

The Crest at Inwood

Near the SWC of Loop 1604 & Bitters Rd, San Antonio, TX

For Lease



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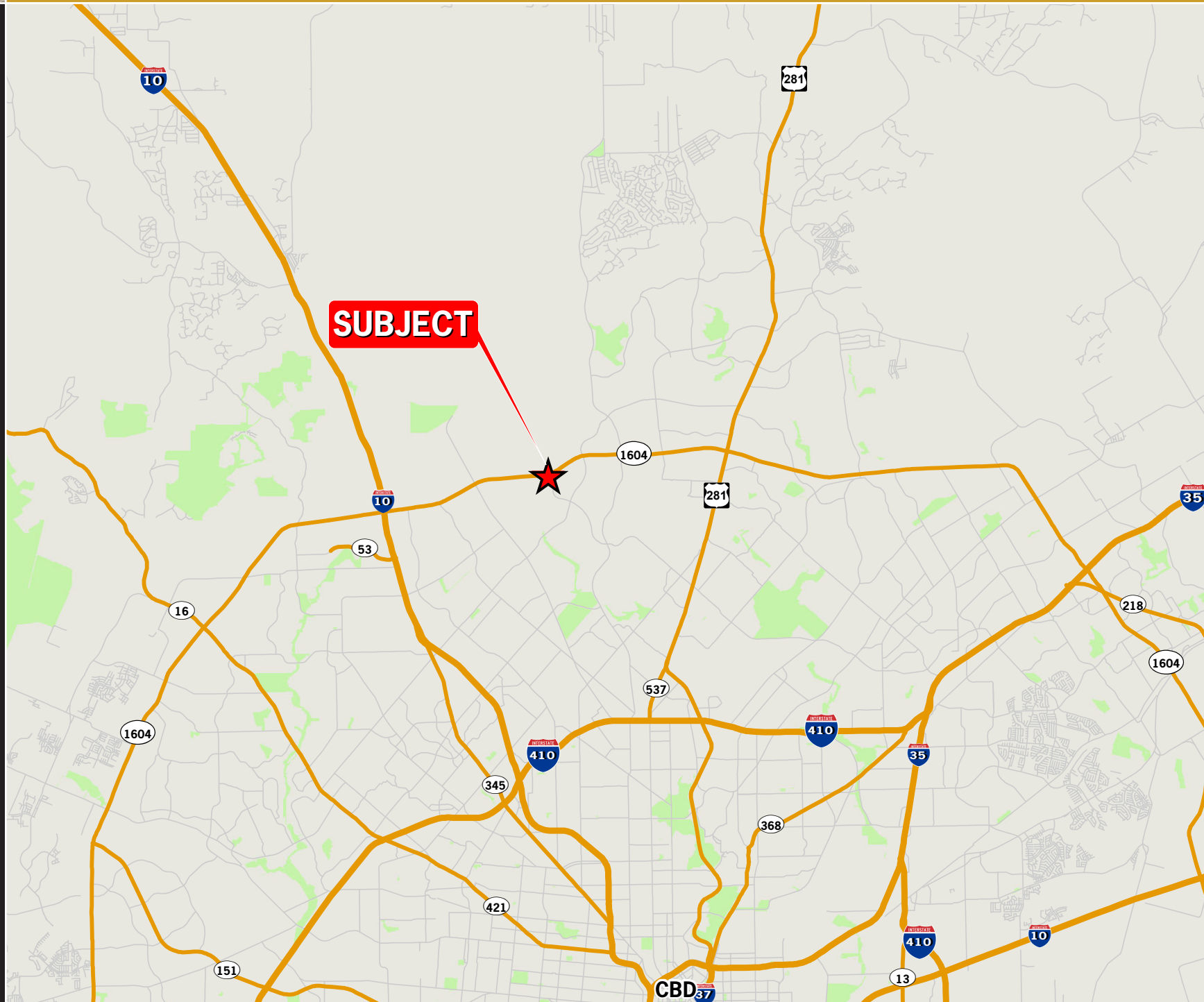
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City Location Map



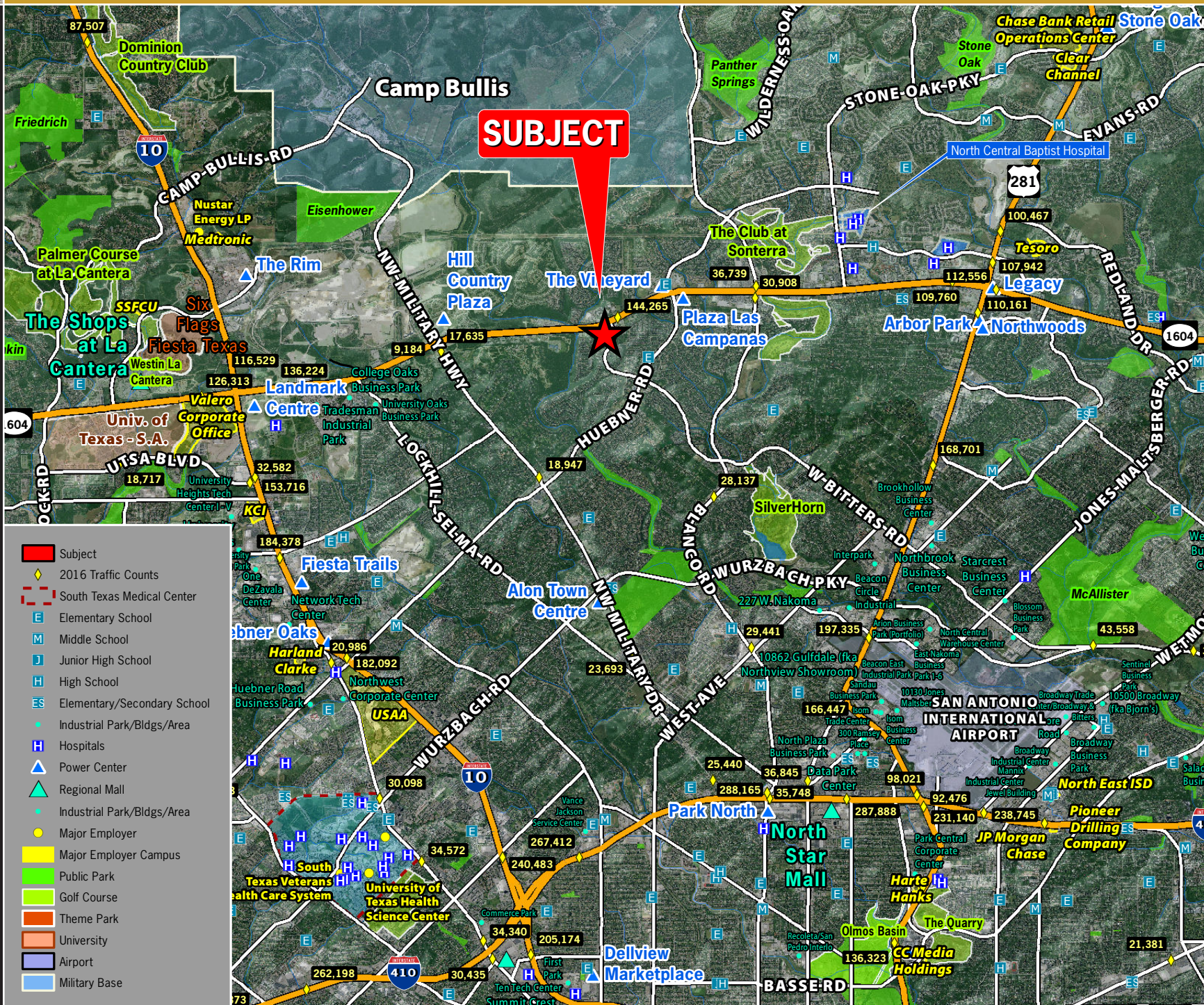
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Aerial Map



- Subject
- ◆ 2016 Traffic Counts
- South Texas Medical Center
- E Elementary School
- M Middle School
- J Junior High School
- H High School
- ES Elementary/Secondary School
- Industrial Park/Bldgs/Area
- H Hospitals
- ▲ Power Center
- ▲ Regional Mall
- Industrial Park/Bldgs/Area
- Major Employer
- Major Employer Campus
- Public Park
- Golf Course
- Theme Park
- University
- Airport
- Military Base

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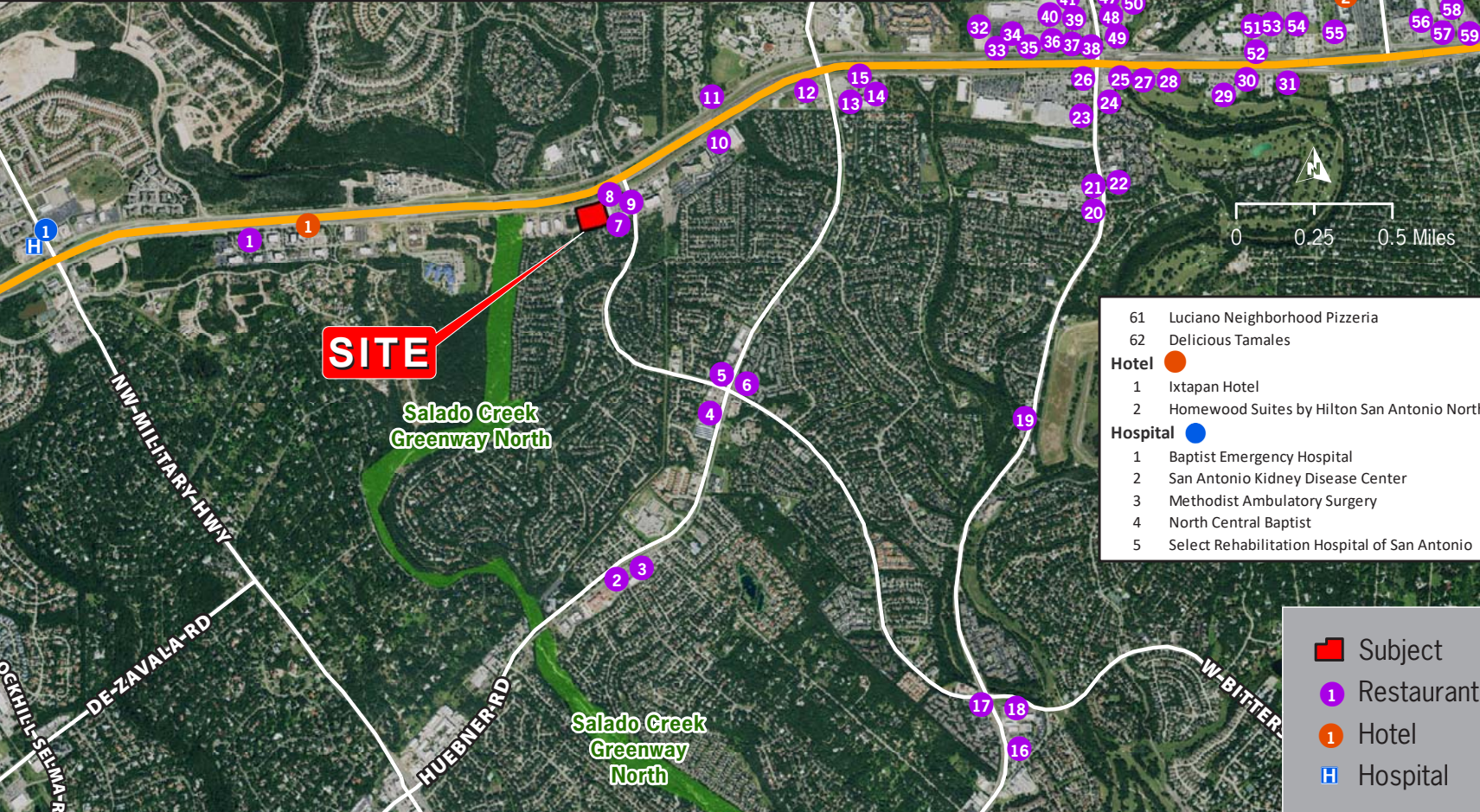
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Restaurants, Hotels, Hospitals Map

Restaurant		
1	Paesanos 1604	21 Longhorn Cafe
2	Domino's	22 El Jalisco Grill & Cantina
3	Luciano's Pizza	23 Subway
4	Chin's Garden	24 McDonalds
5	Yellowfish Sushi	25 Popeyes Louisiana Kitchen
6	SUBWAY	26 Jim's Restaurant
7	Lennys Grill	27 Delice Chocolatier & Patisserie
8	Thai Hut	28 Houlihan's
9	Papa John's Pizza	29 Costa Pacifica
10	Galpao Gaucho Brazilian Steakhouse	30 SILO
11	Big'z Burger Joint	31 Eggspectation
12	Burger King	32 MOD Pizza
13	Edison Experiment	33 J-Prime Steakhouse
14	COVER 3	34 Applebee's
15	Wildfish Seafood Grille	35 Pasha Mediterranean Grill
16	Whataburger	36 Panera Bread
17	The Melting Pot	37 Aldino at The Vineyard
18	Bush's Chicken	38 Chipotle
19	El Bucanero	39 Stone Werks Big Rock Grille, The Vineyard
20	Pizza Hut	40 Sushishima Japanese
41	Demo's Greek Food	42 Wendy's
43	Sake Cafe	43 Sake Cafe
44	El Taco Grill	44 El Taco Grill
45	Quarters Japanese & Korean Bbq	45 Quarters Japanese & Korean Bbq
46	Heavenly Pho Vietnamese Cuisine	46 Heavenly Pho Vietnamese Cuisine
47	Whataburger	47 Whataburger
48	Chick-fil-A	48 Chick-fil-A
49	Luby's	49 Luby's
50	Wahkee Chinese Seafood Restaurant	50 Wahkee Chinese Seafood Restaurant
51	Michin Grill Kitchen & Tequila Bar	51 Michin Grill Kitchen & Tequila Bar
52	Zoe's Kitchen	52 Zoe's Kitchen
53	Tarka Indian Kitchen	53 Tarka Indian Kitchen
54	Chama Gaucha Brazilian Steakhouse	54 Chama Gaucha Brazilian Steakhouse
55	Buffalo Wings & Rings	55 Buffalo Wings & Rings
56	Sushi Zushi	56 Sushi Zushi
57	Mellow Mushroom	57 Mellow Mushroom
58	River City Seafood & Grill	58 River City Seafood & Grill
59	Kirby's Steakhouse	59 Kirby's Steakhouse
60	Taipei	60 Taipei



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- 61 Luciano Neighborhood Pizzeria
- 62 Delicious Tamales
- Hotel**
- 1 Ixtapan Hotel
- 2 Homewood Suites by Hilton San Antonio North
- Hospital**
- 1 Baptist Emergency Hospital
- 2 San Antonio Kidney Disease Center
- 3 Methodist Ambulatory Surgery
- 4 North Central Baptist
- 5 Select Rehabilitation Hospital of San Antonio

- Subject
- Restaurant
- Hotel
- Hospital



Traffic Circulation Map - Ingress Route



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Traffic Circulation Map - Egress Route



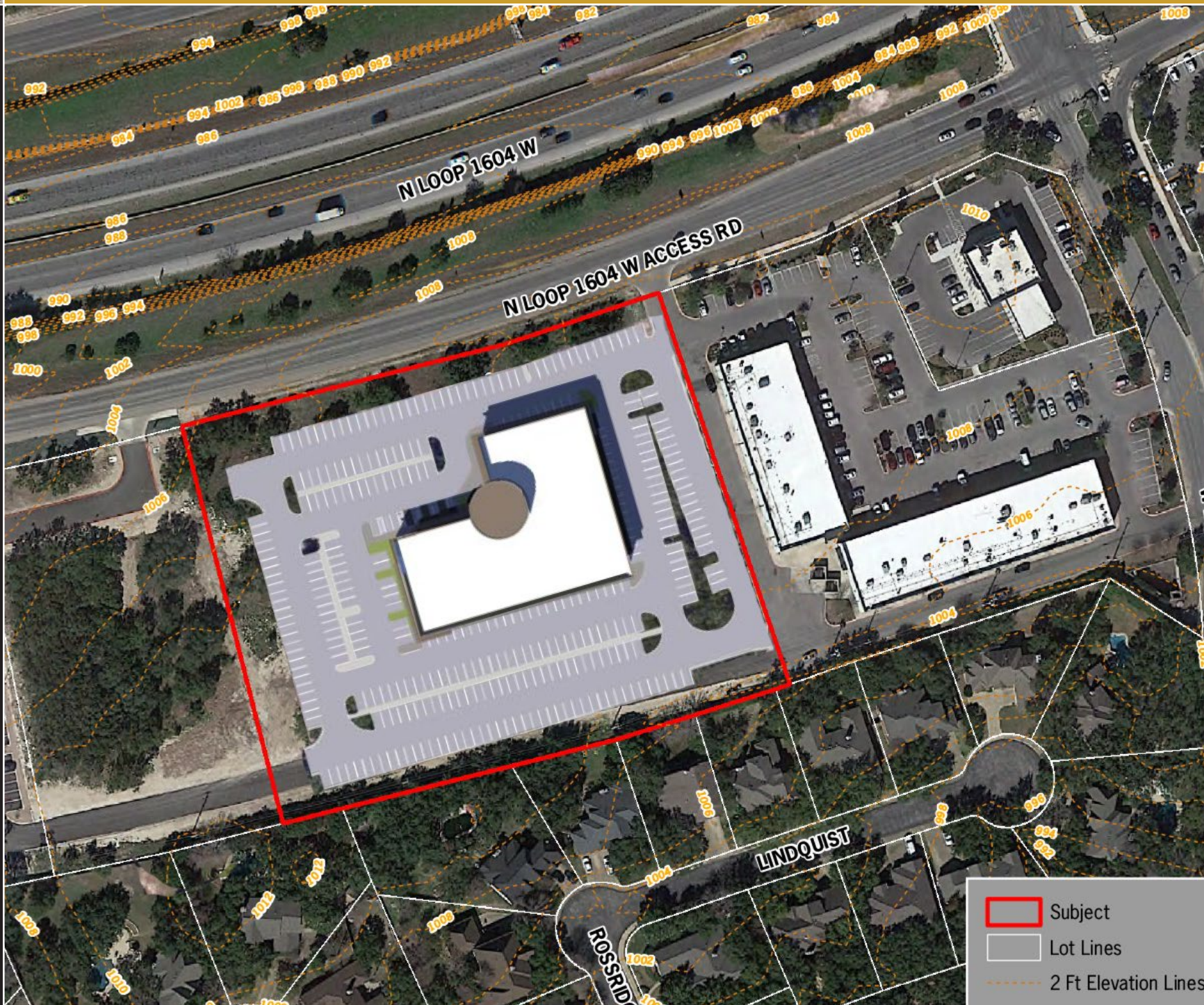
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Site Aerial



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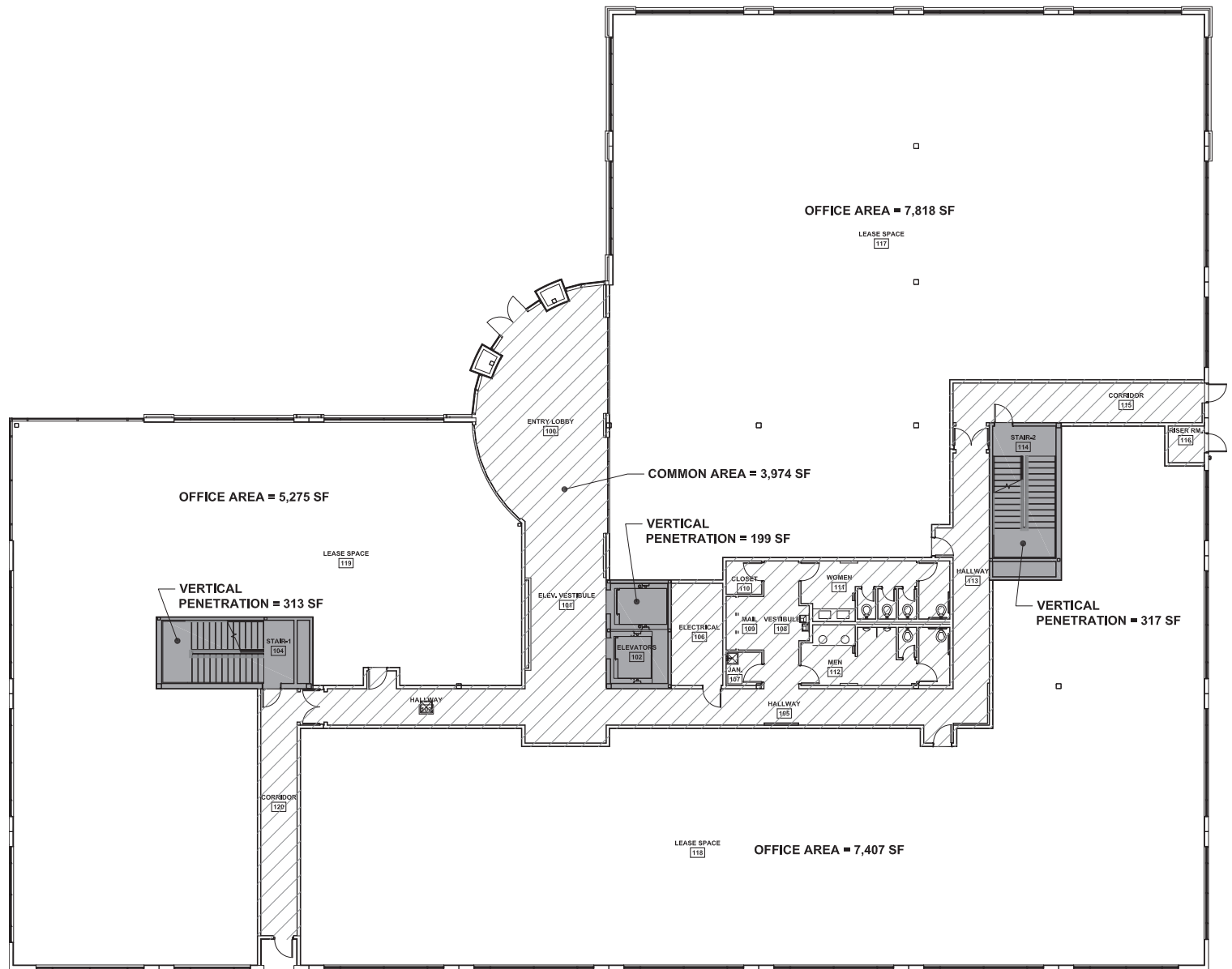
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Floor Plans - Level 1

Add-On Factor 19.39%



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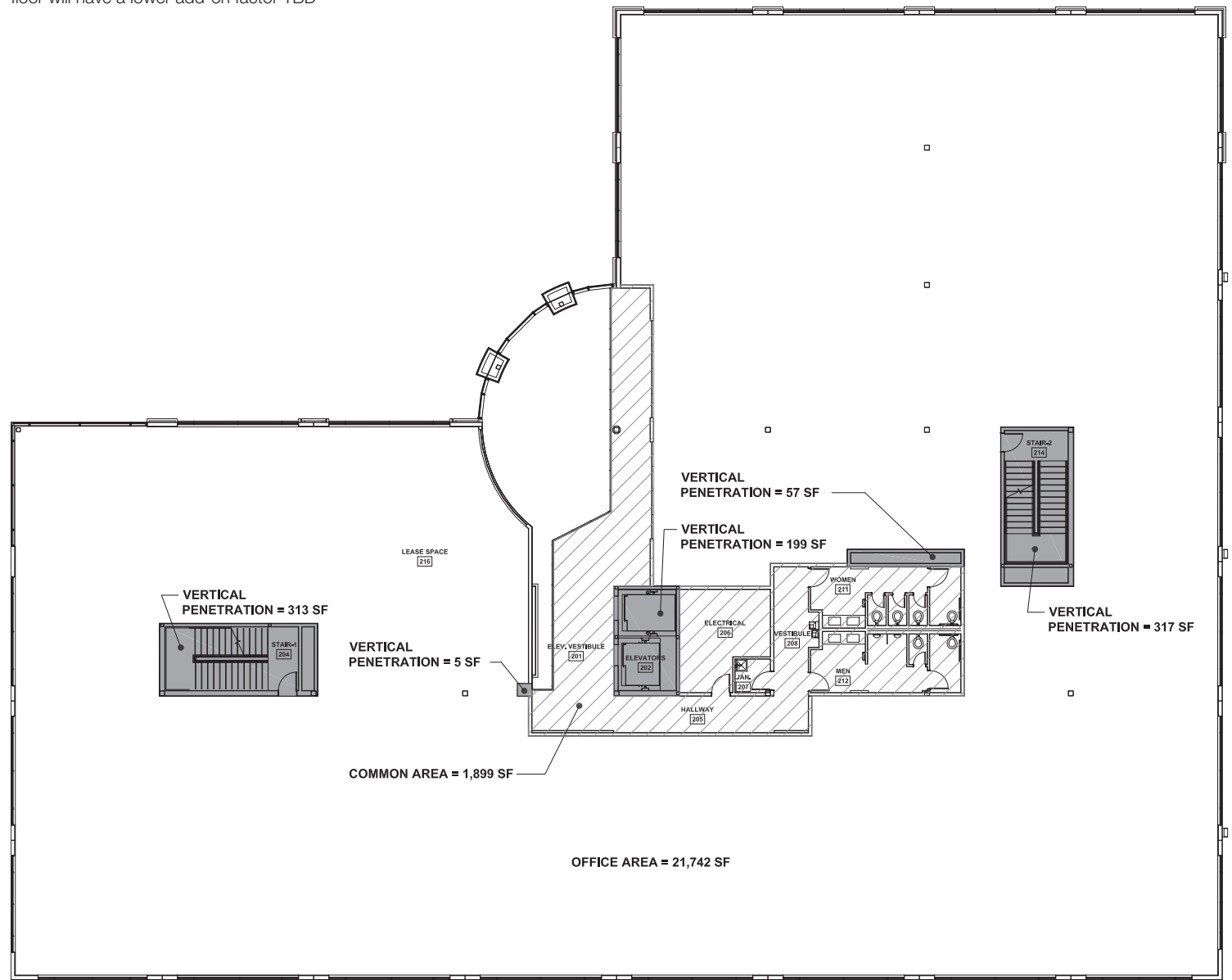
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Floor Plans - Level 2

Add-On Factor 8.73%

Note: full floor occupant on 2nd or 3rd floor will have a lower add-on factor TBD



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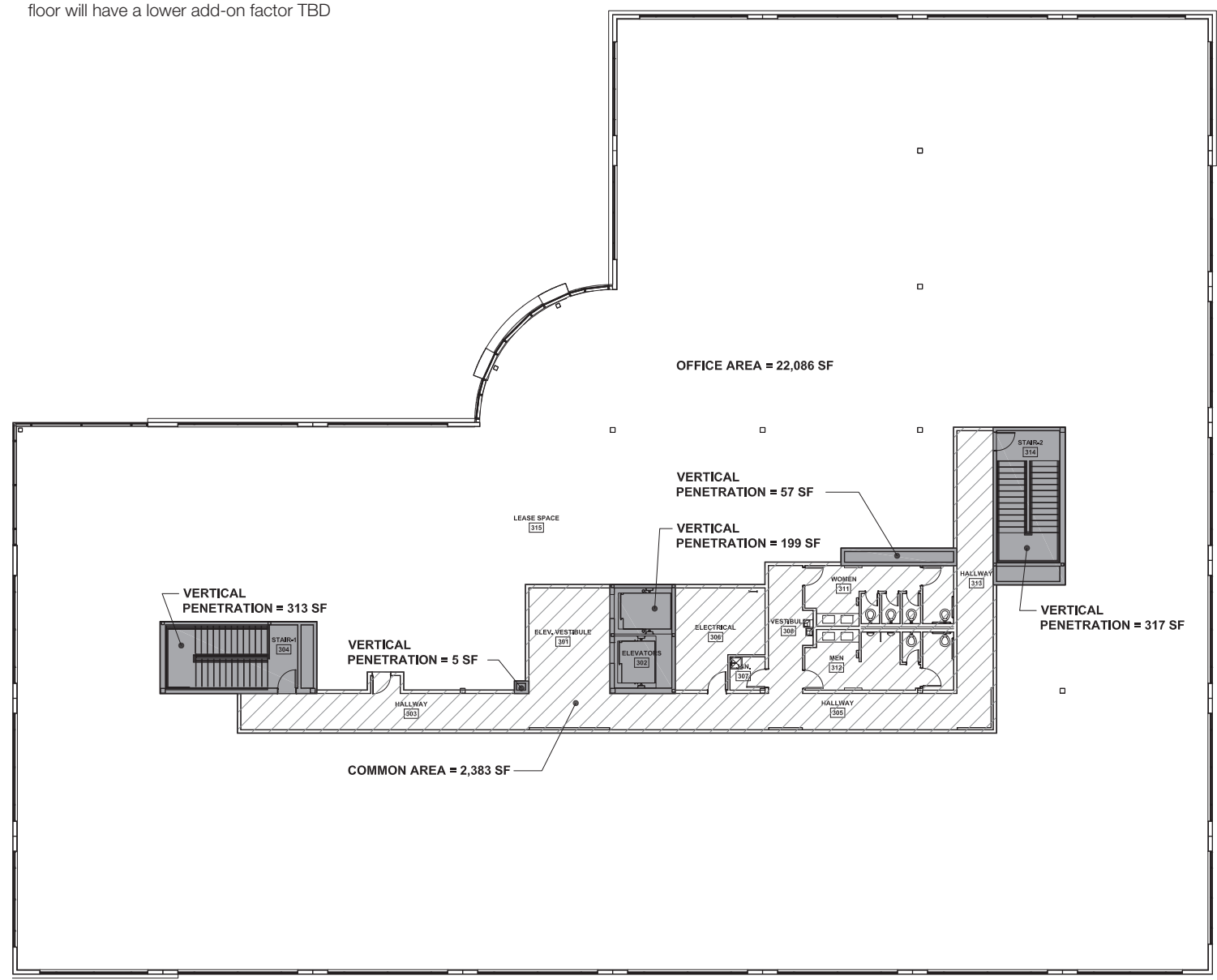
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Floor Plans - Level 3

Add-On Factor 10.79%

Note: full floor occupant on 2nd or 3rd floor will have a lower add-on factor TBD



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Property Summary

Location	Near the SWC of Loop 1604 & Bitters Rd	Comments
Property Details	Land - 4.5 Acres Building - 72,650 SF	<ul style="list-style-type: none">▪ Three-story Class A office building consisting of 72,650 SF of net rentable area in north central submarket
Legal Description	NCB 18926 (INWOOD TRACT C), BLOCK 3 LOT 7	<ul style="list-style-type: none">▪ Located at Loop 1604 and Bitters with prime exposure and accessibility from Loop 1604
Zoning	C-2 ERZD	<ul style="list-style-type: none">▪ Minutes from San Antonio International Airport
Parking	5:1000 SF - surface Note: Reserved covered parking available at a ratio of 1 space for every 1,500 SF leased (out of the total 5:1000 sf surface)	<ul style="list-style-type: none">▪ Minutes from Stone Oak Methodist Hospital NC Baptist Hospital▪ Numerous retailers and restaurants in area
Bldg. Class	A	<ul style="list-style-type: none">▪ Monument signage available▪ Elevator lobby exposure
Tenants	J. Joseph Consulting Inc.	<ul style="list-style-type: none">▪ Covered parking available▪ Multiple ingress/egress possibilities

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Quote Sheet

Square Footage Available	Largest Available Area	72,650
	Largest Contiguous Area	72,650
	Smallest Available Space	72,650

(Note: All above figures in Net Rentable Square Feet)

Base Rental \$25.50 plus 2.5% annual increases

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$10.90 Estimate

Term Five (5) to ten (10) years

Improvements \$45.00 PSF

Covered Parking \$50.00 per space plus tax

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

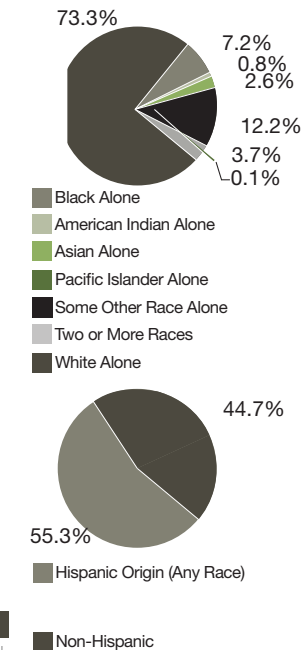
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

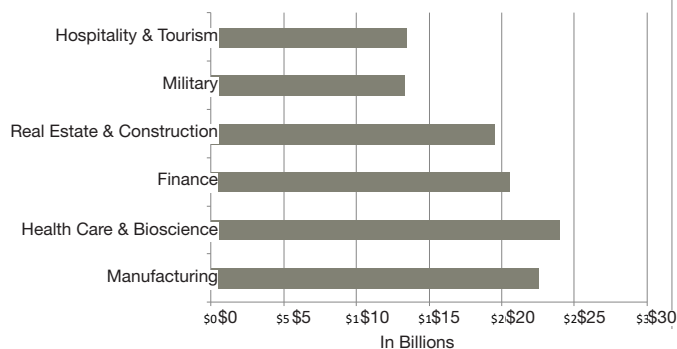
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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

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.

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Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	10,029		11,102		11,670	
Households	3,791		4,220		4,435	
Families	2,945		3,221		3,369	
Average Household Size	2.65		2.63		2.63	
Owner Occupied Housing Units	3,066		3,377		3,593	
Renter Occupied Housing Units	725		843		842	
Median Age	40.6		42.6		41.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.00%		1.54%		0.71%	
Households	1.00%		1.53%		0.71%	
Families	0.90%		1.49%		0.64%	
Owner HHS	1.25%		1.79%		0.91%	
Median Household Income	0.82%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	55	1.3%	53	1.2%		
\$15,000 - \$24,999	68	1.6%	62	1.4%		
\$25,000 - \$34,999	169	4.0%	157	3.5%		
\$35,000 - \$49,999	218	5.2%	196	4.4%		
\$50,000 - \$74,999	384	9.1%	366	8.3%		
\$75,000 - \$99,999	412	9.8%	390	8.8%		
\$100,000 - \$149,999	748	17.7%	789	17.8%		
\$150,000 - \$199,999	757	17.9%	857	19.3%		
\$200,000+	1,408	33.4%	1,564	35.3%		
Median Household Income	\$152,627		\$158,950			
Average Household Income	\$199,218		\$213,955			
Per Capita Income	\$73,806		\$79,190			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	597	6.0%	577	5.2%	638	5.5%
5 - 9	805	8.0%	710	6.4%	756	6.5%
10 - 14	856	8.5%	949	8.5%	811	6.9%
15 - 19	748	7.5%	776	7.0%	835	7.2%
20 - 24	393	3.9%	469	4.2%	403	3.5%
25 - 34	774	7.7%	1,093	9.8%	1,374	11.8%
35 - 44	1,618	16.1%	1,373	12.4%	1,501	12.9%
45 - 54	1,821	18.2%	1,712	15.4%	1,693	14.5%
55 - 64	1,469	14.6%	1,650	14.9%	1,585	13.6%
65 - 74	637	6.4%	1,208	10.9%	1,274	10.9%
75 - 84	243	2.4%	464	4.2%	649	5.6%
85+	67	0.7%	121	1.1%	151	1.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,779	87.5%	9,299	83.8%	9,561	81.9%
Black Alone	207	2.1%	266	2.4%	295	2.5%
American Indian Alone	24	0.2%	33	0.3%	36	0.3%
Asian Alone	609	6.1%	923	8.3%	1,123	9.6%
Pacific Islander Alone	8	0.1%	10	0.1%	12	0.1%
Some Other Race Alone	176	1.8%	245	2.2%	266	2.3%
Two or More Races	226	2.3%	327	2.9%	376	3.2%
Hispanic Origin (Any Race)	2,293	22.9%	3,113	28.0%	3,523	30.2%

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	57,240		64,743		67,938	
Households	23,545		27,294		28,678	
Families	15,792		17,786		18,588	
Average Household Size	2.42		2.37		2.36	
Owner Occupied Housing Units	16,012		16,979		18,043	
Renter Occupied Housing Units	7,533		10,315		10,636	
Median Age	40.0		40.6		40.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.97%		1.54%		0.71%	
Households	0.99%		1.53%		0.71%	
Families	0.89%		1.49%		0.64%	
Owner HHS	1.22%		1.79%		0.91%	
Median Household Income	1.87%		2.15%		2.41%	
Households by Income	2021		2026			
	Number	Percent	Number	Percent		
<\$15,000	1,415	5.2%	1,252	4.4%		
\$15,000 - \$24,999	1,141	4.2%	995	3.5%		
\$25,000 - \$34,999	1,595	5.8%	1,443	5.0%		
\$35,000 - \$49,999	2,504	9.2%	2,326	8.1%		
\$50,000 - \$74,999	4,607	16.9%	4,708	16.4%		
\$75,000 - \$99,999	3,544	13.0%	3,723	13.0%		
\$100,000 - \$149,999	4,556	16.7%	5,068	17.7%		
\$150,000 - \$199,999	3,516	12.9%	4,166	14.5%		
\$200,000+	4,416	16.2%	4,997	17.4%		
Median Household Income	\$90,285		\$99,068			
Average Household Income	\$130,284		\$142,582			
Per Capita Income	\$54,668		\$59,881			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,986	5.2%	3,003	4.6%	3,300	4.9%
5 - 9	3,762	6.6%	3,396	5.2%	3,587	5.3%
10 - 14	4,103	7.2%	3,986	6.2%	3,743	5.5%
15 - 19	3,684	6.4%	3,791	5.9%	3,585	5.3%
20 - 24	3,427	6.0%	3,999	6.2%	3,813	5.6%
25 - 34	6,763	11.8%	9,208	14.2%	9,972	14.7%
35 - 44	8,083	14.1%	8,570	13.2%	10,157	15.0%
45 - 54	9,328	16.3%	8,368	12.9%	8,296	12.2%
55 - 64	8,118	14.2%	8,860	13.7%	8,251	12.1%
65 - 74	4,182	7.3%	7,135	11.0%	7,482	11.0%
75 - 84	2,085	3.6%	3,310	5.1%	4,442	6.5%
85+	719	1.3%	1,117	1.7%	1,309	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,591	86.6%	53,860	83.2%	55,567	81.8%
Black Alone	1,524	2.7%	1,982	3.1%	2,186	3.2%
American Indian Alone	175	0.3%	231	0.4%	249	0.4%
Asian Alone	2,541	4.4%	3,842	5.9%	4,636	6.8%
Pacific Islander Alone	41	0.1%	51	0.1%	60	0.1%
Some Other Race Alone	1,933	3.4%	2,697	4.2%	2,881	4.2%
Two or More Races	1,434	2.5%	2,080	3.2%	2,359	3.5%
Hispanic Origin (Any Race)	16,118	28.2%	22,321	34.5%	24,994	36.8%

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	169,373		197,344		211,445	
Households	72,181		85,313		91,442	
Families	43,155		49,331		52,598	
Average Household Size	2.33		2.30		2.30	
Owner Occupied Housing Units	39,441		41,954		44,819	
Renter Occupied Housing Units	32,740		43,359		46,624	
Median Age	35.8		37.0		37.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.39%		1.54%		0.71%	
Households	1.40%		1.53%		0.71%	
Families	1.29%		1.49%		0.64%	
Owner HHs	1.33%		1.79%		0.91%	
Median Household Income	1.69%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,947	7.0%	5,374	5.9%	5,374	5.9%
\$15,000 - \$24,999	5,825	6.8%	5,299	5.8%	5,299	5.8%
\$25,000 - \$34,999	6,792	8.0%	6,510	7.1%	6,510	7.1%
\$35,000 - \$49,999	10,364	12.1%	10,471	11.5%	10,471	11.5%
\$50,000 - \$74,999	15,981	18.7%	17,296	18.9%	17,296	18.9%
\$75,000 - \$99,999	10,096	11.8%	11,112	12.2%	11,112	12.2%
\$100,000 - \$149,999	13,776	16.1%	15,800	17.3%	15,800	17.3%
\$150,000 - \$199,999	7,793	9.1%	9,523	10.4%	9,523	10.4%
\$200,000+	8,739	10.2%	10,057	11.0%	10,057	11.0%
Median Household Income	\$70,210		\$76,333		\$76,333	
Average Household Income	\$102,348		\$112,064		\$112,064	
Per Capita Income	\$44,160		\$48,359		\$48,359	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,633	5.7%	10,010	5.1%	11,140	5.3%
5 - 9	10,513	6.2%	10,421	5.3%	11,049	5.2%
10 - 14	11,168	6.6%	11,212	5.7%	10,986	5.2%
15 - 19	11,498	6.8%	11,970	6.1%	11,763	5.6%
20 - 24	14,776	8.7%	15,908	8.1%	16,398	7.8%
25 - 34	25,193	14.9%	33,292	16.9%	36,195	17.1%
35 - 44	23,216	13.7%	27,469	13.9%	31,816	15.0%
45 - 54	24,573	14.5%	23,429	11.9%	24,234	11.5%
55 - 64	19,818	11.7%	23,366	11.8%	22,983	10.9%
65 - 74	10,798	6.4%	18,013	9.1%	19,519	9.2%
75 - 84	5,877	3.5%	8,873	4.5%	11,519	5.4%
85+	2,311	1.4%	3,382	1.7%	3,843	1.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	137,417	81.1%	152,843	77.4%	160,994	76.1%
Black Alone	7,271	4.3%	9,373	4.7%	10,393	4.9%
American Indian Alone	783	0.5%	980	0.5%	1,061	0.5%
Asian Alone	7,611	4.5%	11,836	6.0%	14,553	6.9%
Pacific Islander Alone	161	0.1%	234	0.1%	279	0.1%
Some Other Race Alone	10,771	6.4%	14,524	7.4%	15,562	7.4%
Two or More Races	5,358	3.2%	7,555	3.8%	8,603	4.1%
Hispanic Origin (Any Race)	61,029	36.0%	82,355	41.7%	92,506	43.7%

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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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 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:

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

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Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Todd Alan Gold	366305	tgold@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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