

4447 Thousand Oaks Drive

Thousand Oaks and Perrin Beitel

For Lease



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Table of Contents

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

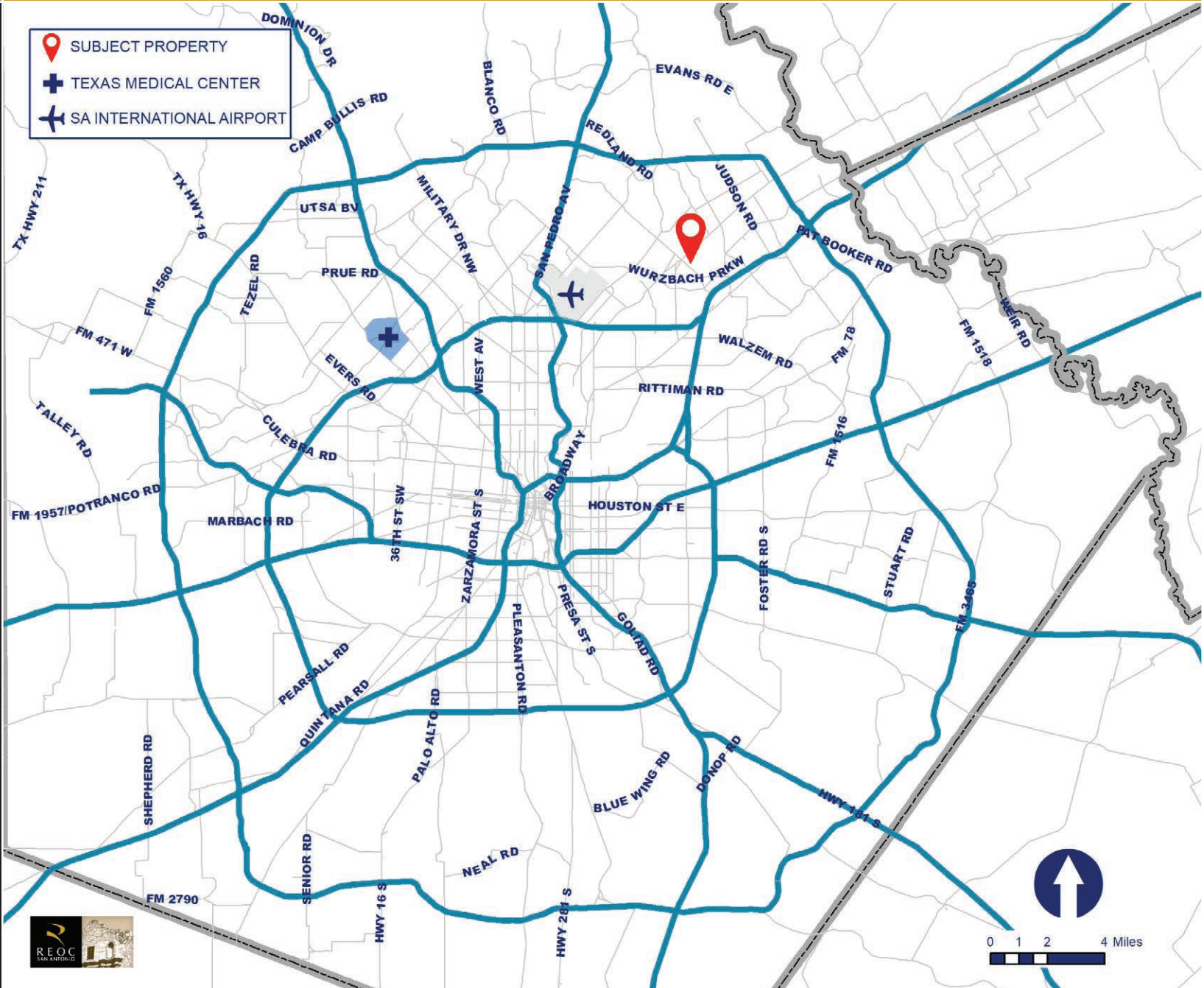
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City Location Map



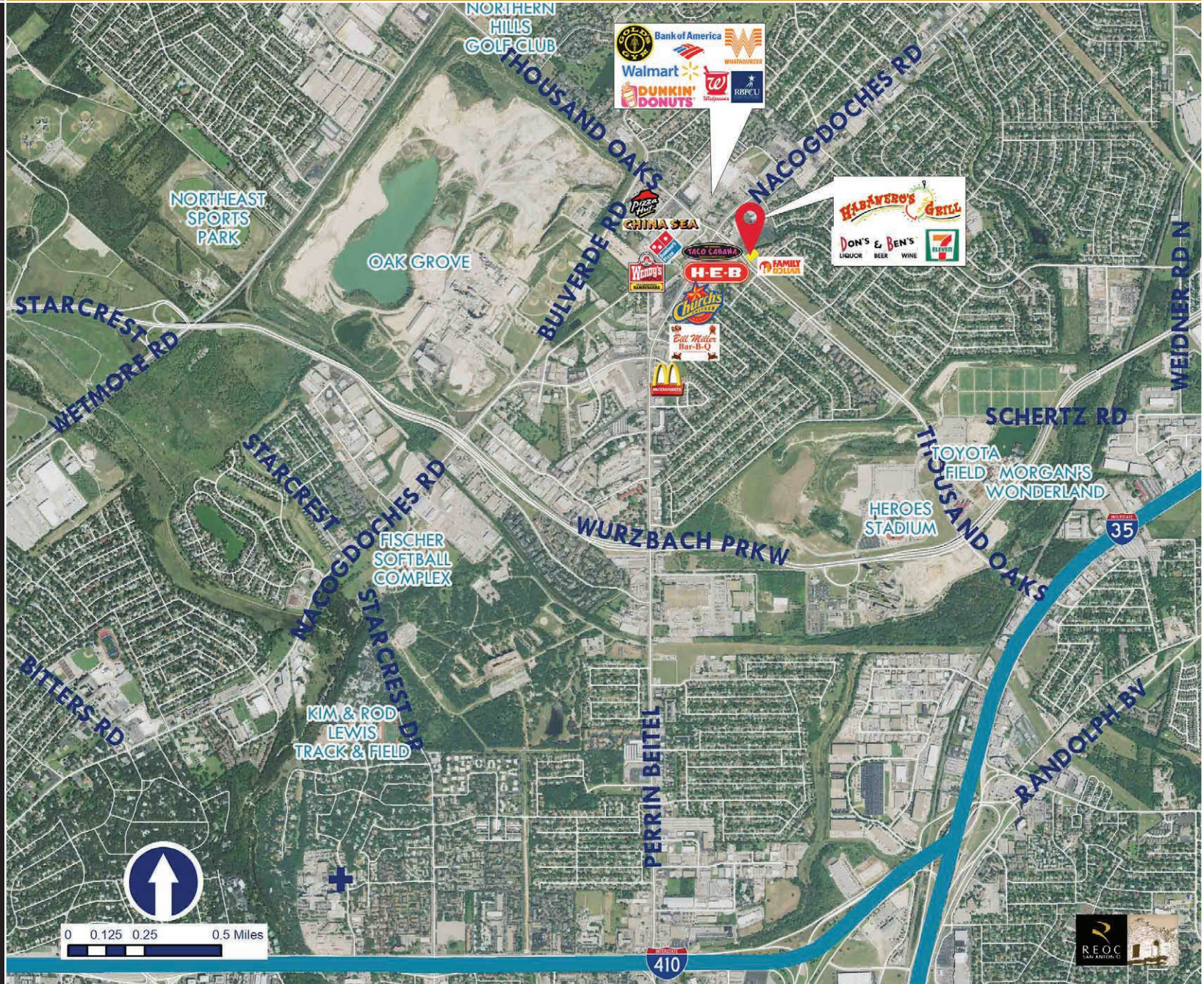
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Aerial Map



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Site Aerial



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Photos



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Photos



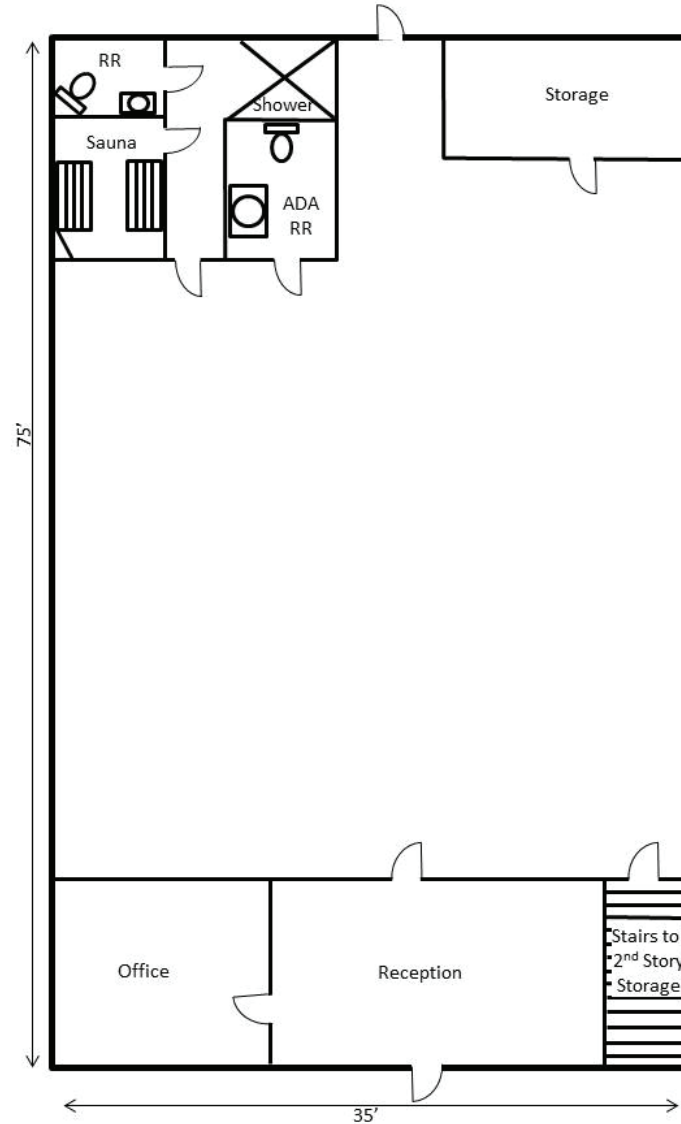
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Floor Plan

SUITE 1104
2,700 sf



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* This plan is for illustrative purposes and all measurements are approximate



Property Summary

| | |
|-------------------|--------------------------------------|
| Address | 4447 Thousand Oaks |
| Location | Thousand Oaks and Perrin Beitel |
| Property Details | 7,458 SF .6040 Acres |
| Legal Description | NCB 14397 BLK 24 LOT 34 KIM PROPERTY |
| Zoning | C-2 |
| Year Built | 2005 |
| Floors | 1 |
| Road Frontage | 129.2 ft on Thousand Oaks |
| Utilities | Water, Electric, Sewer, Phone, Cable |

Comments

- Former gym space
- Large open space, 1 reception area, 1 office, 2 restrooms, 1 shower, 1 sauna, and 1 storage room
- Excellent visibility
- Easy access to Perrin Beitel or Thousand Oaks
- Easy ingress/egress to adjacent thoroughfares
- Building in good condition and shows very well
- Abundant parking

Traffic Counts

Perrin Beitel, west of Thousand Oaks; 19,905 vpd (2016)
Source: TxDOT Traffic Count Database System (TCDS)

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Quote Sheet

| | | |
|--------------------------|--------------------------|-------|
| Square Footage Available | Largest Available Area | 2,700 |
| | Largest Contiguous Area | 2,700 |
| | Smallest Available Space | 2,700 |

(Note: All above figures in Rentable Square Feet)

Base Rental \$10.00 PSF

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$3.00 PSF

Term Three (3) to ten (10) years

Improvements Negotiable

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

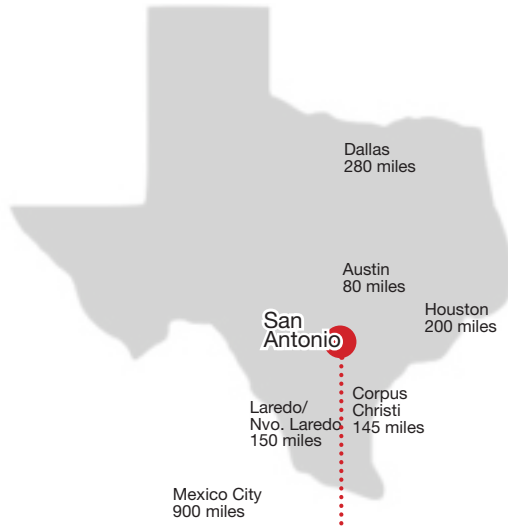
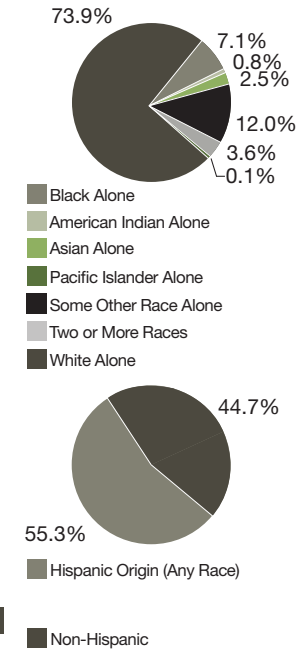
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

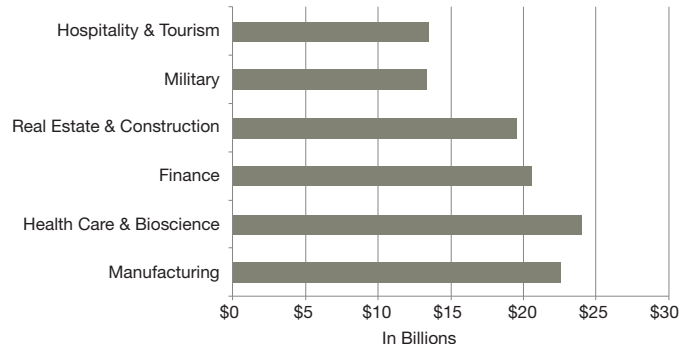
| | Population | Median Age | Total Households |
|-----------------|------------|------------|------------------|
| 2000 Census | 1,711,703 | 32.9 | 601,265 |
| 2010 Census | 2,142,508 | 34.1 | 763,022 |
| 2016 Estimate | 2,392,282 | 35.0 | 846,066 |
| 2021 Projection | 2,632,711 | 35.8 | 928,458 |

| | 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 |
| 2016 Estimate | \$74,515 | \$54,186 | \$26,902 |
| 2021 Projection | \$80,710 | \$59,097 | \$28,962 |

Ethnicity



Major Industries



Fortune 500 Companies

| SAT | Rankings | US |
|-----|-----------------|-----|
| 1 | Valero Energy | 32 |
| 2 | Tesoro Corp | 98 |
| 3 | USAA | 114 |
| 4 | CST Brands, Inc | 299 |
| 5 | iHeartMedia | 414 |

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; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2016 & 2021; Fortune

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Retail Market Snapshot - 3Q 2017

Citywide

| | 3Q 2017 | 3Q 2016 |
|--|------------|------------|
| All Types | | |
| Inventory | 50,434,592 | 47,956,476 |
| Direct Vacant | 3,606,972 | 3,826,022 |
| %Vacant | 7.2% | 8.0% |
| Average Rent | \$16.62 | \$16.65 |
| 3Q Absorption | 137,594 | (53,553) |
| YTD Absorption | 204,777 | 693,589 |
| Regional Malls | | |
| Inventory | 7,430,208 | 7,430,208 |
| Direct Vacant | 82,856 | 45,739 |
| %Vacant | 1.1% | 0.6% |
| 3Q Absorption | (39,979) | 0 |
| YTD Absorption | (31,175) | 493,111 |
| Power Centers (250K+ sf) | | |
| Inventory | 13,757,864 | 12,800,531 |
| Direct Vacant | 740,484 | 735,360 |
| %Vacant | 5.4% | 5.7% |
| Average Rent | \$21.07 | \$22.53 |
| 3Q Absorption | 39,824 | (13,918) |
| YTD Absorption | (34,845) | 67,762 |
| Community Centers (100K-249K sf) | | |
| Inventory | 6,921,749 | 6,577,529 |
| Direct Vacant | 421,568 | 447,263 |
| %Vacant | 6.1% | 6.8% |
| Average Rent | \$15.48 | \$16.80 |
| 3Q Absorption | 22,616 | (38,852) |
| YTD Absorption | 48,815 | (48,784) |
| Neighborhood Centers (30K-99K sf) | | |
| Inventory | 19,072,798 | 18,639,695 |
| Direct Vacant | 2,031,253 | 2,234,485 |
| %Vacant | 10.7% | 12.0% |
| Average Rent | \$15.26 | \$14.83 |
| 3Q Absorption | 69,801 | (4,444) |
| YTD Absorption | 152,254 | 151,247 |
| Strip Centers (Less than 30K sf) | | |
| Inventory | 3,251,973 | 2,508,513 |
| Direct Vacant | 330,811 | 363,175 |
| %Vacant | 10.2% | 14.5% |
| Average Rent | \$17.61 | \$15.01 |
| 3Q Absorption | 45,332 | 3,661 |
| YTD Absorption | 69,728 | 30,253 |

CBD/South

| | 3Q 2017 | 3Q 2016 |
|-----------------------------|-----------|-----------|
| All Types | | |
| Inventory | 6,693,710 | 6,883,412 |
| Direct Vacant | 416,091 | 351,076 |
| %Vacant | 6.2% | 5.1% |
| Average Rent | \$19.55 | \$16.25 |
| 3Q Absorption | 19,008 | 17,130 |
| YTD Absorption | (36,762) | 483,480 |
| Regional Malls | | |
| Inventory | 1,854,483 | 1,854,483 |
| Direct Vacant | 5,942 | 0 |
| %Vacant | 0.3% | 0.0% |
| 3Q Absorption | 0 | 0 |
| YTD Absorption | 0 | 488,363 |
| Power Centers | | |
| Inventory | 1,433,062 | 1,433,062 |
| Direct Vacant | 77,543 | 57,794 |
| %Vacant | 5.4% | 4.0% |
| Average Rent | \$23.36 | \$22.10 |
| 3Q Absorption | 1,826 | (5,497) |
| YTD Absorption | (13,199) | 5,632 |
| Community Centers | | |
| Inventory | 814,703 | 964,703 |
| Direct Vacant | 27,915 | 18,645 |
| %Vacant | 3.4% | 1.9% |
| Average Rent | \$14.09 | \$15.00 |
| 3Q Absorption | 0 | 3,500 |
| YTD Absorption | (6,270) | (1,418) |
| Neighborhood Centers | | |
| Inventory | 2,450,309 | 2,490,011 |
| Direct Vacant | 296,053 | 250,559 |
| %Vacant | 12.1% | 10.1% |
| Average Rent | \$15.53 | \$13.50 |
| 3Q Absorption | 9,182 | 23,127 |
| YTD Absorption | (22,733) | (4,484) |
| Strip Centers | | |
| Inventory | 141,153 | 141,153 |
| Direct Vacant | 8,638 | 24,078 |
| %Vacant | 6.1% | 17.1% |
| Average Rent | \$22.82 | \$15.17 |
| 3Q Absorption | 8,000 | (4,000) |
| YTD Absorption | 5,440 | (4,613) |

Non-CBD/North

| | 3Q 2017 | 3Q 2016 |
|-----------------------------|------------|------------|
| All Types | | |
| Inventory | 43,740,882 | 41,073,064 |
| Direct Vacant | 3,190,881 | 3,474,946 |
| %Vacant | 7.3% | 8.5% |
| Average Rent | \$16.34 | \$16.69 |
| 3Q Absorption | 118,586 | (70,683) |
| YTD Absorption | 241,539 | 210,109 |
| Regional Malls | | |
| Inventory | 5,575,725 | 5,575,725 |
| Direct Vacant | 76,914 | 45,739 |
| %Vacant | 1.4% | 0.8% |
| 3Q Absorption | (39,979) | 0 |
| YTD Absorption | (31,175) | 4,748 |
| Power Centers | | |
| Inventory | 12,324,802 | 11,367,469 |
| Direct Vacant | 662,941 | 677,566 |
| %Vacant | 5.4% | 6.0% |
| Average Rent | \$20.39 | \$22.58 |
| 3Q Absorption | 37,998 | (8,421) |
| YTD Absorption | (21,646) | 62,130 |
| Community Centers | | |
| Inventory | 6,107,046 | 5,612,826 |
| Direct Vacant | 393,653 | 428,618 |
| %Vacant | 6.4% | 7.6% |
| Average Rent | \$15.48 | \$16.96 |
| 3Q Absorption | 22,616 | (42,352) |
| YTD Absorption | 55,085 | (47,366) |
| Neighborhood Centers | | |
| Inventory | 16,622,489 | 16,149,684 |
| Direct Vacant | 1,735,200 | 1,983,926 |
| %Vacant | 10.4% | 12.3% |
| Average Rent | \$15.24 | \$14.95 |
| 3Q Absorption | 60,619 | (27,571) |
| YTD Absorption | 174,987 | 155,731 |
| Strip Centers | | |
| Inventory | 3,110,820 | 2,367,360 |
| Direct Vacant | 322,173 | 339,097 |
| %Vacant | 10.4% | 14.3% |
| Average Rent | \$17.46 | \$15.00 |
| 3Q Absorption | 37,332 | 7,661 |
| YTD Absorption | 64,288 | 34,866 |

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Retail Advisory Board.

Statistical information is calculated on multi-tenant centers totaling 20,000 sf and larger (including both leaseable and separately owned inline space).

Rental rates reflect non-weighted strict average asking rates quoted on an annual triple net basis (excluding regional malls).

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Demographics

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|---------------|--------|----------------|--------|----------------|--------|
| Population | | | | | | |
| 2022 Projection | 15,162 | | 118,365 | | 299,298 | |
| 2017 Estimate | 13,926 | | 108,889 | | 274,839 | |
| 2010 Census | 12,396 | | 97,994 | | 244,343 | |
| Growth 2017 - 2022 | 8.88% | | 8.70% | | 8.90% | |
| Growth 2010 - 2017 | 12.34% | | 11.12% | | 12.48% | |
| 2017 Population by Age | | | | | | |
| | 13,926 | | 108,889 | | 274,839 | |
| Age 0 - 4 | 986 | 7.08% | 7,483 | 6.87% | 18,581 | 6.76% |
| Age 5 - 9 | 1,002 | 7.20% | 7,446 | 6.84% | 18,460 | 6.72% |
| Age 10 - 14 | 967 | 6.94% | 7,370 | 6.77% | 18,511 | 6.74% |
| Age 15 - 19 | 911 | 6.54% | 7,211 | 6.62% | 18,406 | 6.70% |
| Age 20 - 24 | 936 | 6.72% | 7,395 | 6.79% | 18,853 | 6.86% |
| Age 25 - 29 | 1,035 | 7.43% | 7,936 | 7.29% | 19,897 | 7.24% |
| Age 30 - 34 | 1,066 | 7.65% | 8,055 | 7.40% | 19,899 | 7.24% |
| Age 35 - 39 | 981 | 7.04% | 7,485 | 6.87% | 18,524 | 6.74% |
| Age 40 - 44 | 908 | 6.52% | 7,173 | 6.59% | 17,928 | 6.52% |
| Age 45 - 49 | 817 | 5.87% | 6,884 | 6.32% | 17,283 | 6.29% |
| Age 50 - 54 | 816 | 5.86% | 7,099 | 6.52% | 17,881 | 6.51% |
| Age 55 - 59 | 782 | 5.62% | 6,741 | 6.19% | 17,158 | 6.24% |
| Age 60 - 64 | 714 | 5.13% | 5,937 | 5.45% | 15,321 | 5.57% |
| Age 65 - 69 | 637 | 4.57% | 4,991 | 4.58% | 12,970 | 4.72% |
| Age 70 - 74 | 486 | 3.49% | 3,581 | 3.29% | 9,292 | 3.38% |
| Age 75 - 79 | 349 | 2.51% | 2,476 | 2.27% | 6,420 | 2.34% |
| Age 80 - 84 | 252 | 1.81% | 1,771 | 1.63% | 4,566 | 1.66% |
| Age 85+ | 278 | 2.00% | 1,856 | 1.70% | 4,888 | 1.78% |
| Age 65+ | 2,002 | 14.38% | 14,675 | 13.48% | 38,136 | 13.88% |
| Median Age | 35.30 | | 36.00 | | 36.30 | |
| Average Age | 36.90 | | 37.00 | | 37.30 | |

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Demographics

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|----------------|----------------|
| 2017 Population By Race | 13,926 | 108,889 | 274,839 |
| White | 11,462 82.31% | 88,926 81.67% | 221,870 80.73% |
| Black | 1,629 11.70% | 12,142 11.15% | 32,331 11.76% |
| Am. Indian & Alaskan | 172 1.24% | 1,255 1.15% | 3,132 1.14% |
| Asian | 275 1.97% | 3,272 3.00% | 9,228 3.36% |
| Hawaiian & Pacific Island | 29 0.21% | 314 0.29% | 816 0.30% |
| Other | 359 2.58% | 2,981 2.74% | 7,462 2.72% |
| Population by Hispanic Origin | 13,926 | 108,889 | 274,839 |
| Non-Hispanic Origin | 6,748 48.46% | 60,346 55.42% | 157,784 57.41% |
| Hispanic Origin | 7,178 51.54% | 48,544 44.58% | 117,055 42.59% |
| 2017 Median Age, Male | 33.40 | 34.30 | 34.50 |
| 2017 Average Age, Male | 35.20 | 35.60 | 35.90 |
| 2017 Median Age, Female | 37.30 | 37.80 | 38.10 |
| 2017 Average Age, Female | 38.50 | 38.40 | 38.60 |
| 2017 Population by Occupation Classification | 10,786 | 85,154 | 215,616 |
| Civilian Employed | 6,888 63.86% | 56,577 66.44% | 140,561 65.19% |
| Civilian Unemployed | 285 2.64% | 2,112 2.48% | 5,105 2.37% |
| Civilian Non-Labor Force | 3,587 33.26% | 26,076 30.62% | 67,414 31.27% |
| Armed Forces | 26 0.24% | 389 0.46% | 2,536 1.18% |
| Households by Marital Status | | | |
| Married | 2,114 | 18,499 | 47,966 |
| Married No Children | 1,257 | 10,570 | 27,367 |
| Married w/Children | 857 | 7,929 | 20,598 |
| 2017 Population by Education | 10,106 | 79,347 | 198,422 |
| Some High School, No Diploma | 1,626 16.09% | 6,395 8.06% | 16,574 8.35% |
| High School Grad (Incl Equivalency) | 2,488 24.62% | 19,124 24.10% | 44,744 22.55% |
| Some College, No Degree | 3,587 35.49% | 28,166 35.50% | 68,310 34.43% |
| Associate Degree | 982 9.72% | 7,362 9.28% | 16,395 8.26% |
| Bachelor Degree | 1,002 9.91% | 12,590 15.87% | 34,266 17.27% |
| Advanced Degree | 421 4.17% | 5,710 7.20% | 18,133 9.14% |

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Demographics

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| 2017 Population by Occupation | 12,799 | | 104,117 | | 260,336 | |
| Real Estate & Finance | 570 | 4.45% | 4,730 | 4.54% | 11,813 | 4.54% |
| Professional & Management | 2,684 | 20.97% | 25,661 | 24.65% | 66,509 | 25.55% |
| Public Administration | 319 | 2.49% | 2,900 | 2.79% | 7,111 | 2.73% |
| Education & Health | 1,313 | 10.26% | 12,114 | 11.63% | 31,116 | 11.95% |
| Services | 1,949 | 15.23% | 11,128 | 10.69% | 25,753 | 9.89% |
| Information | 46 | 0.36% | 1,079 | 1.04% | 2,838 | 1.09% |
| Sales | 2,085 | 16.29% | 16,040 | 15.41% | 39,804 | 15.29% |
| Transportation | 330 | 2.58% | 1,509 | 1.45% | 3,536 | 1.36% |
| Retail | 1,030 | 8.05% | 7,252 | 6.97% | 19,199 | 7.37% |
| Wholesale | 313 | 2.45% | 1,840 | 1.77% | 4,390 | 1.69% |
| Manufacturing | 233 | 1.82% | 2,661 | 2.56% | 7,139 | 2.74% |
| Production | 527 | 4.12% | 4,751 | 4.56% | 13,032 | 5.01% |
| Construction | 528 | 4.13% | 4,928 | 4.73% | 10,776 | 4.14% |
| Utilities | 429 | 3.35% | 3,387 | 3.25% | 7,562 | 2.90% |
| Agriculture & Mining | 18 | 0.14% | 643 | 0.62% | 1,546 | 0.59% |
| Farming, Fishing, Forestry | 0 | 0.00% | 173 | 0.17% | 316 | 0.12% |
| Other Services | 425 | 3.32% | 3,321 | 3.19% | 7,896 | 3.03% |
| 2017 Worker Travel Time to Job | 6,868 | | 55,806 | | 138,702 | |
| <30 Minutes | 5,213 | 75.90% | 40,250 | 72.12% | 98,739 | 71.19% |
| 30-60 Minutes | 1,527 | 22.23% | 13,709 | 24.57% | 35,472 | 25.57% |
| 60+ Minutes | 128 | 1.86% | 1,847 | 3.31% | 4,491 | 3.24% |
| 2010 Households by HH Size | 4,967 | | 38,848 | | 95,256 | |
| 1-Person Households | 1,528 | 30.76% | 10,994 | 28.30% | 26,545 | 27.87% |
| 2-Person Households | 1,494 | 30.08% | 12,323 | 31.72% | 30,574 | 32.10% |
| 3-Person Households | 821 | 16.53% | 6,685 | 17.21% | 15,839 | 16.63% |
| 4-Person Households | 581 | 11.70% | 4,937 | 12.71% | 12,270 | 12.88% |
| 5-Person Households | 321 | 6.46% | 2,431 | 6.26% | 6,124 | 6.43% |
| 6-Person Households | 136 | 2.74% | 911 | 2.35% | 2,394 | 2.51% |
| 7 or more Person Households | 86 | 1.73% | 567 | 1.46% | 1,510 | 1.59% |
| 2017 Average Household Size | 2.50 | | 2.50 | | 2.50 | |
| Households | | | | | | |
| 2022 Projection | 6,001 | | 46,368 | | 115,341 | |
| 2017 Estimate | 5,523 | | 42,743 | | 106,121 | |
| 2010 Census | 4,966 | | 38,848 | | 95,256 | |
| Growth 2017 - 2022 | 8.65% | | 8.48% | | 8.69% | |
| Growth 2010 - 2017 | 11.22% | | 10.03% | | 11.41% | |

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Demographics

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2017 Households by HH Income | 5,523 | 42,742 | 106,122 |
| <\$25,000 | 1,396 25.28% | 7,967 18.64% | 19,110 18.01% |
| \$25,000 - \$50,000 | 1,704 30.85% | 10,267 24.02% | 25,596 24.12% |
| \$50,000 - \$75,000 | 994 18.00% | 9,985 23.36% | 22,472 21.18% |
| \$75,000 - \$100,000 | 725 13.13% | 6,192 14.49% | 15,164 14.29% |
| \$100,000 - \$125,000 | 424 7.68% | 4,230 9.90% | 10,738 10.12% |
| \$125,000 - \$150,000 | 173 3.13% | 1,849 4.33% | 5,704 5.37% |
| \$150,000 - \$200,000 | 61 1.10% | 1,428 3.34% | 4,333 4.08% |
| \$200,000+ | 46 0.83% | 824 1.93% | 3,005 2.83% |
| 2017 Avg Household Income | \$54,817 | \$67,738 | \$71,908 |
| 2017 Med Household Income | \$44,445 | \$57,329 | \$58,247 |
| 2017 Occupied Housing | 5,522 | 42,743 | 106,121 |
| Owner Occupied | 2,781 50.36% | 25,587 59.86% | 65,424 61.65% |
| Renter Occupied | 2,741 49.64% | 17,156 40.14% | 40,697 38.35% |
| 2010 Housing Units | 5,748 | 44,099 | 108,283 |
| 1 Unit | 3,502 60.93% | 30,417 68.97% | 77,069 71.17% |
| 2 - 4 Units | 519 9.03% | 2,671 6.06% | 6,159 5.69% |
| 5 - 19 Units | 812 14.13% | 6,964 15.79% | 16,233 14.99% |
| 20+ Units | 915 15.92% | 4,047 9.18% | 8,822 8.15% |
| 2017 Housing Value | 2,782 | 25,588 | 65,424 |
| <\$100,000 | 1,241 44.61% | 5,454 21.31% | 14,215 21.73% |
| \$100,000 - \$200,000 | 1,477 53.09% | 17,189 67.18% | 36,314 55.51% |
| \$200,000 - \$300,000 | 50 1.80% | 2,091 8.17% | 9,983 15.26% |
| \$300,000 - \$400,000 | 0 0.00% | 369 1.44% | 2,774 4.24% |
| \$400,000 - \$500,000 | 0 0.00% | 262 1.02% | 1,221 1.87% |
| \$500,000 - \$1,000,000 | 0 0.00% | 168 0.66% | 766 1.17% |
| \$1,000,000+ | 14 0.50% | 55 0.21% | 151 0.23% |
| 2017 Median Home Value | \$110,156 | \$142,701 | \$150,936 |
| 2017 Housing Units by Yr Built | 5,752 | 44,619 | 110,574 |
| Built 2010+ | 298 5.18% | 2,698 6.05% | 8,242 7.45% |
| Built 2000 - 2010 | 316 5.49% | 4,513 10.11% | 14,693 13.29% |
| Built 1990 - 1999 | 402 6.99% | 6,939 15.55% | 15,696 14.20% |
| Built 1980 - 1989 | 1,665 28.95% | 12,048 27.00% | 26,228 23.72% |
| Built 1970 - 1979 | 2,524 43.88% | 12,654 28.36% | 26,630 24.08% |
| Built 1960 - 1969 | 414 7.20% | 4,401 9.86% | 11,326 10.24% |
| Built 1950 - 1959 | 105 1.83% | 1,068 2.39% | 5,684 5.14% |
| Built <1949 | 28 0.49% | 298 0.67% | 2,075 1.88% |
| 2017 Median Year Built | 1978 | 1982 | 1983 |

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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.

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|--|----------------------|--|------------------------------|
| <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>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>hrohl@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

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