

20655 IH-10

San Antonio, TX 78257

Office / Flex Bldg.
with Warehouse
For Lease



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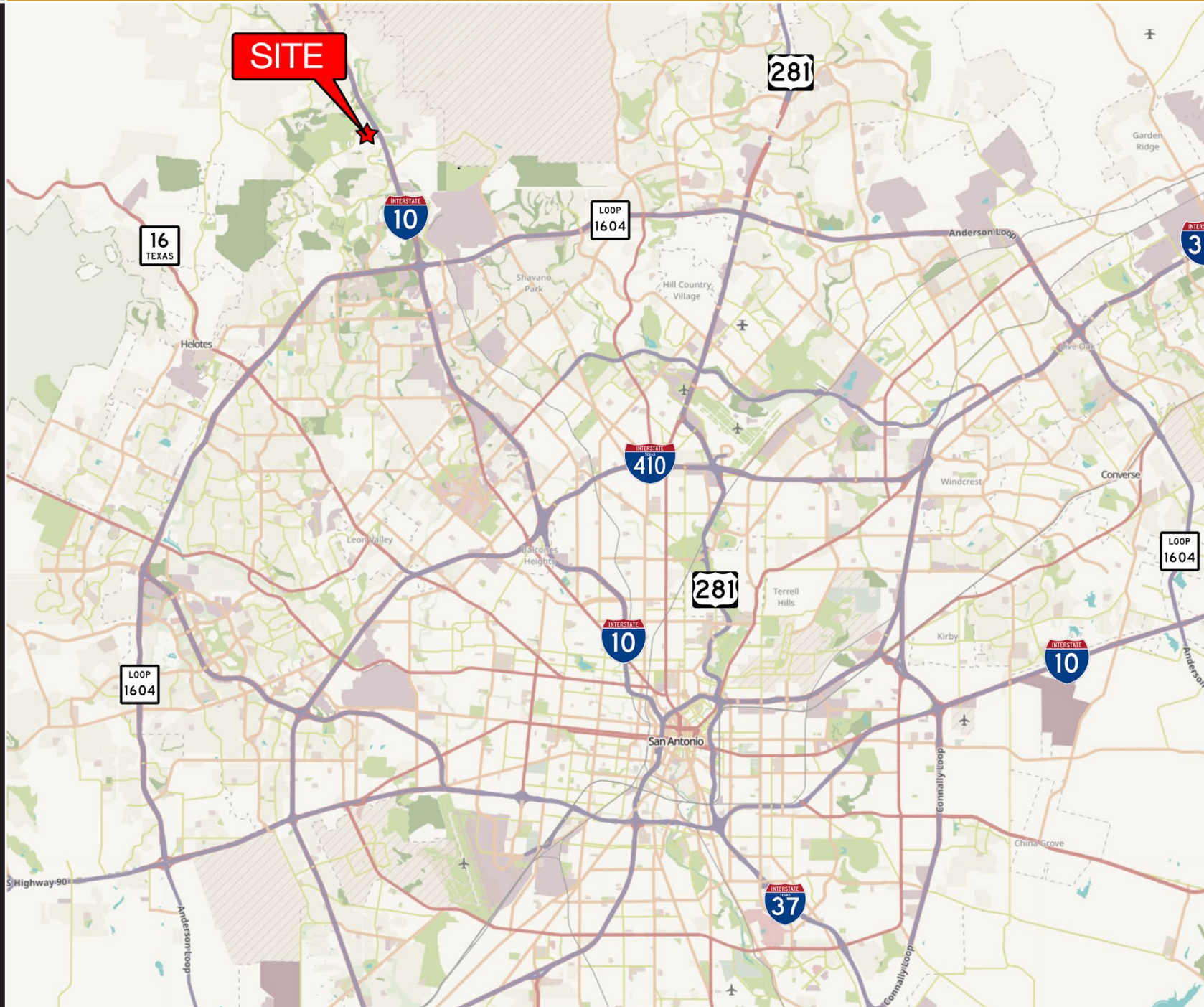
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City Location Map

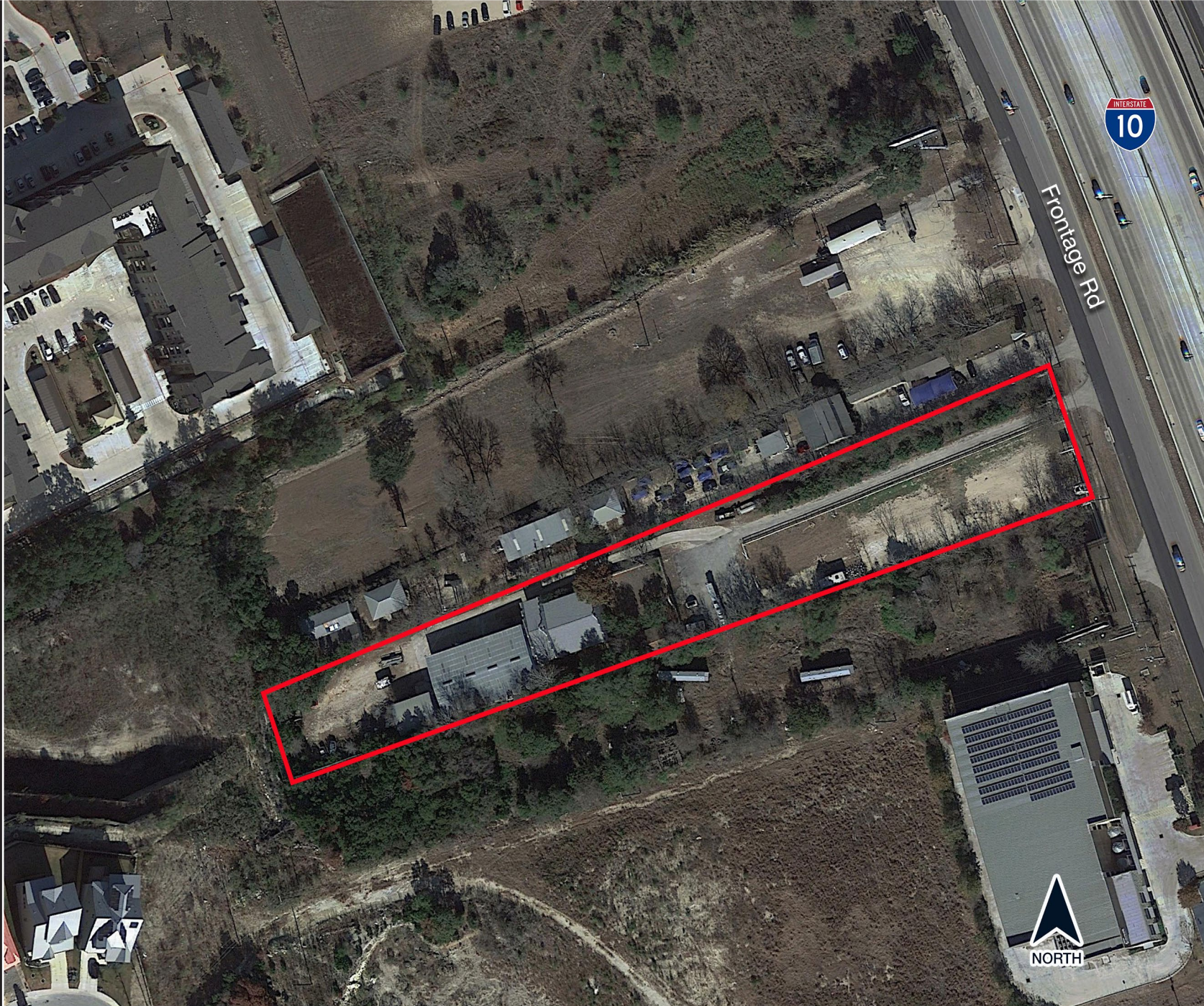


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Site Aerial



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Market Aerial



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The RIM Retailers

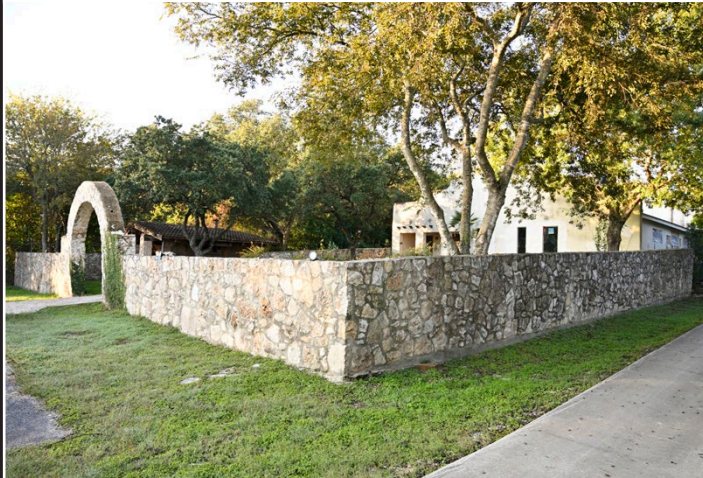


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Photos



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Property Summary

Address	20655 IH-10, San Antonio, TX 78257
Location	IH-10 & Heuermann Rd
Property Size	10,220 Building SF
Legal	NCB 18333 BLK LOT P-3B (.0971 AC) & P-4B (.0971 AC) "IH 10"
Zoning	C-3
Building Status	Existing
# of Floors	1
Road Frontage	200 feet (est.)
Utilities	Electric, Sewer, Water

Comments

- Rare opportunity to lease office/flex building with warehouse space
- Entire building can be taken by a single user or divided
- Unparalleled location along IH-10 Corridor
- Quick access to Loop 1604, and located along IH-10 between SA and Boerne
- Conveniently located near growing Boerne Residential community
- Enjoys some of the strongest demographics in the city with highest household incomes
- Located near affluent neighborhoods of The Dominion, Fair Oaks Ranch, and Anaqua Springs
- Area employers include NuStar Energy, Medtronics, SSFCU, Valero, and USAA
- Close proximity to UTSA, the RIM, The Shops at La Cantera, and Six Flags Fiesta Texas

Traffic Counts

IH-10, north of Heuermann Rd; 98,299 vpd (2019)
 IH-10 at Ralph Fair Rd; 18,285 vpd (2019)
 Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	Spaces Available	1,035 (office)	1,750 (warehouse)
	(Note: All above figures in Rentable Square Feet)		
Lease Price	\$36.00/SF (Office) \$21.00/SF (Warehouse)		
Escalation Quote	Modified Gross		
Term	Three (3) to ten (10) years		
Finishout Quote	Negotiable		
First Month's Rental	Due upon execution of lease document by Tenant		
Deposit	Equal to one (1) month's Base Rental (typical)		
Financial Information	Required prior to submission of lease document by Landlord		
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.		

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San Antonio Overview

Largest U.S. Cities

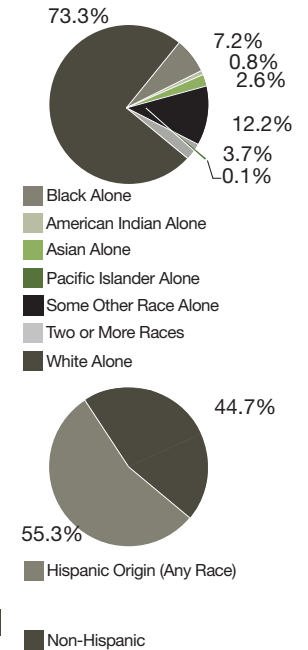
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

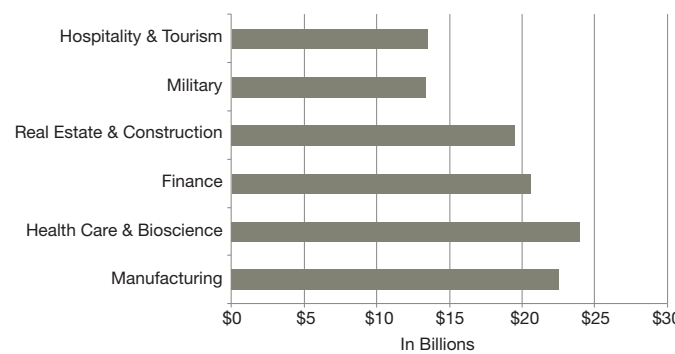
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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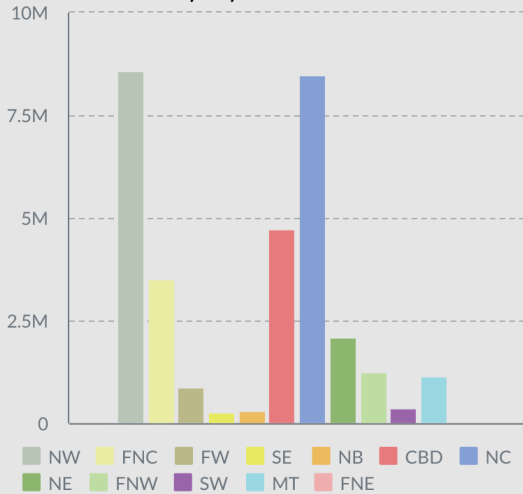
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Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.



Office Market Snapshot - 1Q 2022

Citywide Inventory
31,634,562 SF TOTAL



Development

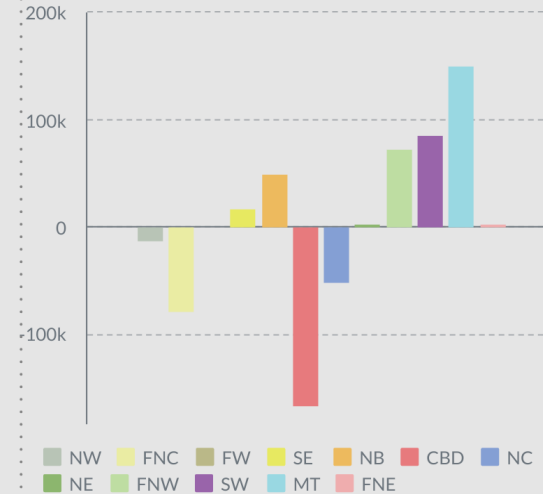


Concord Park III FNC 101,000 SF

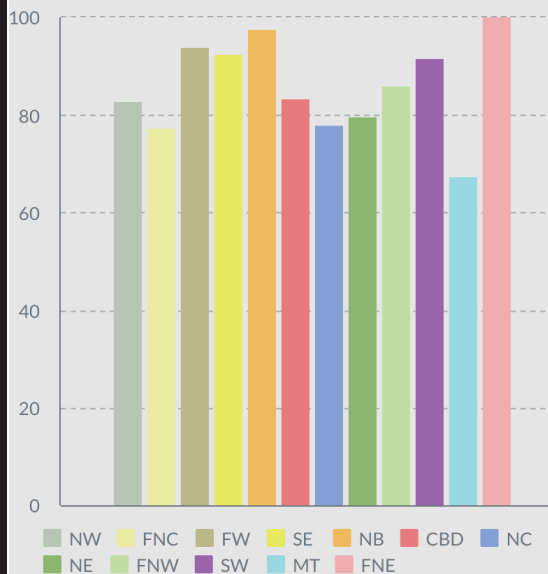
PROJECTS UNDER CONSTRUCTION

City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
East End	CBD	186,996 SF
Farinon Business Park Bldg III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

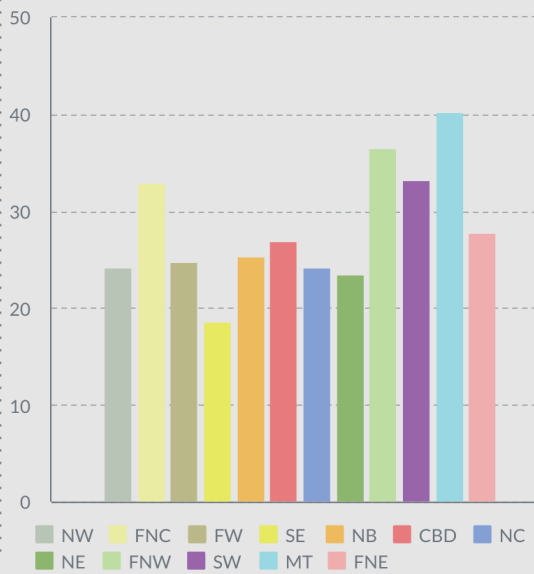
YTD Absorption
(131,154 SF)



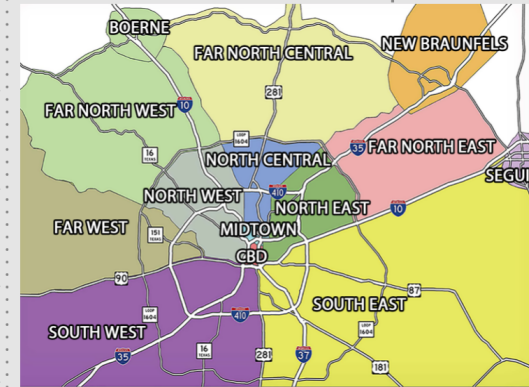
Direct Occupancy
25,655,778 SF
81.1%



Average Quoted Rent
\$27.19/SF/YR Full Service



Submarket Map



Submarkets
SE: South East
SW: South West
MT: Midtown
NB: New Braunfels
NW: North West
CBD: Central Business District
FNC: Far North Central
NC: North Central
FW: Far West
NE: North East
FNW: Far North West
FNE: Far North East

Market Intelligence Guided by Experience
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Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	1,535		5,897		7,116	
Households	659		2,159		2,603	
Families	441		1,710		2,057	
Average Household Size	2.32		2.73		2.73	
Owner Occupied Housing Units	447		1,087		1,345	
Renter Occupied Housing Units	212		1,072		1,258	
Median Age	39.0		41.9		43.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.83%		1.54%		0.71%	
Households	3.81%		1.53%		0.71%	
Families	3.76%		1.49%		0.64%	
Owner HHs	4.35%		1.79%		0.91%	
Median Household Income	1.54%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		63	2.9%	63	2.4%	
\$15,000 - \$24,999		90	4.2%	88	3.4%	
\$25,000 - \$34,999		59	2.7%	60	2.3%	
\$35,000 - \$49,999		107	5.0%	106	4.1%	
\$50,000 - \$74,999		188	8.7%	213	8.2%	
\$75,000 - \$99,999		228	10.6%	263	10.1%	
\$100,000 - \$149,999		445	20.6%	541	20.8%	
\$150,000 - \$199,999		248	11.5%	325	12.5%	
\$200,000+		732	33.9%	944	36.3%	
Median Household Income		\$135,017		\$145,731		
Average Household Income		\$179,924		\$195,704		
Per Capita Income		\$64,106		\$69,630		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	93	6.1%	310	5.3%	359	5.0%
5 - 9	115	7.5%	401	6.8%	428	6.0%
10 - 14	110	7.2%	506	8.6%	527	7.4%
15 - 19	90	5.9%	451	7.6%	525	7.4%
20 - 24	97	6.3%	271	4.6%	308	4.3%
25 - 34	167	10.9%	557	9.4%	661	9.3%
35 - 44	245	16.0%	698	11.8%	843	11.8%
45 - 54	251	16.3%	955	16.2%	1,081	15.2%
55 - 64	204	13.3%	863	14.6%	1,079	15.2%
65 - 74	113	7.4%	575	9.8%	783	11.0%
75 - 84	39	2.5%	246	4.2%	421	5.9%
85+	12	0.8%	64	1.1%	103	1.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,291	84.2%	4,672	79.2%	5,519	77.5%
Black Alone	44	2.9%	232	3.9%	292	4.1%
American Indian Alone	7	0.5%	29	0.5%	35	0.5%
Asian Alone	81	5.3%	459	7.8%	634	8.9%
Pacific Islander Alone	1	0.1%	2	0.0%	3	0.0%
Some Other Race Alone	73	4.8%	306	5.2%	376	5.3%
Two or More Races	37	2.4%	198	3.4%	258	3.6%
Hispanic Origin (Any Race)	479	31.2%	2,102	35.6%	2,684	37.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics : 3-Mile

Summary	Census 2010		2021		2026	
Population	13,595		29,426		34,772	
Households	5,336		11,990		14,191	
Families	3,334		7,659		8,935	
Average Household Size	2.54		2.45		2.45	
Owner Occupied Housing Units	3,276		5,185		6,096	
Renter Occupied Housing Units	2,060		6,805		8,095	
Median Age	33.4		35.2		36.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.40%		1.54%		0.71%	
Households	3.43%		1.53%		0.71%	
Families	3.13%		1.49%		0.64%	
Owner HHs	3.29%		1.79%		0.91%	
Median Household Income	1.12%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			887	7.4%	942	6.6%
\$15,000 - \$24,999			653	5.4%	640	4.5%
\$25,000 - \$34,999			544	4.5%	575	4.1%
\$35,000 - \$49,999			818	6.8%	800	5.6%
\$50,000 - \$74,999			1,618	13.5%	1,913	13.5%
\$75,000 - \$99,999			1,134	9.5%	1,364	9.6%
\$100,000 - \$149,999			2,283	19.0%	2,823	19.9%
\$150,000 - \$199,999			1,449	12.1%	1,891	13.3%
\$200,000+			2,603	21.7%	3,242	22.8%
Median Household Income			\$105,141		\$111,179	
Average Household Income			\$140,862		\$152,674	
Per Capita Income			\$57,846		\$62,750	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	824	6.1%	1,460	5.0%	1,683	4.8%
5 - 9	937	6.9%	1,652	5.6%	1,776	5.1%
10 - 14	884	6.5%	1,864	6.3%	1,949	5.6%
15 - 19	1,060	7.8%	2,039	6.9%	2,391	6.9%
20 - 24	1,702	12.5%	3,030	10.3%	3,596	10.3%
25 - 34	1,646	12.1%	4,589	15.6%	5,264	15.1%
35 - 44	1,960	14.4%	3,627	12.3%	4,472	12.9%
45 - 54	1,876	13.8%	3,668	12.5%	4,072	11.7%
55 - 64	1,499	11.0%	3,526	12.0%	4,077	11.7%
65 - 74	812	6.0%	2,525	8.6%	3,241	9.3%
75 - 84	305	2.2%	1,144	3.9%	1,796	5.2%
85+	90	0.7%	302	1.0%	454	1.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,688	78.6%	22,648	77.0%	26,033	74.9%
Black Alone	523	3.8%	1,152	3.9%	1,452	4.2%
American Indian Alone	77	0.6%	162	0.6%	198	0.6%
Asian Alone	1,071	7.9%	2,464	8.4%	3,409	9.8%
Pacific Islander Alone	13	0.1%	27	0.1%	35	0.1%
Some Other Race Alone	807	5.9%	1,890	6.4%	2,279	6.6%
Two or More Races	416	3.1%	1,084	3.7%	1,368	3.9%
Hispanic Origin (Any Race)	4,400	32.4%	11,452	38.9%	14,187	40.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics : 5-Mile

Summary	Census 2010		2021		2026	
Population	57,822		89,651		100,867	
Households	21,013		34,401		39,069	
Families	13,319		21,593		24,211	
Average Household Size	2.59		2.50		2.49	
Owner Occupied Housing Units	13,537		18,515		20,740	
Renter Occupied Housing Units	7,476		15,886		18,329	
Median Age	29.8		33.4		34.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.39%		1.54%		0.71%	
Households	2.58%		1.53%		0.71%	
Families	2.32%		1.49%		0.64%	
Owner HHs	2.30%		1.79%		0.91%	
Median Household Income	2.08%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,004	8.7%	2,924	7.5%	2,924	7.5%
\$15,000 - \$24,999	2,050	6.0%	1,965	5.0%	1,965	5.0%
\$25,000 - \$34,999	1,723	5.0%	1,801	4.6%	1,801	4.6%
\$35,000 - \$49,999	2,883	8.4%	3,017	7.7%	3,017	7.7%
\$50,000 - \$74,999	5,507	16.0%	6,187	15.8%	6,187	15.8%
\$75,000 - \$99,999	3,515	10.2%	3,963	10.1%	3,963	10.1%
\$100,000 - \$149,999	6,511	18.9%	7,789	19.9%	7,789	19.9%
\$150,000 - \$199,999	3,947	11.5%	5,010	12.8%	5,010	12.8%
\$200,000+	5,258	15.3%	6,412	16.4%	6,412	16.4%
Median Household Income	\$87,940		\$97,475		\$97,475	
Average Household Income	\$120,551		\$131,901		\$131,901	
Per Capita Income	\$46,557		\$51,375		\$51,375	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,385	5.9%	4,495	5.0%	5,031	5.0%
5 - 9	3,751	6.5%	4,963	5.5%	5,296	5.3%
10 - 14	3,590	6.2%	5,318	5.9%	5,468	5.4%
15 - 19	7,144	12.4%	8,814	9.8%	9,462	9.4%
20 - 24	7,411	12.8%	9,634	10.7%	10,557	10.5%
25 - 34	7,273	12.6%	13,877	15.5%	15,236	15.1%
35 - 44	7,999	13.8%	11,619	13.0%	14,005	13.9%
45 - 54	7,259	12.6%	10,154	11.3%	11,080	11.0%
55 - 64	5,422	9.4%	9,655	10.8%	10,373	10.3%
65 - 74	2,965	5.1%	7,067	7.9%	8,502	8.4%
75 - 84	1,250	2.2%	3,164	3.5%	4,655	4.6%
85+	373	0.6%	890	1.0%	1,200	1.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,722	77.3%	67,366	75.1%	74,201	73.6%
Black Alone	2,873	5.0%	4,319	4.8%	4,987	4.9%
American Indian Alone	281	0.5%	477	0.5%	558	0.6%
Asian Alone	4,163	7.2%	7,472	8.3%	9,553	9.5%
Pacific Islander Alone	84	0.1%	128	0.1%	154	0.2%
Some Other Race Alone	3,701	6.4%	6,280	7.0%	7,104	7.0%
Two or More Races	1,999	3.5%	3,609	4.0%	4,310	4.3%
Hispanic Origin (Any Race)	19,894	34.4%	35,724	39.8%	42,152	41.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>REOC General Partner, LLC</u>	<u>4933853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Andrew J. Lyles</u>	<u>4933853</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

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IABS 1-0
IABS Form



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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REOC General Partner, LLC License No. **493853** Email **bharris@reocsanantonio.com** Phone **(210) 524-4000**
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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 Designated Broker of Firm

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **(210) 524-4000**
 Licensed Supervisor of Sales Agent/ Associate

Kimberly Sue Gattley License No. **652669** Email **kgattley@reocsanantonio.com** Phone **(210) 524-4000**
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov