



**Fratt Center**  
4948 Eisenhower Rd

**For Sale**



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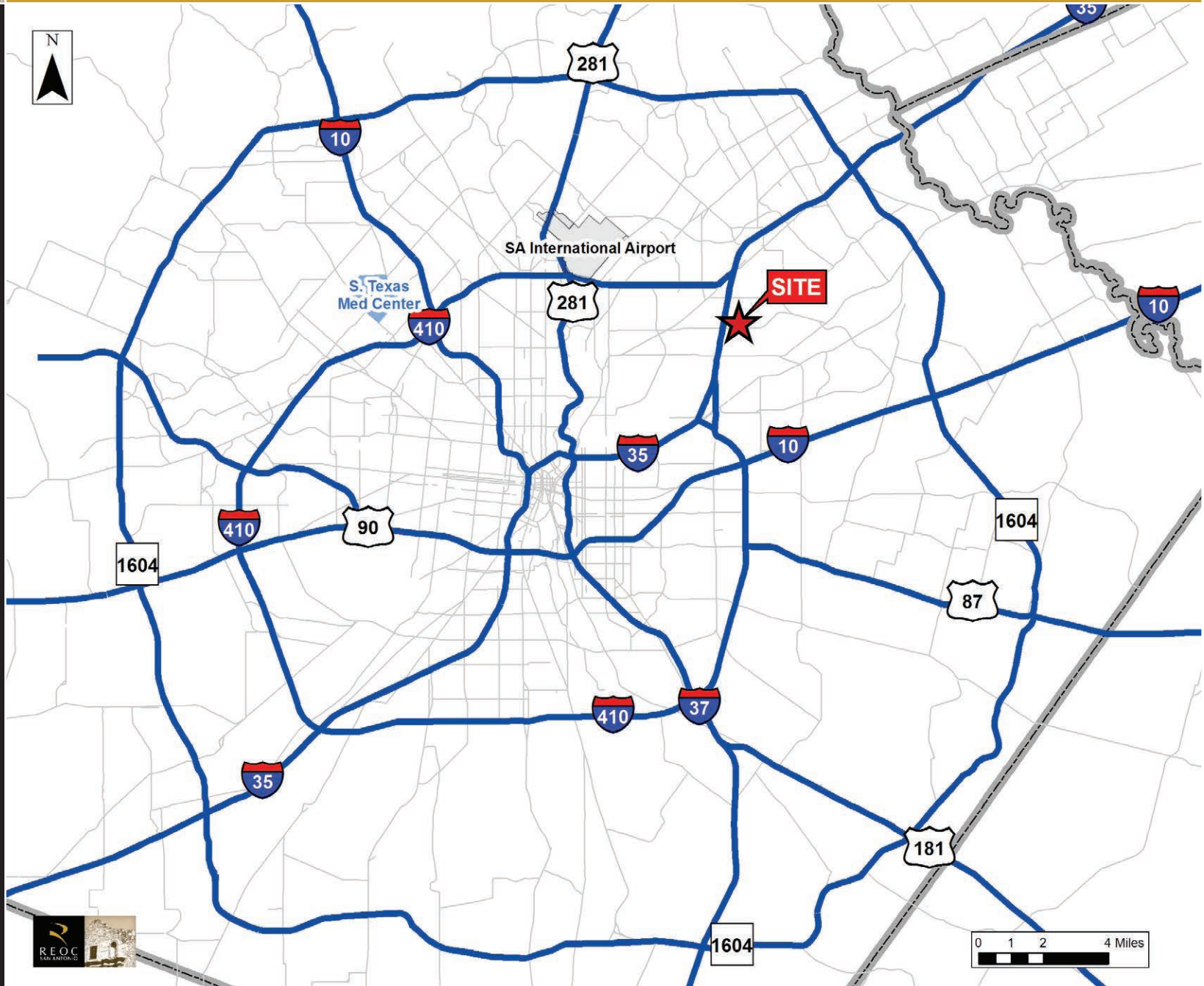
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# City Location Map



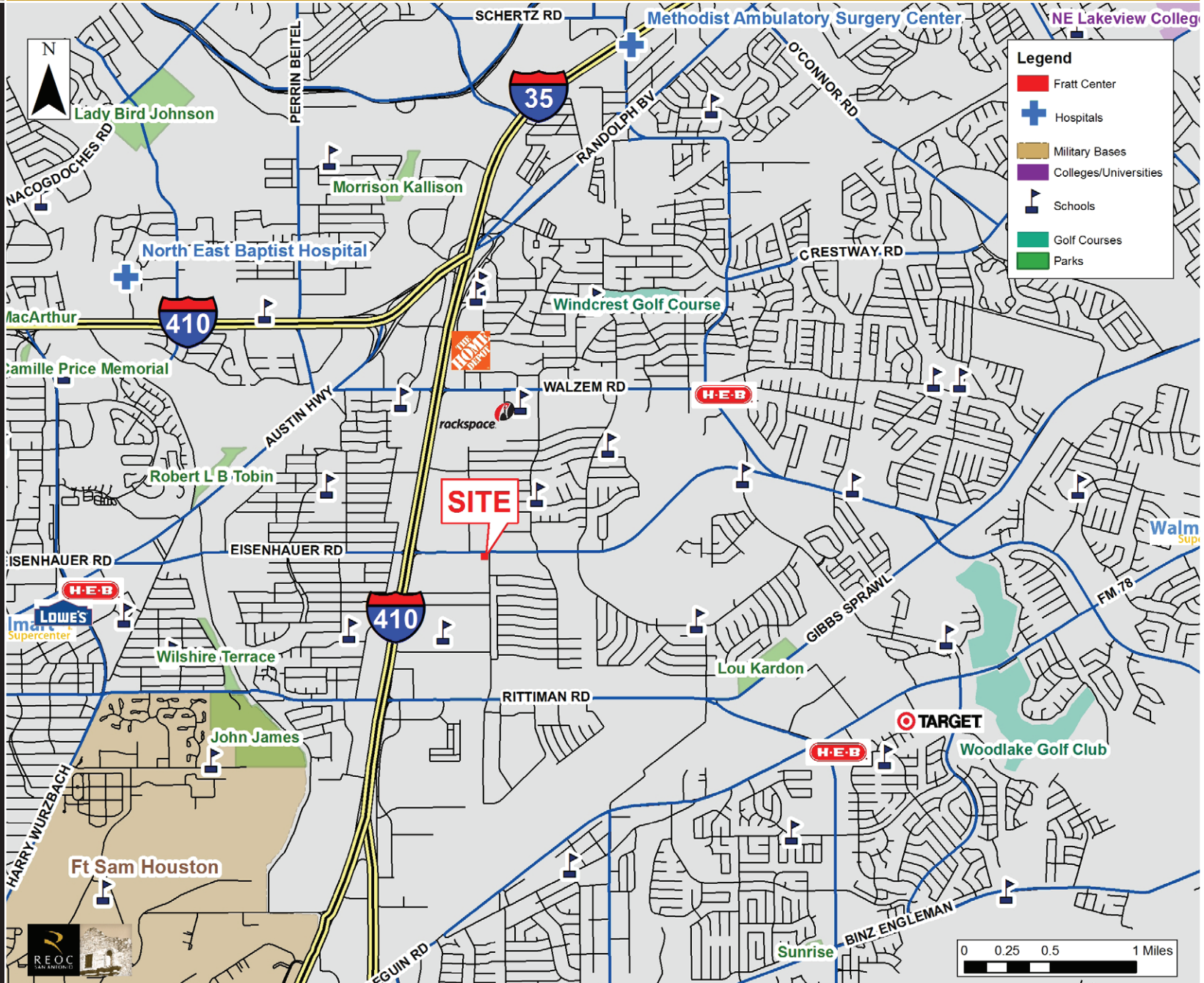
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# Area Location Map



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# Site Aerial



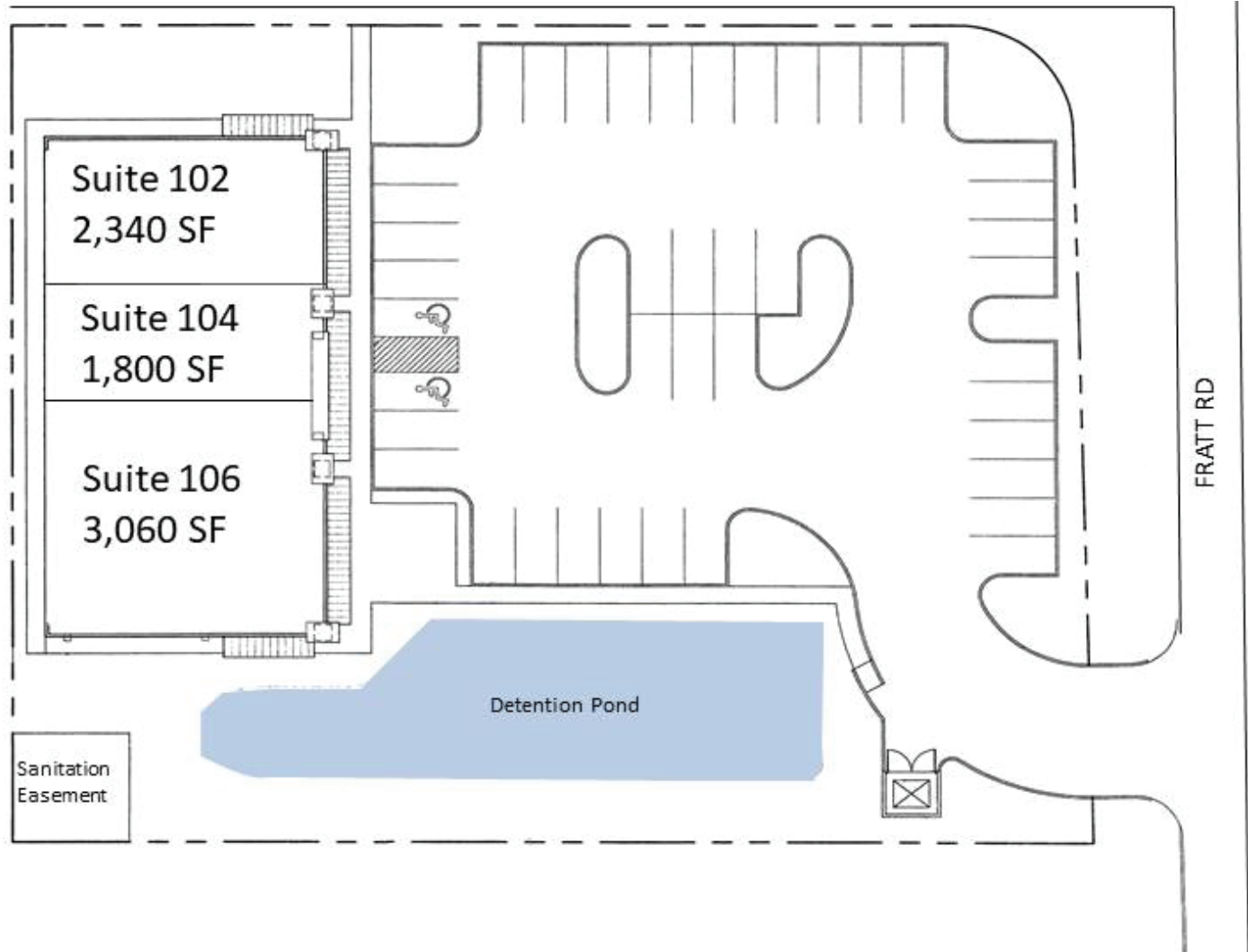
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# Site Plan



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# Property Summary

Address	4948 Eisenhower Rd
Location	Eisenhower Rd and Fratt Rd
Property Details	7,200 SF Retail Center 1.00 Acres
Parking	42 Spaces
Legal Description	NCB 12191 BLK 1 LOT 27 EMBREY/ EISENHAUER SUBD.
Zoning	BP - Business Park
Year Built	2009
Road Frontage	203.63 ft. on Eisenhower Rd and 168.85 on Fratt Rd

## Comments

- Enjoys high visibility from adjacent thoroughfares
- Quick access to IH-35
- Easy ingress/egress to adjacent thoroughfares
- Pylon signage
- Attractive architecture
- Ideal for a wide variety of commercial uses
- Surrounded by numerous well established subdivisions
- Abundant surface parking

## Traffic Counts

IH-35 north of Eisenhower Rd; 180,103 vpd (2015)

IH-35 south of Eisenhower Rd; 177,352 vpd (2015)

Source: TxDOT Statewide Planning Map

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# Quote Sheet

Sale Price	<b>\$575,000 (\$79.86 PSF)</b>
Earnest Money	1% (\$6,500.00)
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Thirty (30) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
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 Seller 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

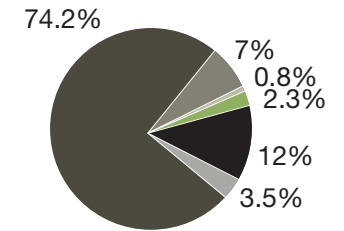
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

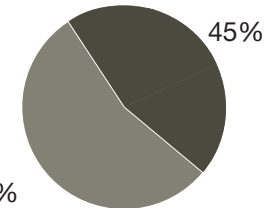
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2015 Estimate	2,318,052	34.8	829,834
2020 Projection	2,524,054	35.6	906,792

	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
2015 Estimate	\$72,664	\$52,913	\$26,383
2020 Projection	\$82,673	\$60,771	\$30,048

## Ethnicity



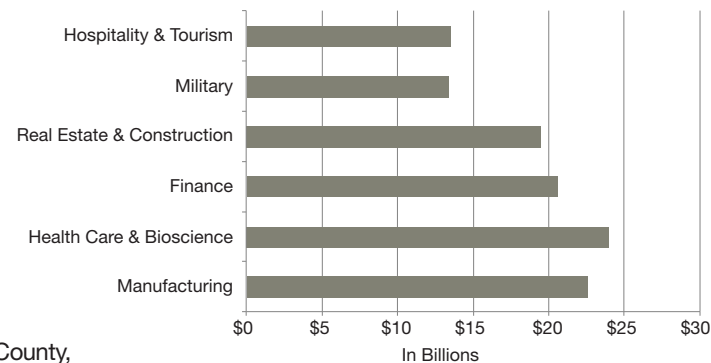
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	13
2	Tesoro Corp	77
3	USAA	122
4	CST Brands, Inc	277
5	iHeart Media	429
6	NuStar Energy	741

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 2015 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2015 & 2020; Fortune 2015 Rankings

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# Retail Market Snapshot - 3Q 2017

## Citywide

	3Q 2017	3Q 2016
<b>All Types</b>		
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
<b>Regional Malls</b>		
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
<b>Power Centers (250K+ sf)</b>		
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
<b>Community Centers (100K-249K sf)</b>		
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)
<b>Neighborhood Centers (30K-99K sf)</b>		
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
<b>Strip Centers (Less than 30K sf)</b>		
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
<b>All Types</b>		
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
<b>Regional Malls</b>		
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
<b>Power Centers</b>		
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
<b>Community Centers</b>		
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)
<b>Neighborhood Centers</b>		
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)
<b>Strip Centers</b>		
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
<b>All Types</b>		
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
<b>Regional Malls</b>		
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
<b>Power Centers</b>		
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
<b>Community Centers</b>		
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)
<b>Neighborhood Centers</b>		
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
<b>Strip Centers</b>		
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: 1-Mile

Summary	Census 2010		2017		2022			
Population	11,531		12,776		13,660			
Households	4,294		4,767		5,118			
Families	2,825		3,086		3,286			
Average Household Size	2.67		2.66		2.65			
Owner Occupied Housing Units	2,177		2,128		2,189			
Renter Occupied Housing Units	2,117		2,639		2,929			
Median Age	33.5		33.8		34.5			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	1.35%		1.67%		0.83%			
Households	1.43%		1.63%		0.79%			
Families	1.26%		1.58%		0.71%			
Owner HHs	0.57%		1.58%		0.72%			
Median Household Income	0.24%		2.23%		2.12%			
Households by Income	2017				2022			
	Number		Percent		Number	Percent		
<\$15,000	976		20.5%		1,109	21.7%		
\$15,000 - \$24,999	667		14.0%		687	13.4%		
\$25,000 - \$34,999	575		12.1%		562	11.0%		
\$35,000 - \$49,999	989		20.7%		995	19.4%		
\$50,000 - \$74,999	915		19.2%		945	18.5%		
\$75,000 - \$99,999	345		7.2%		425	8.3%		
\$100,000 - \$149,999	219		4.6%		289	5.6%		
\$150,000 - \$199,999	50		1.0%		67	1.3%		
\$200,000+	29		0.6%		39	0.8%		
Median Household Income	\$36,737		\$37,176					
Average Household Income	\$44,660		\$48,642					
Per Capita Income	\$16,893		\$18,438					
Population by Age	Census 2010				2017		2022	
	Number		Percent		Number	Percent	Number	Percent
0 - 4	953		8.3%		1,011	7.9%	1,089	8.0%
5 - 9	923		8.0%		989	7.7%	1,030	7.5%
10 - 14	831		7.2%		954	7.5%	1,006	7.4%
15 - 19	841		7.3%		859	6.7%	948	6.9%
20 - 24	874		7.6%		891	7.0%	887	6.5%
25 - 34	1,556		13.5%		1,895	14.8%	1,964	14.4%
35 - 44	1,314		11.4%		1,471	11.5%	1,725	12.6%
45 - 54	1,531		13.3%		1,459	11.4%	1,425	10.4%
55 - 64	1,254		10.9%		1,447	11.3%	1,515	11.1%
65 - 74	766		6.6%		1,036	8.1%	1,212	8.9%
75 - 84	530		4.6%		547	4.3%	634	4.6%
85+	158		1.4%		216	1.7%	226	1.7%
Race and Ethnicity	Census 2010				2017		2022	
	Number		Percent		Number	Percent	Number	Percent
White Alone	6,688		58.0%		6,989	54.7%	7,295	53.4%
Black Alone	2,323		20.1%		2,831	22.2%	3,162	23.1%
American Indian Alone	121		1.0%		135	1.1%	144	1.1%
Asian Alone	434		3.8%		539	4.2%	637	4.7%
Pacific Islander Alone	18		0.2%		20	0.2%	22	0.2%
Some Other Race Alone	1,517		13.2%		1,755	13.7%	1,846	13.5%
Two or More Races	431		3.7%		506	4.0%	554	4.1%
Hispanic Origin (Any Race)	6,041		52.4%		6,876	53.8%	7,480	54.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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# Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	89,914		98,201		104,643	
Households	34,205		36,822		39,100	
Families	22,034		23,537		24,878	
Average Household Size	2.59		2.63		2.64	
Owner Occupied Housing Units	18,458		18,675		19,689	
Renter Occupied Housing Units	15,747		18,147		19,410	
Median Age	33.8		34.7		35.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.28%		1.67%		0.83%	
Households	1.21%		1.63%		0.79%	
Families	1.11%		1.58%		0.71%	
Owner HHs	1.06%		1.58%		0.72%	
Median Household Income	1.65%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	5,163	14.0%	5,519	14.1%		
\$15,000 - \$24,999	4,244	11.5%	4,223	10.8%		
\$25,000 - \$34,999	4,228	11.5%	4,004	10.2%		
\$35,000 - \$49,999	6,006	16.3%	5,812	14.9%		
\$50,000 - \$74,999	7,709	20.9%	7,889	20.2%		
\$75,000 - \$99,999	4,053	11.0%	4,780	12.2%		
\$100,000 - \$149,999	3,291	8.9%	4,253	10.9%		
\$150,000 - \$199,999	1,072	2.9%	1,375	3.5%		
\$200,000+	1,056	2.9%	1,246	3.2%		
Median Household Income	\$46,051		\$49,974			
Average Household Income	\$61,881		\$68,915			
Per Capita Income	\$23,451		\$25,946			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,135	7.9%	7,281	7.4%	7,774	7.4%
5 - 9	6,750	7.5%	7,057	7.2%	7,427	7.1%
10 - 14	6,501	7.2%	6,800	6.9%	7,329	7.0%
15 - 19	6,449	7.2%	6,421	6.5%	6,856	6.6%
20 - 24	6,628	7.4%	7,225	7.4%	7,127	6.8%
25 - 34	12,936	14.4%	14,730	15.0%	15,752	15.1%
35 - 44	11,210	12.5%	11,920	12.1%	13,323	12.7%
45 - 54	11,860	13.2%	11,422	11.6%	11,158	10.7%
55 - 64	9,564	10.6%	11,268	11.5%	11,382	10.9%
65 - 74	5,723	6.4%	8,041	8.2%	9,415	9.0%
75 - 84	3,757	4.2%	4,216	4.3%	5,099	4.9%
85+	1,402	1.6%	1,823	1.9%	2,001	1.9%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,600	60.7%	57,107	58.2%	59,697	57.0%
Black Alone	17,046	19.0%	19,572	19.9%	21,448	20.5%
American Indian Alone	859	1.0%	963	1.0%	1,040	1.0%
Asian Alone	2,645	2.9%	3,371	3.4%	4,049	3.9%
Pacific Islander Alone	214	0.2%	266	0.3%	304	0.3%
Some Other Race Alone	10,857	12.1%	12,539	12.8%	13,245	12.7%
Two or More Races	3,694	4.1%	4,384	4.5%	4,859	4.6%
Hispanic Origin (Any Race)	41,820	46.5%	47,833	48.7%	52,411	50.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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# Demographics: 5-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2017</b>		<b>2022</b>			
Population	234,514		256,509		274,163			
Households	86,975		93,843		99,975			
Families	57,648		61,746		65,521			
Average Household Size	2.62		2.66		2.67			
Owner Occupied Housing Units	51,806		53,067		56,240			
Renter Occupied Housing Units	35,169		40,777		43,735			
Median Age	34.2		35.3		35.6			
<b>Trends: 2017 - 2022 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>			
Population	1.34%		1.67%		0.83%			
Households	1.27%		1.63%		0.79%			
Families	1.19%		1.58%		0.71%			
Owner HHs	1.17%		1.58%		0.72%			
Median Household Income	1.37%		2.23%		2.12%			
<b>Households by Income</b>					<b>2017</b>		<b>2022</b>	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			9,654	10.3%	10,249	10.3%		
\$15,000 - \$24,999			8,958	9.5%	8,899	8.9%		
\$25,000 - \$34,999			9,179	9.8%	8,677	8.7%		
\$35,000 - \$49,999			13,990	14.9%	13,391	13.4%		
\$50,000 - \$74,999			20,072	21.4%	20,287	20.3%		
\$75,000 - \$99,999			12,457	13.3%	14,353	14.4%		
\$100,000 - \$149,999			11,182	11.9%	14,163	14.2%		
\$150,000 - \$199,999			3,799	4.0%	4,724	4.7%		
\$200,000+			4,553	4.9%	5,233	5.2%		
Median Household Income			\$54,521		\$58,371			
Average Household Income			\$76,210		\$84,434			
Per Capita Income			\$28,652		\$31,499			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2017</b>		<b>2022</b>			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	17,507	7.5%	17,902	7.0%	19,221	7.0%		
5 - 9	17,546	7.5%	17,849	7.0%	18,774	6.8%		
10 - 14	17,283	7.4%	17,808	6.9%	18,977	6.9%		
15 - 19	17,337	7.4%	17,263	6.7%	18,242	6.7%		
20 - 24	16,617	7.1%	18,742	7.3%	18,195	6.6%		
25 - 34	33,540	14.3%	37,777	14.7%	41,313	15.1%		
35 - 44	30,365	12.9%	32,362	12.6%	36,175	13.2%		
45 - 54	31,581	13.5%	30,489	11.9%	30,062	11.0%		
55 - 64	24,863	10.6%	29,684	11.6%	30,057	11.0%		
65 - 74	14,298	6.1%	20,653	8.1%	24,289	8.9%		
75 - 84	9,111	3.9%	10,559	4.1%	13,087	4.8%		
85+	4,466	1.9%	5,421	2.1%	5,770	2.1%		
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2017</b>		<b>2022</b>			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	152,221	64.9%	159,636	62.2%	167,097	60.9%		
Black Alone	40,143	17.1%	46,493	18.1%	51,376	18.7%		
American Indian Alone	1,860	0.8%	2,090	0.8%	2,261	0.8%		
Asian Alone	5,960	2.5%	7,724	3.0%	9,397	3.4%		
Pacific Islander Alone	578	0.2%	725	0.3%	841	0.3%		
Some Other Race Alone	24,277	10.4%	28,395	11.1%	30,314	11.1%		
Two or More Races	9,476	4.0%	11,446	4.5%	12,877	4.7%		
Hispanic Origin (Any Race)	96,900	41.3%	111,956	43.6%	123,841	45.2%		

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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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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_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	Email	Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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