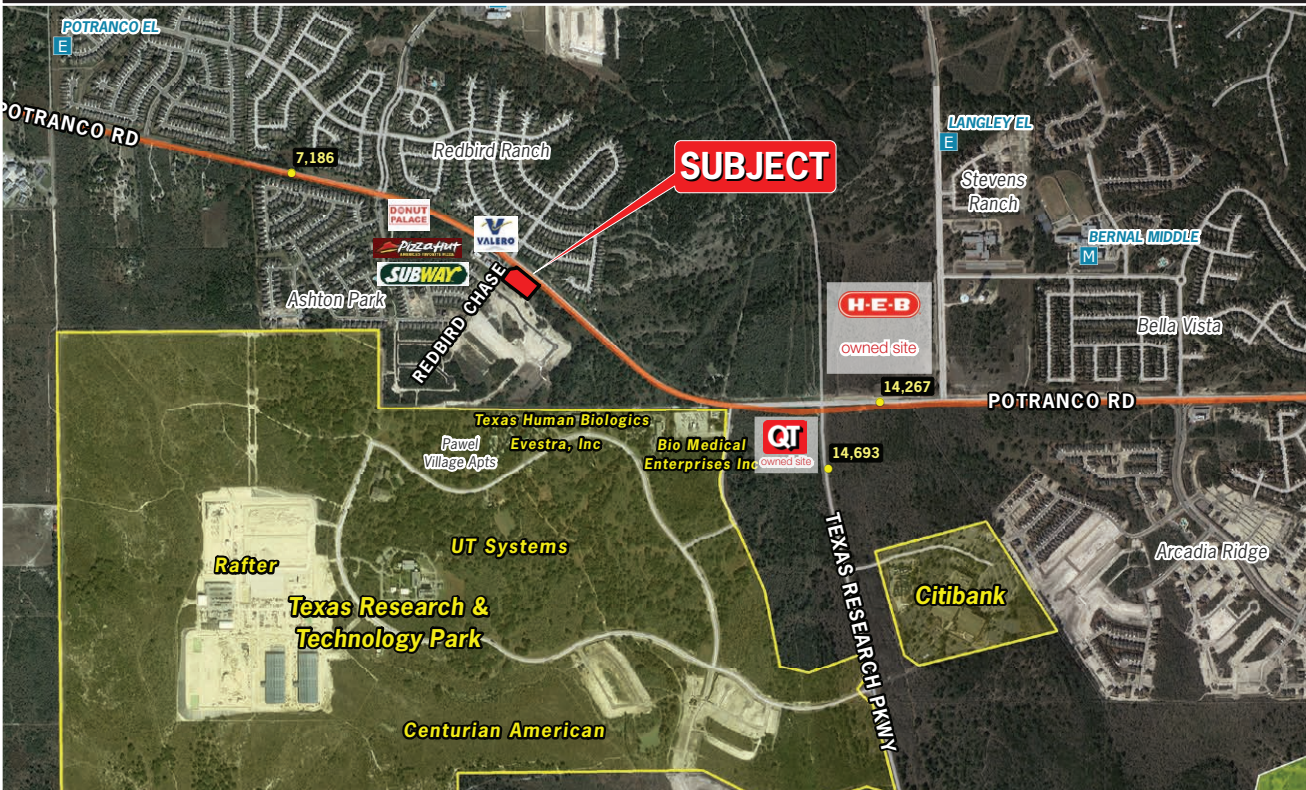


# Potranco Center

SEC of Potranco Rd and Redbird Chase

*New development! To be delivered 2Q 2020*

Retail Center  
Pre-leasing



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# Property Summary

Location	SE Corner Potranco Rd and Redbird Chase	Comments
Property Details	11,700 SF Retail Building	<ul style="list-style-type: none"><li>▪ Excellent visibility along Potranco Rd &amp; Redbird Chase</li><li>▪ Easily accessible</li></ul>
Legal Description	CB 4372, P-8, AB5 1052	<ul style="list-style-type: none"><li>▪ New development to be delivered 2Q 2020</li><li>▪ Fast growing residential area</li></ul>
Zoning	OCL	
Building Status	Pre-leasing	

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# Quote Sheet

Square Footage Available	Largest Available Area	11,700
	Largest Contiguous Area	11,700
	Smallest Available Space	1,200
Base Rental	Contact Broker	
First Month's Rental	Due upon execution of lease document by Tenant	
Triple Net	TBD	
Term	Five (5) to ten (10) years	
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 Landlord's leasing representative.	

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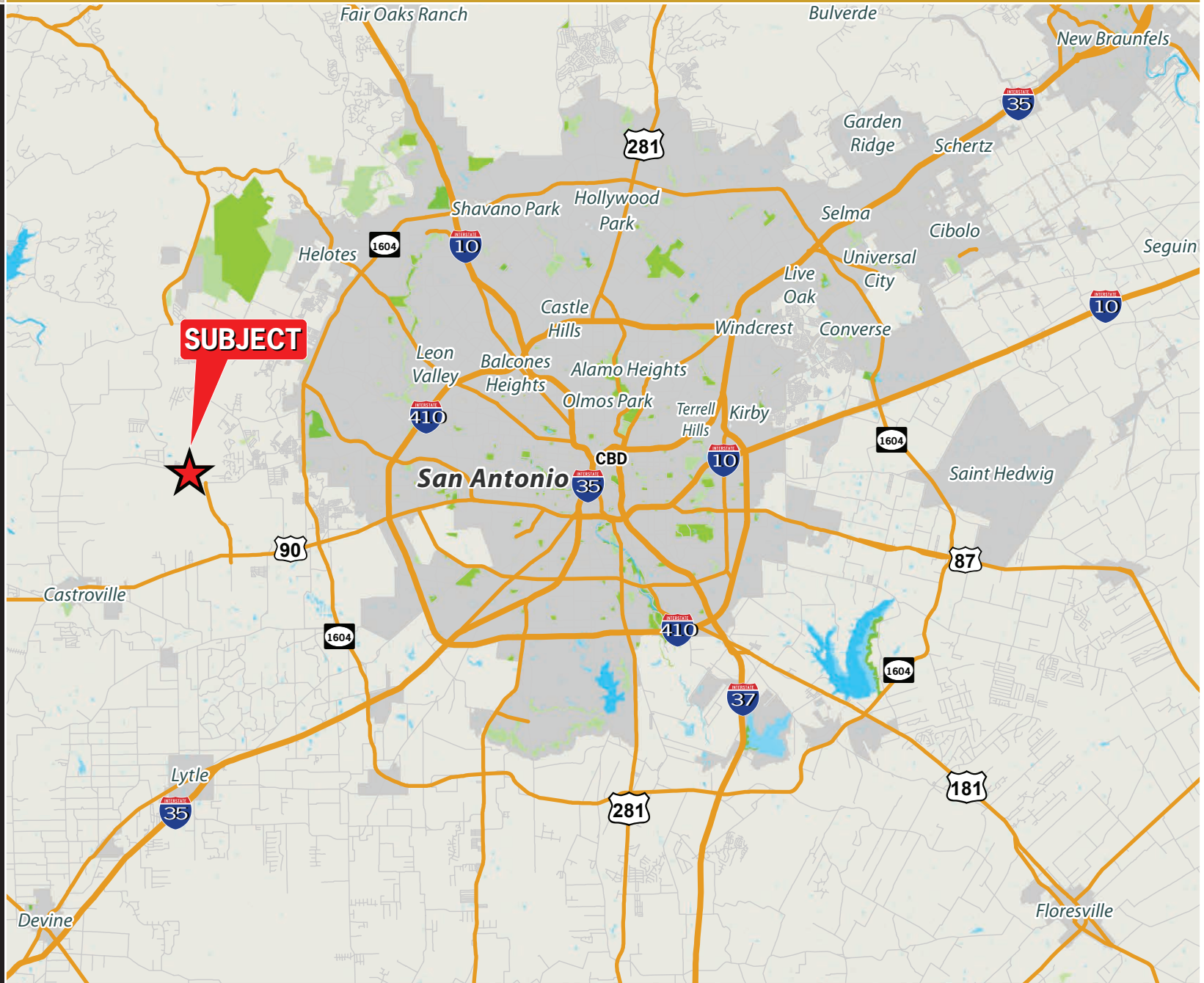
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

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 leasing 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.



# City Location Map



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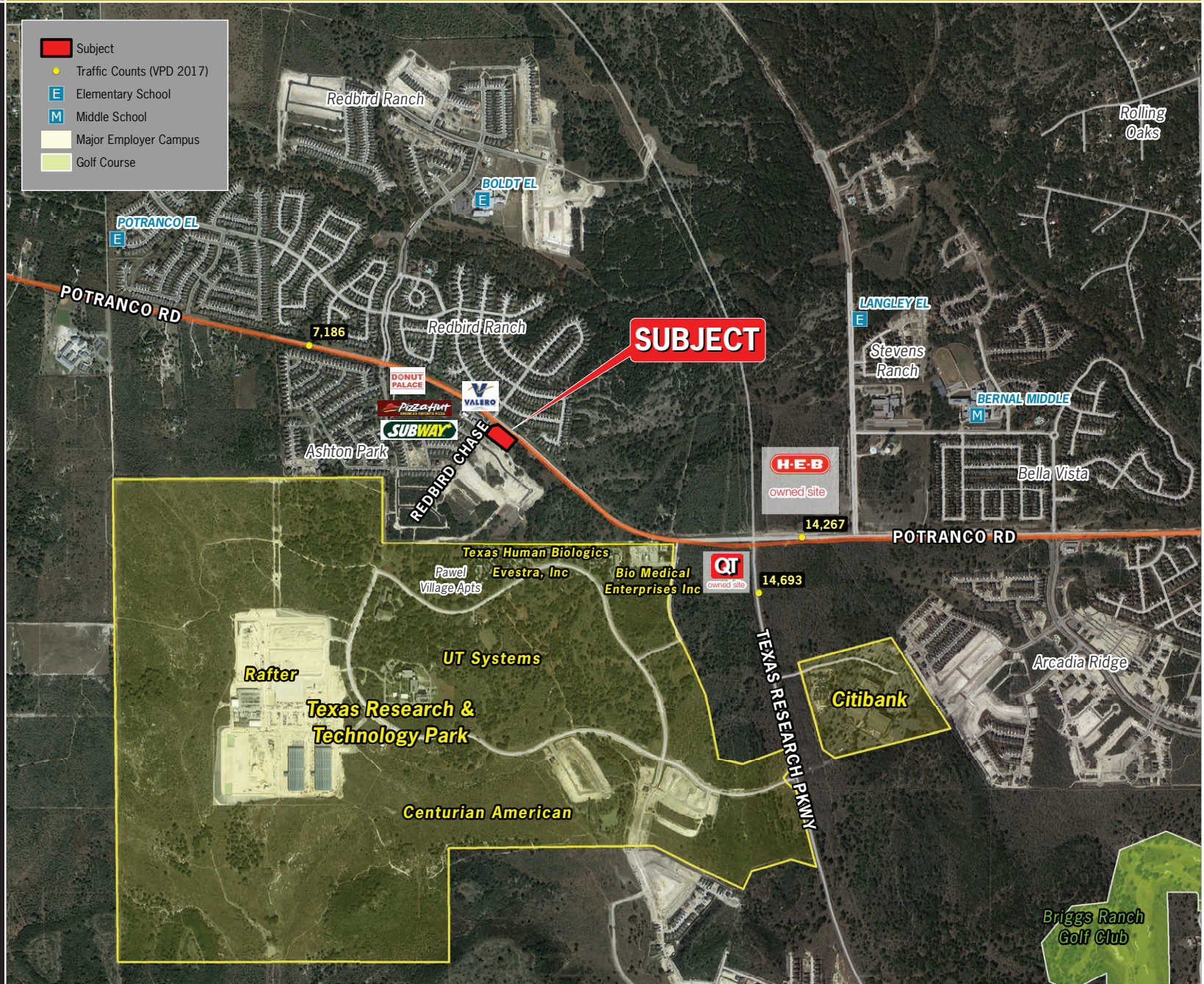
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# Aerial Map

- Subject
- Traffic Counts (VPD 2017)
- E Elementary School
- M Middle School
- Major Employer Campus
- Golf Course



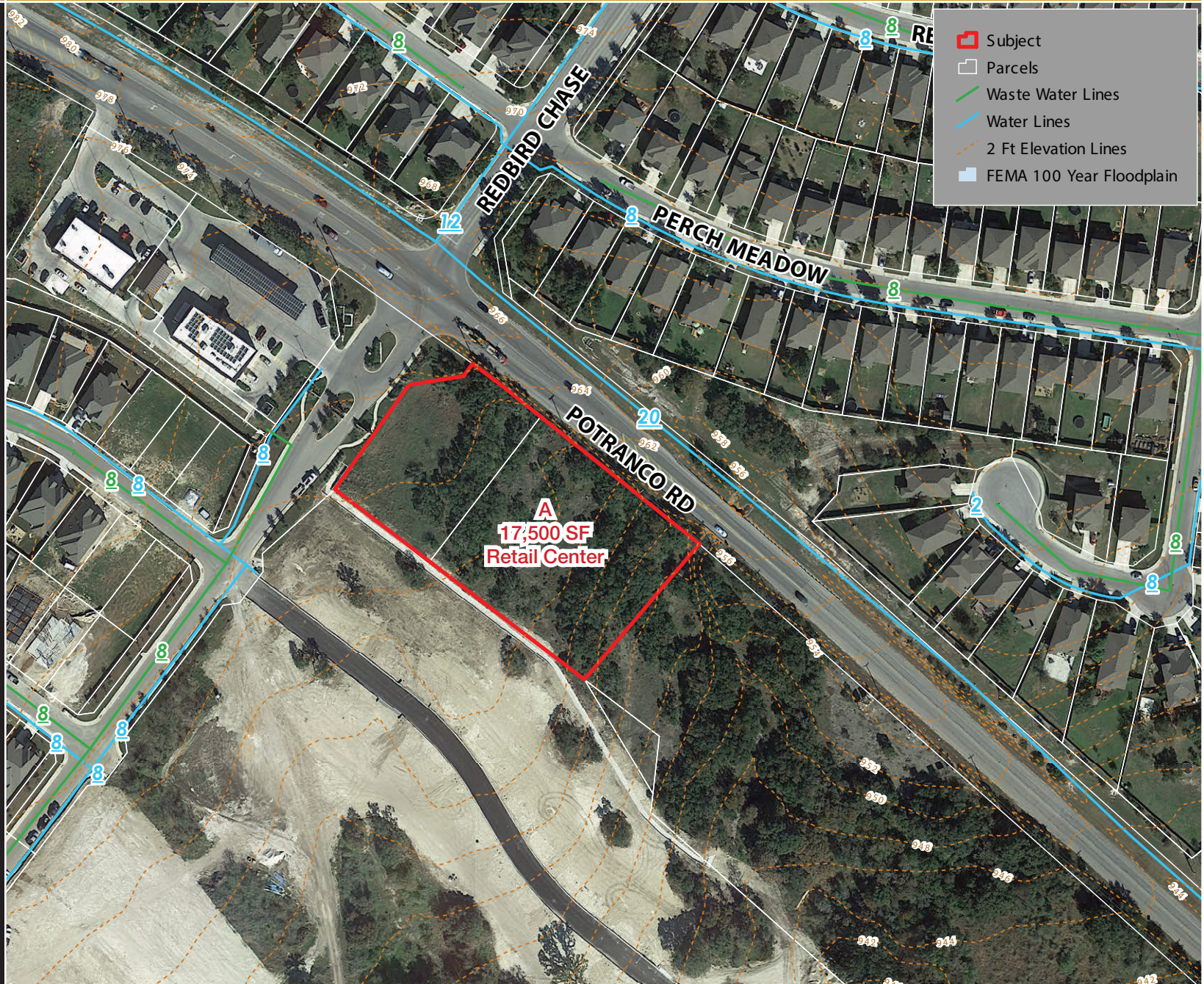
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# Site Aerial



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# Rendering



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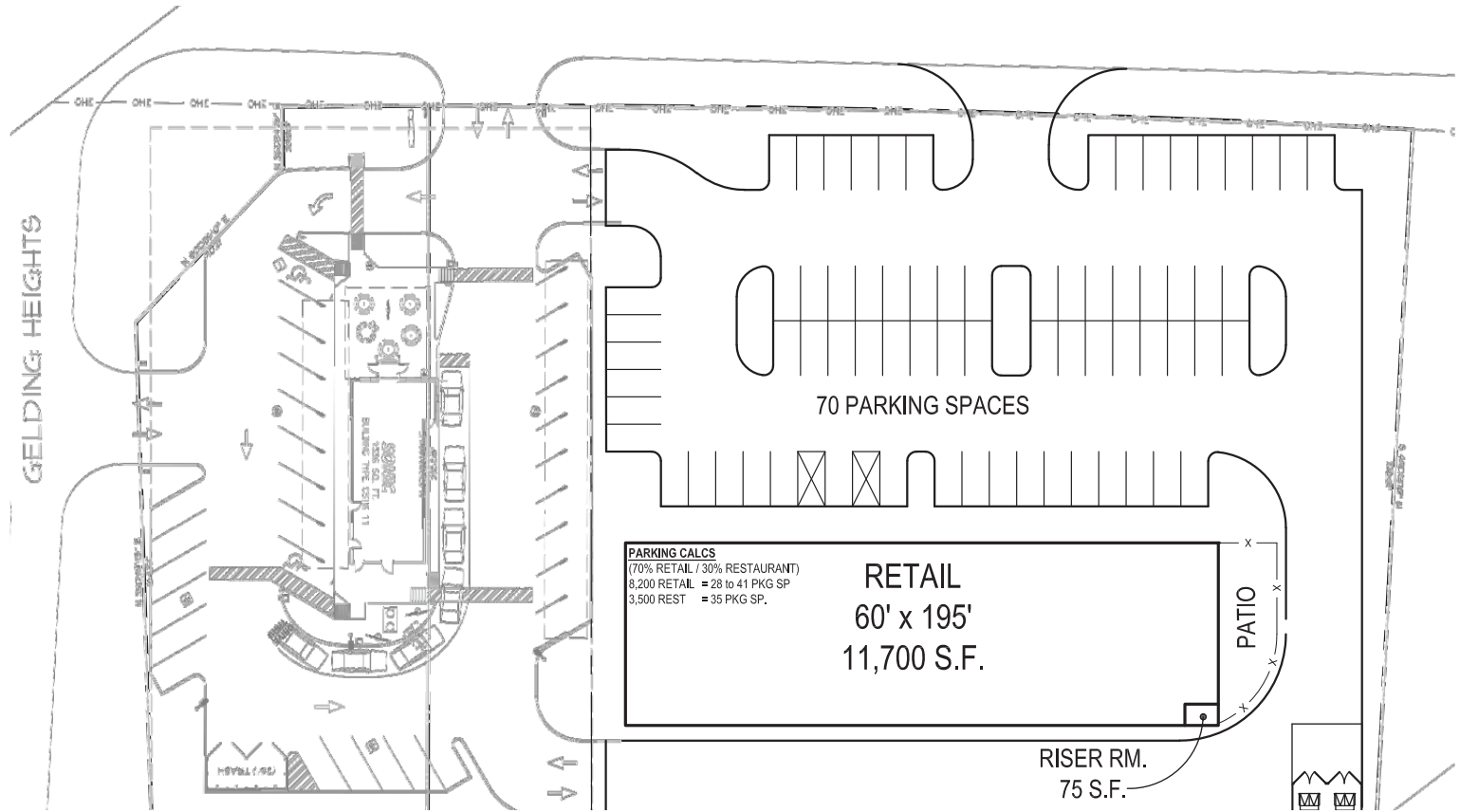
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# Site Plan



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# San Antonio Overview

## Largest U.S. Cities

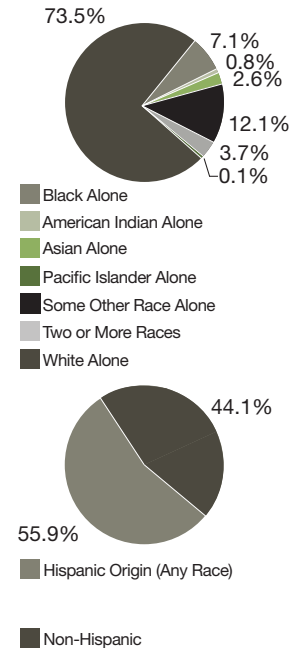
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

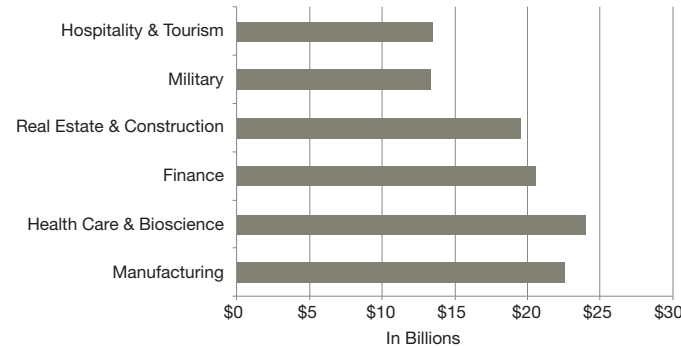
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	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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# Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	1,873		5,163		6,471	
Households	577		1,614		2,020	
Families	494		1,323		1,650	
Average Household Size	3.25		3.19		3.20	
Owner Occupied Housing Units	544		1,525		1,925	
Renter Occupied Housing Units	33		89		95	
Median Age	28.5		30.9		29.5	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	4.62%		1.65%		0.83%	
Households	4.59%		1.62%		0.79%	
Families	4.52%		1.58%		0.71%	
Owner HHs	4.77%		2.09%		1.16%	
Median Household Income	2.68%		2.23%		2.50%	
Households by Income	2018				2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	33	2.0%	34	1.7%		
\$15,000 - \$24,999	10	0.6%	11	0.5%		
\$25,000 - \$34,999	39	2.4%	41	2.0%		
\$35,000 - \$49,999	199	12.3%	214	10.6%		
\$50,000 - \$74,999	467	28.9%	520	25.7%		
\$75,000 - \$99,999	215	13.3%	261	12.9%		
\$100,000 - \$149,999	496	30.7%	708	35.0%		
\$150,000 - \$199,999	124	7.7%	183	9.1%		
\$200,000+	30	1.9%	49	2.4%		
Median Household Income	\$80,478		\$91,860			
Average Household Income	\$91,499		\$100,958			
Per Capita Income	\$28,743		\$31,661			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	254	13.6%	536	10.4%	672	10.4%
5 - 9	193	10.3%	531	10.3%	654	10.1%
10 - 14	170	9.1%	463	9.0%	626	9.7%
15 - 19	110	5.9%	341	6.6%	476	7.4%
20 - 24	79	4.2%	291	5.6%	356	5.5%
25 - 34	447	23.9%	753	14.6%	1,051	16.2%
35 - 44	339	18.1%	953	18.5%	1,044	16.1%
45 - 54	151	8.1%	576	11.2%	730	11.3%
55 - 64	92	4.9%	347	6.7%	394	6.1%
65 - 74	29	1.5%	214	4.1%	258	4.0%
75 - 84	7	0.4%	96	1.9%	130	2.0%
85+	2	0.1%	62	1.2%	79	1.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,429	76.3%	3,810	73.8%	4,696	72.6%
Black Alone	176	9.4%	513	9.9%	672	10.4%
American Indian Alone	32	1.7%	85	1.6%	105	1.6%
Asian Alone	44	2.3%	149	2.9%	212	3.3%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	101	5.4%	328	6.4%	419	6.5%
Two or More Races	91	4.9%	276	5.3%	365	5.6%
Hispanic Origin (Any Race)	847	45.2%	2,519	48.8%	3,318	51.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	7,396		16,283		20,493	
Households	2,362		5,213		6,541	
Families	1,908		4,076		5,086	
Average Household Size	3.11		3.11		3.12	
Owner Occupied Housing Units	1,964		4,517		5,823	
Renter Occupied Housing Units	398		696		718	
Median Age	32.3		35.4		35.1	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	4.71%		1.65%		0.83%	
Households	4.64%		1.62%		0.79%	
Families	4.53%		1.58%		0.71%	
Owner HHs	5.21%		2.09%		1.16%	
Median Household Income	1.47%		2.23%		2.50%	
<b>Households by Income</b>	<b>2018</b>			<b>2023</b>		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	171	3.3%	179	2.7%	179	2.7%
\$15,000 - \$24,999	154	3.0%	162	2.5%	162	2.5%
\$25,000 - \$34,999	214	4.1%	235	3.6%	235	3.6%
\$35,000 - \$49,999	633	12.1%	720	11.0%	720	11.0%
\$50,000 - \$74,999	1,132	21.7%	1,353	20.7%	1,353	20.7%
\$75,000 - \$99,999	828	15.9%	1,007	15.4%	1,007	15.4%
\$100,000 - \$149,999	1,372	26.3%	1,891	28.9%	1,891	28.9%
\$150,000 - \$199,999	466	8.9%	628	9.6%	628	9.6%
\$200,000+	243	4.7%	368	5.6%	368	5.6%
Median Household Income	\$82,417			\$88,673		
Average Household Income	\$96,274			\$105,543		
Per Capita Income	\$32,124			\$35,193		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	713	9.6%	1,327	8.2%	1,669	8.1%
5 - 9	676	9.1%	1,350	8.3%	1,669	8.1%
10 - 14	612	8.3%	1,285	7.9%	1,589	7.8%
15 - 19	489	6.6%	1,023	6.3%	1,302	6.4%
20 - 24	339	4.6%	859	5.3%	981	4.8%
25 - 34	1,245	16.8%	2,192	13.5%	2,991	14.6%
35 - 44	1,209	16.4%	2,549	15.7%	3,103	15.1%
45 - 54	836	11.3%	1,934	11.9%	2,311	11.3%
55 - 64	565	7.6%	1,523	9.4%	1,773	8.7%
65 - 74	296	4.0%	1,045	6.4%	1,466	7.2%
75 - 84	233	3.2%	674	4.1%	948	4.6%
85+	181	2.4%	521	3.2%	692	3.4%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,767	78.0%	12,338	75.8%	15,253	74.4%
Black Alone	588	8.0%	1,353	8.3%	1,788	8.7%
American Indian Alone	62	0.8%	147	0.9%	185	0.9%
Asian Alone	185	2.5%	483	3.0%	706	3.4%
Pacific Islander Alone	18	0.2%	41	0.3%	57	0.3%
Some Other Race Alone	479	6.5%	1,204	7.4%	1,555	7.6%
Two or More Races	297	4.0%	715	4.4%	950	4.6%
Hispanic Origin (Any Race)	3,317	44.8%	7,785	47.8%	10,279	50.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	30,122		52,832		64,258	
Households	9,788		17,264		20,994	
Families	7,982		13,710		16,588	
Average Household Size	3.07		3.05		3.06	
Owner Occupied Housing Units	7,871		14,678		18,093	
Renter Occupied Housing Units	1,917		2,585		2,900	
Median Age	32.5		35.4		35.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	3.99%		1.65%		0.83%	
Households	3.99%		1.62%		0.79%	
Families	3.88%		1.58%		0.71%	
Owner HHs	4.27%		2.09%		1.16%	
Median Household Income	1.45%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	799	4.6%	788	3.8%		
\$15,000 - \$24,999	729	4.2%	749	3.6%		
\$25,000 - \$34,999	820	4.7%	875	4.2%		
\$35,000 - \$49,999	1,977	11.5%	2,183	10.4%		
\$50,000 - \$74,999	3,505	20.3%	4,049	19.3%		
\$75,000 - \$99,999	2,935	17.0%	3,497	16.7%		
\$100,000 - \$149,999	4,241	24.6%	5,790	27.6%		
\$150,000 - \$199,999	1,423	8.2%	1,875	8.9%		
\$200,000+	836	4.8%	1,188	5.7%		
Median Household Income	\$80,328		\$86,312			
Average Household Income	\$94,526		\$103,920			
Per Capita Income	\$31,160		\$34,225			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,545	8.4%	4,027	7.6%	4,939	7.7%
5 - 9	2,779	9.2%	4,092	7.7%	4,945	7.7%
10 - 14	2,671	8.9%	4,088	7.7%	4,822	7.5%
15 - 19	2,289	7.6%	3,498	6.6%	4,130	6.4%
20 - 24	1,486	4.9%	3,003	5.7%	3,206	5.0%
25 - 34	4,572	15.2%	7,351	13.9%	9,926	15.4%
35 - 44	4,879	16.2%	7,818	14.8%	9,415	14.7%
45 - 54	3,851	12.8%	6,747	12.8%	7,398	11.5%
55 - 64	2,467	8.2%	5,411	10.2%	6,317	9.8%
65 - 74	1,377	4.6%	3,670	6.9%	4,800	7.5%
75 - 84	789	2.6%	1,994	3.8%	2,836	4.4%
85+	416	1.4%	1,132	2.1%	1,523	2.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,583	75.0%	38,362	72.6%	45,901	71.4%
Black Alone	2,721	9.0%	5,017	9.5%	6,338	9.9%
American Indian Alone	216	0.7%	400	0.8%	495	0.8%
Asian Alone	850	2.8%	1,704	3.2%	2,368	3.7%
Pacific Islander Alone	65	0.2%	112	0.2%	149	0.2%
Some Other Race Alone	2,352	7.8%	4,685	8.9%	5,750	8.9%
Two or More Races	1,335	4.4%	2,551	4.8%	3,257	5.1%
Hispanic Origin (Any Race)	13,575	45.1%	25,662	48.6%	32,633	50.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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>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](http://www.trec.texas.gov)



# Information About Brokerage Services

*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' written consent, appoint a different license holder associated with the broker to each party (owner and May, with the parties' written consent, 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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**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>493853</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>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>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_