



# PROSPECTUS

Students -  
[www.ForAPlaceToLive.com](http://www.ForAPlaceToLive.com)

Partners -  
[www.ForAPlaceToInvest.com](http://www.ForAPlaceToInvest.com)



Source: Houston Downtown - <https://www.houston.org>

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**W**e are excited to introduce you to For A Place To Live, a dynamic and forward-thinking Student Housing company located in Houston, Texas. With the ever-increasing demand for high-quality, safe, and convenient housing options for students, For A Place To Live (FAPTL) presents an exceptional opportunity for investors seeking a reliable and lucrative investment avenue.

At FAPTL, we are committed to providing students with more than just a place to live; we offer them a holistic living experience that fosters personal growth, community engagement, and academic success. Our innovative approach to student housing focuses on cutting-edge amenities, sustainable design, and exceptional service, creating a nurturing environment that students are proud to call home.

We invite you to explore this prospectus, where you will learn more about our unique business model, growth potential, and our dedication to ensuring long-term investor returns. Join us in our mission to reshape the landscape of student housing and make a lasting impact on the lives of tomorrow's leaders. Together, we can make a difference while reaping the rewards of a wise and forward-looking investment.



### SECURITY

Your investment in FAPTL Student Housing is underpinned by the security of real estate ownership. Our portfolio comprises carefully selected properties strategically located near major universities and colleges, ensuring the stability and growth potential of your investment. You can take comfort in the tangible value and long-term appreciation that real estate investments offer.



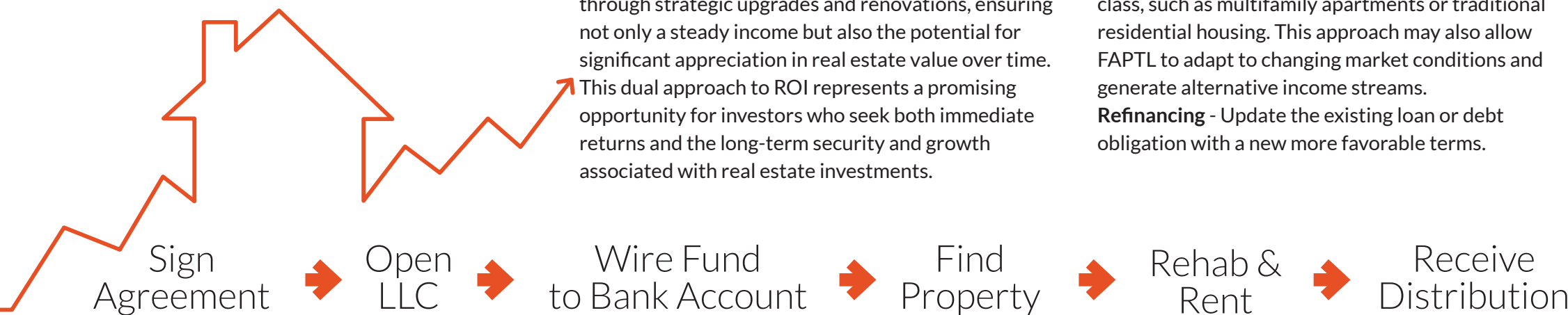
### ROI

Investing in student housing with FAPTL offers the potential for a robust return on investment (ROI) that transcends typical financial ventures. With projected annual returns of 8-10% and the added advantage of real estate appreciation, your investment here is poised for exceptional growth. Student housing, fueled by a constant influx of university attendees, maintains a steady demand that consistently drives rental income. What sets DreamHaven apart is our commitment to optimizing the property's value through strategic upgrades and renovations, ensuring not only a steady income but also the potential for significant appreciation in real estate value over time. This dual approach to ROI represents a promising opportunity for investors who seek both immediate returns and the long-term security and growth associated with real estate investments.



### EXIT STRATEGY

Here are some common exit strategies for Exiting a real estate investment in student housing - **Sale of the Property** - Selling your ownership stake to your partner(s) or finding a new partner who wants to take over your position **1031 Exchange** - Defer capital gains taxes incurred on the sale of a property by investing in another property. **Conversion to other Asset Classes** - If the student housing market becomes less favorable, you can consider converting the property into a different asset class, such as multifamily apartments or traditional residential housing. This approach may also allow FAPTL to adapt to changing market conditions and generate alternative income streams. **Refinancing** - Update the existing loan or debt obligation with a new more favorable terms.



# What makes us Different

## ACQUISITION TO PROPERTY MANAGEMENT

Managing properties that FAPTL acquire allows for a seamless transition from purchase to operation. We have an in-depth understanding of the property's history, condition, and potential, enabling you to implement tailored management strategies.

## DECISION MAKING AS OWNER

In a partnership, responsibilities are typically shared, allowing you to benefit from collective decision-making and risk management. FAPTL will handle day-to-day property management, leaving you with a more hands-off investment. For any big decisions for the investment, you will have role as the owner. As a part owner, you hold a direct ownership stake in the properties acquired through the joint venture, giving you a share of the rental income, appreciation potential, and future decision-making.

## TRANSPARENCY

FAPTL values transparent communication with its joint venture partners. FAPTL dedicate bank account for each joint venture, with all related expenses and revenue flowing through that specific checking account. Partners can review financial data and collaborate effectively on key decisions, such as property improvements, leasing strategies, and potential exit strategies.

## FINANCIAL REPORTING

FAPTL provides monthly financial reports and statements for each joint venture, offering partners a comprehensive view of the financial performance, income, and expenses. These reports are typically generated from the dedicated bank account, providing an accurate and detailed overview of the financial status.

# 5 Reasons to Invest in Student Housing

## Reason 1 Using Universities as Anchors

Universities are some of the most stable institutions in the country, these are well funded schools that have been around for centuries. Most of the major universities are much older than the majority of the blue-chip stock companies, and that stability makes student housing practically immune to fluctuations in the stock market, the real estate market, and even the economy. The need for a college education has boomed in recent decades after well-paying jobs shifted away from manufacturing and into technology. And while enrollment has been rapidly increasing, universities have not been able to keep pace in

providing additional dorms. All these students add up to a need for housing, and investors have been taking notice in record numbers. In 2014, \$3.5 billion in student housing sales took place, followed by \$6 billion in 2015 and \$10 billion in 2016. **The booming college enrollment and constant influx of students, combined with the shortage on on-campus housing, provides a large, steady population of renters, and the high demand helps keep rental prices strong.**

## Reason 2 A Wealth of Options

Primary evaluation tool for a real estate in the cap rate, which is the net operating income divided by the sales price. This is an area where student housing has done very well. In student housing sector typically run **one-half to three-quarters of percentage point higher** than with traditional multifamily properties.

## Reason 3 All the Benefits of Professionally Managed Real Estate

In a Gallup Poll, Americans selected real estate as the best long-term investment opportunity, far ahead of stocks, bonds, gold, and savings accounts/CDs. And while we've established the benefits of investing in private student housing, most people lack the funds

and expertise to buy and manage their own apartment properties. A professionally managed real estate company, however, affords you the security of pooling your money with many other investors in a diversified portfolio. **At the same time, it offers asset preservation and capital appreciation, as well as a monthly cash flow through dividends.**

## Reason 4 An IDEAL Investment

**I - Income**  
**D - Depreciation**  
**E - Equity Growth**  
**A - Appreciation**  
**L - Lifetime**

That's a clever acronym that we use to demonstrate the five different ways that we can grow an investment simultaneously. **I - Income.** Student housing with high occupancy rates provide consistent income. **D - Depreciation.** Spread the cost over 27.5 years. **E - Equity Growth.** Every monthly loan payment includes both principle and interest. **A - Appreciation.** Appreciate student housing with remodeling and renovation. **L - Lifetime.** Lifetime of capital gains tax deferral with 1031 Exchange. It's one of the only places outside of an IRA where you can defer capital gains taxes and even depreciation-recapture taxes indefinitely.

## Reason 5 Taking Advantage of Depreciation

One of the biggest advantages to invest in real estate is the tax benefits. Because the **IRS allows the cost of income-producing property to be recovered through yearly tax deduction.** A big part of the equation is depreciation, a noncash - or paper - deduction that allows to spread out the cost of buying a property over decades. Real estate is one of the only where you can depreciate or write off some of the wear and tear and usage of the property and shelter some of the income while still having the benefit of appreciation over time.

Can you remember a major university folding its tent and going out of business? Can you imagine a scenario in which Notre Dame, the University of Oregon, or Utah State University suddenly just disappear?





# 09

## Area Overview

### **2616 ROSEDALE**

Project Cost: \$550,000

Earning: \$108,000/y

Completion Time: 12 months

# Why Student Housing in Houston

- 4th largest city in the US.
- Houston is the #1 Market in the US for Job Creation.
- Housing real estate is affordable.
- It's home to more Fortune 500 headquarters than anywhere in America except for New York.
- It hosts the world's largest concentration of health care organizations, with scientists working hard to beat cancer.
- And finally, there are around 490 elementary schools, 256 middle schools, 178 high schools, and 272 private & charter schools. **More than 315,000 students are enrolled in more than 500 degree and certification programs at 100-plus colleges, community colleges, technical and trade schools. The Greater Houston area has 14 major institutions of higher learning**

## Major Institutions Close to us -

- University of Houston - Main Campus
- Texas Southern University
- Rice University
- University of St. Thomas
- University of Houston - Downtown
- Houston Community College - Main Campus
- Houston Christian University
- Lone Star College
- Baylor College of Medicine
- University of Texas MD Anderson Cancer Center



**Livable Places Initiative**  
 Livable Places Housing Recommendations update portions of the City's residential development regulations that will expand the types of homes that are built in Houston. The changes incentivize smaller neighborhood-scale homes such as garage apartments, courtyard style developments and other developments of eight units or less.

**Historic 3rd Ward**  
 The Third Ward is one of the city's oldest and most culturally rich neighborhoods, known for its diverse community, history, and contributions to the cultural fabric of Houston. The Third Ward exhibits a mix of housing options, from historic homes to newer developments. It's an area that has seen revitalization efforts in recent years, with new businesses and housing projects, while still preserving its historical character.

**Complete Communities**  
 Aims to meet the basic needs of ALL residents in a community, through integrated land use planning, transportation planning, and community design, and is a component of contemporary planning methods including Smart Growth.

**Opportunity Zones**  
 The program offers incentives, in the form of capital gains tax abatement, for those who invest eligible capital into Qualified Opportunity Zone assets

**Major Universities & New Medical School**  
 Area is home to University of Houston, Texas Southern University, and newly built University of Houston College of Medicine

**Transit-oriented Development (TOD)**  
 This kind of development maximizes the amount of residential, business and leisure space within walking distance of public transport.

## Area of Operations

# Market Analysis

UH and TSU both are considered commuter schools. A commuter school or commuter college is a brick-and-mortar place of higher education whose student body is largely comprised of commuters.

Commuter universities indeed present a unique opportunity for student housing investments. While the traditional image of student housing may be centered around universities with residential campuses, commuter universities have their own set of advantages for investors:

- **High Demand** - Many commuter universities serve a diverse student population, and while a portion of students may live off-campus, there is still substantial demand for convenient and affordable housing options. This can create a consistent and sizable tenant pool.

## Number of Students - UH and TSU (2022)

F = Freshman, S = Sophomore, O = Out of State, I = International

School	# Total Students	# of F/ S	% of total Student	# of O/ I	% of total Student
University of Houston	46,700	13,287	28%	5,742	12%
Texas Southern University	8,632	4,120	48%	1,618	19%

## On-Campus Beds available for Students - UH and TSU (2022)

School	# of Bed	% of bed - total Student	% of bed - F/ S	% of bed - F/ S/ O/ I
University of Houston	8,397	18%	63%	44%
Texas Southern University	1,822	21%	44%	32%

Source: University of Houston website - www.uh.edu  
Texas Southern University website - www.tsu.edu

- **Location Benefits** - Being situated in urban areas or regions with thriving educational institutions, commuter universities often offer prime locations for student housing properties. Access to public transportation, local amenities, and the university itself can make these properties attractive to students.
- **Adaptable Property Types** - Commuter universities may require a range of student housing options, from traditional apartments to townhouses or co-living spaces. Investing in a variety of property types can accommodate different student preferences.
- **Potential for Partnerships** - Collaborations with the university, such as providing subsidized housing for international students or partnering on housing programs, can be explored to maximize occupancy and income.

In summary, the demand for student housing near commuter universities is substantial, driven by a diverse student population seeking convenient, cost-effective, and community-oriented housing solutions.

## COST - ON-CAMPUS vs OFF-CAMPUS

University of Houston (Utilities are included)

Residential Hall	Room Type	2022 - 2023 - Fall/Spring	9 M Total with Meal Plan	Cost/m with Meal Plan	Cost/m No Meal Plan
Cougar Village I & II	2 Bedroom Double	\$6,984	\$12,824	\$1,424	\$776
Moody Towers	Double	\$5,708	\$11,548	\$1,283	\$634
	Super Single	\$7,804	\$13,644	\$1,516	\$867
Cougar Place	4 Bed/1 Bath	\$8,326	\$14,166	\$1,574	\$925
	2 Bed/1 Bath	\$9,082	\$14,922	\$1,658	\$1,009
	1 Bed/1 Bath	\$9,336	\$15,176	\$1,686	\$1,037
The Quad	4 Bed/1 Bath	\$8,756	\$14,596	\$1,622	\$973
	Townhouse	\$7,828	\$13,668	\$1,519	\$870
Bayou Oaks	4 Bed/2 Bath	\$8,220	\$14,060	\$1,562	\$913
	2 Bed/1 Bath	\$8,648	\$14,488	\$1,609	\$961
	3 Bed/2 Bath Shared	\$8,454	\$14,294	\$1,588	\$939
	Townhouse	\$7,048	\$12,888	\$1,432	\$783
University Lofts	Efficiency Furnished	\$10,724	\$16,564	\$1,840	\$1,192
	1 - Bed / 1 Bath Furnished	\$13,238	\$19,078	\$2,110	\$1,470
	2 - Bed/1 Bath Furnished	\$9,530	\$15,370	\$1,707	\$1,058

Texas Southern University (Utilities are included)

Residential Hall	Room Type	2022 - 2023 - Fall/Spring	9 M Total with Meal Plan	Cost/m with Meal Plan	Cost/m No Meal Plan
University Courtyard	4 Bedrooms/ 2 bathrooms	\$6,417	\$9,903	\$1,100	\$713
Tierwester Oaks	4 Bedrooms/ 2 bathrooms	\$6,417	\$9,903	\$1,100	\$713
	2 Bedrooms/ 2bathrooms	\$7,371	\$10,857	\$1,206	\$819
University Towers	Shared Semi Suite - Shared Bath	\$6,796	\$10,282	\$1,142	\$755
Urban Academic Village	1 Bed/1 Bath Large	\$8,632	\$12,118	\$1,346	\$959
	1 Bed/1 Bath Small	\$8,182	\$11,668	\$1,296	\$909
	2 Bed/2 Bath	\$6,832	\$10,318	\$1,146	\$759
	3 Bed/2 Bath (Private)	\$6,498	\$9,984	\$1,109	\$722
	3 Bed/2 Bath (Private 2 Large)	\$7,146	\$10,632	\$1,181	\$794
	3 Bed/2 Bath (Private 2)	\$6,498	\$9,984	\$1,109	\$722
	Efficiency (Private)	\$7,280	\$10,766	\$1,196	\$809

Off-Campus Student Housing (Utilities are included)

Properties	Room Type	Size (Sqft)	Cost/ m	Source: Off-Campus Housing Websites
Campus VUE	1 bed/ 1 bath	494	\$1,515	Campus Vue - <a href="https://campusvueapartments.com/">https://campusvueapartments.com/</a>
VUE on MacGregor	1 bed/ 1 bath	501	\$1,309	Vue on MacGregor - <a href="http://www.vuecollegeliving.com/">http://www.vuecollegeliving.com/</a>
Tower 5040	1 bed/ 1 bath	507	\$1,744	Tower 5040 - <a href="https://www.tower5040.com/">https://www.tower5040.com/</a>
The Icon	1 bed/ 1 bath	591	\$1,695	The Icon - <a href="http://livetheicon.com/">http://livetheicon.com/</a>
Gateway on Cullen	1 bed/ 1 bath	620	\$1,425	Gateway on Cullen - <a href="http://gatewayoncullen.com/">http://gatewayoncullen.com/</a>
DLP Proper	1 bed/ 1 bath	630	\$1,425	DLP Proper - <a href="https://www.dlpproper.com/">https://www.dlpproper.com/</a>
Haven at Elgin	1 bed/ 1 bath	513	\$1,700	Haven at Elgin - <a href="https://havenatelgin.com/">https://havenatelgin.com/</a>
Global Houston	Studio	330	\$999	Global Houston - <a href="https://www.liveglobalhouston.com/">https://www.liveglobalhouston.com/</a>

**FAPTL is consistently providing comparable unit with a lower than competitor's cost and meeting the demand of the off-campus housing need each semester**



# 15

## About US

### **ROSEDALE III**

Project Cost: \$502,000

Earning: \$88,500/y

Completion Time: 9 months



# Partnership Structure

At For A Place To Invest, we believe in the power of collaboration and strategic alliances. Our commitment to creating value for our partners, stakeholders, and clients is exemplified by our Limited Liability Company (LLC) partnership structure. We invite you to explore the exciting possibilities that are available in the Student Housing market in Houston area.

The partnership operates as a Limited Liability Company (LLC). In all of our venture, For A Place To Invest and our esteemed partners, hold ownership stakes as defined in the Operating Agreement. The Operating Agreement serves as the legal framework governing the partnership. It defines the roles, rights, and obligations of each member, including financial contributions, profit-sharing, and exit strategies.

The LLC partnership follows a member-managed structure, where For A Place To Invest oversees day-to-day operations, decisions, responsibilities as outlined in the Operating Agreement.

Investment and funding are shared proportionally based on ownership percentages. Profits from the partnership are distributed according to the terms specified in the Operating Agreement. The partnership complies with all state and federal regulations governing LLCs. Annual filings, tax compliance, and reporting obligations are adhered to without compromise. Comprehensive risk management strategies are implemented to mitigate potential challenges and uncertainties.

**While investing in Student Housing offer unique opportunities for potentially high returns and tax benefits, they also come with substantial risks. It's imperative that as an investors you fully understand these risks and engage financial advisors before investing.**

# What we Offer



## Knowledge/Experience

Through our experience, we are well verse about all aspects of the student housing. We have a firm grasp on all of the changing laws relating to property ownership, landlord/tenants and other real estate related regulations.



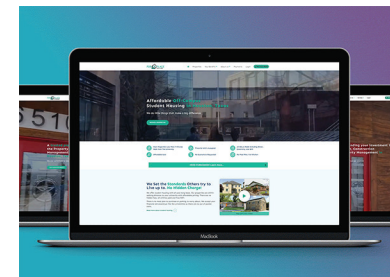
## Vendor Relationships

We have strong, long-held partnerships with our quality service providers for a superior level of service with a competitive rates on regular maintenance.



## People Skills

We know our student, they are our highest priority. We build relationship with our existing clients and tenants, as well as potential new ones with a friendly, positive attitude, coupled with superior customer service skills. Our communication with them is always clear and concise, both in verbal and in written form.



## State of the art Website

Our website has been developed in collaboration with students and thought-leaders in student housing services. Site is designed to understand and meet the unique needs of each of our students need. Through the Investor Portal, owners can view and download financial reports and property ownership related documents.



## Standard Operating Procedures

We have proven operational procedures, which have been developed through years of experience. We have standard practices they put into place for every community or building we serve. These operating procedures include preventive maintenance programs, a full audit of all contracts and vendors, a transparent financial system and budget, and solutions that enhance the value of our property, as well as the lifestyle of all the residents in it.



## Marketing through Social Media/ SMS/ SEO

Because technology is so important to today's students, we focus on popular social media outlets such as Facebook and Twitter to market to them. We have developed in-house SMS marketing platform to directly reach our clients.

# What we do & the Fee Structure

## PROPERTY ACQUISITION

With our years of experience in the area, our Real Estate Acquisition Process gives us the ability to develop high-quality, safe, decent, accessible, and affordable properties. With the proven process, the Property Acquisition group track seller leads, set appointments, create contracts, arrange inspections and appraisals, send offers and manage these offers through the escrow process, and close on the purchase of the properties.

### Fee Structure -

- **PURCHASE PRICE \$300,000 OR BELOW - \$3,000 AT CLOSING**
- **PURCHASE PRICE OVER \$300,000 - 1% OF THE PURCHASE PRICE**
- Negotiation and Research
- Set up LLC
- Contract and Closing

An additional \$540 Real Estate Broker fee is required if it involves the broker (HAR). If commission received from the other party is more than the agreed amount, it will be credited as a "closing cost credit" to the party.

**30+**

Years of Experience

**10,000+**

Students Served

**94%**

Students Live with us More than a Year

**\$15 mil+**

Portfolio Managed

**200+**

Units

**40+**

Amazing Options

## CONSTRUCTION MANAGEMENT

Whether it is a residential rehab or groundup new construction, the Construction Management group of FAPTL provides the professional service to oversee the planning, design, and construction, from its beginning to its end. We deliver a high level of customer satisfaction with quality products by prioritizing time management, cost management, quality management.

### Fee Structure -

#### 10% OF TOTAL ACTUAL RENOVATIONS COST

- Prepare strategies, cost estimates, budgets, and work timetables
- Supervise construction personnel and activities on-site
- Select, hire, and instruct laborers and subcontractors
- Comply with legal requirements, permits, building and safety codes, and other regulations

**We do little things that make a big difference**

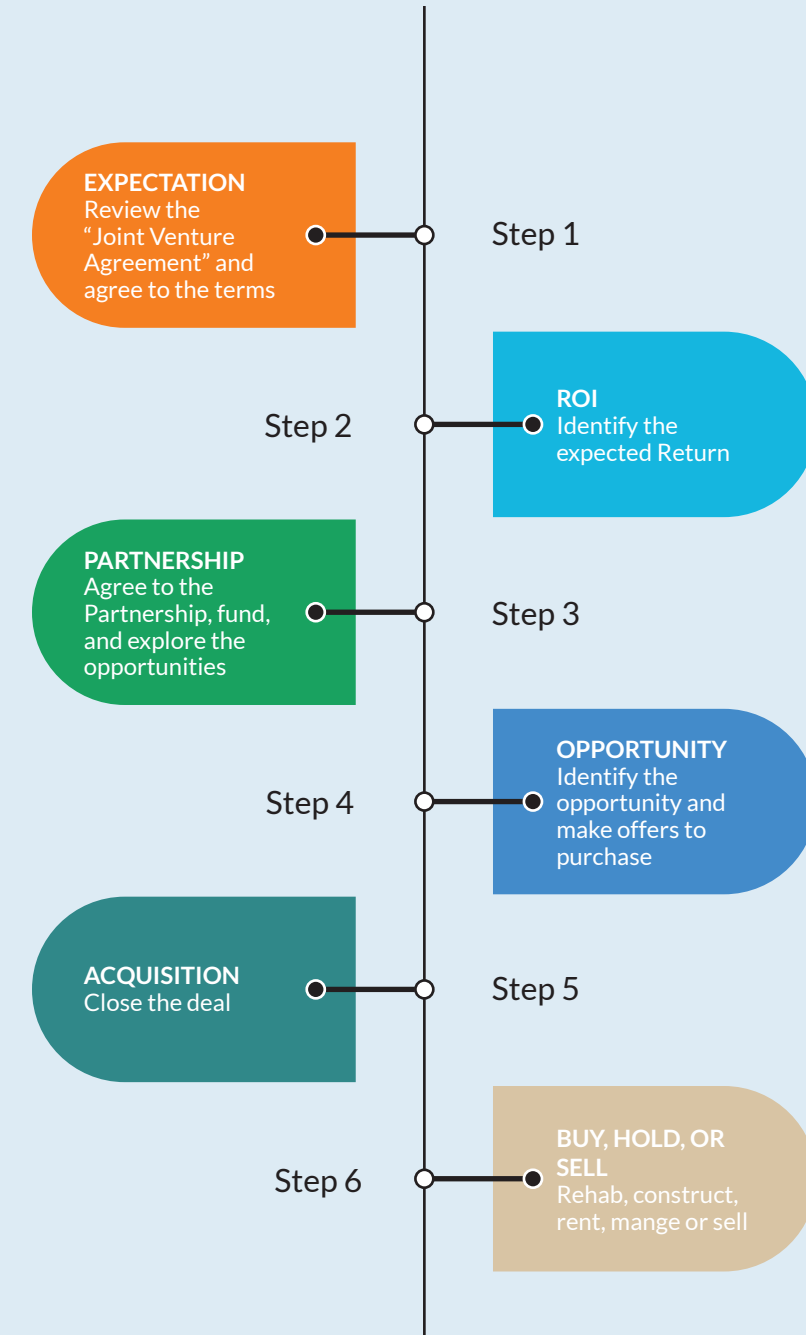
## PROPERTY MANAGEMENT

FAPTL effectively manages the operation, control, maintenance, and oversight of our real estate and project revenue ensuring a financially viable and stable operation. We do it all - advertise the rental property, handle tenant inquiries, screen applicants, select suitable candidates, draw up a lease agreement, conduct a move-in inspection, move the tenant(s) into the property, collect rental income, coordinate any maintenance issues, and supply the investor(s) with financial statements.

### Fee Structure -

- FOR LEASING:** A Leasing Fee in the amount of **half month's rent** is due at the beginning of the tenancy.
- FOR MANAGEMENT:** A Management Fee of **10% of Gross Rent COLLECTED** and Management Fee will begin on the first month of occupancy.
- RENEWALS:** A Renewal Fee of **fifty percent (50%) of the new rent amount** is due upon the renewal of lease. Any extension of the Tenant occupancy shall be deemed a renewal of the previous rental term for the purpose of renewal compensation.
- APPLICATION FEE:** Application will be collected, and the amount will be used by the property management to process the application and generate the lease. Fee will also be used to maintain and upgrade the website for the application.

# How to Start



# Completed Projects



**YELLOWSTONE III**  
Project Cost: \$155,000  
Earning: \$22,200/m  
Completion Time: 1 months



**KINGSBURY II**  
Project Cost: \$215,000  
Earning: Rehab  
Completion Time: Ongoing



**BEEKMAN**  
Project Cost: \$400,000  
Earning: Construction  
Completion Time: Ongoing



**OLD SPANISH TRAIL**  
Project Cost: \$3,000,000  
Earning: Construction  
Completion Time: Ongoing



**GOFORTH III**  
Project Cost: \$291,000  
Earning: \$48,300/y  
Completion Time: 9 months



**KINGSBURY**  
Project Cost: \$353,000  
Earning: \$68,700/y  
Completion Time: 8 months



**YELLOWSTONE II**  
Project Cost: \$365,000  
Earning: Construction  
Completion Time: 9 months



**COSBY II**  
Project Cost: \$275,000  
Earning: \$52,560/y  
Completion Time: 7 months



**ROSEDALE III**  
Project Cost: \$502,000  
Earning: \$88,500/y  
Completion Time: 9 months



**DICKENS**  
Project Cost: \$260,000  
Earning: \$60,900/y  
Completion Time: 11 months



**KEYSTONE**  
Project Cost: \$220,000  
Earning: \$48,600/y  
Completion Time: 9 months



**COSBY**  
Project Cost: \$285,000  
Earning: \$45,600/y  
Completion Time: 8 months



**FLORINDA**  
Project Cost: \$185,000  
Earning: \$32,400/y  
Completion Time: 5 months



**GOFORTH II**  
Project Cost: \$585,000  
Earning: \$96,540/y  
Completion Time: 12 months



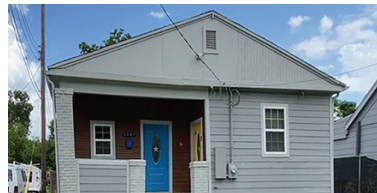
**ISABELLA**  
Project Cost: \$390,000  
Earning: \$63,000/y  
Completion Time: 11 months



**GOFORTH**  
Project Cost: \$294,000  
Earning: \$49,800/y  
Completion Time: 4 months



**ROSEDALE II**  
Project Cost: \$275,000  
Earning: \$63,108/y  
Completion Time: 11 months



**ENNIS III**  
Project Cost: \$250,000  
Earning: \$47,700/y  
Completion Time: 10 months



**KELSO**  
Project Cost: \$203,000  
Earning: \$39,600/y  
Completion Time: 4 months



**ENNIS II**  
Project Cost: \$250,000  
Earning: \$58,200/y  
Completion Time: 4 months



**ENNIS**  
Project Cost: \$200,000  
Earning: \$47,700/y  
Completion Time: 9 months



**RUTH**  
Project Cost: \$419,000  
Earning: \$78,000/y  
Completion Time: 11 months



**ROSALIE**  
Project Cost: \$308,000  
Earning: \$58,140/y  
Completion Time: 8 months



**ROSEDALE**  
Project Cost: \$550,000  
Earning: \$108,000/y  
Completion Time: 12 months



**WHEELER**  
Project Cost: \$553,000  
Earning: \$111,300/y  
Completion Time: 11 months



**PERRY**  
Project Cost: \$250,000  
Earning: \$41,700/y  
Completion Time: 7 months



**BLODGETT**  
Project Cost: \$420,000  
Earning: \$88,200/y  
Completion Time: 8 months

# Experience in Higher Education

Jamil is the Managing Partner of FOR A PLACE TO LIVE (FAPTL) and is involved with day-to-day operations and managing institutional funding relationships. Jamil spent over 25 years at higher education administration (Texas Southern University, University of Houston - Downtown) and truly knows how to drive the process. Jamil's experience includes admission, financial aid, student accounting, and housing, which offers a complete understanding of the STUDENT ENROLLMENT PROCESS. Exposure to various business cultures and widely divergent professionals ensures his comfort level in working in a wide variety of roles. Through the years of experience, Jamil has developed a keen sense of understanding what it takes to get the job done.

## PROFESSIONAL EXPERIENCE -

**University of Houston - Downtown**  
Associate Vice President, Enrollment Management,  
Aug 2016 - May 2017

**Texas Southern University**  
Associate Vice President and  
Special Assistant to the President,  
Office of the President, May 2000 - Aug 2016

**Texas Southern University**  
Lecturer, School of Business-Management  
August 1999 - December 2008

## CONSTRUCTION PROJECTS -

### STUDENT TOWERS - TSU

**Type:** Commercial - Ground up Construction  
**Scope:** Built 800 beds with General Contractors. Gave input with the construction and student's need with the General Contractor and Project manager. Coordinate occupancy of the building once completed.  
**Time:** May 2016



### FAIRCHILD/ BELL - TSU

**Type:** Rehab- Commercial Office Space  
**Scope:** Redesign Office of Admission, International Student Office, and student lab. Managed the budget. Designed the space with the architect.  
**Time:** July 2012



### BELL BUILDING - TSU

**Type:** Rehab- Commercial Office Space  
**Scope:** Redesign office space and student counter with General Contractors. Managed the budget. Designed the space with the architect. Oversaw a broad range of remodeling projects.  
**Time:** February 2008



## 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.

### 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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Untitled

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