

# Chrysalis Medical Center

19323 Stone Oak Pkwy

For Lease  
Best Deal in the Market



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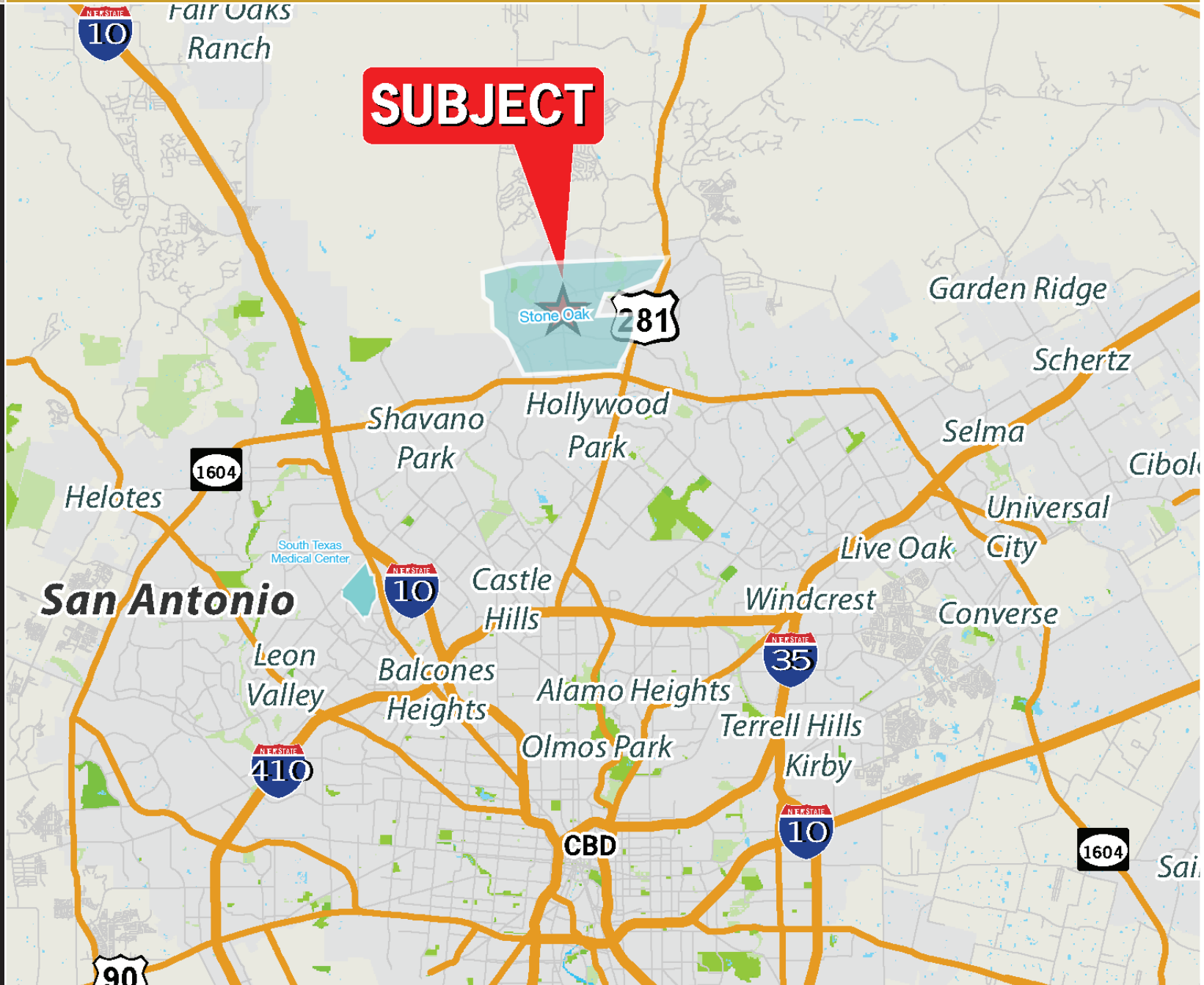
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# City Location Map

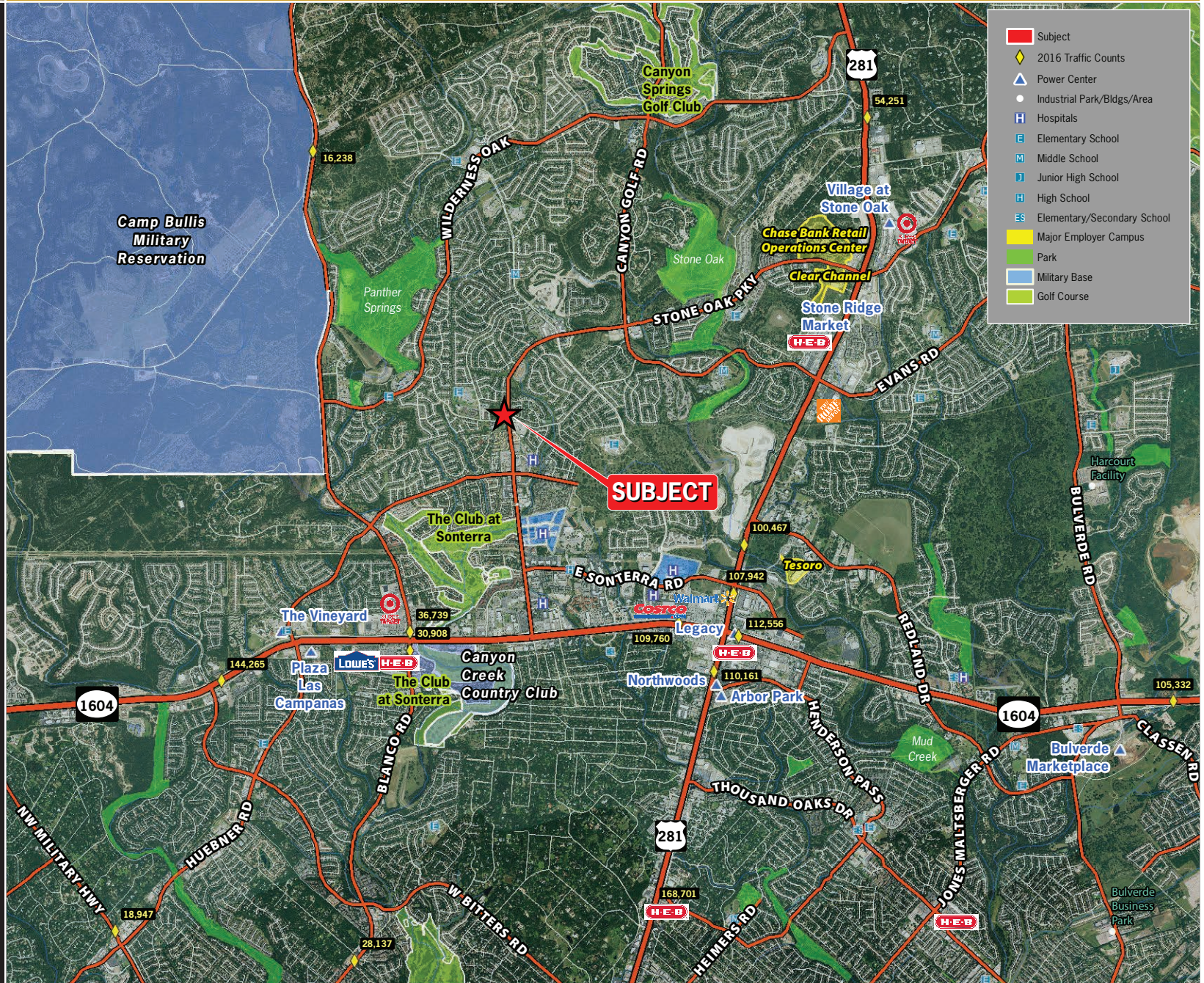


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# Aerial Map

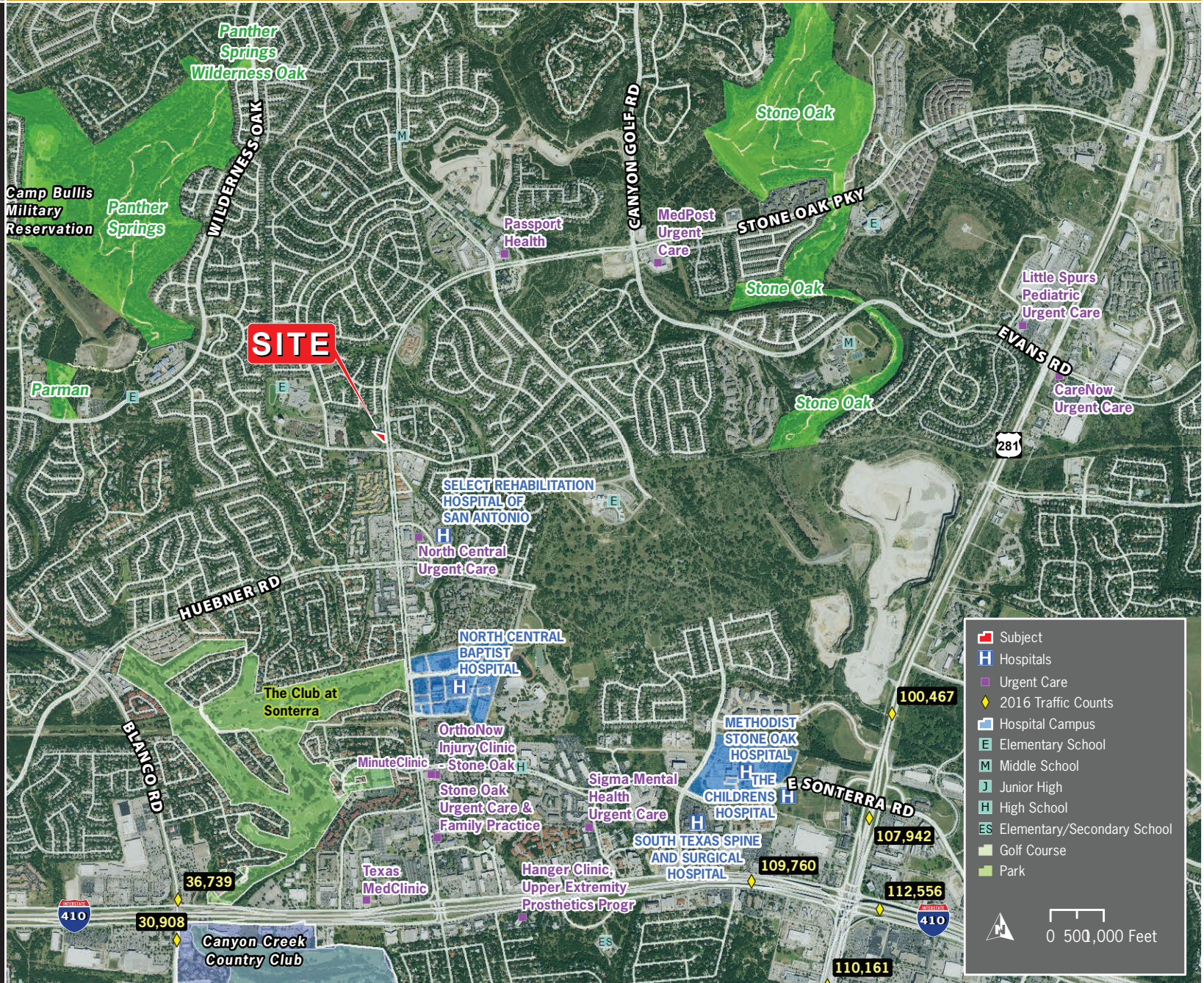


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# Site Aerial

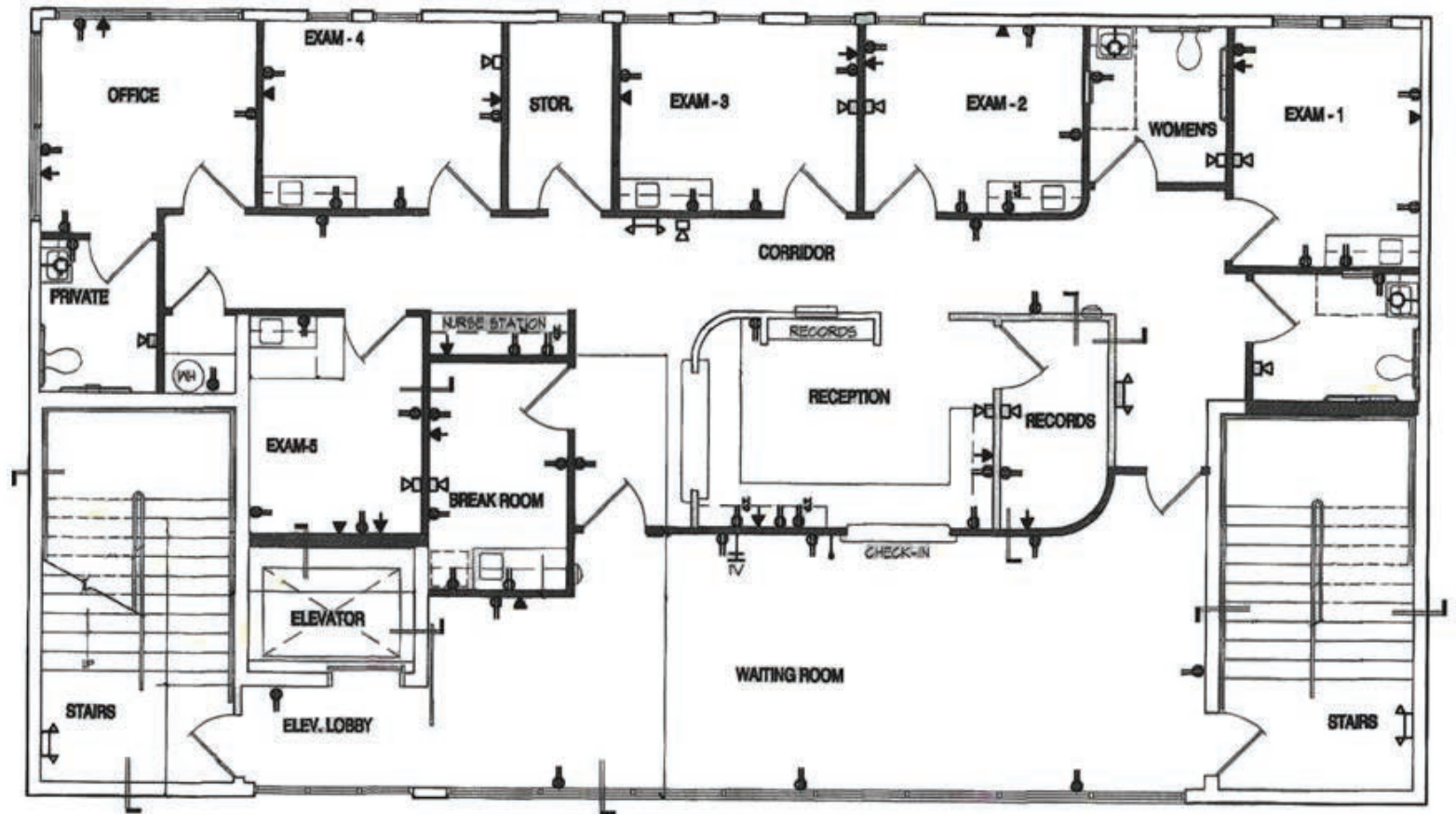


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# Floor Plan



2,530 SF

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# Photos



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# Property Summary

		Comments
Address	19323 Stone Oak Pkwy	
Location	Stone Oak and Knights Cross	<ul style="list-style-type: none"> <li>▪ New finish-out in place for medical use</li> </ul>
Property Details	5,064 SF Office Building 0.56 Acres	<ul style="list-style-type: none"> <li>▪ Ready for occupancy</li> <li>▪ Full floor</li> <li>▪ Elevator served</li> </ul>
Legal Description	NCB 19209 BLK 5 LOT 4 (KNIGHTS CROSS BUSINESS PARK SUBD)	<ul style="list-style-type: none"> <li>▪ 5:1000 parking</li> <li>▪ High visibility</li> </ul>
Zoning	C-2	<ul style="list-style-type: none"> <li>▪ Easy access back to Stone Oak Pkwy &amp; hospitals</li> </ul>
Year Built	2010	<ul style="list-style-type: none"> <li>▪ Fully finished out</li> <li>▪ Adjacent to high density residential development</li> </ul>
Floors	2	<ul style="list-style-type: none"> <li>▪ Low NNN's (\$6.00 PSF) (est.)</li> <li>▪ Efficient layout</li> <li>▪ Wet exam rooms</li> <li>▪ In suite restrooms</li> <li>▪ Highly visible</li> </ul>

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# Quote Sheet

Square Footage Available	2,530 SF - Full floor 100% finished out for medical use
Base Rental	\$18.00 NNN
First Month's Rental	Due upon execution of lease document by Tenant
Triple Nets	\$6.00 PSF/Yr
Term	Three (3) to five (5) years
Improvements	As-Is
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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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.



# 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

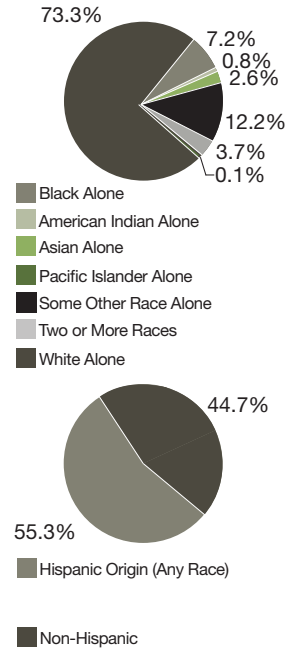
## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

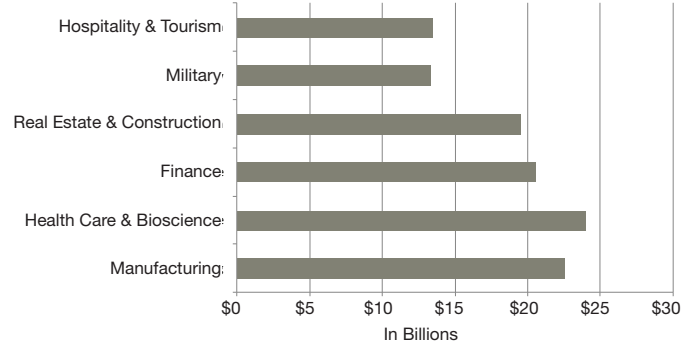
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288

## 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.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune

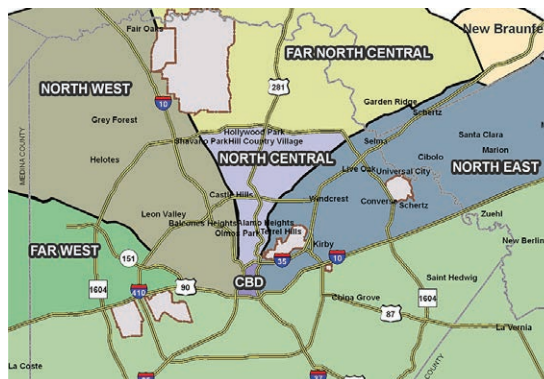
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# Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space



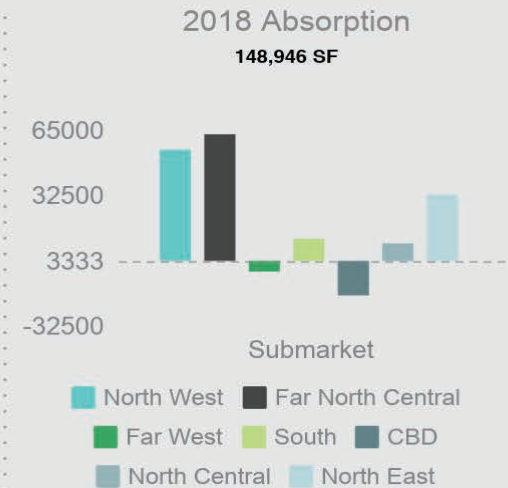
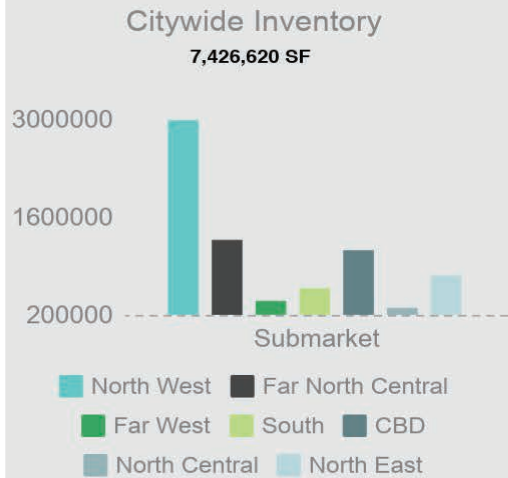
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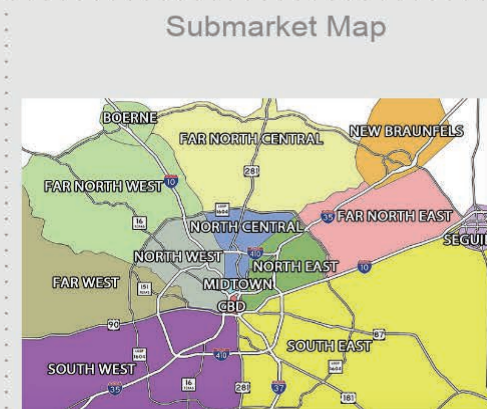
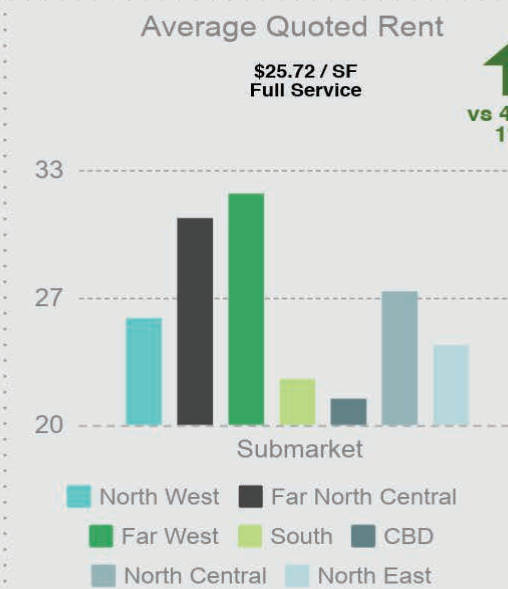
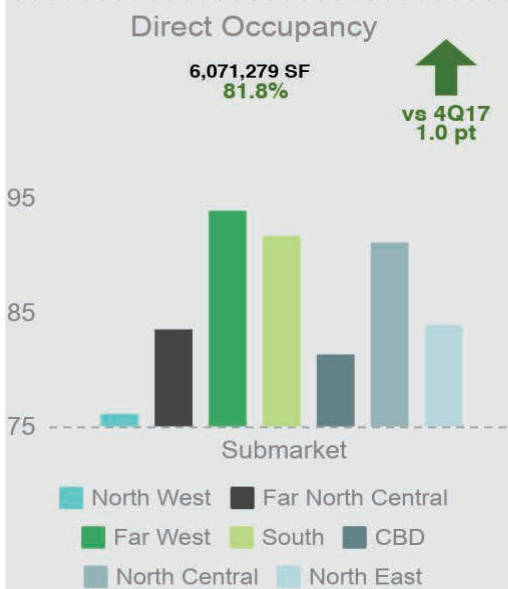
# Medical Office Market Snapshot - 4Q 2018

## Medical Office Market Snapshot - 4Q 2018



- ### Healthcare Industry
- \$28.4 Billion Economic Impact - 6x more vs. 1990
  - 1 in 6 employed in Medical/Bioscience Sector
  - 50,000 net new jobs over past decade

- ### South Texas Medical Center Key Facts
- 12 major hospitals
  - 5.6 million annual patient visits
  - 46,000 total employment
  - 40 + medical/professional office buildings



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*Market Intelligence Guided by Experience*  
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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 Office Advisory Board. Statistical information is calculated for multi-tenant office bldgs. 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full service basis (such as NNN have been calculated up to reflect the full-service rate.



# Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	11,927		12,317		13,215	
Households	3,998		4,112		4,402	
Families	2,977		3,033		3,228	
Average Household Size	2.98		2.99		3.00	
Owner Occupied Housing Units	2,666		2,550		2,799	
Renter Occupied Housing Units	1,332		1,562		1,604	
Median Age	34.2		35.0		35.6	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.42%		1.65%		0.83%	
Households	1.37%		1.62%		0.79%	
Families	1.25%		1.58%		0.71%	
Owner HHs	1.88%		2.09%		1.16%	
Median Household Income	0.82%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	136		3.3%		127	2.9%
\$15,000 - \$24,999	108		2.6%		103	2.3%
\$25,000 - \$34,999	186		4.5%		174	4.0%
\$35,000 - \$49,999	277		6.7%		269	6.1%
\$50,000 - \$74,999	531		12.9%		527	12.0%
\$75,000 - \$99,999	479		11.6%		481	10.9%
\$100,000 - \$149,999	1,178		28.6%		1,302	29.6%
\$150,000 - \$199,999	595		14.5%		648	14.7%
\$200,000+	623		15.2%		772	17.5%
Median Household Income	\$109,589		\$114,138			
Average Household Income	\$131,678		\$144,578			
Per Capita Income	\$46,489		\$51,063			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	803	6.7%	784	6.4%	867	6.6%
5 - 9	1,012	8.5%	837	6.8%	874	6.6%
10 - 14	1,121	9.4%	921	7.5%	854	6.5%
15 - 19	947	7.9%	872	7.1%	791	6.0%
20 - 24	683	5.7%	765	6.2%	633	4.8%
25 - 34	1,517	12.7%	1,988	16.1%	2,438	18.4%
35 - 44	2,109	17.7%	1,767	14.3%	2,208	16.7%
45 - 54	1,840	15.4%	1,849	15.0%	1,662	12.6%
55 - 64	1,039	8.7%	1,383	11.2%	1,477	11.2%
65 - 74	473	4.0%	717	5.8%	892	6.7%
75 - 84	256	2.1%	290	2.4%	373	2.8%
85+	127	1.1%	146	1.2%	146	1.1%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,522	79.8%	9,475	76.9%	9,914	75.0%
Black Alone	526	4.4%	596	4.8%	672	5.1%
American Indian Alone	44	0.4%	47	0.4%	50	0.4%
Asian Alone	946	7.9%	1,143	9.3%	1,396	10.6%
Pacific Islander Alone	13	0.1%	16	0.1%	20	0.2%
Some Other Race Alone	486	4.1%	576	4.7%	634	4.8%
Two or More Races	389	3.3%	463	3.8%	529	4.0%
Hispanic Origin (Any Race)	3,998	33.5%	4,618	37.5%	5,246	39.7%

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	59,377		71,235		78,101	
Households	21,936		26,396		28,938	
Families	16,063		19,116		20,873	
Average Household Size	2.69		2.68		2.68	
Owner Occupied Housing Units	15,229		16,755		18,754	
Renter Occupied Housing Units	6,707		9,641		10,184	
Median Age	36.3		36.9		36.8	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.86%		1.65%		0.83%	
Households	1.86%		1.62%		0.79%	
Families	1.77%		1.58%		0.71%	
Owner HHs	2.28%		2.09%		1.16%	
Median Household Income	0.94%		2.23%		2.50%	
<b>Households by Income</b>	<b>2018</b>			<b>2023</b>		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	836	3.2%	801	2.8%	801	2.8%
\$15,000 - \$24,999	888	3.4%	842	2.9%	842	2.9%
\$25,000 - \$34,999	991	3.8%	954	3.3%	954	3.3%
\$35,000 - \$49,999	1,874	7.1%	1,869	6.5%	1,869	6.5%
\$50,000 - \$74,999	3,412	12.9%	3,514	12.1%	3,514	12.1%
\$75,000 - \$99,999	3,042	11.5%	3,185	11.0%	3,185	11.0%
\$100,000 - \$149,999	6,284	23.8%	7,115	24.6%	7,115	24.6%
\$150,000 - \$199,999	4,017	15.2%	4,424	15.3%	4,424	15.3%
\$200,000+	5,052	19.1%	6,233	21.5%	6,233	21.5%
Median Household Income	\$112,354			\$117,709		
Average Household Income	\$141,425			\$154,380		
Per Capita Income	\$51,956			\$56,633		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,722	6.3%	4,233	5.9%	4,815	6.2%
5 - 9	4,956	8.3%	5,005	7.0%	5,292	6.8%
10 - 14	5,389	9.1%	5,645	7.9%	5,473	7.0%
15 - 19	4,422	7.4%	4,989	7.0%	4,899	6.3%
20 - 24	2,944	5.0%	4,049	5.7%	3,809	4.9%
25 - 34	6,981	11.8%	9,635	13.5%	12,478	16.0%
35 - 44	10,235	17.2%	10,718	15.0%	12,393	15.9%
45 - 54	9,404	15.8%	10,471	14.7%	10,222	13.1%
55 - 64	6,016	10.1%	8,301	11.7%	8,818	11.3%
65 - 74	2,921	4.9%	4,970	7.0%	6,052	7.7%
75 - 84	1,576	2.7%	2,111	3.0%	2,709	3.5%
85+	811	1.4%	1,107	1.6%	1,139	1.5%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,187	82.8%	56,793	79.7%	60,748	77.8%
Black Alone	2,343	3.9%	3,243	4.6%	3,805	4.9%
American Indian Alone	196	0.3%	250	0.4%	278	0.4%
Asian Alone	3,806	6.4%	5,479	7.7%	6,896	8.8%
Pacific Islander Alone	63	0.1%	87	0.1%	109	0.1%
Some Other Race Alone	2,125	3.6%	3,015	4.2%	3,434	4.4%
Two or More Races	1,657	2.8%	2,368	3.3%	2,830	3.6%
Hispanic Origin (Any Race)	17,222	29.0%	23,598	33.1%	27,762	35.5%

**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	149,607		177,863		194,803	
Households	57,231		67,656		73,896	
Families	40,671		47,894		52,216	
Average Household Size	2.60		2.62		2.63	
Owner Occupied Housing Units	39,761		44,031		48,926	
Renter Occupied Housing Units	17,470		23,625		24,969	
Median Age	37.2		38.3		38.3	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.84%		1.65%		0.83%	
Households	1.78%		1.62%		0.79%	
Families	1.74%		1.58%		0.71%	
Owner HHs	2.13%		2.09%		1.16%	
Median Household Income	0.95%		2.23%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			2,211	3.3%	2,012	2.7%
\$15,000 - \$24,999			2,623	3.9%	2,397	3.2%
\$25,000 - \$34,999			3,258	4.8%	3,089	4.2%
\$35,000 - \$49,999			5,794	8.6%	5,796	7.8%
\$50,000 - \$74,999			9,661	14.3%	10,006	13.5%
\$75,000 - \$99,999			8,574	12.7%	9,171	12.4%
\$100,000 - \$149,999			15,520	22.9%	17,880	24.2%
\$150,000 - \$199,999			9,127	13.5%	10,140	13.7%
\$200,000+			10,888	16.1%	13,405	18.1%
Median Household Income			\$103,538		\$108,555	
Average Household Income			\$131,718		\$144,179	
Per Capita Income			\$50,315		\$54,914	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,262	6.2%	10,240	5.8%	11,533	5.9%
5 - 9	11,282	7.5%	11,808	6.6%	12,501	6.4%
10 - 14	12,100	8.1%	13,151	7.4%	13,124	6.7%
15 - 19	10,095	6.7%	11,648	6.5%	11,920	6.1%
20 - 24	8,134	5.4%	9,984	5.6%	9,869	5.1%
25 - 34	18,694	12.5%	23,562	13.2%	28,154	14.5%
35 - 44	23,887	16.0%	25,979	14.6%	30,013	15.4%
45 - 54	23,772	15.9%	25,562	14.4%	25,565	13.1%
55 - 64	17,984	12.0%	22,827	12.8%	23,594	12.1%
65 - 74	8,679	5.8%	14,778	8.3%	17,656	9.1%
75 - 84	4,111	2.7%	6,033	3.4%	8,280	4.3%
85+	1,607	1.1%	2,290	1.3%	2,595	1.3%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	125,068	83.6%	143,501	80.7%	153,723	78.9%
Black Alone	5,857	3.9%	7,943	4.5%	9,320	4.8%
American Indian Alone	606	0.4%	776	0.4%	876	0.4%
Asian Alone	7,269	4.9%	10,474	5.9%	13,239	6.8%
Pacific Islander Alone	164	0.1%	238	0.1%	296	0.2%
Some Other Race Alone	6,259	4.2%	8,703	4.9%	9,884	5.1%
Two or More Races	4,385	2.9%	6,227	3.5%	7,464	3.8%
Hispanic Origin (Any Race)	43,698	29.2%	59,459	33.4%	70,069	36.0%

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>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
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
<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
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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)