



Galleria Oaks

15909 & 16111 San Pedro Ave.

Retail/Storefront Office
For Lease



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000
8023 Vantage Dr, Suite 1200
San Antonio TX 78230
reocsanantonio.com



Table of Contents

SECTION 1	Property Summary
SECTION 2	Quote Sheet
SECTION 3	Maps
SECTION 4	Plans
SECTION 5	Photos
SECTION 6	San Antonio Overview
SECTION 7	Retail Market Snapshot
SECTION 8	Demographics
SECTION 9	TREC Agency Disclosure

Cynthia Ellison, CCIM

Senior Vice President

Direct Line 210 524 1318

cellison@reocsanantonio.com

Hans G. Rohl

Commercial Property Specialist

Direct Line 210 524 1362

hrohl@reocsanantonio.com

210 524 4000



Property Summary

Address	15909 & 16111 San Pedro Ave. Hollywood Park, TX 78232
Property Details	86,520 SF Retail/Storefront Office Building 3.780 Acres
Location	Between Thousand Oaks & Brookhollow
Legal Description	CB 4991B BLK 13 LOT 24 Galleria Oaks Subd UT-1
Zoning	District B - General Business District - Hollywood Park
Class	A
Parking	4:1,000

Comments

- Established retail location
- Easy ingress/egress
- Excellent signage opportunities
- Attractive landscaping
- 2nd generation restaurant space
- High density residential area
- Quick & easy access to & from Loop 1604 & Loop 410
- Great location for professional users requiring retail space

Traffic Counts

Hwy 281 at Brookhollow; 164,091 vpd (2015)

Hwy 281, south of Loop 1604; 105,259 vpd (2015)

Traffic Counts by TxDOT Statewide Planning Map

Cynthia Ellison, CCIM

Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl

Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Quote Sheet

Square Footage Available	Largest Available Space	4,000				
	Smallest Available Space	1,027	1,573	2,800	3,401	4,000
	Total Available	14,388				

(Note: All above figures in Rentable Square Feet)

Base Rental	\$14.00 - \$18.00 per square foot annually
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Estimated at \$5.61 per square foot annually (\$0.47 per square foot monthly)
Term	Three (3) to ten (10) years
Improvements	Negotiable
Pylon Signage	No charge
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface (4:1,000 ratio)
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.

Cynthia Ellison, CCIM
 Senior Vice President
 Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
 Commercial Property Specialist
 Direct Line 210 524 1362
hrohl@reocsanantonio.com

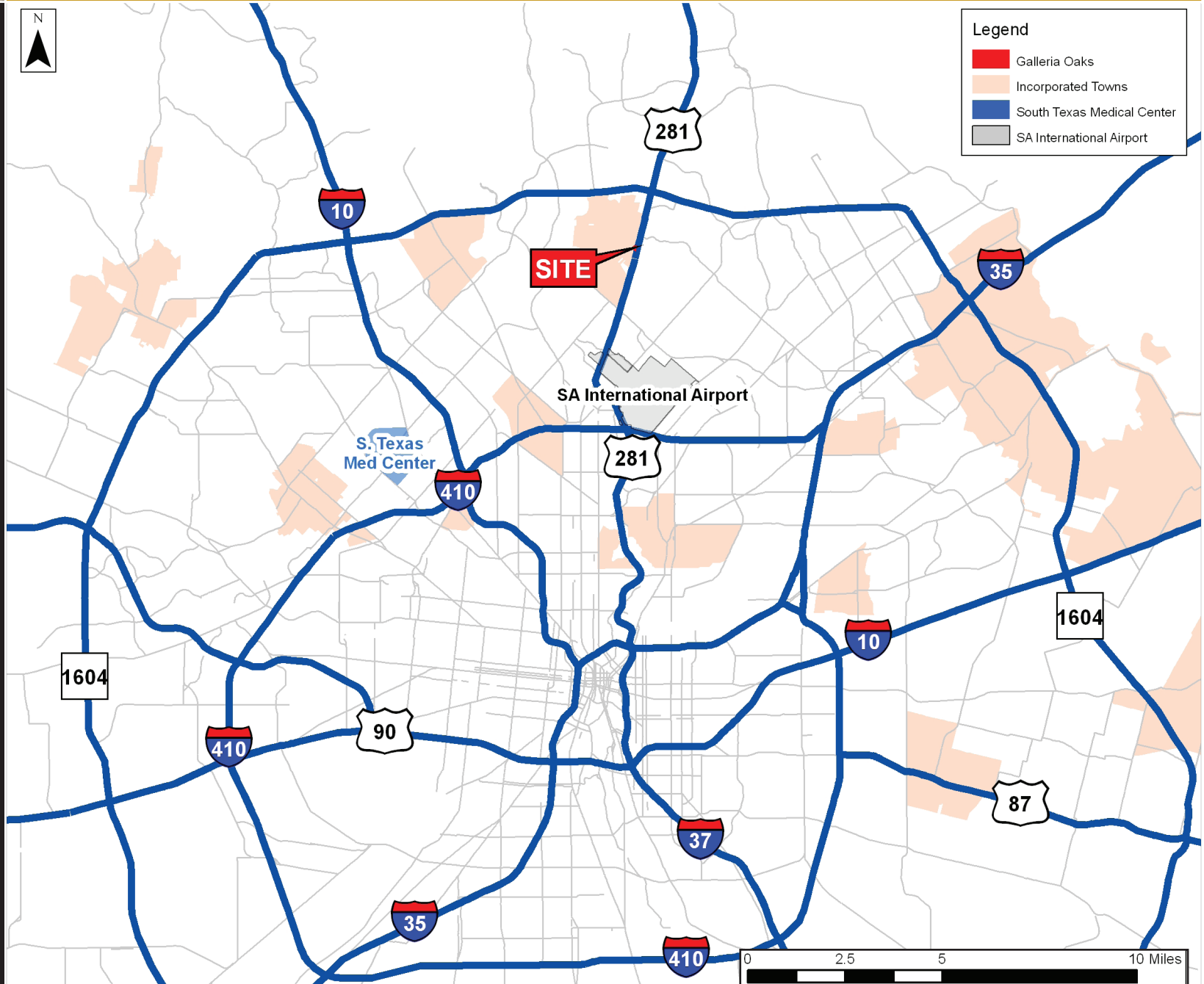
210 524 4000

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



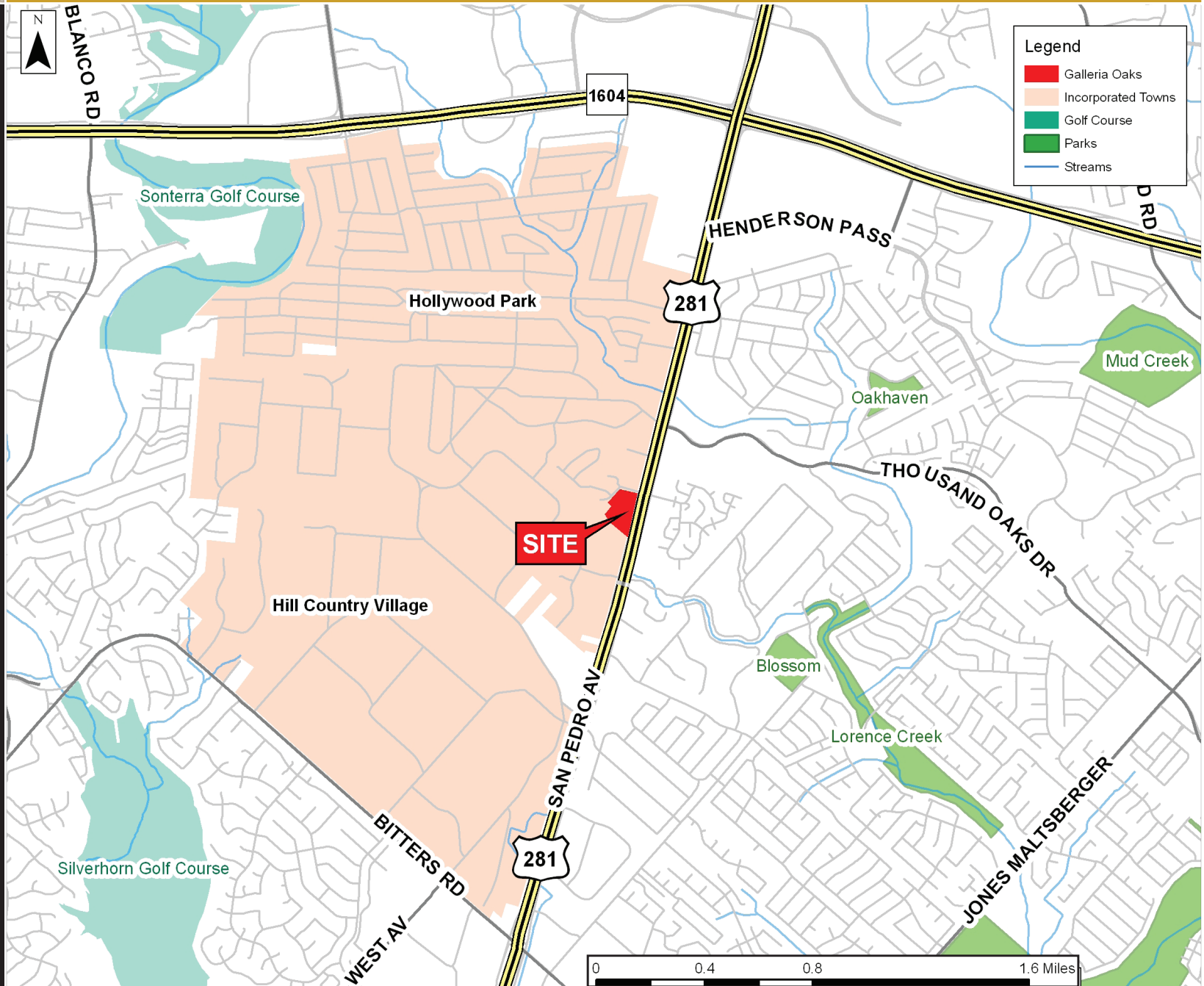
Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Area Location Map



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Aerial Map



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Site Aerial



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Oblique Aerial



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Site Plan

GALLERIA OAKS SITE PLAN

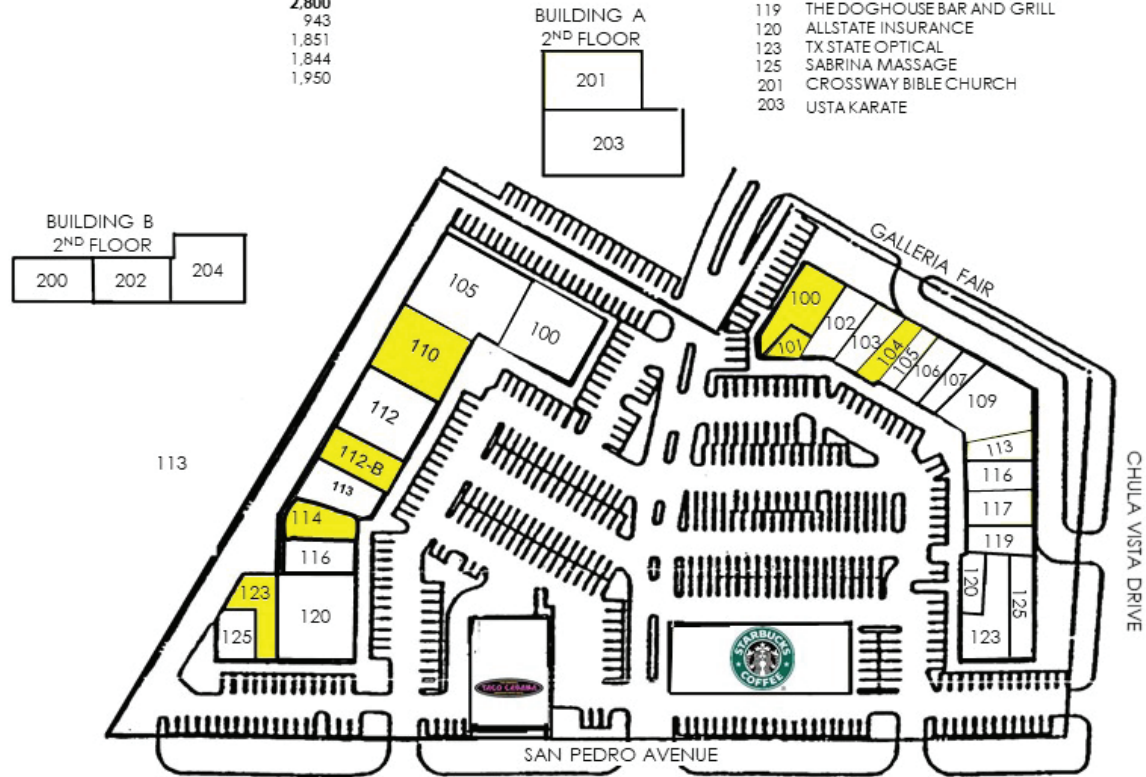
15909-16111 SAN PEDRO

BUILDING B - 15909

SUITE	TENANT	SQFT
100	SOLA SALONS	6,427
105	REBEL CHURCH	8,942
110	VACANT	4,000
112	WACKY KIDS	4,125
112-B	VACANT	1,587
113	PURPLE GARLIC	2,113
114	VACANT	3,401
116	ALIO	2,854
120	HEST FITNESS	5,157
123	VACANT	2,800
125	GRADE REAL ESTATE	943
200	FAMILY DENTISTRY	1,851
202	AIRFORCE, NAVY	1,844
204	CLINIC 45	1,950

BUILDING A - 16111

SUITE	TENANT	SQFT
100	VACANT	3,405
101	AVAILABLE	1,027
102	PREP AT HOME	1,510
103	ROCK AND FOSSIL DEPOT	1,690
104	VACANT	1,573
105	CROSS FIT	1,528
106	RONNIE BUTLER CPA	1,300
107	NAIL STUDIO	1,500
109	CROSSWAY BIBLE CHURCH	8,392
113	COURT OF GAMERS	2,400
116	TANG ST. RESTAURANT	2,000
117	THE DOGHOUSE BAR AND GRILL	1,678
119	THE DOGHOUSE BAR AND GRILL	1,063
120	ALLSTATE INSURANCE	650
123	TX STATE OPTICAL	1,724
125	SABRINA MASSAGE	1,143
201	CROSSWAY BIBLE CHURCH	1,328
203	USTA KARATE	2,605



= Vacant and/or Available

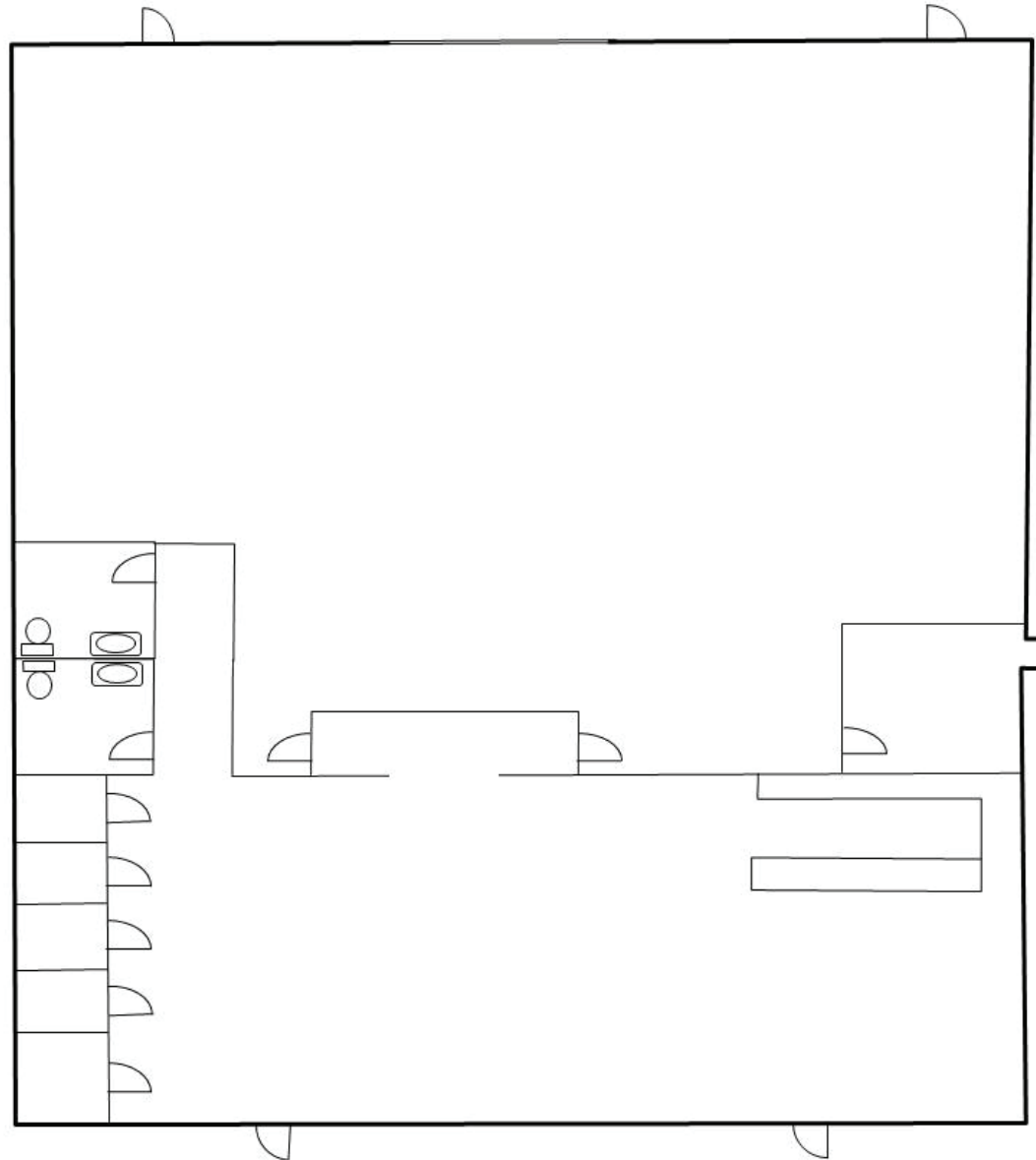
Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Bldg. B - 15909: Suite 110



Cynthia Ellison, CCIM

Senior Vice President

Direct Line 210 524 1318

cellison@reocsanantonio.com

Hans G. Rohl

Commercial Property Specialist

Direct Line 210 524 1362

hrohl@reocsanantonio.com

210 524 4000



Bldg. B - 15909: Suite 114



Cynthia Ellison, CCIM

Senior Vice President

Direct Line 210 524 1318

cellison@reocsanantonio.com

Hans G. Rohl

Commercial Property Specialist

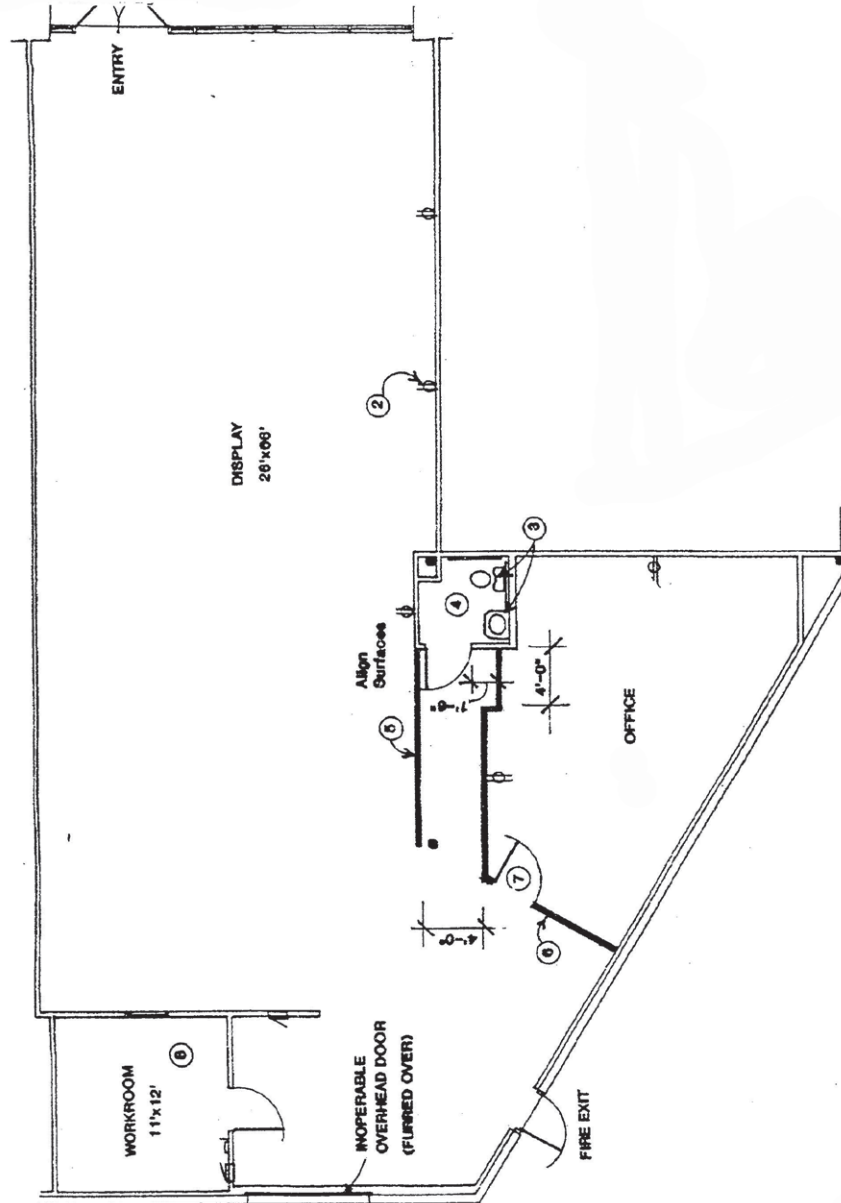
Direct Line 210 524 1362

hrohl@reocsanantonio.com

210 524 4000



Bldg. B - 15909: Suite 123



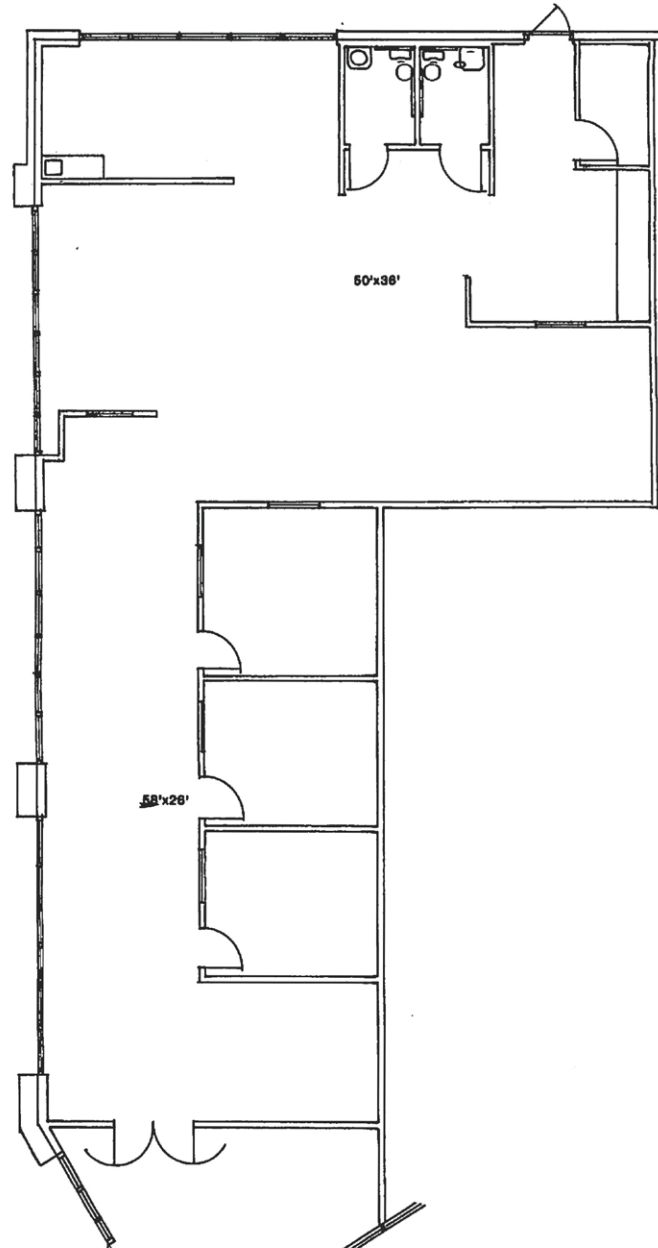
Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Bldg. A - 16111: Suite 100



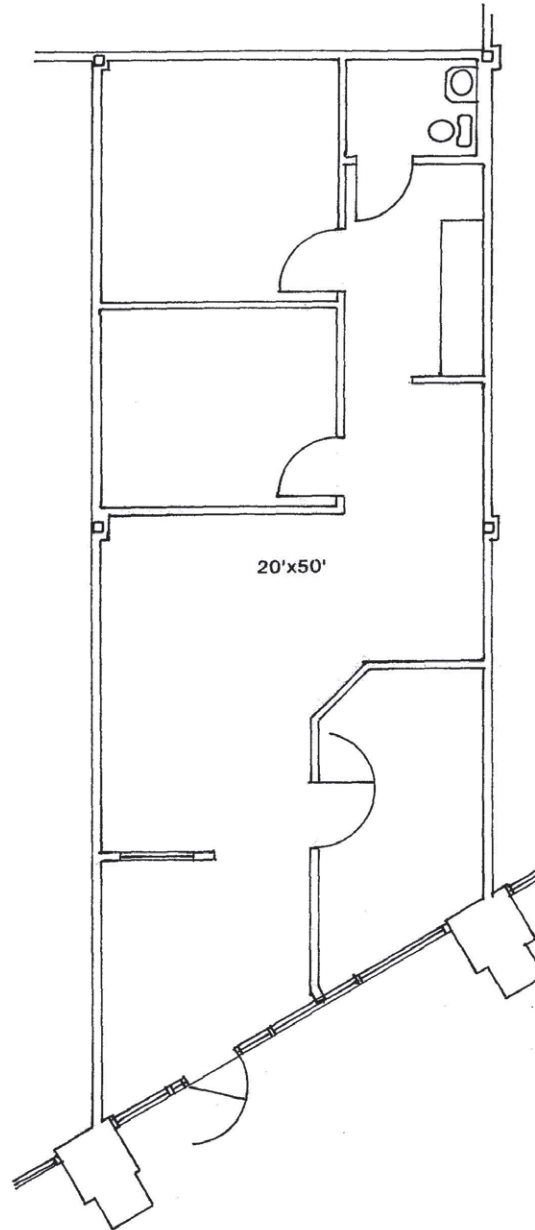
Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Bldg. A - 16111: Suite 101



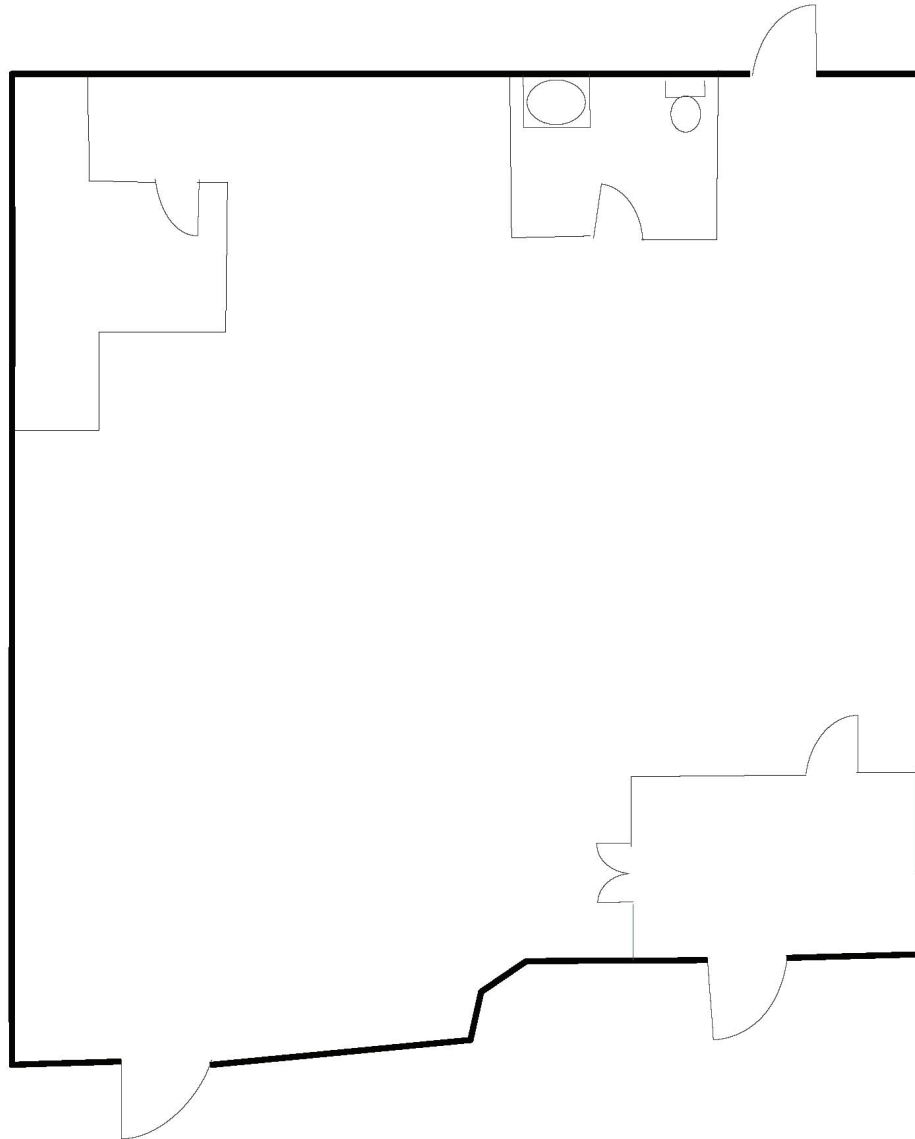
Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Bldg. A - 16111: Suite 104



Cynthia Ellison, CCIM

Senior Vice President

Direct Line 210 524 1318

cellison@reocsanantonio.com

Hans G. Rohl

Commercial Property Specialist

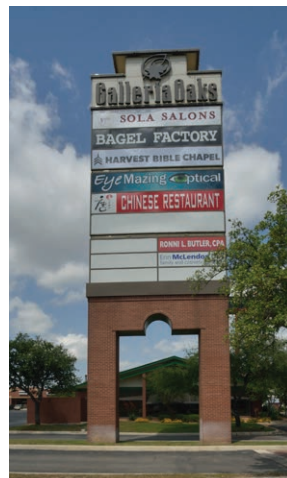
Direct Line 210 524 1362

hrohl@reocsanantonio.com

210 524 4000



Photos



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Photos



Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



San Antonio Overview

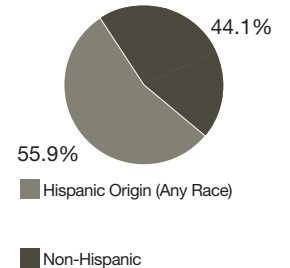
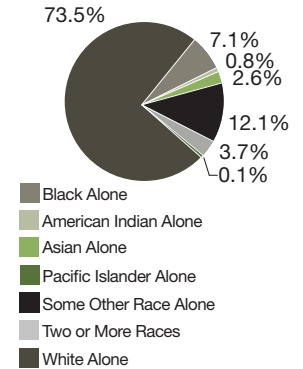
Largest U.S. Cities

- 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

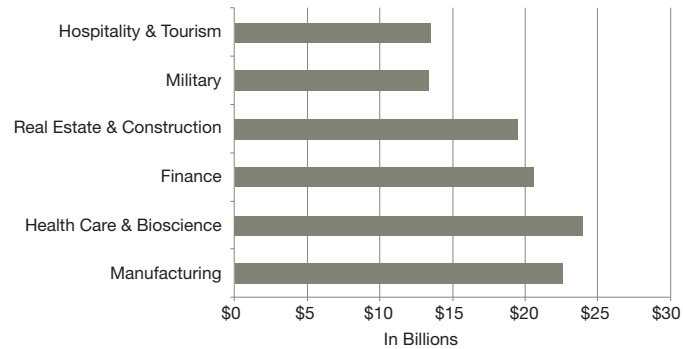
San Antonio-New Braunfels Metro Area

	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.

Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	5,865		5,928		6,030	
Households	2,598		2,616		2,653	
Families	1,622		1,617		1,636	
Average Household Size	2.25		2.26		2.27	
Owner Occupied Housing Units	1,701		1,651		1,718	
Renter Occupied Housing Units	897		966		935	
Median Age	43.9		45.5		46.0	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.34%		1.65%		0.83%	
Households	0.28%		1.62%		0.79%	
Families	0.23%		1.58%		0.71%	
Owner HHs	0.80%		2.09%		1.16%	
Median Household Income	1.46%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	278	10.6%	240	9.0%		
\$15,000 - \$24,999	261	10.0%	234	8.8%		
\$25,000 - \$34,999	216	8.3%	209	7.9%		
\$35,000 - \$49,999	267	10.2%	269	10.1%		
\$50,000 - \$74,999	456	17.4%	472	17.8%		
\$75,000 - \$99,999	321	12.3%	342	12.9%		
\$100,000 - \$149,999	375	14.3%	421	15.9%		
\$150,000 - \$199,999	174	6.7%	180	6.8%		
\$200,000+	269	10.3%	287	10.8%		
Median Household Income	\$63,462		\$68,219			
Average Household Income	\$99,253		\$107,304			
Per Capita Income	\$42,942		\$46,332			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	291	5.0%	260	4.4%	269	4.5%
5 - 9	308	5.3%	282	4.8%	277	4.6%
10 - 14	342	5.8%	321	5.4%	309	5.1%
15 - 19	335	5.7%	331	5.6%	318	5.3%
20 - 24	359	6.1%	314	5.3%	324	5.4%
25 - 34	737	12.6%	708	11.9%	670	11.1%
35 - 44	635	10.8%	712	12.0%	775	12.9%
45 - 54	897	15.3%	739	12.5%	728	12.1%
55 - 64	855	14.6%	894	15.1%	854	14.2%
65 - 74	566	9.6%	744	12.6%	808	13.4%
75 - 84	357	6.1%	420	7.1%	495	8.2%
85+	184	3.1%	202	3.4%	202	3.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,075	86.5%	5,008	84.5%	5,030	83.4%
Black Alone	117	2.0%	131	2.2%	143	2.4%
American Indian Alone	23	0.4%	24	0.4%	24	0.4%
Asian Alone	127	2.2%	156	2.6%	185	3.1%
Pacific Islander Alone	4	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	380	6.5%	439	7.4%	459	7.6%
Two or More Races	139	2.4%	164	2.8%	183	3.0%
Hispanic Origin (Any Race)	1,744	29.7%	2,008	33.9%	2,198	36.5%

Data Note: Income is expressed in current dollars.

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

Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	75,138		80,640		84,767	
Households	32,746		35,217		37,011	
Families	20,240		21,515		22,522	
Average Household Size	2.28		2.28		2.28	
Owner Occupied Housing Units	19,663		19,547		21,111	
Renter Occupied Housing Units	13,083		15,670		15,900	
Median Age	39.2		40.4		40.9	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.00%		1.65%		0.83%	
Households	1.00%		1.62%		0.79%	
Families	0.92%		1.58%		0.71%	
Owner HHs	1.55%		2.09%		1.16%	
Median Household Income	1.47%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	1,553		4.4%		1,321	3.6%
\$15,000 - \$24,999	2,341		6.6%		2,047	5.5%
\$25,000 - \$34,999	2,632		7.5%		2,444	6.6%
\$35,000 - \$49,999	4,220		12.0%		4,142	11.2%
\$50,000 - \$74,999	6,151		17.5%		6,359	17.2%
\$75,000 - \$99,999	4,859		13.8%		5,255	14.2%
\$100,000 - \$149,999	6,971		19.8%		8,130	22.0%
\$150,000 - \$199,999	3,225		9.2%		3,523	9.5%
\$200,000+	3,264		9.3%		3,791	10.2%
Median Household Income	\$77,823		\$83,722			
Average Household Income	\$103,484		\$113,275			
Per Capita Income	\$45,154		\$49,273			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,863	5.1%	3,823	4.7%	4,144	4.9%
5 - 9	4,157	5.5%	4,027	5.0%	4,121	4.9%
10 - 14	4,813	6.4%	4,446	5.5%	4,300	5.1%
15 - 19	4,651	6.2%	4,571	5.7%	4,333	5.1%
20 - 24	5,312	7.1%	5,265	6.5%	5,217	6.2%
25 - 34	10,829	14.4%	12,170	15.1%	13,004	15.3%
35 - 44	9,784	13.0%	10,564	13.1%	11,928	14.1%
45 - 54	11,956	15.9%	10,562	13.1%	10,222	12.1%
55 - 64	10,422	13.9%	11,594	14.4%	11,317	13.4%
65 - 74	5,395	7.2%	8,313	10.3%	9,509	11.2%
75 - 84	2,833	3.8%	3,809	4.7%	4,996	5.9%
85+	1,123	1.5%	1,498	1.9%	1,676	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,958	83.8%	65,472	81.2%	67,571	79.7%
Black Alone	2,987	4.0%	3,622	4.5%	4,077	4.8%
American Indian Alone	365	0.5%	413	0.5%	443	0.5%
Asian Alone	2,404	3.2%	3,193	4.0%	3,925	4.6%
Pacific Islander Alone	88	0.1%	113	0.1%	131	0.2%
Some Other Race Alone	4,212	5.6%	5,159	6.4%	5,570	6.6%
Two or More Races	2,122	2.8%	2,668	3.3%	3,050	3.6%
Hispanic Origin (Any Race)	23,449	31.2%	28,541	35.4%	32,189	38.0%

Data Note: Income is expressed in current dollars.

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

Cynthia Ellison, CCIM
 Senior Vice President
 Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
 Commercial Property Specialist
 Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	210,754		230,386		244,419	
Households	85,644		93,252		98,598	
Families	55,670		60,211		63,570	
Average Household Size	2.45		2.46		2.47	
Owner Occupied Housing Units	52,667		53,753		58,041	
Renter Occupied Housing Units	32,977		39,499		40,557	
Median Age	36.9		38.2		38.5	
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.19%	1.65%	0.83%			
Households	1.12%	1.62%	0.79%			
Families	1.09%	1.58%	0.71%			
Owner HHs	1.55%	2.09%	1.16%			
Median Household Income	1.57%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	5,037	5.4%	4,333	4.4%		
\$15,000 - \$24,999	6,233	6.7%	5,498	5.6%		
\$25,000 - \$34,999	6,978	7.5%	6,528	6.6%		
\$35,000 - \$49,999	10,499	11.3%	10,459	10.6%		
\$50,000 - \$74,999	15,862	17.0%	16,565	16.8%		
\$75,000 - \$99,999	12,122	13.0%	13,099	13.3%		
\$100,000 - \$149,999	18,106	19.4%	21,033	21.3%		
\$150,000 - \$199,999	8,600	9.2%	9,457	9.6%		
\$200,000+	9,815	10.5%	11,626	11.8%		
Median Household Income	\$78,257		\$84,596			
Average Household Income	\$106,362		\$116,941			
Per Capita Income	\$43,045		\$47,128			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,890	6.1%	12,924	5.6%	14,067	5.8%
5 - 9	14,081	6.7%	13,873	6.0%	14,204	5.8%
10 - 14	15,266	7.2%	15,037	6.5%	14,738	6.0%
15 - 19	13,971	6.6%	14,271	6.2%	14,210	5.8%
20 - 24	13,719	6.5%	14,870	6.5%	14,684	6.0%
25 - 34	29,770	14.1%	33,674	14.6%	37,651	15.4%
35 - 44	30,735	14.6%	31,944	13.9%	35,351	14.5%
45 - 54	32,640	15.5%	31,361	13.6%	30,729	12.6%
55 - 64	25,191	12.0%	29,699	12.9%	29,896	12.2%
65 - 74	12,805	6.1%	20,092	8.7%	23,225	9.5%
75 - 84	6,977	3.3%	8,986	3.9%	11,684	4.8%
85+	2,708	1.3%	3,655	1.6%	3,980	1.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	170,177	80.7%	180,178	78.2%	187,684	76.8%
Black Alone	9,731	4.6%	11,672	5.1%	13,095	5.4%
American Indian Alone	1,161	0.6%	1,316	0.6%	1,410	0.6%
Asian Alone	8,050	3.8%	10,799	4.7%	13,294	5.4%
Pacific Islander Alone	255	0.1%	331	0.1%	386	0.2%
Some Other Race Alone	14,588	6.9%	17,580	7.6%	18,842	7.7%
Two or More Races	6,791	3.2%	8,511	3.7%	9,707	4.0%
Hispanic Origin (Any Race)	75,702	35.9%	91,671	39.8%	102,970	42.1%

Data Note: Income is expressed in current dollars.

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

Cynthia Ellison, CCIM
Senior Vice President
Direct Line 210 524 1318
cellison@reocsanantonio.com

Hans G. Rohl
Commercial Property Specialist
Direct Line 210 524 1362
hrohl@reocsanantonio.com

210 524 4000



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.
- **Not 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>4938853</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>Cynthia Ellison</u>	<u>314059</u>	<u>cellison@reocsanantonio.com</u>	<u>(210) 524-4000</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

TAR 2501
REOC San Antonio, 8023 Vantage Dr., Suite 1200 San Antonio, TX 78230
Blake Bonner

Phone: 2105244000 Fax: 2105244029
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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.
- **Not 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>4938853</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>Hans G. Rohl</u>	<u>371771</u>	<u>hrohlg@reocsanantonio.com</u>	<u>(210) 524-4000</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

TAR 2501

REOC San Antonio, 8023 Vantage Dr., Suite 1200 San Antonio, TX 78230
Blake Bonner

Phone: 2105244000 Fax: 2105244029
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

IABS 1-0
IABS Form