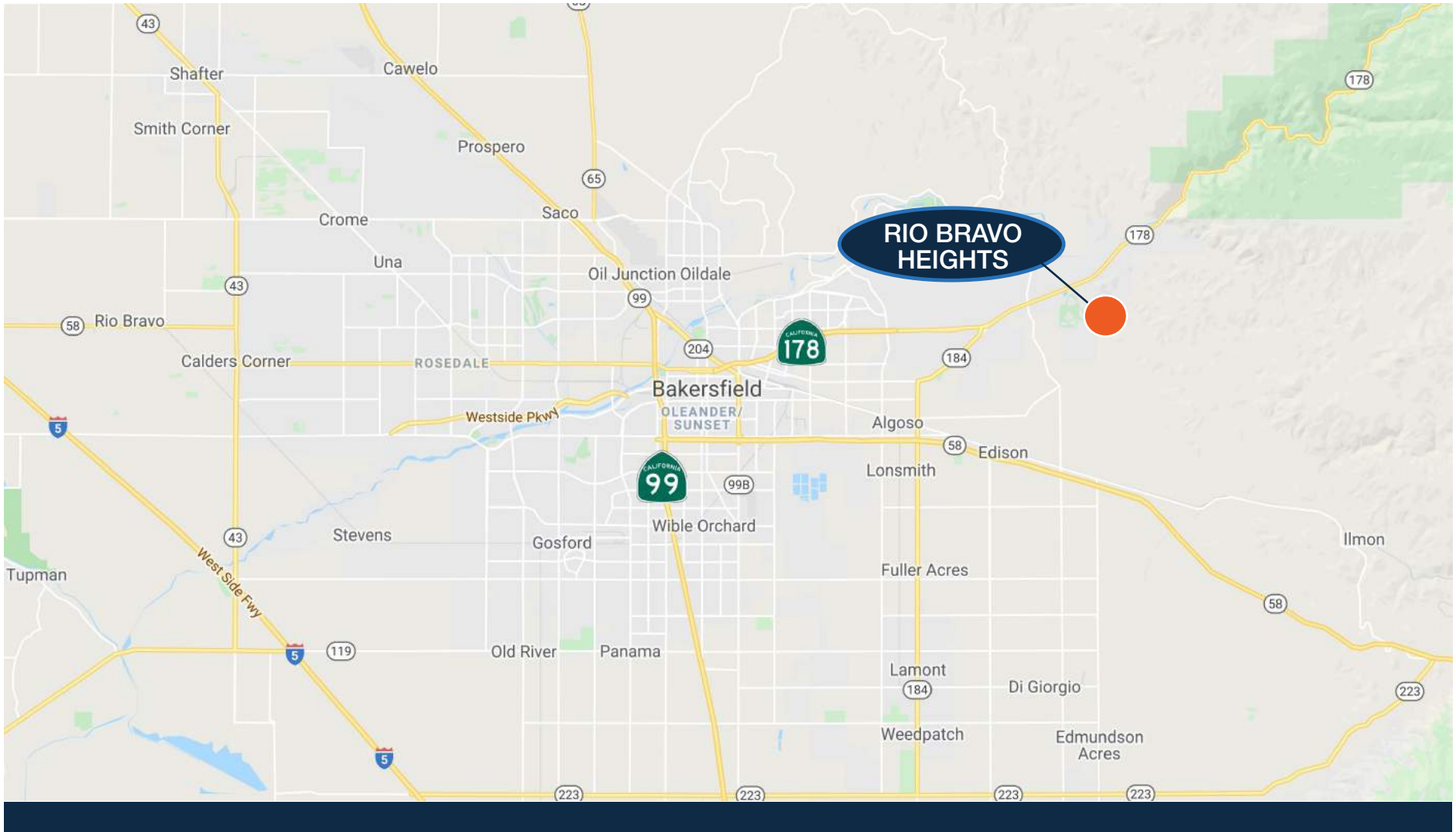


NEIGHBORHOOD MAP





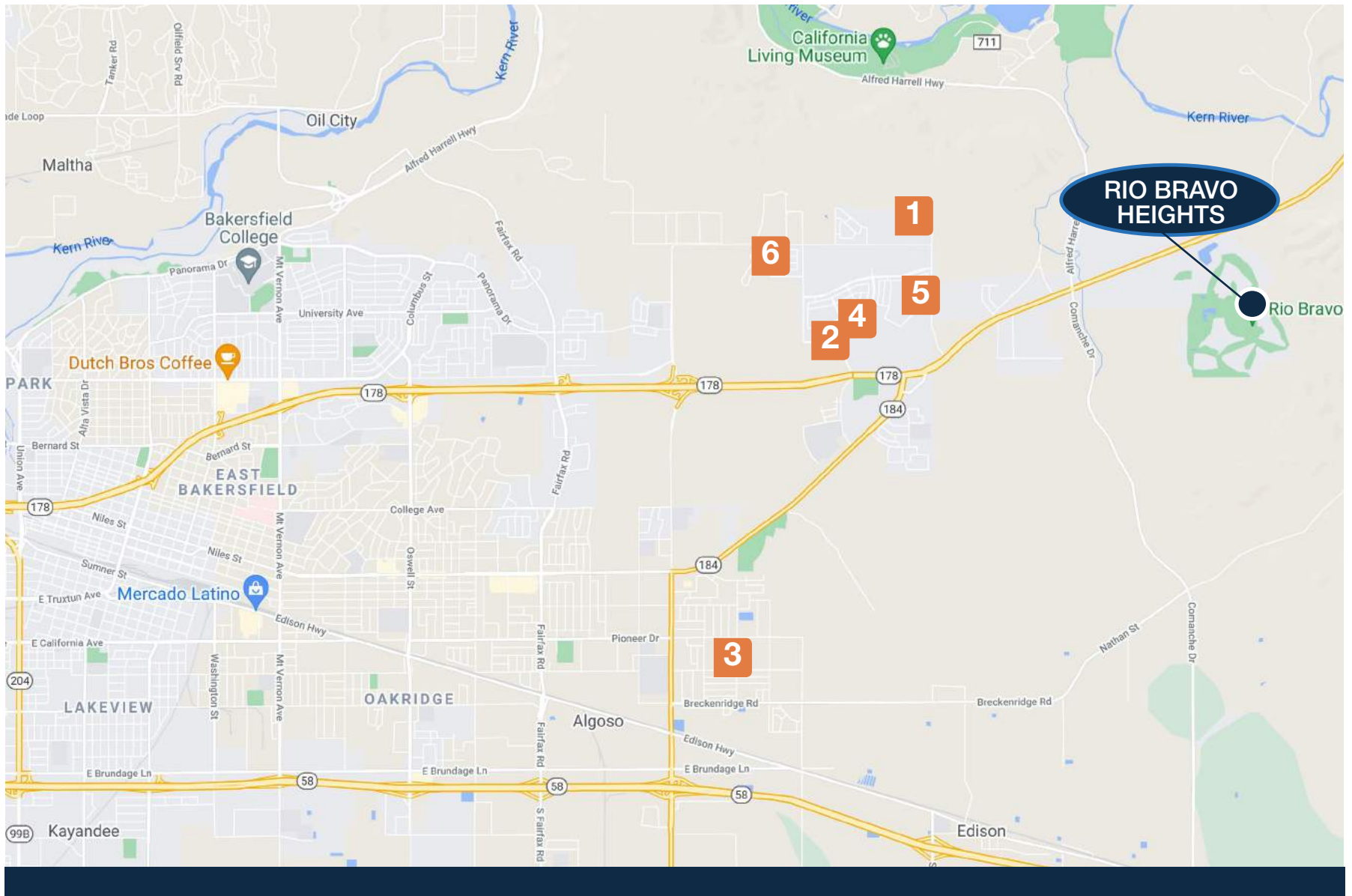
REGIONAL MAP



● MARKET INFORMATION



FOR-SALE MARKET COMPARABLES MAP





PRICING GRAPH

PROPOSED: UNIT SIZE: 1,515 - 2,814 SQ FT PRICE: \$318,170 - \$388,175

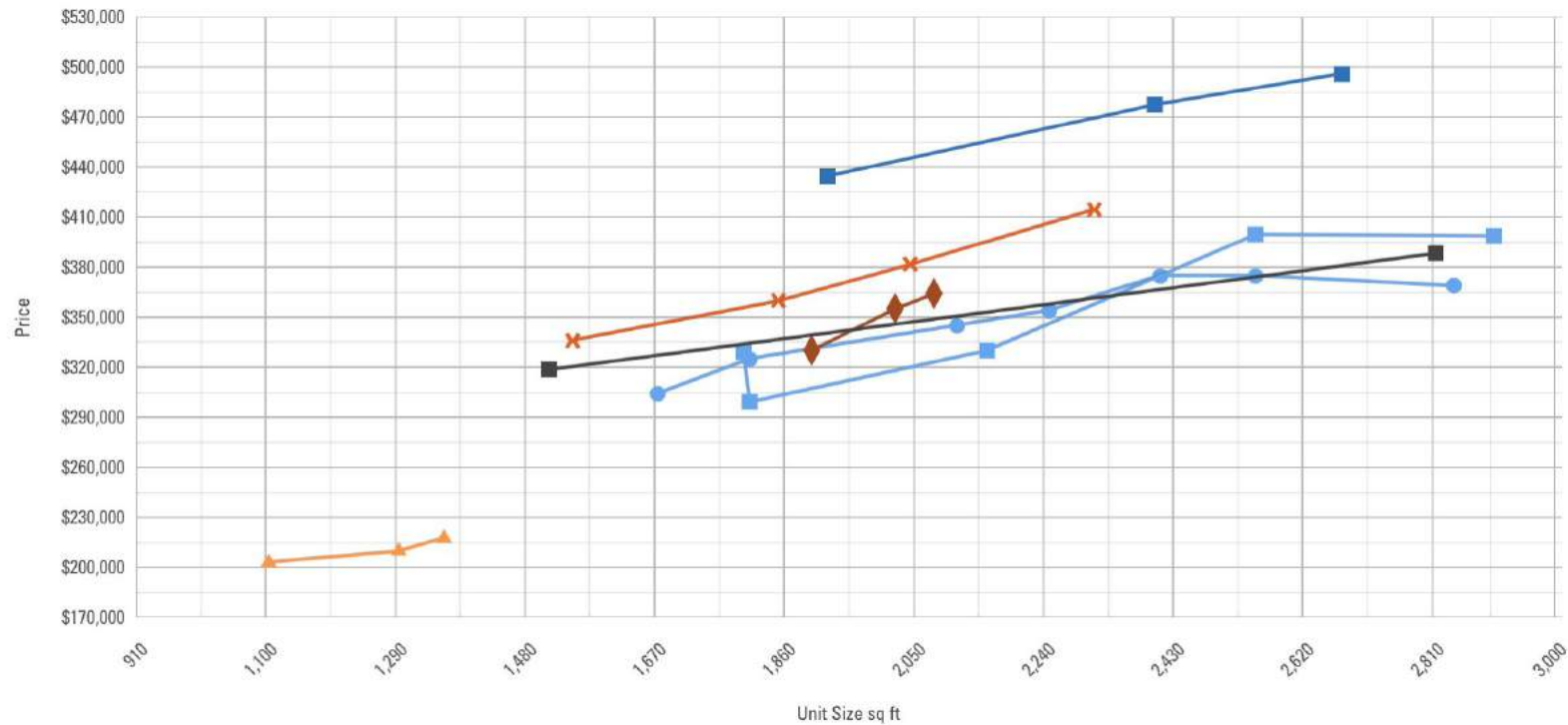


CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG SALES RATE	LOT SIZE/TYPE
■	①	Vista Montaire	S & S Homes of the...	Bakersfield	1,924 - 2,678	\$435K - \$497K	2.86	10,000
●	②	Juliana's Garden	Jeremy Willer Constr...	Bakersfield	1,675 - 3,261	\$304K - \$375K	0.38	8,000
▲	③	Orangewood Villas	Lenox Homes Inc.	Bakersfield	1,104 - 1,361	\$202K - \$217K	3.81	7,000
×	④	Juliana's Garden	LGI Homes	Bakersfield	1,550 - 2,315	\$336K - \$415K	5.96	8,000
◆	⑤	Lantana	K. Hovnanian Homes	Bakersfield	1,900 - 2,080	\$330K - \$364K	6.42	4,000
■	⑥	Coyote Run	Jeremy Willer Constr...	Bakersfield	1,800 - 2,900	\$299K - \$400K	4.90	7,500



FOR-SALE MARKET



VISTA MONTAIRE BY S & S HOMES - BAKERSFIELD

Product Type:	Detached	Total Units:	1200
Open Date:	09.12.2020	Sold Units:	21
Typical Lot Size:	10,000 sf	Remaining Units:	1179
Tax Rate:	1.2%	Overall Absorption Rate:	2.86/mo
HOA:	\$150		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$434,900	1,924	\$226	4	3	2	1
2	\$477,900	2,403	\$198	4	3	3	1
3	\$496,900	2,678	\$185	4	3	3	1



JULIANA'S GARDEN BY JEREMY WILLER CONSTRUCTION - BAKERSFIELD

Product Type:	Detached	Total Units:	30
Open Date:	01.07.2017	Sold Units:	20
Typical Lot Size:	8,000 sf	Remaining Units:	10
Tax Rate:	1.12%	Overall Absorption Rate:	0.38/mo
HOA:	\$127		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$304,000	1,675	\$181	4	2	2	1
2	\$325,000	1,810	\$179	4	2	2	1
3	\$345,000	2,113	\$163	4	2	2	1
4	\$354,000	2,248	\$157	3	3.5	2	1
5	\$375,000	2,411	\$155	5	3	2	2
6	\$375,000	2,551	\$147	5	3	2	2
7	\$369,000	2,842	\$129	4	3	2	2



FOR-SALE MARKET



ORANGEWOOD VILLAS BY LENOX HOMES - BAKERSFIELD

Product Type:	Detached	Total Units:	94
Open Date:	08.17.2019	Sold Units:	76
Typical Lot Size:	7,000 sf	Remaining Units:	18
Tax Rate:	1.25%	Overall Absorption Rate:	3.81/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$202,000	1,104	\$182	3	2	2	1
2	\$209,000	1,295	\$161	4	2	2	1
3	\$216,900	1,361	\$159	4	2	2	1



JULIANA'S GARDEN BY LGI HOMES - BAKERSFIELD

Product Type:	Detached	Total Units:	70
Open Date:	09.12.2020	Sold Units:	40
Typical Lot Size:	8,000 sf	Remaining Units:	30
Tax Rate:	1.13%	Overall Absorption Rate:	5.96/mo
HOA:	\$152		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$335,900	1,550	\$216	3	2	2	1
2	\$359,900	1,852	\$194	3	2	2	1
3	\$381,900	2,045	\$186	4	2	2	1
4	\$414,900	2,315	\$179	5	3	2	2



FOR-SALE MARKET



LANTANA BY K. HOVNIANIAN HOMES - BAKERSFIELD

Product Type:	Detached	Total Units:	254
Open Date:	07.04.2020	Sold Units:	51
Typical Lot Size:	4,000 sf	Remaining Units:	203
Tax Rate:	1.25%	Overall Absorption Rate:	6.42/mo
HOA:	\$142		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$329,860	1,900	\$173	3	2.5	2	2
2	\$355,010	2,023	\$175	4	2	2	1
3	\$364,223	2,080	\$175	5	3	2	2



COYOTE RUN BY JEREMY WILLER CONSTRUCTION - BAKERSFIELD

Product Type:	Detached	Total Units:	97
Open Date:	11.12.2020	Sold Units:	27
Typical Lot Size:	7,500 sf	Remaining Units:	70
Tax Rate:	1.15%	Overall Absorption Rate:	4.90/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$329,000	1,800	\$182	4	2	2	1
2	\$299,000	1,810	\$165	4	2	2	1
3	\$330,000	2,157	\$152	4	3	2	1
4	\$399,900	2,551	\$156	5	3	2	1
5	\$399,000	2,900	\$137	5	3	2	1

OFFERING GUIDELINES



OVERVIEW

ASKING PRICE \$110,000 per Finished Lot or \$50,710 residual land cost.

TERMS Seller will consider a structured sale on future lots with seller financing or rolling takedowns of the lots.

FEASIBILITY PERIOD Buyer will have a feasibility period that starts with a signed LOI. Seller requests a feasibility period of 45 days.

DUE DILIGENCE Due diligence information is available to a buyer by clicking the following link.

[Rio Bravo Due Diligence](#)

DEPOSITS Buyer to open escrow with a minimum 5% refundable deposit. Upon approval of the feasibility period the deposit shall be increased and will become non-refundable and applicable to the purchase price. Offers are encouraged to provide a non-refundable commitment to the purchase price as soon as possible.

CLOSE OF ESCROW Shall occur 30 days after approval of feasibility.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property “as-is” with no representations or warranties from the seller. Information provided is intended to assist a buyer in evaluating the property, but buyer should not rely on anything other than its own due diligence.

SELLER Highpointe Rio Bravo 224, LP

BROKERAGE DISCLOSURE WD Land may act as Seller’s agent for more than one prospective buyer on this property. Any prospective buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.



CSU Bakersfield Recreation Center



City of Bakersfield

QUALIFICATIONS + DISCLAIMER

GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

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DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE

BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



CONTACT US FOR MORE INFORMATION

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