



TENANT REPRESENTATION

*Quality, Service,
Commitment to excellence.*

ANDY ARONSON 713-530-7466

STRATEGIC LOCATION SOLUTIONS

A full service real estate firm specializing in tenant representation. We also provide project leasing capabilities, investment sales, site evaluation and general brokerage services.

www.gulfstreamprops.com

TENANT REPRESENTATION

Our team excels at finding qualified sites that are not readily obvious, pulling together supporting information so that our clients can make an “informed” decision, negotiating terms favorable to our client’s objectives and shepherding our transactions through closing. We are skilled at market penetration strategies and managing transactions.

CUSTOM MAPPING

We maintain state of the art mapping capabilities to insure our clients the best possible results when they need market solutions.

This comprehensive service is designed to facilitate an efficient and aggressive response to new opportunities in the market, reducing the client’s administrative overhead and expanding its effective market coverage.

RELATIONSHIPS

Our firm is equipped to capture and interpret up to the minute market information. We have extensive landlord relationships that allow our clients to exploit all potential negotiable concessions. As our company has grown, so have our clients and relationships. The one thing that will never change for us is our unrelenting focus on our clients.

INVENTORY

We maintain a comprehensive inventory of new construction and 2nd generation restaurant space in and around Houston. Our company has been a part of several national restaurant expansions.



“Gulfstream has handled our site selection and lease negotiation in the past and is currently scouring the market for our third and fourth units. they are consumate pros and have delivered over and above our expectation.”

Erin Smith Feges, Partner
Feges BBQ

“We were blown away at the terms our broker was able to procure for a space in Galleria sub -market. Not only do we recommend Gulfstream for leasing, they are currently conducting site selection for our 3rd location.”

Kerry Pauly, president
KP’s Kitchen



“Gulfstream has been integral to our growth, having found us three successful sites and delivering them seamlessly. They sat down with us and helped to develop a 5 year expansion plan which we have followed and have nothing but praise for our broker!”

Jenni Tran Weaver , owner
Cool Beans, Inc. dba Jennis Noodle House



PAST & PRESENT CUSTOMER AND CLIENT BASE



1. Where is your customer?
2. Where is your competition?
3. How far does your trade area reach?



INFORMATION ABOUT BROKERAGE SERVICES

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

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.

