



6600 Bandera Rd

Bandera Rd and El Verde Rd

Single - Tenant Retail
For Lease



Blake M. Bonner
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San Antonio TX 78230
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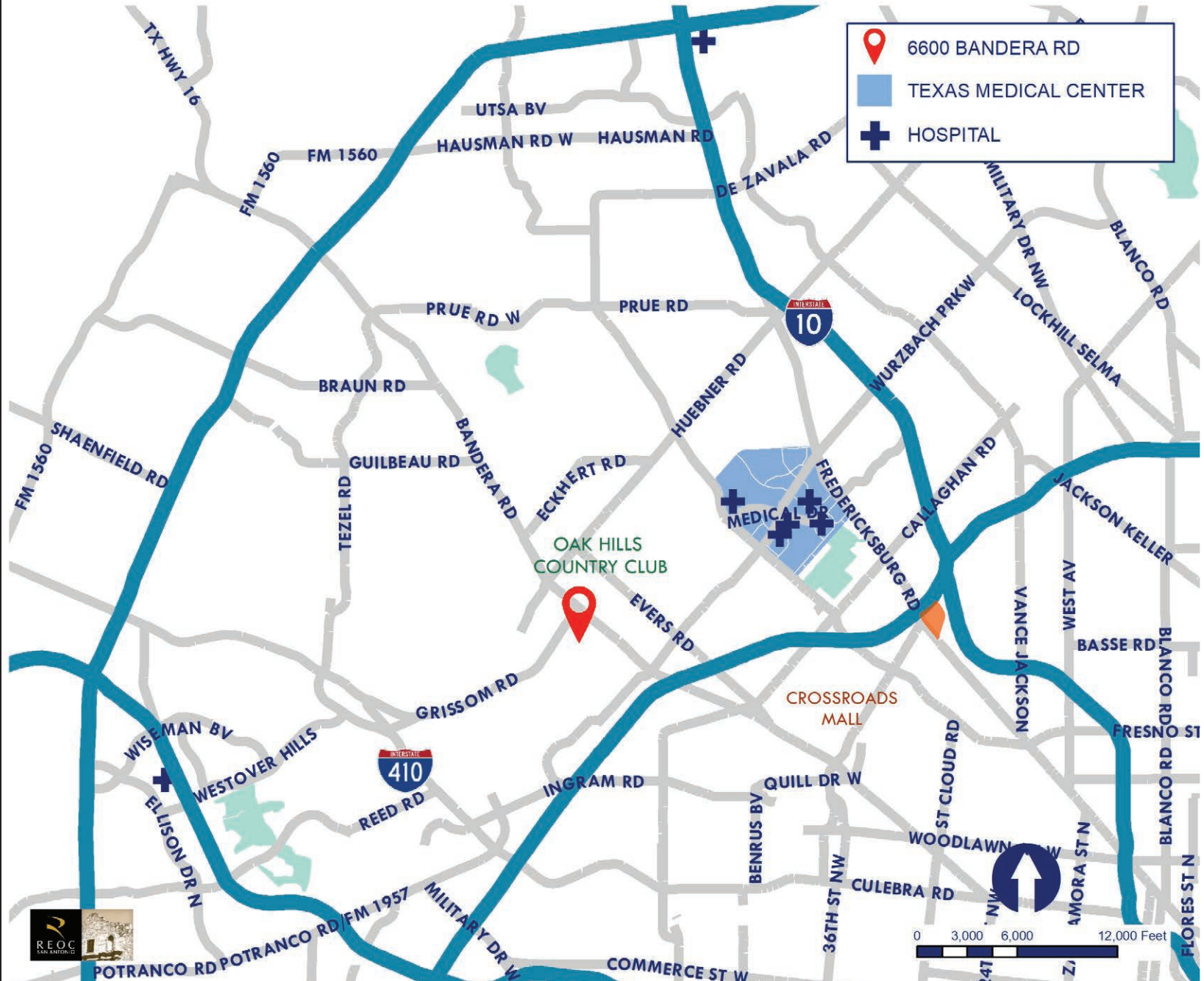
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Location Map



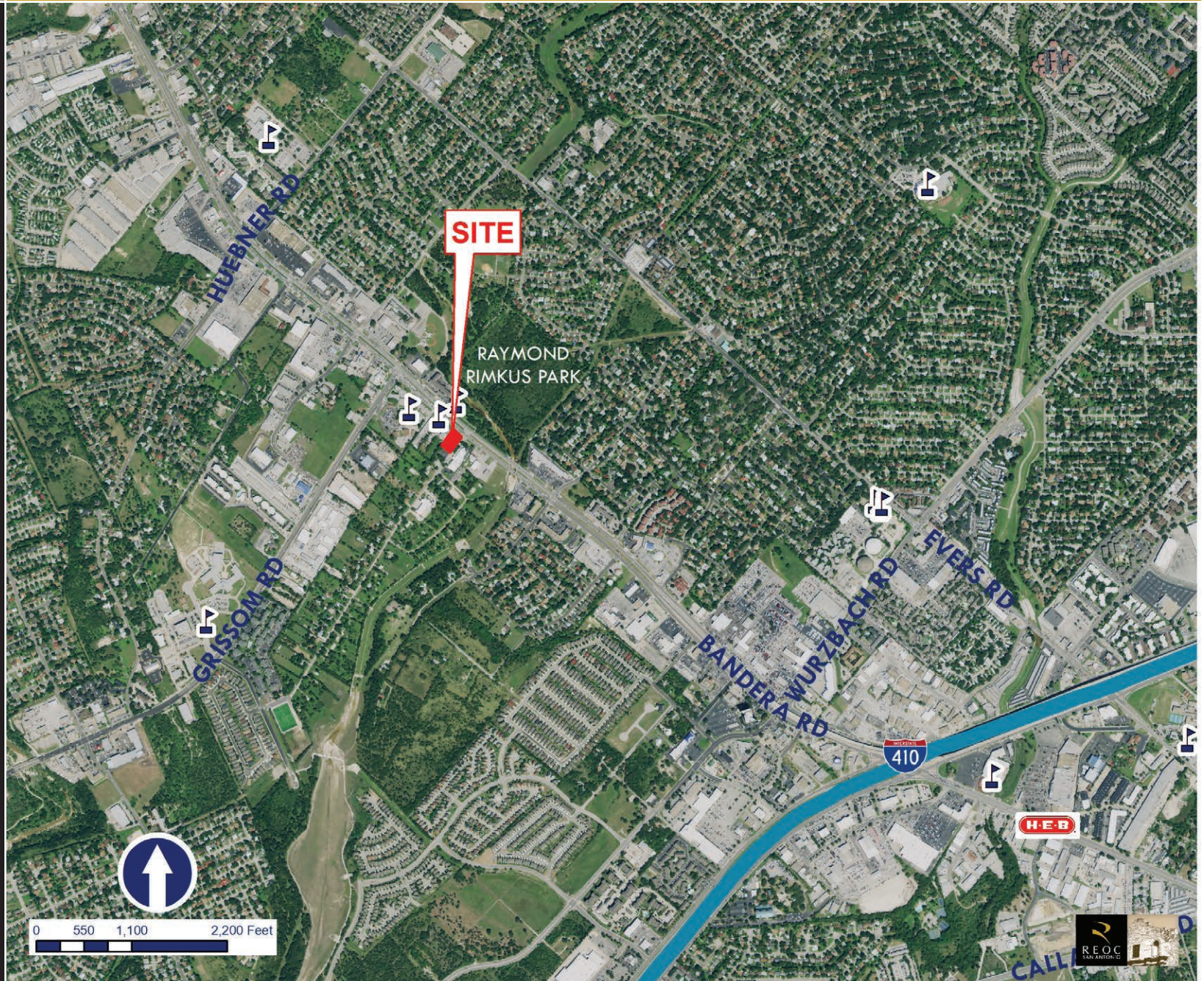
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Aerial Map



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Aerial Map



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Site Aerial



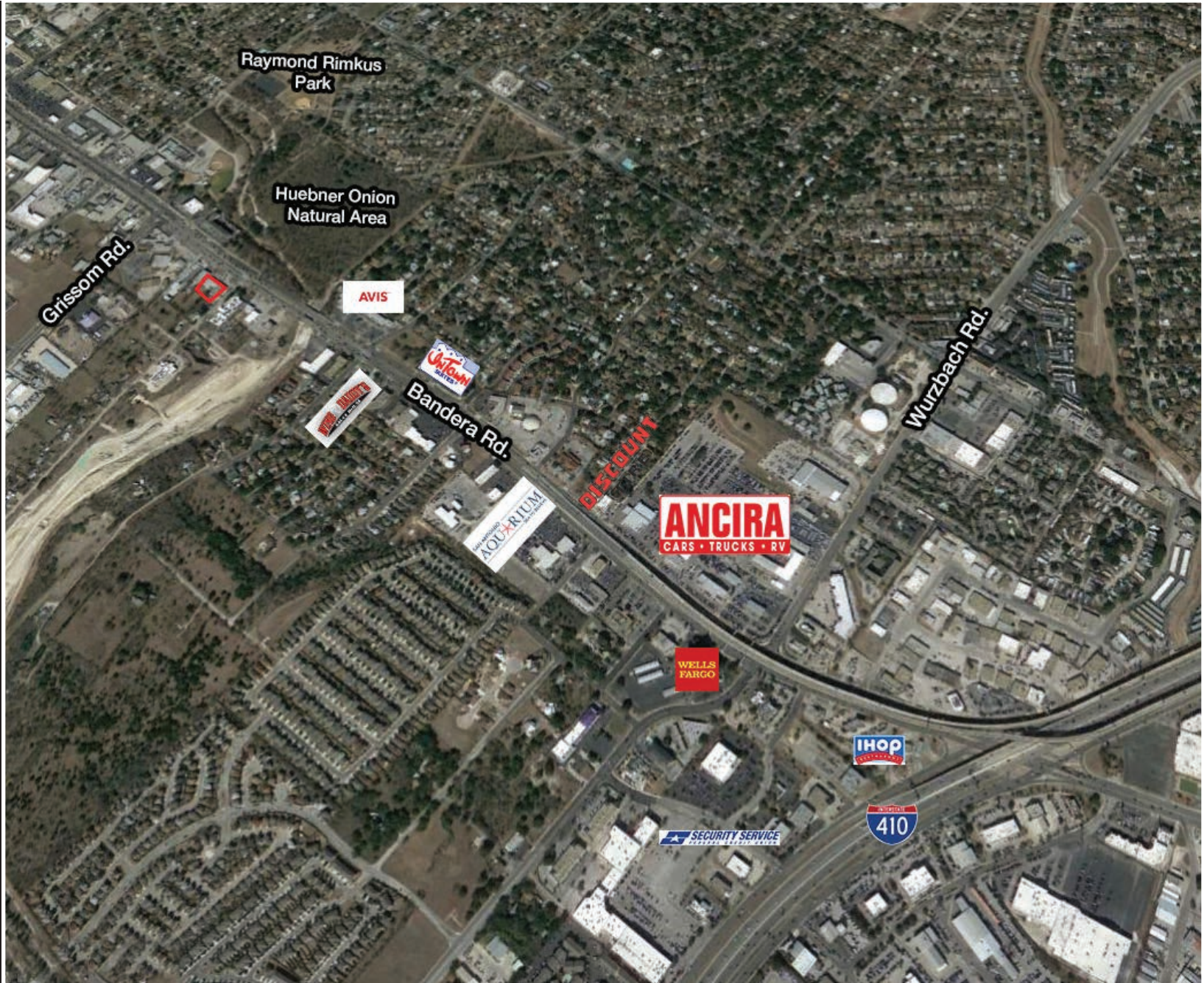
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Oblique Aerial Photo



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Photos



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Photos



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Property Summary

| | |
|-------------------|---|
| Address | 6600 Bandera Rd San Antonio, TX 78238 |
| Location | Bandera Rd & El Verde Rd |
| Property Details | 5,620 SF Retail Building .5390 Acres |
| Legal Description | CB 5955 BLK 1 LOT 102 MAYFLOWER SUBD |
| Zoning | B-3 Commercial (City of Leon Valley) |
| Year Built | 1984 |
| Floor(s) | 1 |
| Road Frontage | 119.6 ft on Bandera Rd |

Comments

- Signalized intersection
- Excellent visibility
- Quick access to Loop 410 & Loop 1604
- Well located across from Leon Valley City Hall
- Corner location offers convenient ingress and egress
- Ideal for retail/office use
- Surrounded by numerous commercial & residential developments
- 32 parking spaces in place, including handicapped parking
- Building has original HVAC system in place
- Two (2) covered storage areas
- One (1) grade-level overhead door to the main building

Traffic Counts

Bandera Rd at Grissom Rd: 51,483 vpd (2017)

Bandera Rd at Seneca Dr: 3,407 vpd (2017)

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Quote Sheet - Lease

| | |
|-------------------|---|
| Lease Rate | Contact Broker |
| NNNs | Projected to be +/- \$4.50 |
| Finish-out | White box with existing HVAC in place |
| 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

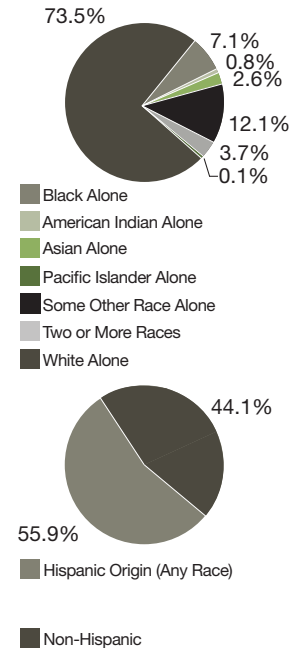
Largest U.S. Cities

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

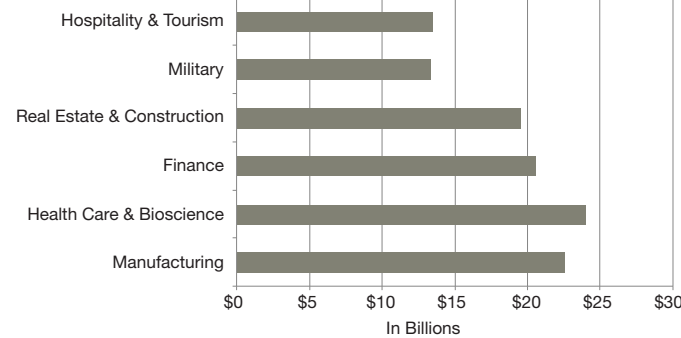
San Antonio-New Braunfels Metro Area

| | Population | Median Age | Total Households |
|-----------------|------------|------------|------------------|
| 2000 Census | 1,711,703 | 32.9 | 601,265 |
| 2010 Census | 2,142,508 | 34.1 | 763,022 |
| 2018 Estimate | 2,511,792 | 35.4 | 892,489 |
| 2023 Projection | 2,748,963 | 36.1 | 976,679 |

| | 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 |
| 2018 Estimate | \$80,162 | \$57,234 | \$29,019 |
| 2023 Projection | \$90,187 | \$63,405 | \$32,533 |



Major Industries



Fortune 500 Companies

| SAT | Rankings | US |
|-----|---------------|-----|
| 1 | Valero Energy | 31 |
| 2 | Tesoro Corp | 90 |
| 3 | USAA | 100 |
| 4 | iHeartMedia | 426 |

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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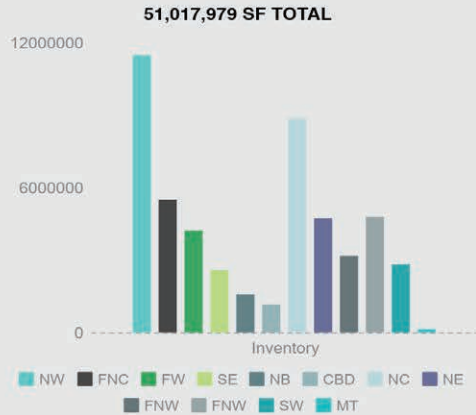
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Retail Market Snapshot - 1Q 2019

Retail Market Snapshot - 1Q 2019

Citywide Inventory



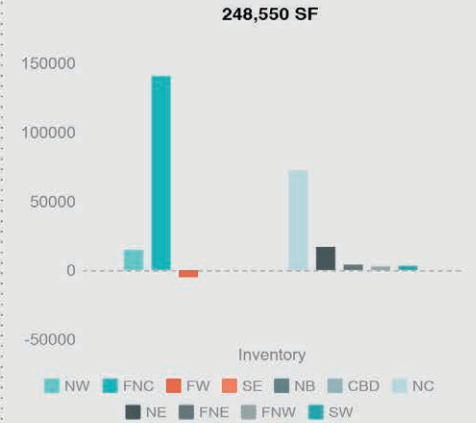
Development



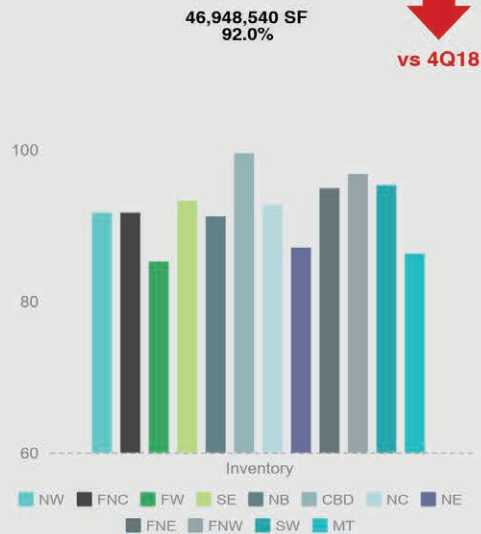
RECENT DELIVERIES

The Shops at Dove Creek FW 400,000 SF

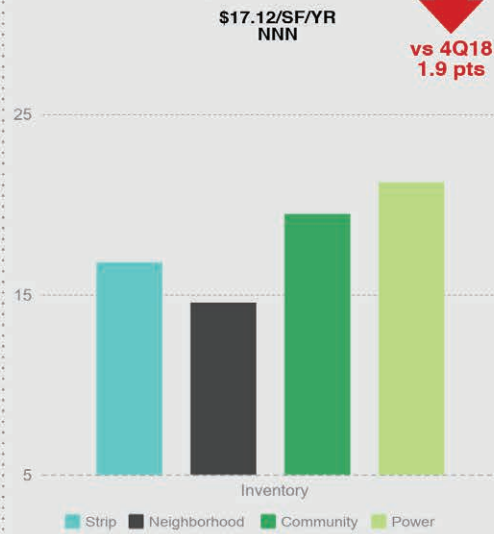
YTD 2019 Absorption



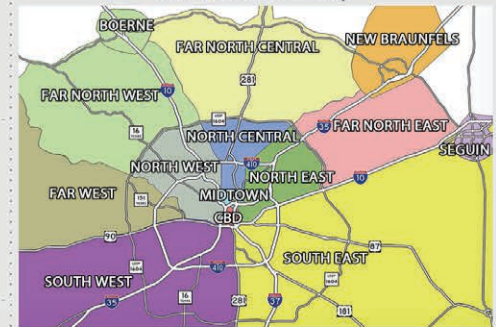
Direct Occupancy



Average Quoted Rent



Submarket Map



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

Market Intelligence Guided by Experience
Kimberly S. Gatley
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Analysis by REOC San Antonio based on data provided by the San Antonio Commercial Real Estate Data Alliance (SACREDA) and approved by the SACREDA Retail Advisory Board. Statistical information is calculated for multi-tenant retail centers, 20,000 sf and larger (excluding Owner-Occupied and free-standing buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual triple-net basis. Although information has been obtained from sources deemed to be reliable, REOC San Antonio makes no representations, warranties or promises regarding the accuracy of such information.

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Demographics: 1-Mile



Demographic and Income Profile

6600 Bandera Rd, San Antonio, Texas, 78238
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.49329
Longitude: -98.61634

| Summary | Census 2010 | 2018 | 2023 |
|---------------------------------|-------------|--------|----------|
| Population | 10,875 | 12,161 | 13,176 |
| Households | 4,355 | 4,760 | 5,116 |
| Families | 2,791 | 2,990 | 3,207 |
| Average Household Size | 2.49 | 2.55 | 2.57 |
| Owner Occupied Housing Units | 2,701 | 2,813 | 2,962 |
| Renter Occupied Housing Units | 1,654 | 1,947 | 2,154 |
| Median Age | 36.7 | 37.1 | 37.0 |
| Trends: 2018 - 2023 Annual Rate | Area | State | National |
| Population | 1.62% | 1.65% | 0.83% |
| Households | 1.45% | 1.62% | 0.79% |
| Families | 1.41% | 1.58% | 0.71% |
| Owner HHs | 1.04% | 2.09% | 1.16% |
| Median Household Income | 1.81% | 2.23% | 2.50% |

| Households by Income | 2018 | | 2023 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 464 | 9.7% | 412 | 8.1% |
| \$15,000 - \$24,999 | 443 | 9.3% | 402 | 7.9% |
| \$25,000 - \$34,999 | 433 | 9.1% | 413 | 8.1% |
| \$35,000 - \$49,999 | 650 | 13.7% | 666 | 13.0% |
| \$50,000 - \$74,999 | 1,055 | 22.2% | 1,126 | 22.0% |
| \$75,000 - \$99,999 | 683 | 14.3% | 781 | 15.3% |
| \$100,000 - \$149,999 | 724 | 15.2% | 924 | 18.1% |
| \$150,000 - \$199,999 | 181 | 3.8% | 226 | 4.4% |
| \$200,000+ | 127 | 2.7% | 166 | 3.2% |
| Median Household Income | \$56,847 | | \$62,179 | |
| Average Household Income | \$71,003 | | \$79,722 | |
| Per Capita Income | \$28,065 | | \$31,415 | |

| Population by Age | Census 2010 | | 2018 | | 2023 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 696 | 6.4% | 758 | 6.2% | 844 | 6.4% |
| 5 - 9 | 680 | 6.3% | 746 | 6.1% | 811 | 6.2% |
| 10 - 14 | 678 | 6.2% | 725 | 6.0% | 811 | 6.2% |
| 15 - 19 | 668 | 6.1% | 686 | 5.6% | 758 | 5.8% |
| 20 - 24 | 778 | 7.2% | 819 | 6.7% | 883 | 6.7% |
| 25 - 34 | 1,687 | 15.5% | 1,972 | 16.2% | 2,061 | 15.6% |
| 35 - 44 | 1,447 | 13.3% | 1,671 | 13.7% | 1,949 | 14.8% |
| 45 - 54 | 1,336 | 12.3% | 1,407 | 11.6% | 1,496 | 11.4% |
| 55 - 64 | 1,314 | 12.1% | 1,321 | 10.9% | 1,307 | 9.9% |
| 65 - 74 | 865 | 8.0% | 1,168 | 9.6% | 1,210 | 9.2% |
| 75 - 84 | 529 | 4.9% | 624 | 5.1% | 760 | 5.8% |
| 85+ | 198 | 1.8% | 265 | 2.2% | 286 | 2.2% |

| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
|-----------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 8,408 | 77.3% | 8,972 | 73.8% | 9,551 | 72.5% |
| Black Alone | 470 | 4.3% | 623 | 5.1% | 711 | 5.4% |
| American Indian Alone | 67 | 0.6% | 77 | 0.6% | 82 | 0.6% |
| Asian Alone | 378 | 3.5% | 509 | 4.2% | 625 | 4.7% |

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Demographics: 3-Mile



Demographic and Income Profile

6600 Bandera Rd, San Antonio, Texas, 78238
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.49329
Longitude: -98.61634

| Summary | Census 2010 | 2018 | 2023 |
|---------------------------------|-------------|---------|----------|
| Population | 118,413 | 127,736 | 137,360 |
| Households | 48,029 | 52,015 | 56,221 |
| Families | 29,098 | 30,846 | 32,931 |
| Average Household Size | 2.44 | 2.44 | 2.43 |
| Owner Occupied Housing Units | 23,644 | 23,778 | 25,516 |
| Renter Occupied Housing Units | 24,385 | 28,237 | 30,704 |
| Median Age | 32.9 | 34.2 | 34.7 |
| Trends: 2018 - 2023 Annual Rate | Area | State | National |
| Population | 1.46% | 1.65% | 0.83% |
| Households | 1.57% | 1.62% | 0.79% |
| Families | 1.32% | 1.58% | 0.71% |
| Owner HHs | 1.42% | 2.09% | 1.16% |
| Median Household Income | 1.57% | 2.23% | 2.50% |

| Households by Income | 2018 | | 2023 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 6,821 | 13.1% | 6,141 | 10.9% |
| \$15,000 - \$24,999 | 5,076 | 9.8% | 4,719 | 8.4% |
| \$25,000 - \$34,999 | 5,595 | 10.8% | 5,505 | 9.8% |
| \$35,000 - \$49,999 | 7,942 | 15.3% | 8,454 | 15.0% |
| \$50,000 - \$74,999 | 10,630 | 20.4% | 11,807 | 21.0% |
| \$75,000 - \$99,999 | 6,491 | 12.5% | 7,671 | 13.6% |
| \$100,000 - \$149,999 | 6,473 | 12.4% | 8,178 | 14.5% |
| \$150,000 - \$199,999 | 1,691 | 3.3% | 2,029 | 3.6% |
| \$200,000+ | 1,295 | 2.5% | 1,716 | 3.1% |
| Median Household Income | \$50,873 | | \$54,993 | |
| Average Household Income | \$64,688 | | \$72,647 | |
| Per Capita Income | \$26,519 | | \$29,864 | |

| Population by Age | Census 2010 | | 2018 | | 2023 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 8,485 | 7.2% | 8,473 | 6.6% | 9,225 | 6.7% |
| 5 - 9 | 8,069 | 6.8% | 8,017 | 6.3% | 8,315 | 6.1% |
| 10 - 14 | 7,678 | 6.5% | 7,711 | 6.0% | 8,032 | 5.8% |
| 15 - 19 | 7,435 | 6.3% | 7,607 | 6.0% | 7,974 | 5.8% |
| 20 - 24 | 10,452 | 8.8% | 10,549 | 8.3% | 11,568 | 8.4% |
| 25 - 34 | 20,912 | 17.7% | 23,194 | 18.2% | 24,335 | 17.7% |
| 35 - 44 | 15,523 | 13.1% | 17,286 | 13.5% | 19,310 | 14.1% |
| 45 - 54 | 14,499 | 12.2% | 14,376 | 11.3% | 15,126 | 11.0% |
| 55 - 64 | 12,466 | 10.5% | 13,289 | 10.4% | 13,628 | 9.9% |
| 65 - 74 | 6,828 | 5.8% | 10,072 | 7.9% | 11,244 | 8.2% |
| 75 - 84 | 4,269 | 3.6% | 4,979 | 3.9% | 6,257 | 4.6% |
| 85+ | 1,796 | 1.5% | 2,182 | 1.7% | 2,344 | 1.7% |

| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
|-----------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 88,271 | 74.5% | 92,397 | 72.3% | 98,012 | 71.4% |
| Black Alone | 7,185 | 6.1% | 8,247 | 6.5% | 9,265 | 6.7% |
| American Indian Alone | 916 | 0.8% | 994 | 0.8% | 1,065 | 0.8% |
| Asian Alone | 4,092 | 3.5% | 5,139 | 4.0% | 6,279 | 4.6% |

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Demographics: 5-Mile



Demographic and Income Profile

6600 Bandera Rd, San Antonio, Texas, 78238
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.49329
Longitude: -98.61634

| Summary | Census 2010 | 2018 | 2023 | | | |
|---------------------------------|-------------|---------|----------|---------|---------|---------|
| Population | 343,827 | 372,757 | 395,830 | | | |
| Households | 131,551 | 143,068 | 152,446 | | | |
| Families | 83,547 | 89,178 | 94,119 | | | |
| Average Household Size | 2.59 | 2.58 | 2.57 | | | |
| Owner Occupied Housing Units | 68,998 | 69,645 | 74,661 | | | |
| Renter Occupied Housing Units | 62,553 | 73,423 | 77,784 | | | |
| Median Age | 32.0 | 33.6 | 34.3 | | | |
| Trends: 2018 - 2023 Annual Rate | Area | State | National | | | |
| Population | 1.21% | 1.65% | 0.83% | | | |
| Households | 1.28% | 1.62% | 0.79% | | | |
| Families | 1.08% | 1.58% | 0.71% | | | |
| Owner HHs | 1.40% | 2.09% | 1.16% | | | |
| Median Household Income | 1.60% | 2.23% | 2.50% | | | |
| Households by Income | 2018 | | 2023 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 17,477 | 12.2% | 15,635 | 10.3% | | |
| \$15,000 - \$24,999 | 14,179 | 9.9% | 12,988 | 8.5% | | |
| \$25,000 - \$34,999 | 15,501 | 10.8% | 15,005 | 9.8% | | |
| \$35,000 - \$49,999 | 21,623 | 15.1% | 22,414 | 14.7% | | |
| \$50,000 - \$74,999 | 29,435 | 20.6% | 32,093 | 21.1% | | |
| \$75,000 - \$99,999 | 17,806 | 12.4% | 20,463 | 13.4% | | |
| \$100,000 - \$149,999 | 18,213 | 12.7% | 22,774 | 14.9% | | |
| \$150,000 - \$199,999 | 5,176 | 3.6% | 6,236 | 4.1% | | |
| \$200,000+ | 3,659 | 2.6% | 4,839 | 3.2% | | |
| Median Household Income | \$51,541 | | \$55,785 | | | |
| Average Household Income | \$65,858 | | \$74,068 | | | |
| Per Capita Income | \$25,582 | | \$28,813 | | | |
| Population by Age | Census 2010 | | 2018 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 25,359 | 7.4% | 25,513 | 6.8% | 27,281 | 6.9% |
| 5 - 9 | 24,919 | 7.2% | 24,428 | 6.6% | 25,138 | 6.4% |
| 10 - 14 | 23,801 | 6.9% | 23,820 | 6.4% | 24,573 | 6.2% |
| 15 - 19 | 24,286 | 7.1% | 23,889 | 6.4% | 24,593 | 6.2% |
| 20 - 24 | 30,866 | 9.0% | 30,360 | 8.1% | 31,681 | 8.0% |
| 25 - 34 | 58,089 | 16.9% | 67,470 | 18.1% | 69,442 | 17.5% |
| 35 - 44 | 45,792 | 13.3% | 50,238 | 13.5% | 56,658 | 14.3% |
| 45 - 54 | 44,098 | 12.8% | 42,976 | 11.5% | 43,549 | 11.0% |
| 55 - 64 | 33,792 | 9.8% | 39,300 | 10.5% | 40,085 | 10.1% |
| 65 - 74 | 17,717 | 5.2% | 26,897 | 7.2% | 31,174 | 7.9% |
| 75 - 84 | 10,676 | 3.1% | 12,486 | 3.3% | 15,846 | 4.0% |
| 85+ | 4,435 | 1.3% | 5,381 | 1.4% | 5,810 | 1.5% |
| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 252,847 | 73.5% | 265,954 | 71.3% | 279,245 | 70.5% |
| Black Alone | 20,317 | 5.9% | 23,697 | 6.4% | 26,219 | 6.6% |
| American Indian Alone | 2,920 | 0.8% | 3,163 | 0.8% | 3,334 | 0.8% |
| Asian Alone | 12,191 | 3.5% | 15,489 | 4.2% | 18,569 | 4.7% |

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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>4993853</u> | <u>bharris@reocsanantonio.com</u> | <u>N/A</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>N/A</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Blake McFarlane Bonner</u> | <u>334780</u> | <u>bbonner@reocsanantonio.com</u> | <u>N/A</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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