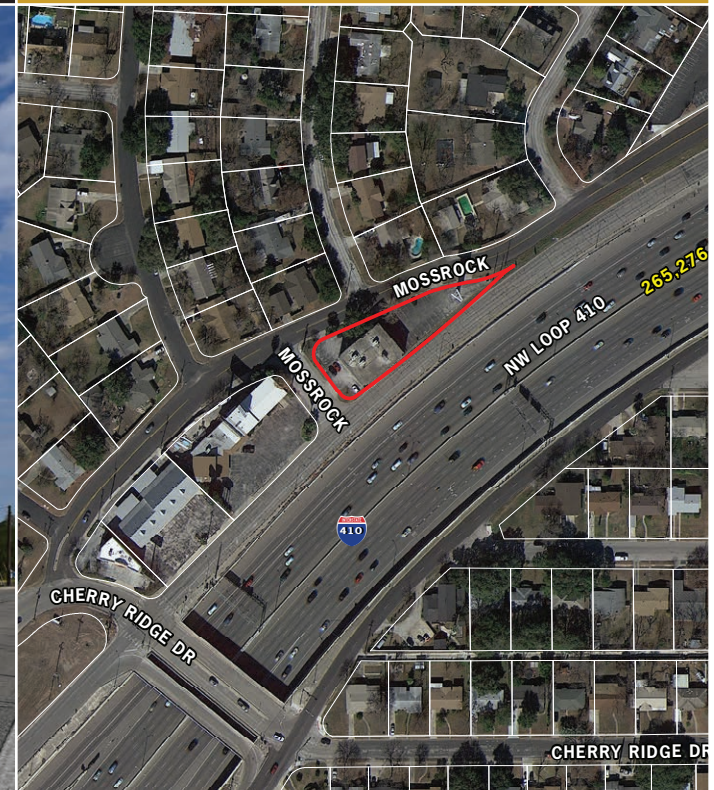


Leighton Professional Building

3003 NW Loop 410, San Antonio, TX 78230

Office Condos For Sale



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SECTION 8	TREC Agency Disclosure

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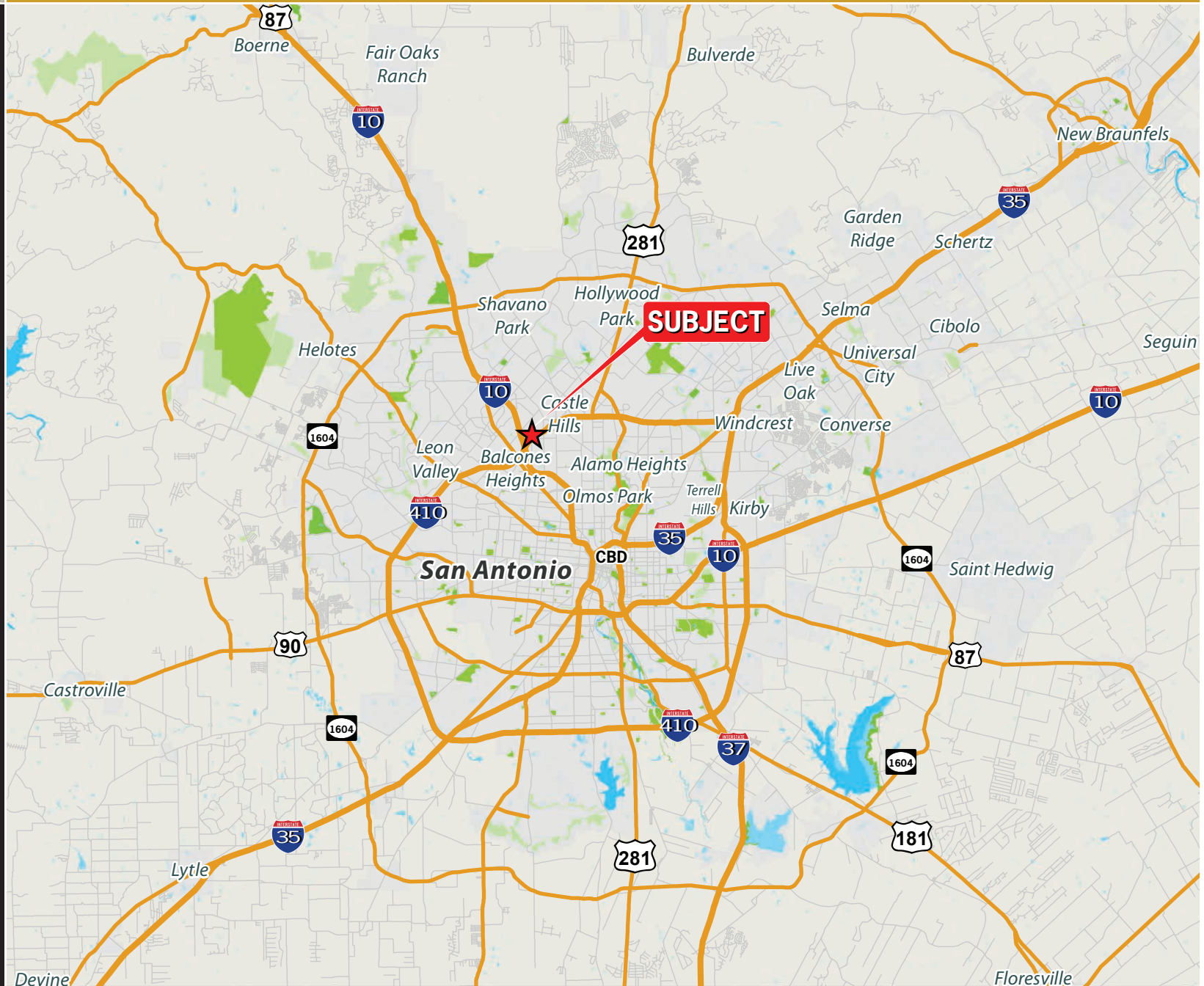
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City Location Map



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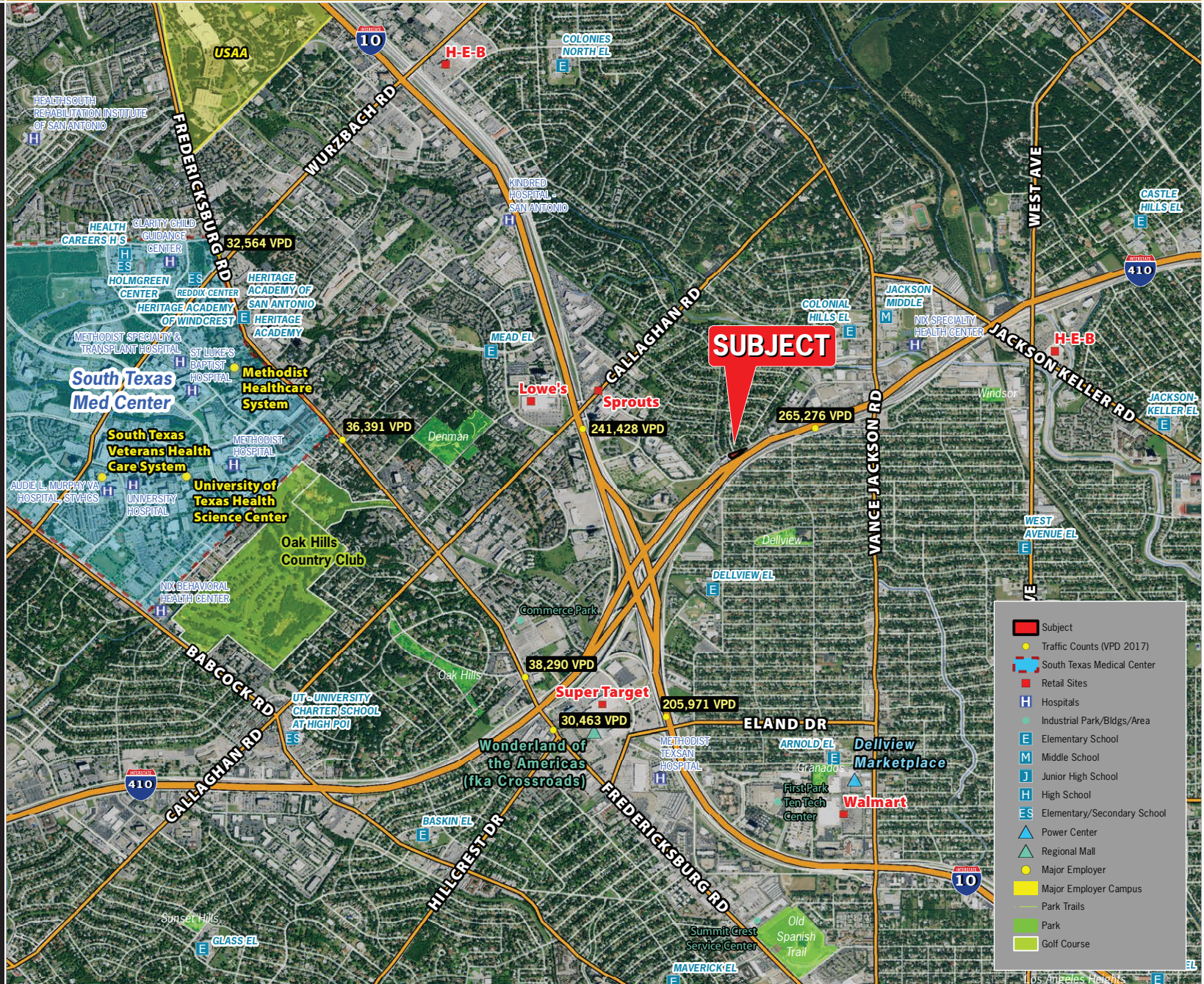
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Aerial Map



■	Subject
●	Traffic Counts (VPD 2017)
■	South Texas Medical Center
■	Retail Sites
H	Hospitals
■	Industrial Park/Bldgs/Area
E	Elementary School
M	Middle School
J	Junior High School
H	High School
ES	Elementary/Secondary School
⚡	Power Center
▲	Regional Mall
●	Major Employer
■	Major Employer Campus
■	Park Trails
■	Park
■	Golf Course

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Site Aerial



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Photos



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Property Summary

Address	3003 NW Loop 410	Comments
Location	NW Loop 410 & Cherry Ridge	<ul style="list-style-type: none"> ▪ Opportunity to own several suites within a highly visible and well located building ▪ Income from three suites on month-to-month leases ▪ Accessible from Loop 410 access road & Mossrock & Cherry Ridge ▪ Near crossroads of IH-10 West & Loop 410 ▪ 3 points of ingress/egress ▪ Classic architecture ▪ Electronic sign use available ▪ 5 reserved owner parking spaces ▪ Condo fee includes utilities, insurance, trash, and maintenance of common areas
Property Details	7,694 SF Office Building	
Legal Description	NCB 14098 BLK 1 LOT 1 (COMMON ELEMENT). NCB 14098 BLK LOT OFFICE CONDOMINIUM B-1, B-2, B-5, B-6, B-7	
Zoning	O-2 / B-3	
Year Built	1975	
Floors	2	
Utilities	CPS, SAWS, Spectrum and AT&T Fiber Internet	

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Quote Sheet

Square Footage Available	Spaces Available	485, 486, 518, 755, 767
	Largest Available	767
	Smallest Available	485
	Total Available SF	3,011

Sale Price \$750,000.00 (\$249 per square foot)

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

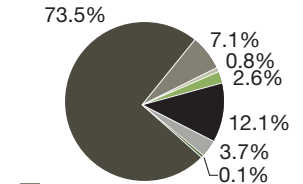
Largest U.S. Cities

- 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

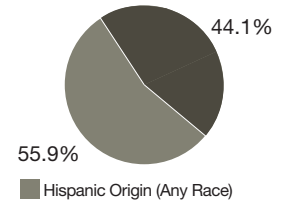
San Antonio-New Braunfels Metro Area

	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



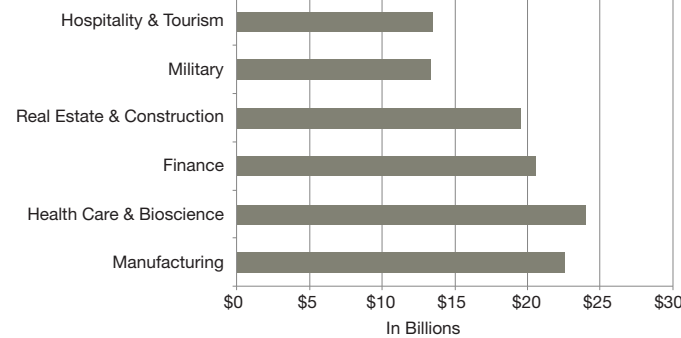
- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



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	16,715		17,146		17,601	
Households	6,702		6,871		7,051	
Families	3,902		3,920		3,991	
Average Household Size	2.48		2.48		2.48	
Owner Occupied Housing Units	3,025		2,879		3,023	
Renter Occupied Housing Units	3,677		3,992		4,028	
Median Age	33.6		35.0		35.5	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.53%		1.65%		0.83%	
Households	0.52%		1.62%		0.79%	
Families	0.36%		1.58%		0.71%	
Owner HHs	0.98%		2.09%		1.16%	
Median Household Income	2.62%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	1,045	15.2%	917	13.0%		
\$15,000 - \$24,999	893	13.0%	818	11.6%		
\$25,000 - \$34,999	977	14.2%	922	13.1%		
\$35,000 - \$49,999	974	14.2%	990	14.0%		
\$50,000 - \$74,999	1,475	21.5%	1,585	22.5%		
\$75,000 - \$99,999	753	11.0%	865	12.3%		
\$100,000 - \$149,999	576	8.4%	732	10.4%		
\$150,000 - \$199,999	85	1.2%	100	1.4%		
\$200,000+	94	1.4%	121	1.7%		
Median Household Income	\$41,828		\$47,600			
Average Household Income	\$53,735		\$60,554			
Per Capita Income	\$21,933		\$24,681			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,281	7.7%	1,205	7.0%	1,242	7.1%
5 - 9	1,165	7.0%	1,161	6.8%	1,132	6.4%
10 - 14	1,086	6.5%	1,107	6.5%	1,101	6.3%
15 - 19	1,093	6.5%	1,011	5.9%	1,058	6.0%
20 - 24	1,350	8.1%	1,229	7.2%	1,252	7.1%
25 - 34	2,734	16.4%	2,872	16.8%	2,887	16.4%
35 - 44	2,118	12.7%	2,261	13.2%	2,356	13.4%
45 - 54	2,216	13.3%	1,959	11.4%	1,939	11.0%
55 - 64	1,694	10.1%	1,961	11.4%	1,941	11.0%
65 - 74	1,009	6.0%	1,337	7.8%	1,525	8.7%
75 - 84	696	4.2%	709	4.1%	838	4.8%
85+	270	1.6%	333	1.9%	330	1.9%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,489	74.7%	12,518	73.0%	12,806	72.8%
Black Alone	844	5.0%	909	5.3%	964	5.5%
American Indian Alone	178	1.1%	186	1.1%	192	1.1%
Asian Alone	171	1.0%	198	1.2%	225	1.3%
Pacific Islander Alone	23	0.1%	27	0.2%	28	0.2%
Some Other Race Alone	2,461	14.7%	2,711	15.8%	2,759	15.7%
Two or More Races	547	3.3%	599	3.5%	628	3.6%
Hispanic Origin (Any Race)	11,578	69.3%	12,491	72.9%	13,159	74.8%

Data Note: Income is expressed in current dollars.

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

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Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	143,333		152,132		159,642	
Households	60,403		63,969		67,261	
Families	33,061		34,320		35,723	
Average Household Size	2.35		2.35		2.35	
Owner Occupied Housing Units	24,048		23,656		25,309	
Renter Occupied Housing Units	36,355		40,313		41,952	
Median Age	33.1		34.4		34.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.97%		1.65%		0.83%	
Households	1.01%		1.62%		0.79%	
Families	0.80%		1.58%		0.71%	
Owner HHs	1.36%		2.09%		1.16%	
Median Household Income	2.64%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	9,780	15.3%	8,607	12.8%		
\$15,000 - \$24,999	8,013	12.5%	7,240	10.8%		
\$25,000 - \$34,999	8,118	12.7%	7,786	11.6%		
\$35,000 - \$49,999	10,472	16.4%	10,899	16.2%		
\$50,000 - \$74,999	12,076	18.9%	13,490	20.1%		
\$75,000 - \$99,999	6,102	9.5%	7,347	10.9%		
\$100,000 - \$149,999	5,999	9.4%	7,811	11.6%		
\$150,000 - \$199,999	1,720	2.7%	2,000	3.0%		
\$200,000+	1,689	2.6%	2,080	3.1%		
Median Household Income	\$42,438		\$48,341			
Average Household Income	\$59,258		\$67,155			
Per Capita Income	\$25,330		\$28,696			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,383	7.2%	10,178	6.7%	10,866	6.8%
5 - 9	9,313	6.5%	9,460	6.2%	9,560	6.0%
10 - 14	8,471	5.9%	8,912	5.9%	9,012	5.6%
15 - 19	8,631	6.0%	8,846	5.8%	9,093	5.7%
20 - 24	13,530	9.4%	13,144	8.6%	14,375	9.0%
25 - 34	25,437	17.7%	27,007	17.8%	27,464	17.2%
35 - 44	17,586	12.3%	19,653	12.9%	20,907	13.1%
45 - 54	17,621	12.3%	16,680	11.0%	16,855	10.6%
55 - 64	13,905	9.7%	15,989	10.5%	16,314	10.2%
65 - 74	8,569	6.0%	11,757	7.7%	13,501	8.5%
75 - 84	6,549	4.6%	6,713	4.4%	7,864	4.9%
85+	3,337	2.3%	3,792	2.5%	3,832	2.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	105,112	73.3%	108,402	71.3%	112,670	70.6%
Black Alone	6,995	4.9%	7,892	5.2%	8,593	5.4%
American Indian Alone	1,375	1.0%	1,467	1.0%	1,531	1.0%
Asian Alone	5,321	3.7%	6,579	4.3%	7,854	4.9%
Pacific Islander Alone	117	0.1%	131	0.1%	135	0.1%
Some Other Race Alone	19,409	13.5%	21,975	14.4%	22,731	14.2%
Two or More Races	5,004	3.5%	5,686	3.7%	6,127	3.8%
Hispanic Origin (Any Race)	92,572	64.6%	102,637	67.5%	109,930	68.9%

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	348,738		371,356		389,465		
Households	142,991		152,487		160,315		
Families	81,391		85,116		88,680		
Average Household Size	2.39		2.39		2.39		
Owner Occupied Housing Units	64,991		64,273		68,799		
Renter Occupied Housing Units	78,000		88,214		91,516		
Median Age	34.0		35.3		36.1		
Trends: 2018 - 2023 Annual Rate	Area		State		National		
Population	0.96%		1.65%		0.83%		
Households	1.01%		1.62%		0.79%		
Families	0.82%		1.58%		0.71%		
Owner HHs	1.37%		2.09%		1.16%		
Median Household Income	2.40%		2.23%		2.50%		
Households by Income		2018		2023			
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	22,015	14.4%	19,537	12.2%	19,537	12.2%	
\$15,000 - \$24,999	17,894	11.7%	16,117	10.1%	16,117	10.1%	
\$25,000 - \$34,999	18,557	12.2%	17,821	11.1%	17,821	11.1%	
\$35,000 - \$49,999	22,907	15.0%	23,835	14.9%	23,835	14.9%	
\$50,000 - \$74,999	28,186	18.5%	31,360	19.6%	31,360	19.6%	
\$75,000 - \$99,999	15,133	9.9%	17,821	11.1%	17,821	11.1%	
\$100,000 - \$149,999	15,596	10.2%	19,678	12.3%	19,678	12.3%	
\$150,000 - \$199,999	5,450	3.6%	6,236	3.9%	6,236	3.9%	
\$200,000+	6,750	4.4%	7,910	4.9%	7,910	4.9%	
Median Household Income	\$45,744		\$51,514				
Average Household Income	\$67,979		\$76,116				
Per Capita Income	\$28,477		\$31,875				
Population by Age		Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	24,115	6.9%	23,630	6.4%	24,999	6.4%	
5 - 9	22,275	6.4%	22,583	6.1%	22,869	5.9%	
10 - 14	20,967	6.0%	21,838	5.9%	22,246	5.7%	
15 - 19	22,982	6.6%	22,874	6.2%	23,482	6.0%	
20 - 24	31,912	9.2%	30,793	8.3%	32,567	8.4%	
25 - 34	57,158	16.4%	62,183	16.7%	62,598	16.1%	
35 - 44	43,136	12.4%	47,199	12.7%	51,299	13.2%	
45 - 54	44,418	12.7%	41,887	11.3%	42,164	10.8%	
55 - 64	37,018	10.6%	41,566	11.2%	41,964	10.8%	
65 - 74	21,923	6.3%	31,229	8.4%	35,647	9.2%	
75 - 84	15,449	4.4%	16,790	4.5%	20,504	5.3%	
85+	7,385	2.1%	8,784	2.4%	9,127	2.3%	
Race and Ethnicity		Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	263,962	75.7%	274,196	73.8%	285,328	73.3%	
Black Alone	14,914	4.3%	17,015	4.6%	18,630	4.8%	
American Indian Alone	3,202	0.9%	3,407	0.9%	3,544	0.9%	
Asian Alone	9,857	2.8%	12,458	3.4%	14,900	3.8%	
Pacific Islander Alone	285	0.1%	339	0.1%	374	0.1%	
Some Other Race Alone	44,947	12.9%	50,668	13.6%	52,314	13.4%	
Two or More Races	11,571	3.3%	13,273	3.6%	14,375	3.7%	
Hispanic Origin (Any Race)	220,985	63.4%	245,286	66.1%	263,016	67.5%	

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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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>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<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>hroh1@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



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

<u>James Todd Foreman</u>	<u>482014</u>	<u>jforeman@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov