



NEWS UPDATE:

UNT Real Estate and Property Management NEW Home!

(Next to Kerr Hall and Wooten Hall, and the New Multi-Story Parking Garage!)

REAL ESTATE & PROPERTY MANAGEMENT PROGRAM

Department of Finance, Insurance, Real Estate and Law

Fall 2011 and Spring 2012 Newsletter

A co-production of the UNT Real Estate Program and the UNT Real Estate Alumni Association

October 2011

2011/ 2012 UNT Real Estate Program Progress and Activities

Major progress and exciting things are happening that are increasing the value and brand of the past, present, and future of the UNT Real Estate degree!

- ◆ The College of Business has moved into the new \$75 Million Business Leadership Building known as the BLB! Basically located between Kerr Hall, Wooten Hall, and across from the main library, amenities include:
 1. 4-story ultra-modern building!
 2. Fantastic lecture halls with high tech teaching aids (ground floor and 1st floor).
 3. All administration and department offices on 2nd floor.
 4. All faculty on the 3rd floor which is vast and complex maze of wonderful offices. Be sure to check the maps and directory to visit faculty!
- ◆ The Texas Apartment Association (TAA) continues to graciously give wonderful support, time and human power toward the following activities:
 1. The TAA Education Foundation and the Apartment Association of Tarrant County combined give \$16,000 a year in scholarships.
 2. Two (2) Property Management student/ professional mixers at the UNT Career Center with food and beverage! Fall and Spring events to meet our students!
 3. The TAA Education Foundation hosts about twenty students a year at their TAA Education Conference and Expo including hotel rooms and

registration expenses.

- ◆ CCIM Dallas continues to offer annual scholarships for the UNT Real Estate “hosted” Skeet Shoot in September which is in hoot for 25 students to attend and meet the 150+ Big Dog Real Estate Shooters!
- ◆ CCIM graciously invites 20 students to their annual Educational Luncheon at the Park City Club every November. Baen is the keynote speaker and offers a “5-Year Commercial Real Estate Forecasting” lecture. This year is the 21st annual event. Reservations are required to attend. In return for the presentation, lucky UNT students get scholarships for CCIM classes worth \$1,000! (Baen’s 2012-2016 outline is available online on his website www.cob.unt.edu/firel/baen/.)
- ◆ Randy Guttery has relinquished his duties as the Associate Graduate Dean of COB and has returned to his excellence in teaching Real Estate Finance, Principles and Valuation classes.
- ◆ Kimberly Geideman continues to have excellent classes and has published impressive and significant publications in *the Journal of Real Estate Research* and *the Appraisal Journal*.
- ◆ Dr. Baen continues to give industry and community speeches that raise the awareness of our program and job prospects for both internships and full-time positions of former students.
- ◆ The UNT Real Estate Alumni Association has over 400 members and has met several times over the years. The most recent was the Grand Opening of the Business Leadership Building where they met with the current student club members. The former students presented their brief histories, current jobs,

and gave advice to students, followed by a tour of the new building. Also, this year the Alumni Club met in Addison for a social event and had 30 in attendance.

- ◆ CREW awarded Chelsey Hayes (former Real Estate Club President and now with Radio Shack) a \$10,000 Nationally Competitive Scholarship. Commercial Real Estate Women of Dallas continues to offer their time, effort, and enthusiasm to our students. In the past, they have contributed:

1. Scholarships
2. Monthly luncheon invites for our lady students
3. A career panel of professional real estate opportunities and advice to advanced students.

Karla Peterson, with MetLife Real Estate Investments has always been so helpful and persistent in assisting our students!

- ◆ With the challenging Real Estate Market, we have watched our scholarships and gift fund balances decline over the last four years. This is both regrettable and understandable. We are seeking new heroes and sheros to make appreciation gifts.
- ◆ The UNT Real Estate Alumni Association is FREE and open to anyone and everyone who:
 1. Is in any Real Estate related business.
 2. Ever went to UNT (regardless of major)!
 3. Has a need of any interns, employees, or research needs.
 4. Is bored with life and needs excitement, thrills and a social network.

We have many members who need to update their business affiliation and email addresses.

- ◆ There have been over 30,000 former students at UNT that have taken Real Estate classes! There are 10,000+ UNT former students who NEVER took a Re-

al Estate class and are in the Biz! We need more members! It is free!

UNT Real Estate Alumni Association Member and Notable Former Students and Friends of UNT

Update Profiles for 2011/ 2012 Newsletter

- ◆ Shane Stephens is now with J.P. Morgan Chase and is aware of a few opportunities at his company (mailto: shane.x.stephens@jpmchase.com).
- ◆ Todd DeLong (delongproperties@gmail.com) is with Greystone Servicing and says there is some demand for experienced Asset Manager (3-10 years) and will let us know about entry level jobs when they appear.
- ◆ Chelsey Hayes, former UNT Real Estate Club President, is now a lease negotiator with Radio Shack. Look out retail owners nationwide!
- ◆ Brad Cruickshank is now Vice President of Investment Sales at Woodmont Company in Ft. Worth and has closed several large deals lately. He also cooks for the Retreat every year! Thanks Brad!
- ◆ Josh Ashford is with Liberty Mutual in Flower Mound and supports our Real Estate Club!
- ◆ Josh Fisher is also with Liberty Mutual.
- ◆ Chris Leavell supported a scholarship this year and is with Genesis Realty Advisors. They are buying very challenging deals and turning them around.
- ◆ Brad DeYoung is doing deals with Chris Leavell!
- ◆ Chris Bryan is with Prism Hotels and Resorts and also became a Vice President and Court Appointed Re-



UNT Real Estate Club Meeting at Business Leadership Building on September 22, 2011

ceiver for hotels, motels, and country clubs with Hospitality Receiver, LLC. They manage problem properties for lenders and the courts and then broker them when they are recovered.

- ◆ Ashley Watts continues to be a Real Estate Headhunter for Corporate America.
- ◆ Howard Fuerst is with Transwestern Retail and has become a Vice President.
- ◆ Nick Miller is a Tax Consultant with Brusniak/ Blackwell Tax Attorneys in Dallas.
- ◆ Andrew Morgan is with the Wise County Appraisal District and is getting married to another UNT Alumnus!
- ◆ Andrew Sanderson is a Commercial Broker with Faust Real Estate in Denton, and has recently closed several large commercial deals. He is off to Europe to spend some time relaxing. Nice going.
- ◆ The new UNT Stadium grass was installed and planned by Jason Bell. He does commercial projects all over the U.S.
- ◆ We understand that Curtis Stogsdill may have single handedly turned Pier One Imports around (their real estate anyway)!
- ◆ Ryan Baker just completed his Masters Degree at UNT and has accepted a commercial appraisal position with Integra. An outstanding firm for an outstanding young man (even though his undergrad was from A&M). Way to go Ryan.
- ◆ Jason Keen, Principal of Verdad Real Estate, continues to hire UNT interns and grads for his company. You're a Real Estate Rock Star, Jason!
- ◆ 30,000 more people and positions of former students. We care about you and want everyone to keep us updated in the UNT Real Estate Alumni Club about: where you are, how you are, opportunities you can share, and how we can help you.

UNT Real Estate Scholarships and Fund Raising

These are the primary sources of Real Estate Scholarship and Program Support at UNT.

- ◆ Former students who appreciate the education they received from the Real Estate Program (any amount will do!) Our students and program are running desperately low. Also, please remember us in your estate planning.
- ◆ Former students and recently graduated who actually received a UNT Real Estate Scholarship during their college years. We ask that they replenish the funds provided within five (5) years, if possible, to help other poor students through school. Some give much more than they received, e.g., Randy Smith.
- ◆ Our Industry Partners and Professional Organizations. DFW CCIM, CCIM National, CREW Dallas, CREW National, Ebby Halliday Realtors/Dallas, the Appraisal

Institute, and seeking others! Help!

- ◆ UNT Real Estate Club Service Programs and Activities. CCIM Skeet Shoot, CREW Golf Classic, Golf Tournaments, and Annual Real Estate Retreat.
- ◆ Free Speeches by Baen, who trades his time and efforts for loyal contributors and organizations who offer scholarships instead of speaking fees (CCIM, CREW, the Dallas Real Estate Research Forum, DRERF). There is a limit on how many speeches we can do on Sign post to the Future Five (5) year Prediction/Forecast of the DFW/U.S. Real Estate Market for all classes of Real Estate. The blending of trends, and "unrelated" news stories found in front page stories and business magazines, form the basis of educated guesses on where real estate is going.
- ◆ THE REQUEST We all need to be on the lookout for donors and gifts, large and small, which will continue the scholarships, program and research that make the UNT Real Estate Program one of the top programs in the World!

The tradition of our successful alumni and friends giving back to the UNT Real Estate Program is the backbone of dedication to the industry, the students (whose tuition went up 30%) and the reputation of the program. The ball is rolling! Those students receiving a real estate scholarship while at UNT are asked to "give back" after they are in their successful career paths. Most are doing so with a soul of compassion and appreciation and often give much more! That is WHY we have a record number of scholarships. Many of our wonderful donors have begun the tradition of creating a one-time endowment or have contributed an annual gift fund in their names or the names of their parents or real estate firm, e.g., (Smith, Wolski, Lucas, etc.).

UNT Real Estate Alumni Association

The UNT Real Estate Alumni Association builds awareness and support of the UNT Real Estate Program by providing information about current events and news, networking opportunities to students and alumni, and building a stronger network of UNT Real Estate Alumni. The primary functions of the UNT Real Estate Alumni Association are to:



Provide Networking Opportunities: Real Estate is about relationships. The Alumni Association provides many opportunities to meet other UNT real estate graduates through several different events throughout the year.



Promote the UNT Real Estate Program: The UNT Real Estate program is one of the top rated real estate programs in the United States! The Alumni Association is working to build the recognition of the UNT Real Estate program throughout the business community to promote the credibility of your education.



Support the UNT Real Estate Program: The continued strength of the UNT Real Estate program and Alumni Association will require support from all to retain and build upon this presence. Financial support is always helpful, but the physical support of becoming involved and working to build on these goals will guarantee the continued success of the UNT real estate program, strengthen the activities of the Alumni Association, and supplement your ability to build on your career through your education at the University of North Texas.

JOIN TODAY!

The UNT Real Estate Alumni Association is free to all who attended the University of North Texas and to Friends of UNT Alumni that are working in the real estate industry. Please visit the UNT Real Estate Alumni Association website at:

www.realestatealumniunt.com/

The website contains great information about upcoming Alumni events and recaps of past events as well as information on job postings and contacts for UNT Alumni who have registered to be a member. If you have not yet registered on the website, please do so by clicking on the "Register" button on the left side of the page. This will insure that you are kept up to date with the latest activities.

Crystal Balling the 2012–2017 Markets

Even though the Fed flooded the U.S. with dollars over the past two years, and the dollar has dropped like a rock, Real Estate has not responded by appreciation to beat a drum! Why not? Let's see...

Gold zoomed to \$1,800+ /oz
 Oil zoomed back to \$90+/bbl
 Commodities (corn, wheat, etc.) zoomed up 60 - 80%
 Steel and lumber up 45 - 60%

All this while the Fed locked in record LOW interest rate near zero for two (2) years to "help the economy" and banks! Why isn't Real Estate skyrocketing with the other hard assets? There are several reasons which include, but not limited to, the following:

1. Excess supply of homes in most markets that were created over the last 8 years due to easy financing and low to zero downpayments. The U.S. went from 63% home ownership to 72% during this time period. What a Hay Day for previous renters and home builders, developers, mortgage brokers, real estate brokers, and furniture stores, etc.
2. Booming apartment construction and available apartment vacancies have shifted the previous homeowners who were foreclosed on, into more affordable and

shorter term apartment living commitments. 1-year lease for less \$/ month vs. a 30-year mortgage plus yards, expenses, utilities, taxes, insurances, etc.

3. The "hangover of houses" has not fully adjusted or dropped in prices that would attract serious buyers at the new economy's reality prices. Why?
 - a. Financial institutions are sitting on them, as inventory grows.
 - b. Fear that "fire sale" will cause more foreclosures in their regional portfolios.
 - c. Many are not bothering to foreclose, as empty houses attract vandals and they hope the owners will both manage the property, protect it and perhaps sell it at "par" or at worst 80% of loan value on a short sale.
 - d. Many mortgage investors are in hopes of holding the mortgage originators legally and financially responsible for their losses due to "shoddy underwriting" and/ or fraudulent loans
 - e. Many lenders are hoping the economy and prices will improve overtime and they can renegotiate with homeowners then? Wow, now there is a strategy.

Of course the loss of jobs, slowdown of the economy, and high foreclosure rates and super-high divorce rates (split income) are destroying people's credit scores and ability to borrow money, or to ever rebuy in the future.

The reality is that, downpayment requirements, credit standards, credit scores, qualifying ratios for mortgage and total debt payment ratios are all GETTING SIGNIFICANTLY TOUGHER for buyers. This will cause prices for homes, particularly in the housing market, to fall even further over time!

Recent serious "talk" in Washington, DC about doing away with mortgage interest tax deduction have also spooked many buyers, although only 35% of homeowners apparently use their deductions!

The fact is, home ownership benefits and expectations are changing or are perceived to be changing! Many families are not buying up or down in the market, but staying in their homes. They are satisfied with where they live.

Hmmm...that sounds like a good thing?

Not so fast! We need them to move like they used to, every seven years, so we can get market turnover for:

1. Real estate commissions/ fees
2. Appraisal fees
3. Mortgage fees
4. Surveyor fees
5. Inspection fees
6. Title company fees
7. Etc.

The great American dream and the status of homeownership seems to be shifting in young people to: is renting better? Facts are that in many markets, the "Rent/ Buy

TAA Conference Spring 2011

Decision" as prudent consumers favors renters for the very same house. For now, wait until inflation raises its hand.

It is a fact is that FNMA (U.S. Government) is trying to get out of the secondary mortgage market of buying originated loans from banks to insure increased liquidity and volatility in the housing markets. If Wall Street has to take over this key housing market function, look out! Rates and fees will jump 25 - 40% and further reduce the market value of homes due to home affordability factors. How much take home pay we have established? How much rent a renter will pay, and how much loan or borrower can acquire? This establishes home/ rent house values! Not sellers, not real estate brokers, and not that local tax office and not the governments.

Whether we like it or not, our federalized (FNMA) socialized mortgage market that buys the vast majority of new loans in the U.S. is the only thing keeping loans and home sales moving today. Because of huge short-term inflation risks (to banks, lenders/ disposition) on very long term, very low interest rates (3.5 - 4%), the U.S. housing market had better hope FNMA continues to buy 1st lien paper or rates will only be available on ARMS without CAPS! This would cause a further crash in the market value of homes.

The Value of Capital:

1. Feds at 1/4%
2. Home loans at 4%
3. Treasury at <3%
4. Venture capital requires 12 - 14%
5. CAP rates at 9 - 12%

SOMETHING AIN'T RIGHT! Real estate will be King again.

UNT Real Estate Program News

Total Students	Fall 2009	Fall 2010	Fall 2011
Principles of Real Estate (REAL 2100)	202	190	157
Real Estate Agency (REAL 3100)	15	29	19
Real Estate Finance (REAL 4000)	48	29	18
Property Management (REAL 4200)	37	18	18
Real Estate Investments (REAL 4300)	64	66	33
Real Estate Valuation (REAL 4400)	31	17	13
Real Estate Internship (REAL 4800)	1	1	0
Advanced RE Valuation (REAL 5400)	7	7	1
Advanced Investments & Analysis (REAL 5760)	8	0	4
Real Estate Internship (REAL 5800)	0	0	0
Real Estate Special Problems (REAL 5900)	6	5	0
Real Estate Law & Contracts (BLAW 4770)	71	72	40
Advanced Real Estate Law & Contracts (BLAW 5770)	10	9	0





UNIVERSITY OF NORTH TEXAS REAL ESTATE CLUB FALL 2011/SPRING 2012

All Dates to be Confirmed

- Watch Club Board in College of Business Hall-

1. September 15, 2011 Wednesday

- College of Business Career Fair at UNT Coliseum 3:00-6:30pm – Be there or be square!

2. September 22, 2011 Thursday PIZZA MEETING 12:30-1:45PM SIGN UP MEETING BLB 015

- Field Trip Sign Up
- Guest Speakers – UNT Real Estate Alumni Club
- Elections
- Activities – Join for \$5 a year NOW!
- Meet the Faculty
- Meet the Club
- Scholarship Application Deadlines (Feb 2012)
- Announcements
- Information
- Retreat Planning

3. September 29, 2011 Thursday 11:30AM-6:30PM CCIM Sporting Clays Outing and Hosting!

- 25 club members needed. We don't shoot, but host the Big Dogs of Real Estate and keep scores followed by dinner and prizes.
- Or you can shoot for a \$150 donation! More info later.
- Dallas Gun Club/ SE Corner of New 121/35E
- \$1,000 scholarship to most lottery ticket sold by UNT students

4. October 6, 2011 Thursday 5:00-7:00PM Texas Apartment Association Sponsored Mixer and Food/ Beverages!

- A great opportunity to meet and greet our UNT Real Estate Program sponsors and supporters.
- Jobs, opportunities, and fun!
- UNT Career Center TAA Reception at the Union
- At UNT Career Center

5. October 28, 2011 Friday 5:00-11:00PM UNT Real Estate Club Retreat

- 350+ in attendance
- Dinner
- Tours/Jobs
- Alumni will attend!
- Alumni Testimonials
- Student RSVP Signup sheet in FIREL office
- Bring Guests!
- No Alcohol will be served, dinner will!

6. November 17, 2011 Thursday North Texas CCIM Park Cities Club Luncheon

- Limited to 20 students.
- Advanced students priority first.
- Professionally dressed
- TBA

7. March 1, 2012 Thursday Guest Speaker: Mike Statler

- Speaker: Mr. Mike Statler, 1st Priority Inspections – 817.467.7328 or 817.INSPECT
- Mr. Statler is one of the top home and apartment inspectors in Texas. He will share fantastic photos and horror stories on what he finds wrong in buildings! A wonderful and funny presentation to keep you from buying a BAD deal.

Give Back! Real Estate Professorship!

In order to enhance the Real Estate program's level of excellence dramatically and make it the destination for high quality, real estate career-track students, the FIREL Department has long wanted to fully fund an endowed chair in commercial real estate. This effort is well under way. We want to build on the current success and invite you to join us in fully funding an endowed chair. \$100,000 has already been pledged and accepted by the UNT Administration.

The CCIM, SIOR®, ULI, MAI®, TAA, REALTOR®, and Baen Endowed Chair in Commercial Real Estate will ensure commercial real estate is always taught at UNT; create a new faculty line that will hire a fourth full-time real estate professor who, by virtue of being named to the Endowed Chair, will be a renowned scholar; expand the pool of quality, recruitable students for the real estate industry; and extend the legacy of excellence in professorship established in part by the founding faculty. The goal of \$1.1M will yield \$40,000 annually to be used toward research expenses, travel expenses, and salary supplements. The Chair is named to honor those leading organizations in the commercial real estate industry that have strong ties to the real estate program. These leading organizations and trade groups are Certified Commercial Investment Member Institute, Society of Industrial & Office Realtors®, Urban Land Institute, Appraisal Institute®, Texas Apartment Association, and Realtor®. The real estate program develops highly trained commercial real estate professionals who are then hired by these organizations. The success of the university and these organizations is linked through the students graduating from the real estate program.

We want to complete this project by the end of the year in order to hire a new faculty member in 2012. Show the real estate program you support us and the Endowed Chair. Your past financial support has been a tangible demonstration of how much you value your education, the real estate faculty, and the importance of a strong real estate educational program at UNT. A generous contribution at this time will allow us to get much closer to the goal of funding the endowment for the chair this year. You can also ask your employer to financially support the Endowed Chair through a corporate matching program or an outright gift.

You can make your gift online by using our secure online giving form which can be found at <https://development.unt.edu/givenow/givenow.php>; use Appeal Code ECCOMREAL. Or you can send you check, made payable to UNT Foundation, to the Office of Development, PO Box 311250, Denton, TX 76203-1250. Thank you for your time and for supporting UNT.

UNT Endowed Professorship in Commercial Real Estate Investment

Yes! I am interested in investing in the future of the Real Estate Program at UNT. Please contact me with more information on this proposed endowed professorship.

Name: _____ E-mail: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone1#: _____ Phone2#: _____

**Mail this form to John Baen
1155 Union Circle #310410, Denton, TX 76203
OR FAX to 940.565.4234**

Autumn 2011 Real Estate Retreat Friday, October 28, 2011, 4:00-11:00 P.M. 26th Annual Event

For UNT friends, guests, former students, real estate students, and real estate professionals. KIDS WELCOME. Hosted by Friends of the UNT Real Estate Club as a non-university event. Why?

- Dinner hosted by UNT Real Estate Alumni Association
- Head Hunters and HR People Welcome
- Deals, contacts, internships, renew acquaintances
- To get to know more real estate people!
- Get together, sit together, socialize
- Meet current and former students
- Relax around the campfire high on a hill
- Hayride through the woods in a pick-up truck!
- Make friends for your future!
- Fishing is good (catch and release)
- Feed the deer
- Canoeing
- Get out of town
- Walk in the woods

Yes! I would like to sponsor a named Real Estate scholarship.

One time gift of \$_____ OR

Amount per year:

\$250 \$500 \$1,000 \$25,000

(Make checks payable to UNT Real Estate Scholarships #75697 or for program support UNT Real Estate Unrestricted Gift Fund #67583)

Name _____ E-mail _____

Address _____ City _____

State _____ Zip _____ Phone _____ Fax _____

**Mail to: UNT Real Estate Program
 1155 Union Circle #310410
 Denton, TX 76203**

RSVP to Retreat
Friday, October 28, 2011, 4:00-11:00 P.M.
26th Annual Event
Keep this Map!

Fax RSVP to (940) 565-4234 or respond online at <http://www.cob.unt.edu/rsvp>

_____ YES, we plan on coming to the Real Estate Retreat!

NAME: _____ with _____ guests. (Kids, friends welcome!)

My phone number is _____. My firm is _____.

My cell phone number is _____. My email address is _____.

RSVP by October 28. (If possible. If not, just come!)
 phone (940) 565-3050, fax (940) 565-4234, e-mail: firel@unt.edu

_____ NO, we wish we could attend! Attached please accept our contribution of \$_____ to support
 the UNT Real Estate Program.

Mail contributions to John Baen, PH.D., UNT Real Estate Program, FIREL Department, 1155 Union Circle #310410, Denton, TX 76203-0410. Please make checks for program support payable to UNT Real Estate Unrestricted Gift Fund #67583 or for scholarships to UNT Real Estate Scholarships Fund #75697.

Where: Baen's ranch, approximately one (1) hour from DFW or Denton.

Food: A light dinner will be served. Bring your own beverages.

Dress: Casual or ranch wear. In case of bad weather, we have plenty of room in the main ranch house. Cell phones don't work near the ranch but the landline phone number is (940) 567-3120. (Please use only as an emergency.)

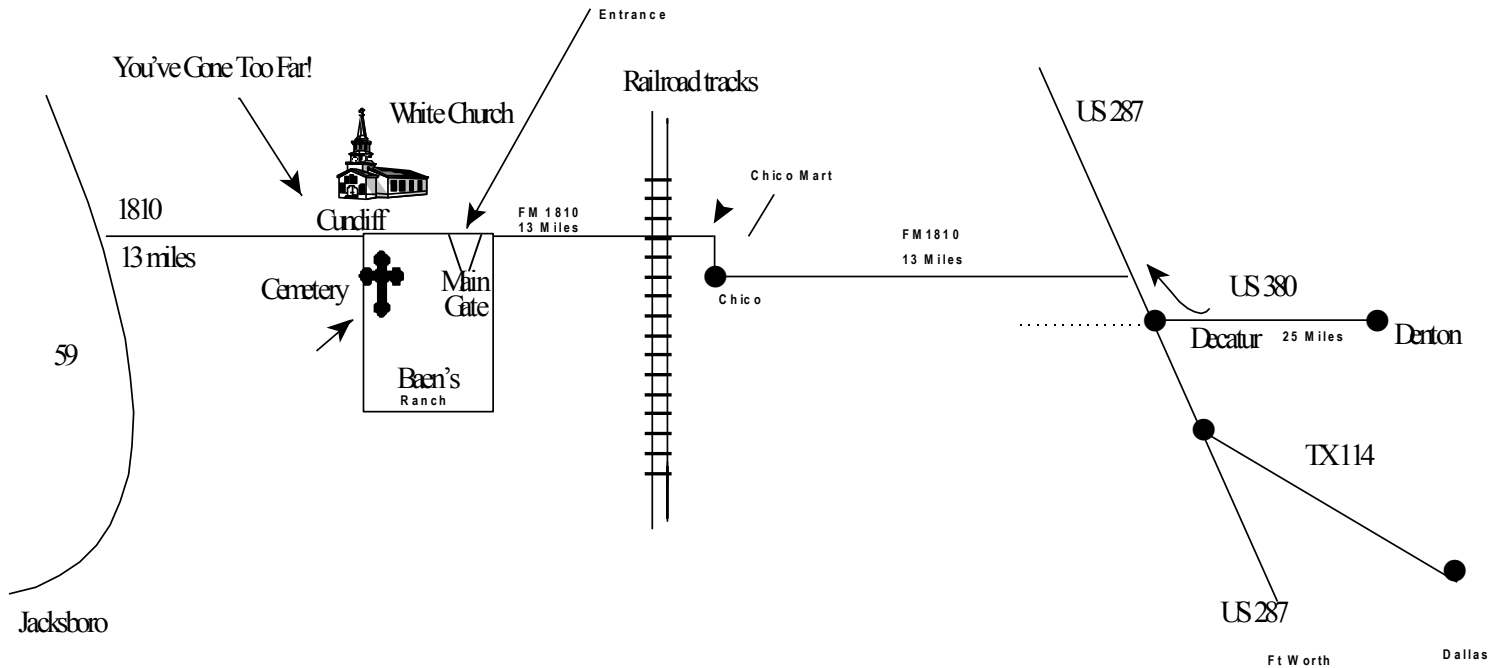
RSVP: With the staff at (940) 565-3050, via email firel@unt.edu or via fax (940) 565-4234 by Friday October 28, 2011 (SAME DAY).

Cost: Free! Donations to the UNT Real Estate Program are appreciated. Alumni who do not attend are encouraged to send \$20 to \$100 to support the UNT Real Estate Program.

Please make your TAX DEDUCTIBLE check payable to **UNT Real Estate Unrestricted Gift Fund #67583** or for scholarship support to **UNT Real Estate Scholarships #75697** and send to the following address:

✉ Dr. John Baen
 FIREL Department
 1155 Union Circle #310410
 Denton, TX 76203-0410

IMPORTANT: Main entrance on south side of FM1810-well marked! After entering gates, **please close them behind you**. There are cattle and other animals wandering around. Bring your boss, your family, friends of UNT and a warm jacket along with a big smile! Bring real estate alumni or anyone who is interested. Please do not bring firearms or dogs. Parents are responsible for their children's safety and well-being.

**DIRECTIONS:**

For online map services, the address is 621 Baen Lane, Jacksboro, TX 76458. 54 miles west of Denton.

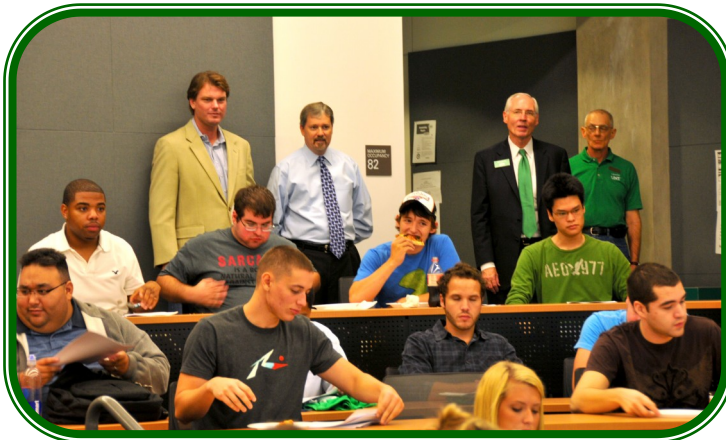
1. From Denton–US 380 West to Decatur (25 miles) –OR– From DFW Airport up Hwy 14 to 287 to Decatur.
2. 1 mile North of Decatur on US 287, turn left on FM 1810 to Chico, Texas (13 miles).
3. Proceed through Chico, jog right then left at Chico Mart and continue on FM 1810 West toward Jacksboro for 13 miles.
4. We are halfway between Chico and Jacksboro on FM 1810@ Cundiff, Texas!
5. Flags and signs will be on main gates, south side of highway.

IN CASE OF EMERGENCY ONLY OR IF YOU GET LOST CALL 940-567-3120

CELL PHONES DO NOT WORK WITHIN FIVE MILES OF RANCH

KEEP GATES CLOSED PLEASE!!

UNT Real Estate Club Meeting Fall 2011



North Texas CCIM's Annual Sporting Clays Event Fall 2011



University of North Texas
FIREL Department
1155 Union Circle #310410
Denton, Texas 76203

Nonprofit Organization
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