24/7 Store It

10889 Ramsey St, Linden NC 28356

OFFERING MEMORANDUM

NEW PRICE! $2,950,000

NEW HOUSING DEVELOPMENT NEARBY



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MIDCOAST PROPERTIES, INC.

24/7 Store It

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Exclusively Marketed by:



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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 property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.

INSTRUCTIONS

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.



24/7 STORE IT

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	10889 Ramsey St Linden NC 28356
COUNTY	Cumberland
TOTAL RENTABLE SQUARE FEET +/-, EXCLUDES PARKING	45,632
COMMERCIAL BUILDING (MH)	1
LAND ACRES +/-	10.42
TOTAL NUMBER OF UNITS	265
APN	0564-59-3070

FINANCIAL SUMMARY

PRICE	$2,950,000
PRICE PSF	$64.65
PRICE PER UNIT	$11,132

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	287	2,352	7,733
2026 Median HH Income	$60,000	$61,764	$63,380
2026 Average HH Income	$88,509	$90,470	$93,399



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7 Heyward Place, Hilton Head Island, SC 29928

Investment Summary

- 24/7 Store It is a well-positioned self-storage facility offering a total of 265 storage units comprised of both standard drive-up and climate-controlled options, and multiple parking spaces. Additionally, the facility includes an on-site rental office and a repurposed mobile home that is leased to a commercial business, generating supplemental rental income. The property encompasses approximately 45,632 rentable square feet including the mobile home. Situated on 10.42± acres, the property allows for expansion pending buyer verification and municipal approval.

- The facility benefits from low competition and high local demand, with few comparable options within a 10-mile radius. TractIQ reports just 4.27 sq. ft. of storage per capita within a 5-mile radius. Strategic proximity along Highway 401 ensures excellent visibility and accessibility.

- A new 140-home residential housing development is under construction at 199 McLean Chapel Church Road in Linden, North Carolina, approximately four miles from 24/7 Store It. The facility is expected to benefit from the additional demand created by this residential development.

- Designed with customer convenience and security in mind, 24/7 Store It features gated entry with keypad access, partial fencing, wide asphalt drive aisles, exterior paint in 2022, and security camera surveillance throughout the property.

- Its strategic location along Highway 401 and near Highway 421 provides excellent visibility and easy access for customers traveling throughout Cumberland County and the greater Fayetteville market, making it a highly accessible and attractive storage destination.

- 24/7 Store It presents an attractive value-add opportunity with continued lease-up potential and the ability to further enhance occupancy and revenue.



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24/7 STORE IT

02 **Location**

Location Summary

Location Description

- Conveniently located just a short drive from Fort Bragg in Fayetteville, NC, 24/7 Store It in Linden, NC offers easy access for military personnel and nearby residents. Its proximity makes it an ideal storage solution for those needing secure, reliable space close to base.

- Linden, North Carolina, is a growing community located in northern Cumberland County along the highly traveled Ramsey Street/Highway 401 corridor, just north of Fayetteville. Known for its rural character, spacious properties, and convenient access to major employment centers, Linden has become an increasingly desirable location for families, military personnel, and businesses seeking proximity to both Fayetteville and the expanding communities to the north. The area has experienced steady residential growth in recent years as new housing developments continue to emerge, driven by its affordability, quality of life, and accessibility to major transportation routes. Its location near Highway 421 and Interstate 295 provides excellent connectivity throughout the region, while continued population growth in Cumberland and neighboring Harnett counties supports increasing demand for commercial services and storage facilities.

- The Linden area also offers residents and visitors access to some of southeastern North Carolina's most popular outdoor attractions. The nearby Cape Fear River serves as a focal point for boating, kayaking, fishing, and other recreational activities, while Raven Rock State Park attracts thousands of visitors each year with its scenic hiking trails, camping opportunities, and dramatic rock formations overlooking the river. The park encompasses more than 4,800 acres of protected natural landscape and is considered one of the premier outdoor recreation destinations in the region. Additionally, Linden benefits from its close proximity to the amenities, retail centers, and employment opportunities of Fayetteville and Fort Bragg, creating a strong balance between rural living and urban convenience. These factors continue to contribute to the area's long-term growth and appeal for residents, businesses, and investors alike.

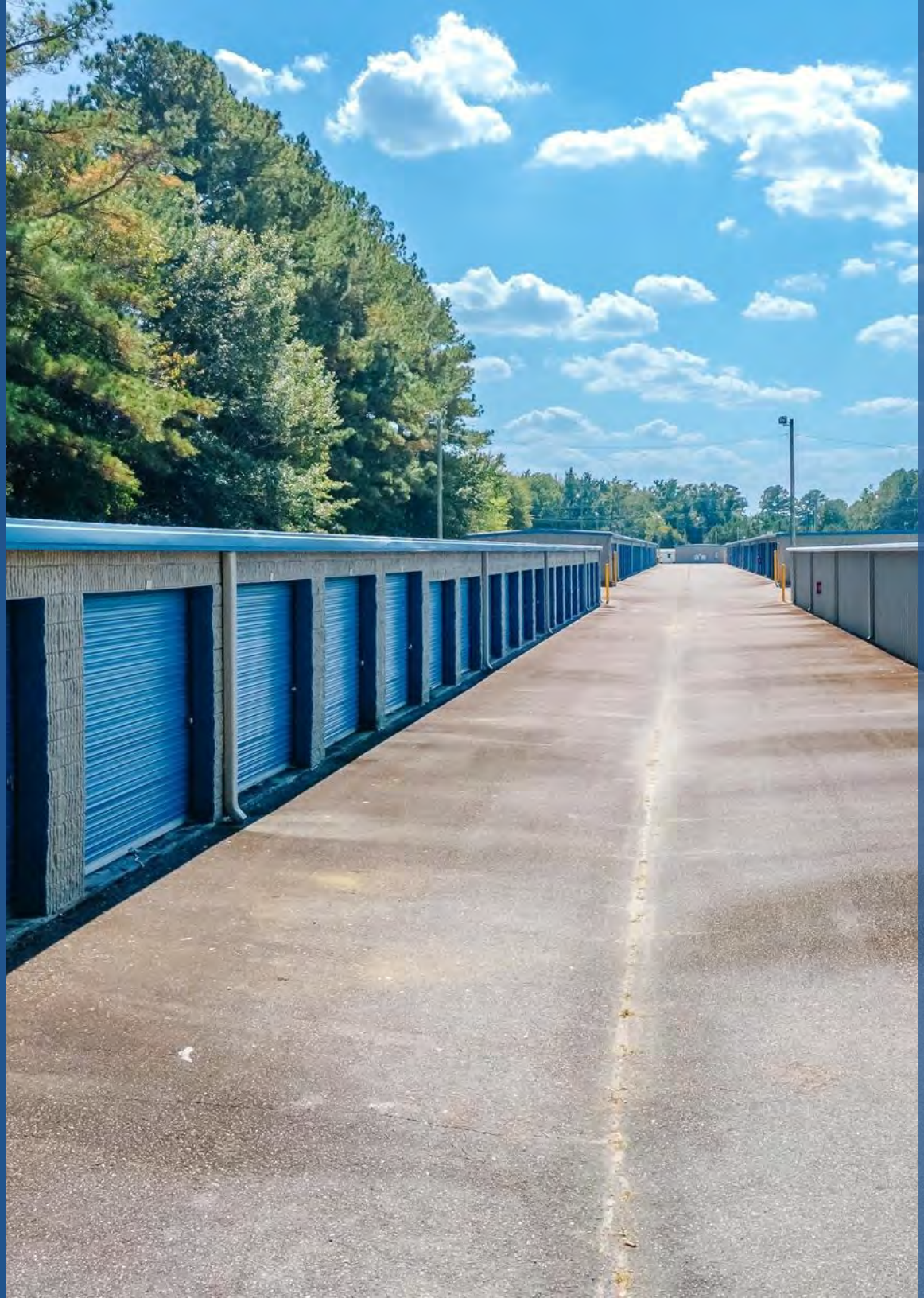


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24/7 STORE IT

03 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

TOTAL NUMBER OF UNITS	265
TOTAL NUMBER OF BUILDINGS - INCLUDES OFFICE AND COMMERCIAL BUILDING	9
TOTAL RENTABLE SQUARE FEET +/-, EXCLUDES PARKING	45,632
COMMERCIAL BUILDING (MH)	1
LAND ACRES +/-	10.42
YEAR BUILT	1997 - 2022
# OF PARCELS	1
ZONING TYPE - BUYER TO VERIFY	CP; A1
BUILDING STATUS	Lease-Up
FACILITY EXPANSION - BUYER TO VERIFY	Yes, Pending Municipal Approval
NUMBER OF PARKING SPACES	15
UNIT OCCUPANCY - AS OF 9/30/26 REPORTS	62%
ECONOMIC OCCUPANCY - AS OF 9/30/26 REPORTS	65%

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Split Rib Cement Block and Metal
PARKING SURFACE	Asphalt Drive Aisles and Grass Parking
ROOF - BUYER TO VERIFY	Screw Down
FENCING	Partial Fencing with Digital Gate
SECURITY	Security Cameras
CONTROLLED ACCESS	Yes
CLIMATE CONTROLLED UNITS	Yes
YEAR BUILT - PER PROPERTY TAX CARDS	1997, 1999, 2000 (Office), 2005,2021, 2022
INTERIOR	Wood and Metal



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Parcel Map – 10889 Ramsey St, Linden, NC



*Parcel lines are approximate.








SCAN ME
24/7
STORE IT
RENT Unit Online At
247Storeit.com
910-909-3860

24/7 STORE IT

04 **Rent Comps**

Rent Comps
Rent Comps Map

Military First Self Storage

9689 NC-210 | Bunnlevel, NC

Distance **11.2 miles**

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 10x10	100	$74	$0.74
Total/Avg	100	$74	$0.74

1

American Flag Self Storage

5385 Ramsey St | Fayetteville, NC

Distance **11.1 miles**

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 5x5	25	$40	$1.60
Nonclimate 5x10	50	$45	$0.90
Nonclimate 10x10	100	$85	$0.85
Nonclimate 10x15	150	$125	$0.83
Total/Avg	81	$73	$1.05

2

McStor Self Storage

512 N Powell Ave | Dunn, NC

Distance	11.3 miles

3

Unit Type	SF	Asking Rent	Rent/SF
Climate 10x10	100	$125	$1.25
Nonclimate 5x5	25	$55	$2.20
Nonclimate 5x10	50	$65	$1.30
Nonclimate 10x15	150	$100	$0.67
Nonclimate 10x20	200	$125	$0.62
Nonclimate 10x25	250	$150	$0.60
Nonclimate 10x30	300	$165	$0.55
Total/Avg	153	$112	$1.03

GoStorage

605 E I St | Erwin, NC

Distance	9.7 miles

4

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 5x10	50	$70	$1.40
Nonclimate 10x10	100	$90	$0.90
Nonclimate 10x15	150	$135	$0.90
Nonclimate 10x20	200	$175	$0.88
Nonclimate 10x30	300	$200	$0.67
Total/Avg	160	$134	$0.95

Ample Storage Center

404 E Jackson Blvd | Erwin, NC

Distance	9.3 miles

Unit Type	SF	Asking Rent	Rent/SF
Climate 10x10	100	$115	$1.15
Climate 10x20	200	$225	$1.12
Nonclimate 10x15	150	$150	$1.00
Total/Avg	**150**	**$163**	**$1.09**

5

University Storage

305 Masonic Rd | Erwin, NC

Distance	9.0 miles

Unit Type	SF	Asking Rent	Rent/SF
Climate 5x5	25	$55	$2.20
Climate 5x10	50	$95	$1.90
Climate 10x10	100	$145	$1.45
Climate 10x15	150	$187	$1.25
Climate 10x20	200	$235	$1.18
Climate 10x30	300	$325	$1.08
Nonclimate 10x10	100	$95	$0.95
Nonclimate 10x20	200	$175	$0.88
Total/Avg	**140**	**$164**	**$1.36**

6

Carolina Storage at Ramsey

6801 Ramsey St | Fayetteville, NC

Distance	7.9 miles

7

Unit Type	SF	Asking Rent	Rent/SF
Climate 5x5	25	$39	$1.56
Climate 5x10	50	$89	$1.78
Climate 10x10	100	$99	$0.99
Climate 10x15	150	$129	$0.86
Climate 10x20	200	$159	$0.80
Climate 10x30	300	$319	$1.06
Nonclimate 5x10	50	$79	$1.58
Nonclimate 10x25	250	$249	$1.00
Total/Avg	140	$145	$1.20

Store-It Safe Self Storage

316 Mouldin Spring Rd | Erwin, NC

Distance	8.2 miles

8

Unit Type	SF	Asking Rent	Rent/SF
Nonclimate 5x10	50	$55	$1.10
Nonclimate 10x10	100	$90	$0.90
Nonclimate 10x15	150	$100	$0.67
Nonclimate 10x20	200	$155	$0.78
Nonclimate 10x25	250	$185	$0.74
Total/Avg	150	$117	$0.84

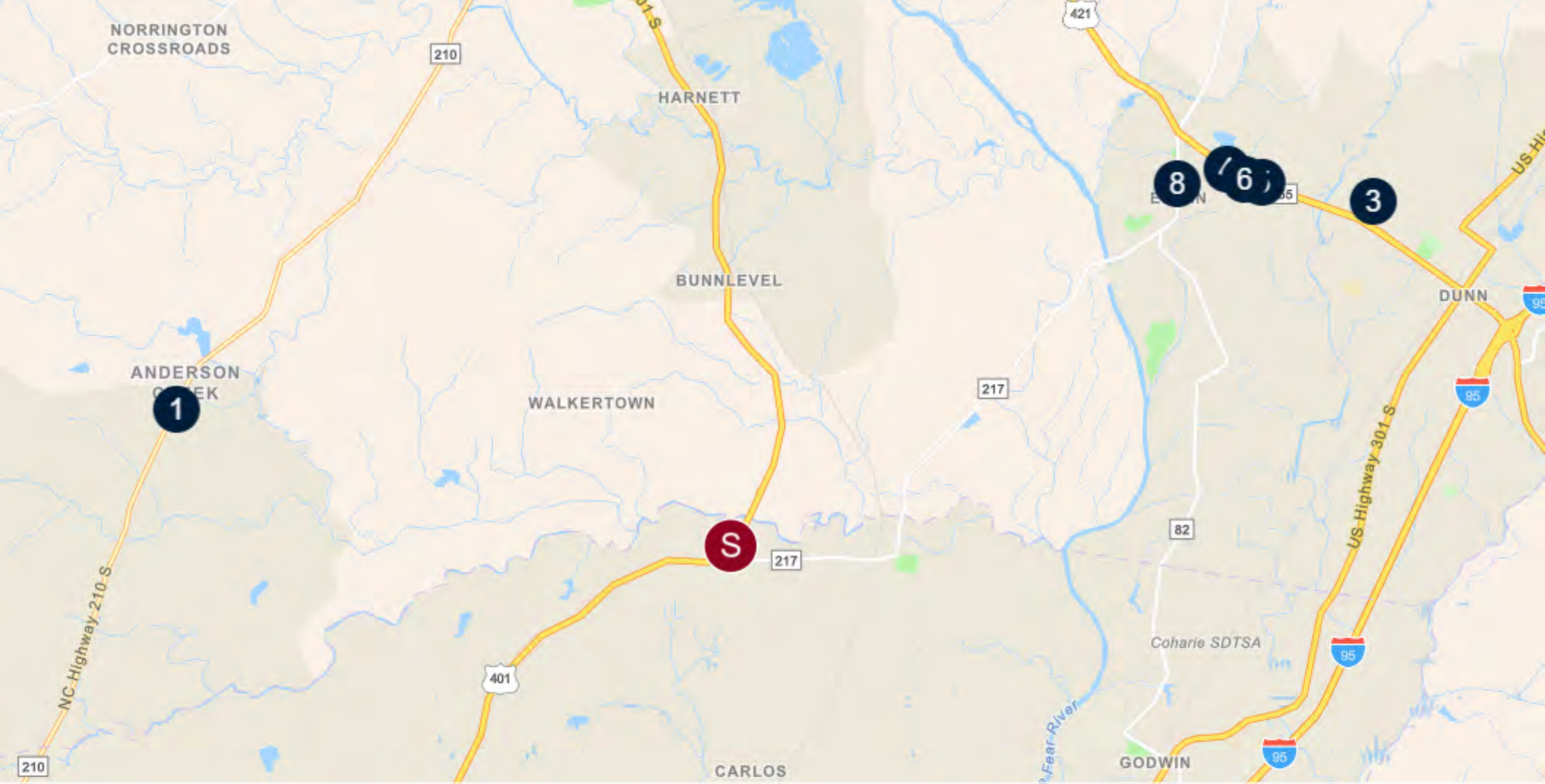
24/7 Store It

10889 Ramsey St | Linden



S

Total Number of Units	265
Total Rentable Square Feet +/-, Excludes Parking	45,632
Commercial Building (MH)	1
Land Acres +/-	10.42
Year Built	1997 - 2022
Controlled Access	Yes
Building Status	Lease-Up
Asking Price	$2,950,000
Price PSF	$64.65



#	Property Name	Address	City
S	24/7 Store It	10889 Ramsey St	Linden
1	Military First Self Storage	9689 NC-210	Bunnlevel
2	American Flag Self Storage	5385 Ramsey St	Fayetteville
3	McStor Self Storage	512 N Powell Ave	Dunn
4	GoStorage	605 E I St	Erwin
5	Ample Storage Center	404 E Jackson Blvd	Erwin
6	University Storage	305 Masonic Rd	Erwin
7	Carolina Storage at Ramsey	6801 Ramsey St	Fayetteville
8	Store-It Safe Self Storage	316 Mouldin Spring Rd	Erwin

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24/7 STORE IT

05 Financial Analysis

Unit Mix - 247 Store It Linden
Income and Expenses - 247 Store It - Linden
IRR - 247 Store It - Linden

UNIT MIX – 24/7 STORE IT - LINDEN

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent*	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
Standard								
5x10	50	11	550	64.22	1.28	706	15.41	8,477
6x12	72	46	3,312	94.43	1.31	4,344	15.74	52,125
6x15	90	30	2,700	86.76	0.96	2,603	11.57	31,234
6x24	144	7	1,008	89.16	0.62	624	7.43	7,489
7x10	70	1	70	38.00	0.54	38	6.51	456
10x16	160	9	1,440	98.29	0.61	885	7.37	10,615
10x22	220	9	1,980	162.72	0.74	1,464	8.88	17,574
10x24	240	10	2,400	140.26	0.58	1,403	7.01	16,831
11x12	132	42	5,544	115.34	0.87	4,844	10.49	58,131
11x24	264	31	8,184	142.71	0.54	4,424	6.49	53,088
11x30	330	44	14,520	185.39	0.56	8,157	6.74	97,886
Climate								
5x10	50	10	500	73.38	1.47	734	17.61	8,806
10x10	100	5	500	149.13	1.49	746	17.90	8,948
10x20	200	10	2,000	154.47	0.77	1,545	9.27	18,536
Office/Mobile Home								
14x66	924	1	924	1,320.00	1.43	1,320	17.14	15,840
Parking								
9x18		5		60.88		304		3,653
10x34		1		63.00		63		756
15x43		9		75.50		680		8,154
TOTAL		**281**	**45,632**		**0.76**	**34,883**	**9.17**	**418,600**

*Monthly rate is averaged from 7/31/26 reports

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INCOME AND EXPENSES – 24/7 STORE IT - LINDEN

INCOME	2025	Annualized and Adjusted 2026	Estimated Year 1 Buyer
Gross Potential Income	423,754	418,600	418,600
Vacancy & Credit Loss	129,712	130,574	116,173
Rent	294,042	288,026	302,427
Rental Insurance	7,755	13,967	14,699
Late, Admin & NSF Fees	8,270	10,894	11,439
Effective Gross Income	310,067	312,887	328,531

EXPENSES	2025	Annualized and Adjusted 2026	Estimated Year 1 Buyer
Advertising	17,107	17,000	17,850
Bank Charges	6,966	8,449	8,872
Insurance	14,809	13,816	14,507
Payroll Expense	89	120	0
Repairs & Maintenance	7,696	11,578	11,925
Contract Labor	8,283	9,116	9,572
Office, Supplies & Software	2,051	2,069	2,131
Computer & Software	3,940	3,754	3,866
Professional Fees	2,274	2,388	2,507
Taxes & Licenses	17,355	18,223	19,134
Miscellaneous/Auction	4,381	3,029	3,089
Utilities & Telephone	14,520	13,500	13,905
Call Center	1,350	1,818	1,900
Rental Insurance Fees*	3,359		
Management Fee	26,234	24,000	24,000
Total Operating Expenses	130,412	128,859	133,258
Net Operating Income	**179,655**	**184,028**	**195,273**

*Rental Insurance in Annualized and Adjusted 2026 and Estimated Year 1 Buyer is net.

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24/7 Store it - Linden - IRR

For Example Purposes Only. This Example is not to be relied on as a prediction of future performance.

End of Year		1	2	3	4	5	6	7	
Gross Potential Income		418,600	431,158	444,092	457,415	471,138	485,272	499,830	3%/year Yrs 2-7
Vacancy & Credit Loss		116,173	99,166	88,818	68,612	47,114	38,822	24,991	
Rental Income		302,427	331,991	355,274	388,803	424,024	446,450	474,838	
Boxes and Locks		0	0	0	0	0	0	0	
Rental Insurance (Net)		14,666	15,106	15,408	15,716	16,030	16,351	16,678	
Late Fees		11,439	11,782	12,017	12,258	12,503	12,753	13,008	
Miscellaneous		0	0	0	0	0	0	0	
Effective Gross Income		328,531	358,879	382,699	416,776	452,557	475,554	504,524	
Cost of Goods Sold		0	0	0	0	0	0	0	2%/year Yrs 2-7
Advertising		17,850	18,207	18,571	18,943	19,321	19,708	20,102	2%/year Yrs 2-7
Bank Charges		8,872	9,049	9,230	9,415	9,603	9,795	9,991	2%/year Yrs 2-7
Insurance		14,507	14,942	15,390	15,852	16,328	16,818	17,322	3%/year Yrs 2-7
Payroll Expense		0	0	0	0	0	0	0	2%/year Yrs 2-7
Repairs and Maintenance		11,925	12,164	12,407	12,655	12,908	13,167	13,430	2%/year Yrs 2-7
Conract Labor		9,572	9,763	9,958	10,158	10,361	10,568	10,779	2%/year Yrs 2-7
Office Supplies & Software		2,131	2,173	2,217	2,261	2,306	2,352	2,399	2%/year Yrs 2-7
Postage		3,866	3,944	4,022	4,103	4,185	4,269	4,354	2%/year Yrs 2-7
Professional Fees		2,507	2,557	2,608	2,661	2,714	2,768	2,823	2%/year Yrs 2-7
Taxes and Licenses		19,134	19,708	20,300	20,909	21,536	22,182	22,847	3%/year Yrs 2-7
Miscellaneous		3,089	3,151	3,214	3,278	3,344	3,411	3,479	2%/year Yrs 2-7
Utilities & Telephone		13,905	14,183	14,467	14,756	15,051	15,352	15,659	2%/year Yrs 2-7
Call Center		1,900	1,938	1,977	2,016	2,057	2,098	2,140	2%/year Yrs 2-7
Rental Insurance Fee		0	0	0	0	0	0	0	2%/year Yrs 2-7
Management Fee		24,000	24,000	24,000	24,000	24,000	24,000	24,000	
Total Operating Expenses		133,258	135,780	138,362	141,006	143,714	146,487	149,326	
Net Operating Income		**195,273**	**223,099**	**244,337**	**275,770**	**308,843**	**329,067**	**355,198**	
Annual Debt Service		-177,199	-177,199	-177,199	-177,199	-177,199	-177,199	-177,199	
Before Tax Cash Flow	(885,000)	18,074	45,900	67,138	98,572	131,644	151,868	177,999	
Sale Proceeds								3,408,894	
Total Cash Flow Before Tax	(885,000)	18,074	45,900	67,138	98,572	131,644	151,868	3,586,893	
Cash on Cash		2.04%	5.19%	7.59%	11.14%	14.88%	17.16%		

Assumptions		
Purchase Price		2,950,000
Amount Financed		2,065,000
Cash Contributed		885,000
Expansion Cost		-
Vacancy	Year 1 =	28%
	Year 2 =	23%
	Year 3 =	20%
	Year 4 =	15%
	Year 5 =	10%
	Year 6 =	8%
	Year 7 =	5%
Loan to Value		70%
Amortization		25
Interest Rate		7.00%
Management fee		0%
Sale at End of Year 7		
Cap Rate	6.50%	5,464,580
Cost of Sale 5%		(273,229)
Loan Balance		(1,782,457)
Sale Proceeds		3,408,894
IRR =		**26.48%**

Neither the Seller, Owner or Broker represents, warrants, either by implication or express statement, the accuracy or completeness of the information contained in this property presentation. The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein.

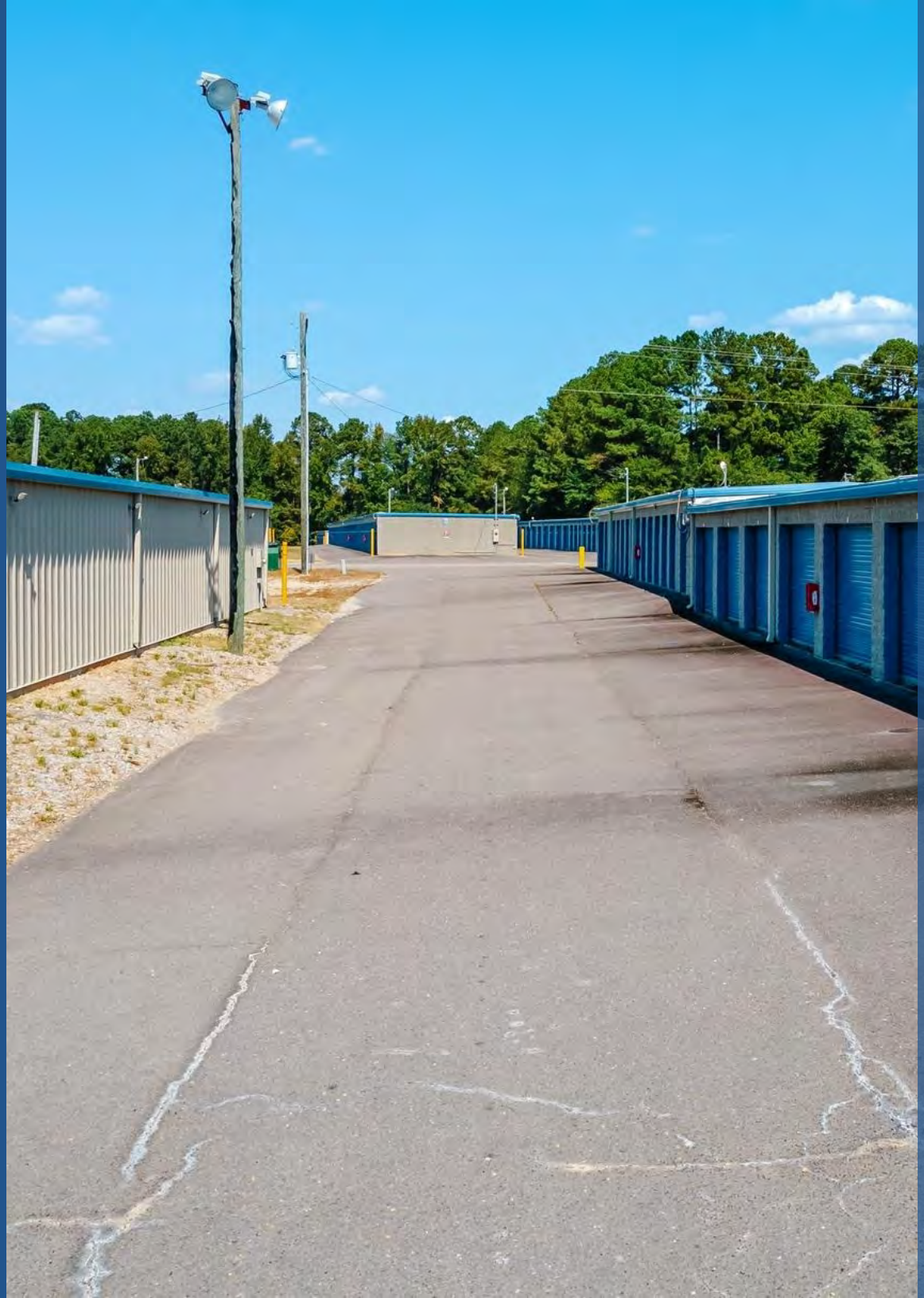


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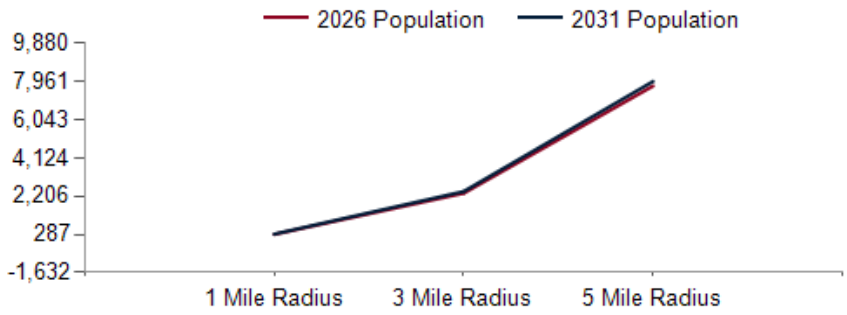
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06 **Demographics**

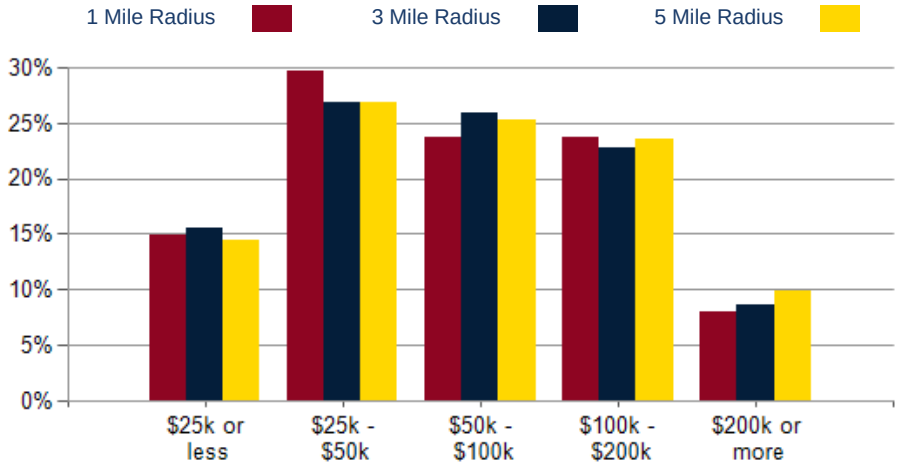
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	105	1,816	6,371
2010 Population	133	2,114	7,162
2026 Population	287	2,352	7,733
2031 Population	303	2,440	7,961
2026 African American	90	670	2,310
2026 American Indian	4	36	124
2026 Asian	2	20	67
2026 Hispanic	25	197	649
2026 Other Race	12	83	251
2026 White	155	1,327	4,267
2026 Multiracial	24	210	694
2026-2031: Population: Growth Rate	5.45%	3.70%	2.90%

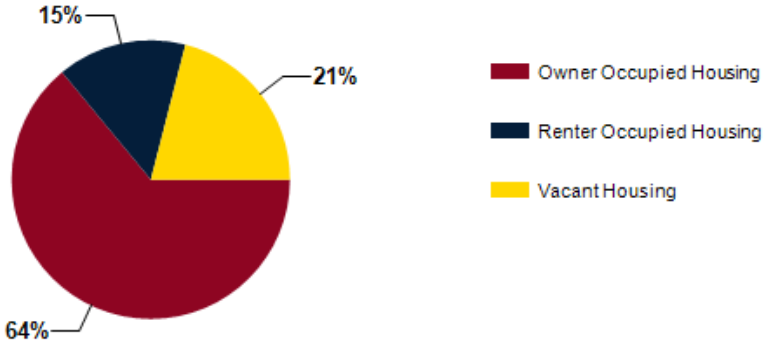
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	9	94	295
$15,000-$24,999	6	52	151
$25,000-$34,999	8	70	260
$35,000-$49,999	22	182	569
$50,000-$74,999	14	144	463
$75,000-$99,999	10	99	317
$100,000-$149,999	12	118	431
$150,000-$199,999	12	96	295
$200,000 or greater	8	81	306
Median HH Income	$60,000	$61,764	$63,380
Average HH Income	$88,509	$90,470	$93,399



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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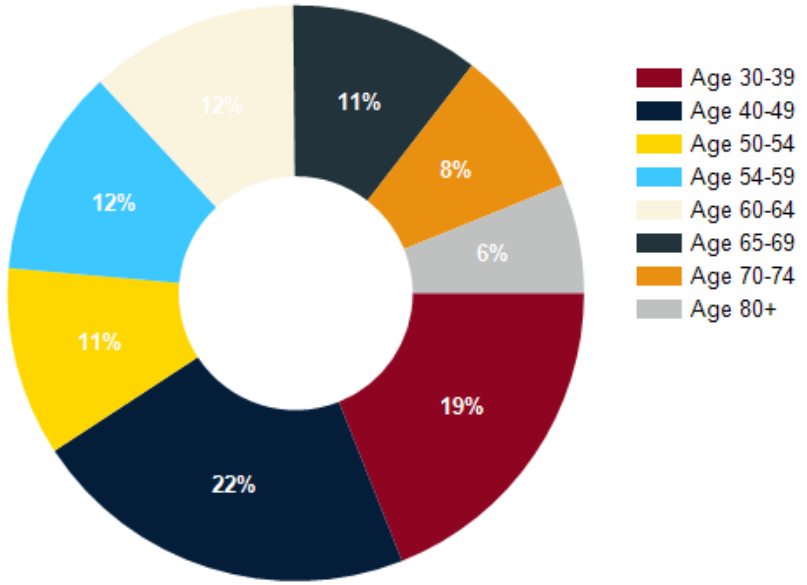
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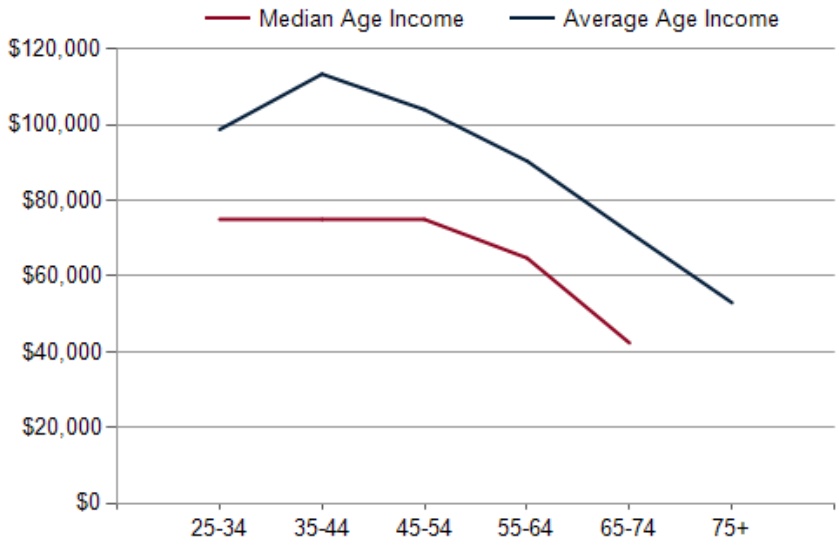
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	15	126	450
2026 Population Age 35-39	19	156	533
2026 Population Age 40-44	19	153	521
2026 Population Age 45-49	20	153	483
2026 Population Age 50-54	19	152	513
2026 Population Age 55-59	21	173	570
2026 Population Age 60-64	21	171	543
2026 Population Age 65-69	19	156	504
2026 Population Age 70-74	15	132	414
2026 Population Age 75-79	11	93	288
2026 Population Age 80-84	6	47	139
2026 Population Age 85+	3	28	89
2026 Population Age 18+	229	1,878	6,118
2026 Median Age	43	43	42
2031 Median Age	44	44	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$75,000	$82,396	$81,891
Average Household Income 25-34	$98,747	$103,521	$105,171
Median Household Income 35-44	$75,000	$83,229	$92,496
Average Household Income 35-44	$113,410	$115,029	$120,057
Median Household Income 45-54	$75,000	$76,076	$79,569
Average Household Income 45-54	$103,982	$102,951	$105,760
Median Household Income 55-64	$64,793	$63,644	$68,804
Average Household Income 55-64	$90,438	$93,250	$99,211
Median Household Income 65-74	$42,339	$46,595	$45,576
Average Household Income 65-74	$71,568	$73,071	$71,168
Average Household Income 75+	$52,990	$50,320	$50,399

Population By Age





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07 **Company Profile**

Advisor Profile



Dale C. Eisenman, CCIM
Broker-In-Charge

Dale is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in Alabama, North Carolina, South Carolina, and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses, and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as an investor and as a broker. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real-world experience, knowledge, and negotiation skills to each client relationship.



Hal H. Tanner III
Lead Broker

Hal is a licensed real estate professional in North Carolina, South Carolina and Georgia. With more than 30 years of business experience and holding key executive leadership roles, Hal transitioned to commercial real estate. His background in finance, revenue improvements, and controlling costs enable him to bring a unique skill set to our clients. His working knowledge of client-based solutions that provide positive financial returns makes him an excellent fit for Midcoast Properties, Inc. Hal and his family reside outside of Lynchburg, VA.

24/7 Store It



Exclusively Marketed by:



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MIDCOAST PROPERTIES, INC.

Brokerage License No.: SC7889; NCC12481; GAH4519; AL106364-0
https://midcoastproperties.com/

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powered by CREOP

This form is required for use in all sales transactions, including residential and commercial.

Working With Real Estate Agents Disclosure
(For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: *Check all relationship types below that may apply to this buyer.*

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

__X__ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: *For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.*

Buyer's Signature	Buyer's Signature	Date
Hal H. Tanner III	NC #318611	Midcoast Properties, Inc.
Agent's Name	Agent's License No.	Firm Name

REC. 4.27 • 1/1/2022