



Plaza Las Campanas

1818 N Loop 1604 W, San Antonio, Texas 78248

High-end Restaurant Space
for Lease

Potential Class "A" Office Conversion



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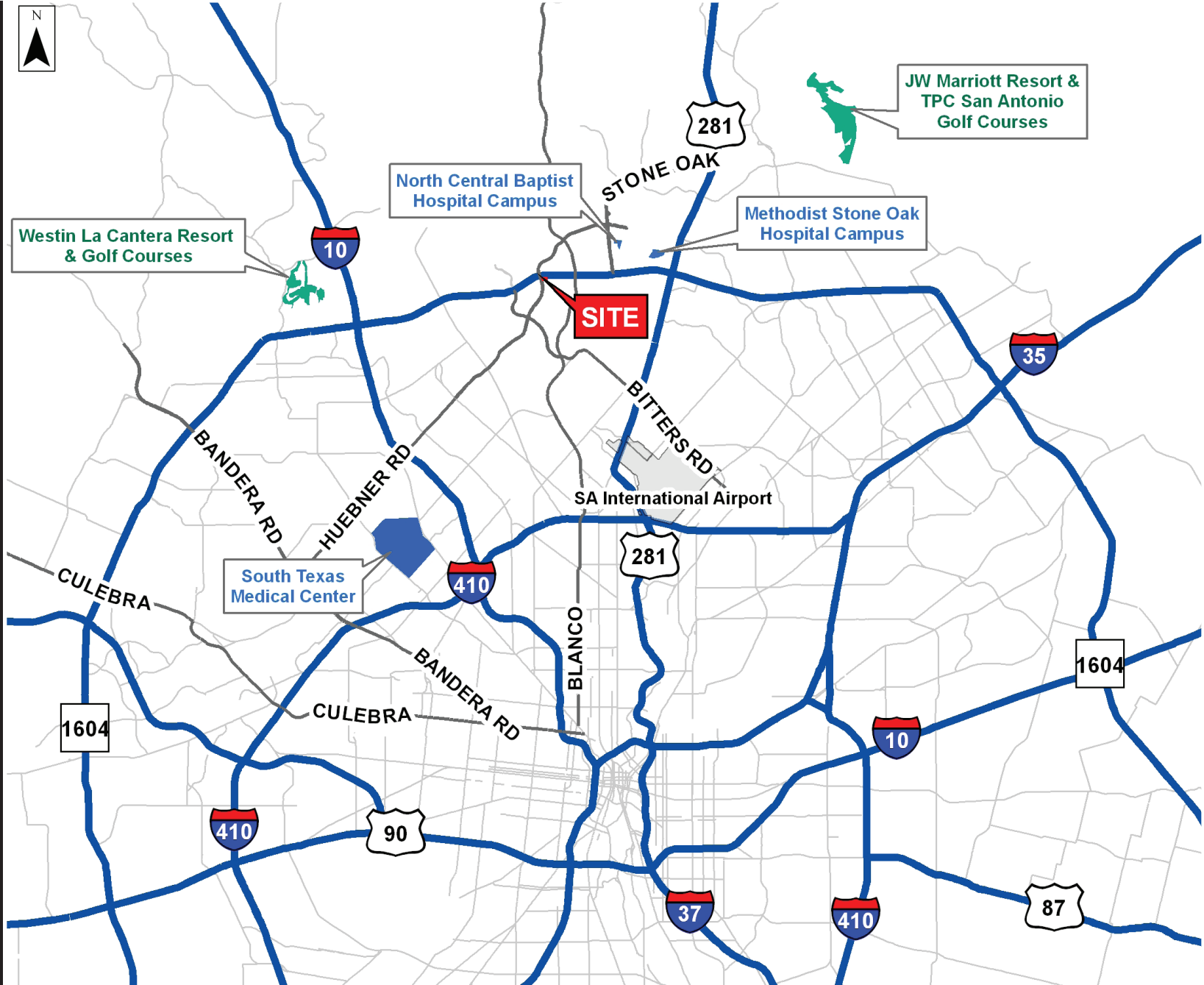
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City Location Map

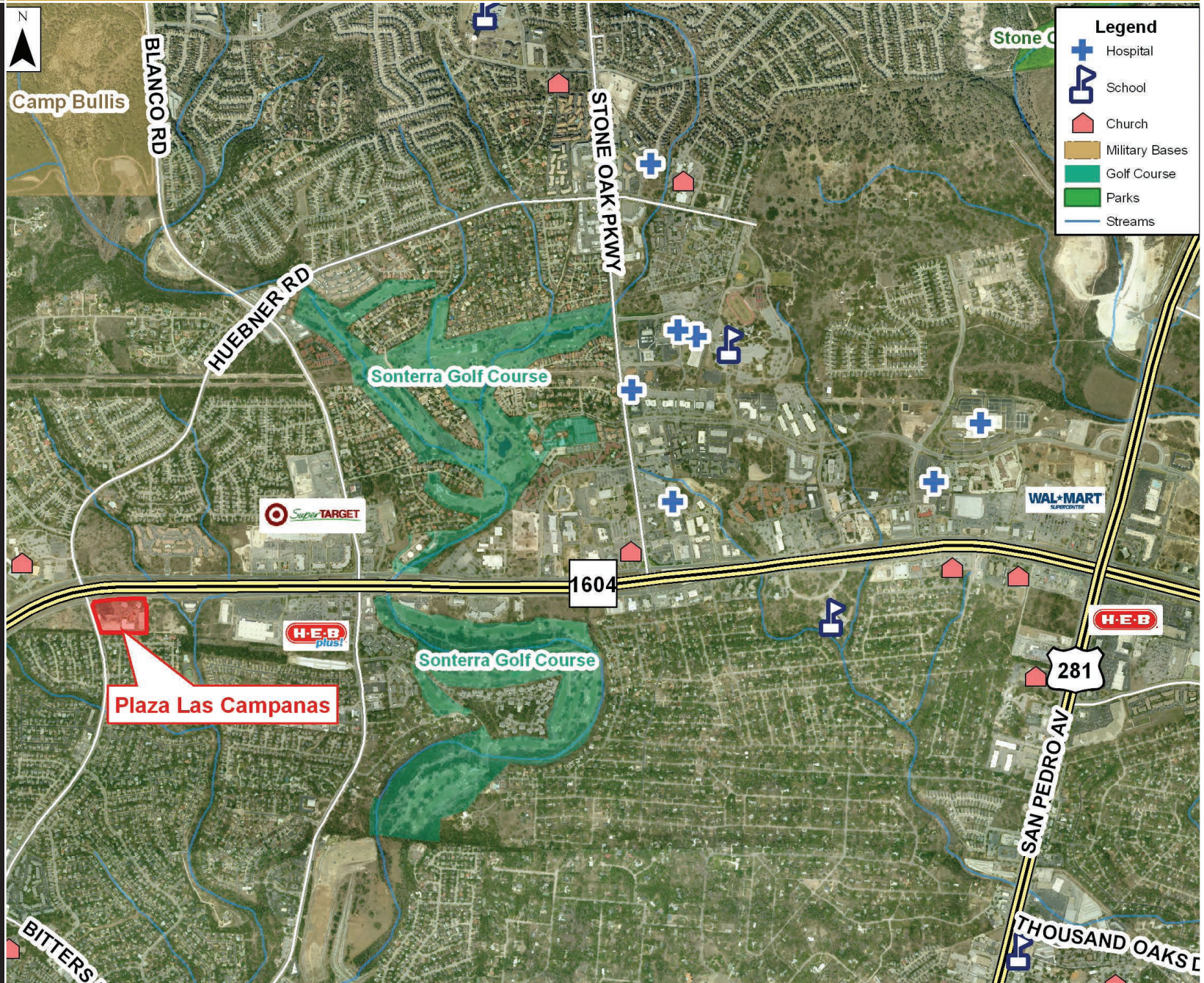


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Aerial Map



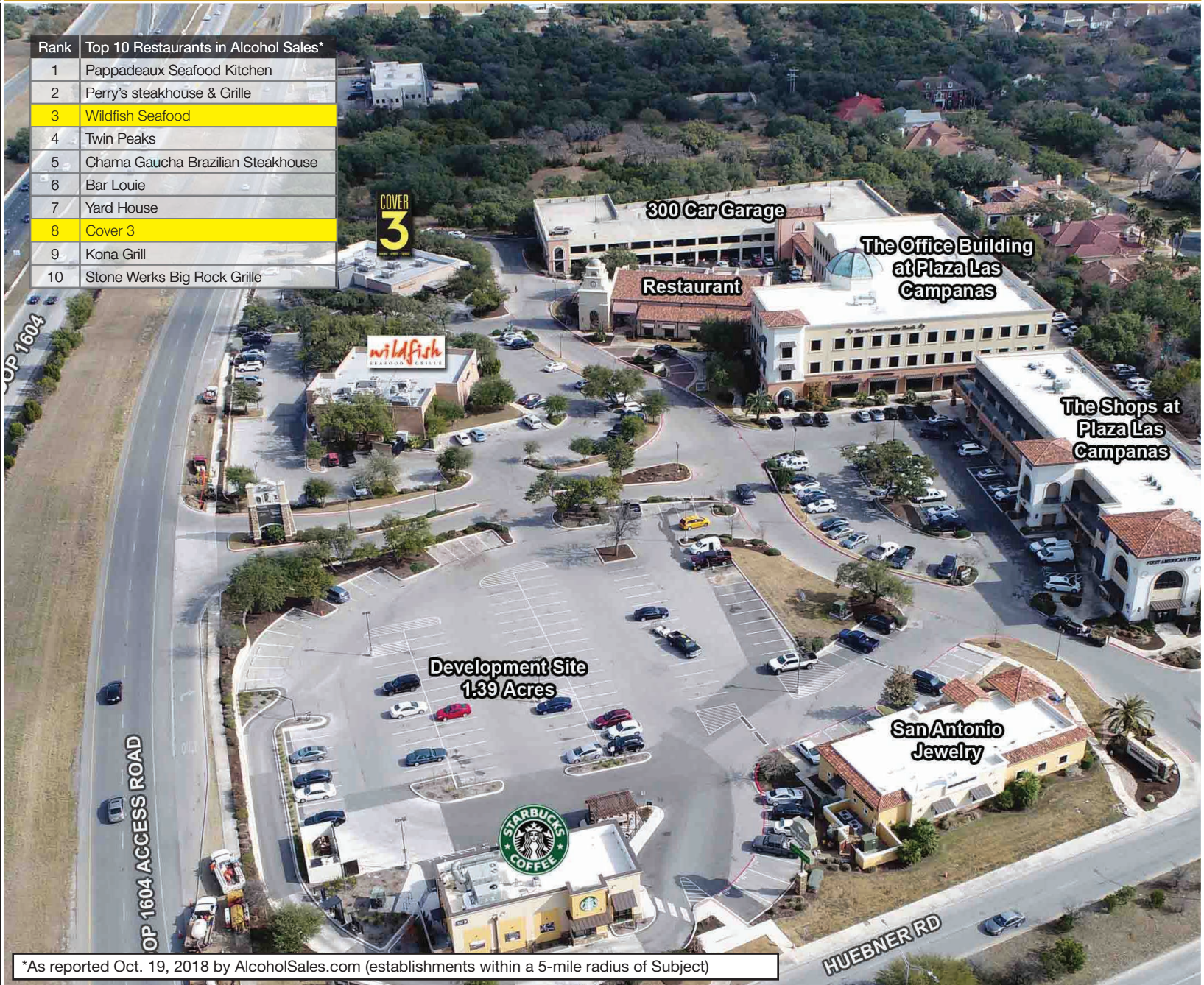
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Oblique Aerial Photo

| Rank | Top 10 Restaurants in Alcohol Sales* |
|------|--------------------------------------|
| 1 | Pappadeaux Seafood Kitchen |
| 2 | Perry's steakhouse & Grille |
| 3 | Wildfish Seafood |
| 4 | Twin Peaks |
| 5 | Chama Gaucha Brazilian Steakhouse |
| 6 | Bar Louie |
| 7 | Yard House |
| 8 | Cover 3 |
| 9 | Kona Grill |
| 10 | Stone Werks Big Rock Grille |



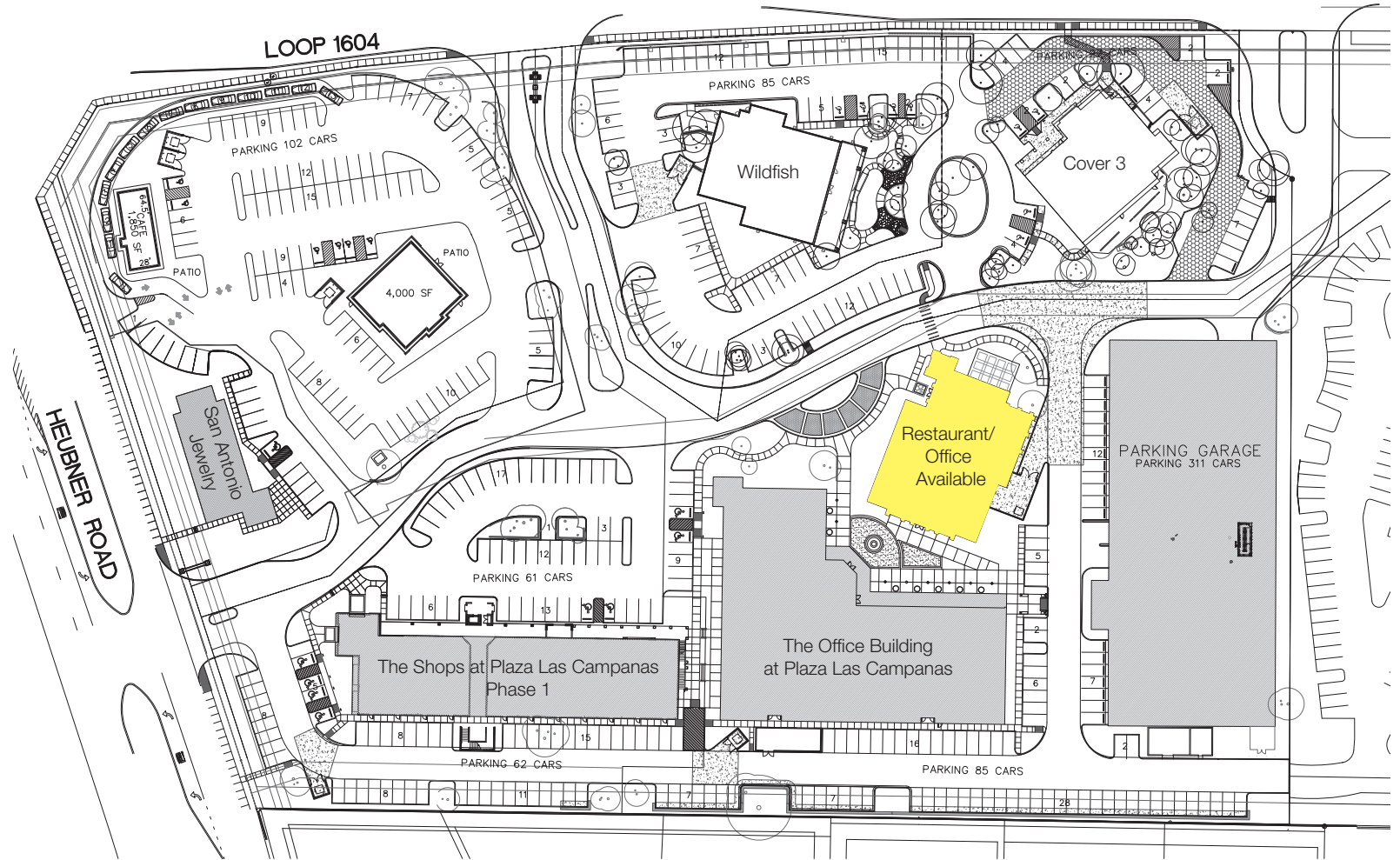
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*As reported Oct. 19, 2018 by AlcoholSales.com (establishments within a 5-mile radius of Subject)



Site Plan - Plaza Las Campanas

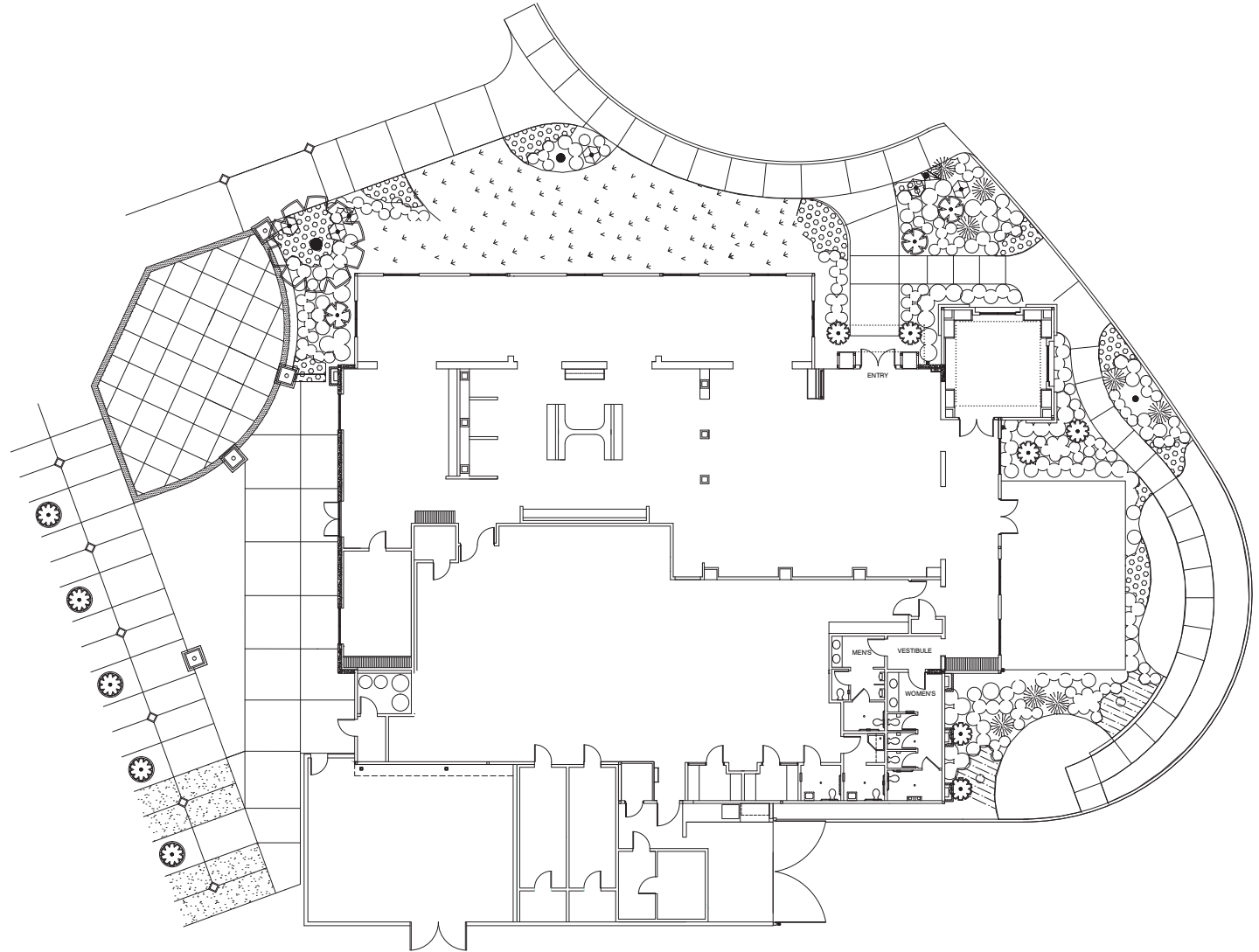


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Restaurant Plan



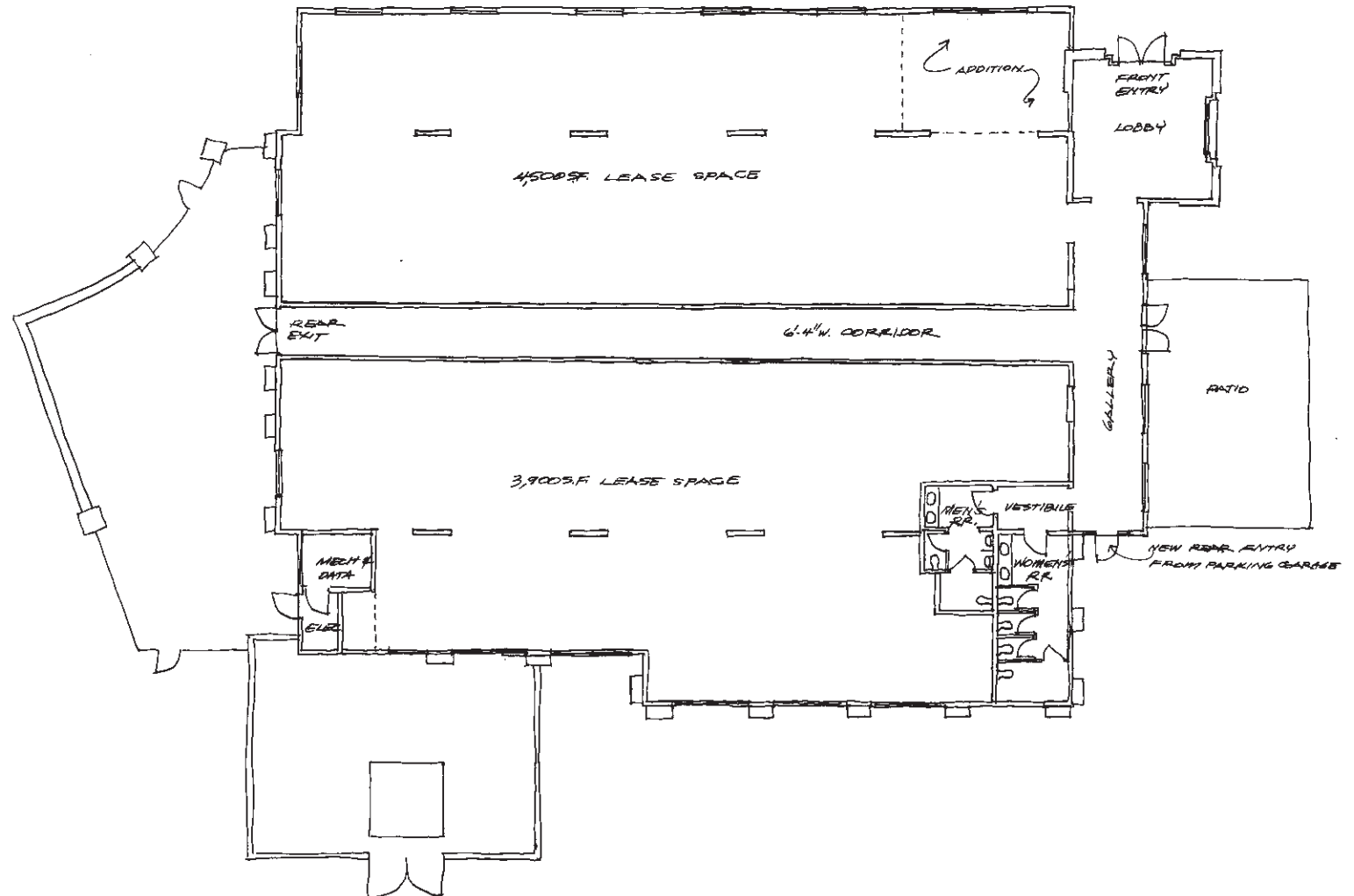
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Construction Documents available upon request.



Office Conversion Plan



PROPOSED OFFICE BUILDING
FLOOR PLAN
1/8" = 1'-0"

D.V.K. ARCHITECTS

2-5-16

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Photos



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Property Summary

Description

A 10,000 square foot free-standing full service restaurant in the award winning Plaza Las Campanas mixed-use project. The building's multi-million dollar interior and kitchen area are uniquely crafted creating one of San Antonio's highest profile restaurant spaces. Located at the epicenter of San Antonio's most dynamic growth and surrounded by an astounding number of gated executive residential communities. The building has abundant garage and surface parking adjacent to the building along with an exclusive front-door valet. Other tenants include the highly acclaimed Wildfish Seafood Grille, Cover 3, San Antonio Jewelry, Oasis Salon & Spa and Texas Community Bank.

Location

1818 N. Loop 1604 West, San Antonio, TX 78248
SE corner of Loop 1604 and Huebner Road

Facility

- Attractive exterior design
- Fully equipped for immediate start-up operation
- Includes 105 covered parking spaces in the adjacent parking garage plus additional surface parking spaces
- Valet parking drop-off available at front door

Zoning

C-2 ERZD

Size

- 10,113 square feet of interior air-conditioned space
- Restaurant seats 350 inside
- Two outdoor patio areas seating up to 100
- South patio with fountain is ideal for weddings, receptions, events and entertainment
- Part of Plaza Las Campanas containing nearly 170,000 square feet of retail, office and fine dining

Plaza Las Campanas Tenants

- Starbucks
- The Oasis Salon & Spa Suites
- Texas Community Bank
- The Edison Experiment
- Flatrock Energy Advisors
- Southern Wealth Management
- Eagle Applied Sciences
- Sanchez Oil & Gas
- Higginbotham
- First American Title Insurance
- Re/Max Preferred Realtors
- Voge Boutique
- Chesmar Homes
- San Antonio Jewelry
- Wildfish Seafood Grille
- Cover 3

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Market Summary

Benefits

- Nearly 170,000 square feet of retail, office and fine dining
- Office building 100% leased
- Ample parking available including three level structured parking garage and overall 1:300 parking ratio
- Valet drop-off
- Full service retail bank on site
- Located at the epicenter of San Antonio's major growth
- Interior fountain/plaza adjacent to the office building
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Huebner Road and North Loop 1604 West
- Located along Huebner Road, a major thoroughfare that connects an astounding number of gated residential communities and runs from the South Texas Medical Center and into Stone Oak/PGA Village
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Home to two of the finest restaurants in San Antonio including Wildfish Seafood Grille and Cover 3
- Wildfish was recently acquired by Darden, the world's largest full-service restaurant company
- Use of "functional bells" and custom painted Mexican tiles throughout the project to express the theme of the development as "the location that resonates"
- Distinctive exterior pylon signage available
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 5-mile radius, more than tripled within a 3-mile radius and increased 647% within a 1-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- Within ten mile radius, there are 29,852 employers with over 360,700 employees
- Six major hospitals located less than five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

Traffic Counts:

Loop 1604 & Huebner; 112,593 vpd (2014)

Source: TxDOT Statewide Planning Map

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Quote Sheet

| | |
|--------------------------|---|
| Square Footage Available | 10,113 |
| Base Rental | \$26.00 per square foot annually (with \$0.50 per square foot annual increases) |
| Triple Net | Estimated at \$7.54 per square foot annually |
| Term | Five (5) to ten (10) years |
| Improvements | Negotiable |
| Pylon Signage | No charge |
| Parking | Ample free reserved and valet parking covered and uncovered |
| Disclosure | A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s). |

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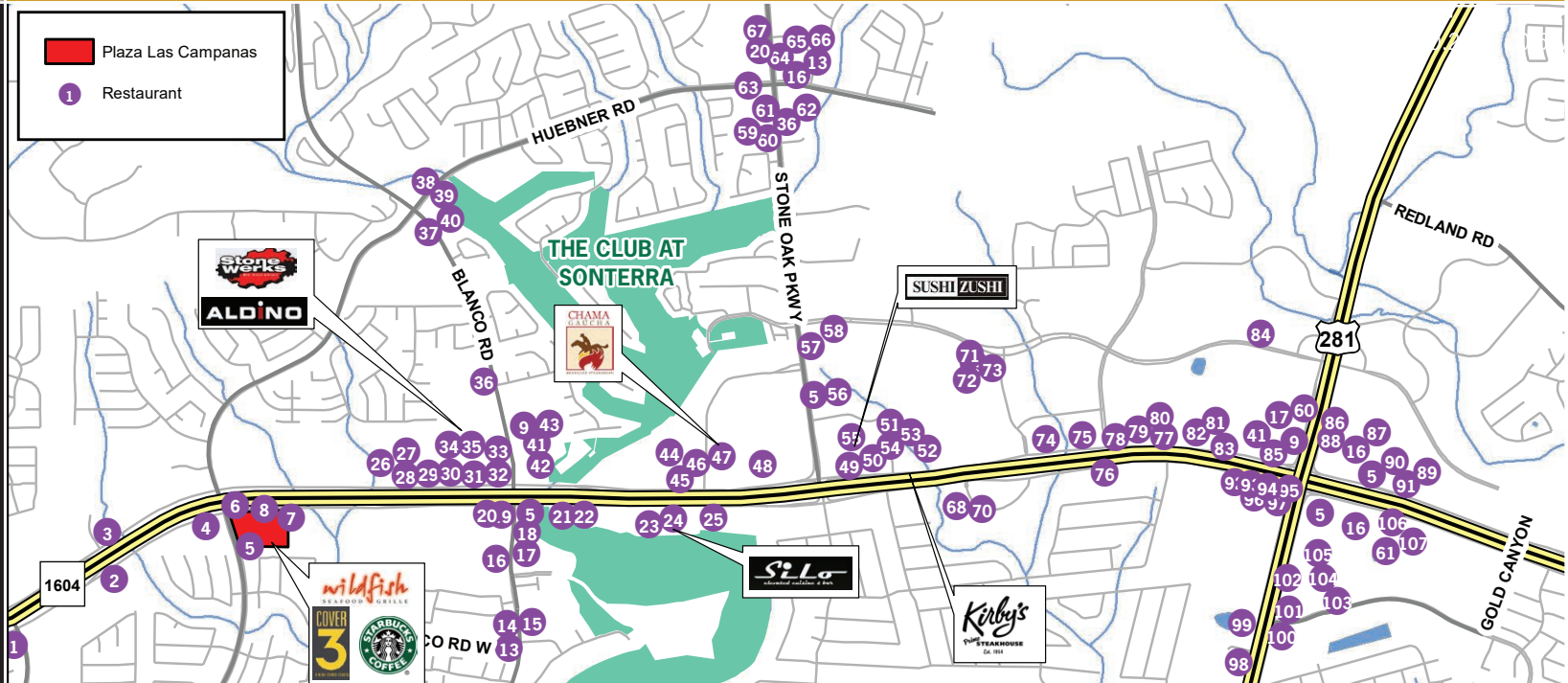
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important 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.



Area Restaurants



- | | | | | |
|---------------------------------------|--|--|-----------------------------------|---------------------------|
| 1. Papa John's Pizza | 23. Costa Pacifica | 44. Michin Grill Kitchen & Tequila Bar | 65. India Taj Palace Restaurant | 89. Main Event |
| 2. Galpão Gaucho Brazilian Steakhouse | 24. SILO | 45. Zoës Kitchen | 66. 3 Amigos | 90. Sam's Boat |
| 3. Big'z Burger Joint | 25. Eggspectation | 46. Tarka Indian Kitchen | 67. Royal Pizza | 91. Genghis Grill |
| 4. Burger King | 26. MOD Pizza | 47. Chama Gaúcha Brazilian Steakhouse | 68. Clear Springs Cafe | 92. Schlotzsky's |
| 5. Starbucks | 27. J-Prime Steakhouse | 48. Buffalo Wings & Rings | 69. Kumori Sushi & Teppanyaki | 93. IHOP |
| 6. Edison Experiment | 28. Applebee's | 49. Sushi Zushi | 70. Little Woodrow's | 94. Taco Bell/KFC |
| 7. COVER 3 | 29. Pasha Mediterranean Grill | 50. Mellow Mushroom | 71. First Watch - Sonterra | 95. Laguna Madre |
| 8. Wildfish Seafood Grille | 30. Panera Bread | 51. River City Seafood & Grill | 72. The Draft Station at Sonterra | 96. Tequila Mexican Grill |
| 9. Whataburger | 31. Aldino at The Vineyard | 52. Kirby's Steakhouse | 73. Auden's Kitchen | 97. Bill Miller |
| 10. The Melting Pot | 33. Stone Werks Big Rock Grille | 53. Mickey Mantle's Steakhouse | 74. WOW Cafe | 98. China Harbor |
| 11. Bush's Chicken | 34. Sushishima Japanese | 54. Toro Kitchen + Bar | 75. Gorditas Doña Tota | 99. Red Lobster |
| 12. El Bucanero | 35. Demo's Greek Food | 55. Halo Lounge and Club | 76. Hoppy Monk | 100. Chili's |
| 13. Pizza Hut | 36. Wendy's | 56. Taipei | 77. Smoothie King | 101. Chuy's |
| 14. Longhorn Cafe | 37. Sake Cafe | 57. Luciano Neighborhood Pizzeria | 78. Brick House Tavern & Tap | 102. La Madeleine |
| 15. El Jalisco Grill & Cantina | 38. El Taco Grill | 58. Delicious Tamales | 79. Krispy Kreme | 103. Fonda Argentina |
| 16. Subway | 39. Quarters Japanese & Korean Bbq | 59. Cool Cafe | 80. Jason's Deli | 104. Zio's |
| 17. McDonald's | 40. Heavenly Pho Vietnamese | 60. Sonic | 81. Hon machi | 105. Fish City Grill |
| 18. Popeyes Louisiana Kitchen | 41. Chick-fil-A | 61. Firehouse Subs | 82. Five Guys Burgers & Fries | 106. Red Robin |
| 19. Jim's Restaurant | 42. Luby's | 62. Izakaya Nin | 83. Chuck E Cheese | 107. Pei Wei |
| 20. Taco Cabana | 43. Wahkee Chinese Seafood Restaurant | 63. Le Peep Cafe | 84. Perico's | |
| 21. Delice Chocolatier & Patisserie | | 64. Little Caesar's | 85. Las Palapas | |
| 22. Houlihan's | | | 86. Cake Art | |
| | | | 87. Pho Nguyen Restaurant | |
| | | | 88. Buffalo Wild Wings | |

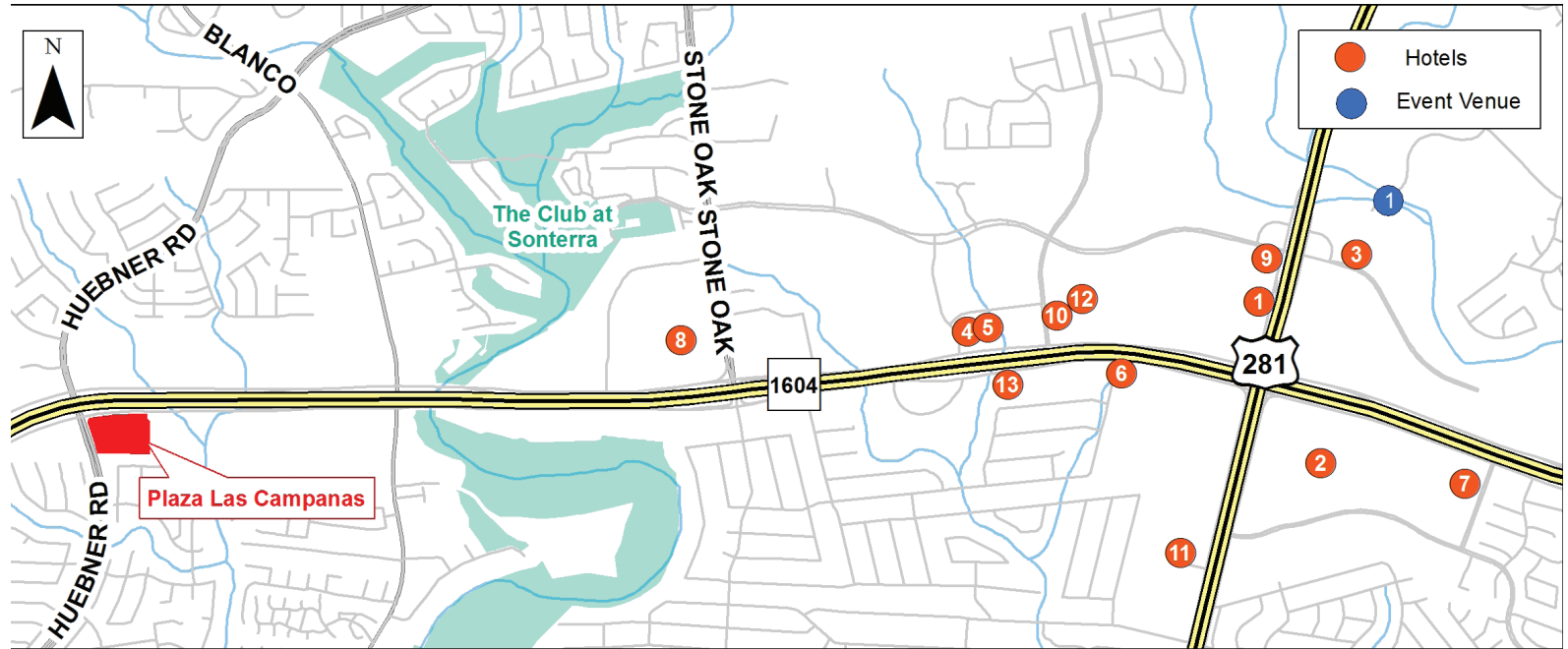
Highlight indicates high-end restaurant

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Area Hotels & Resorts

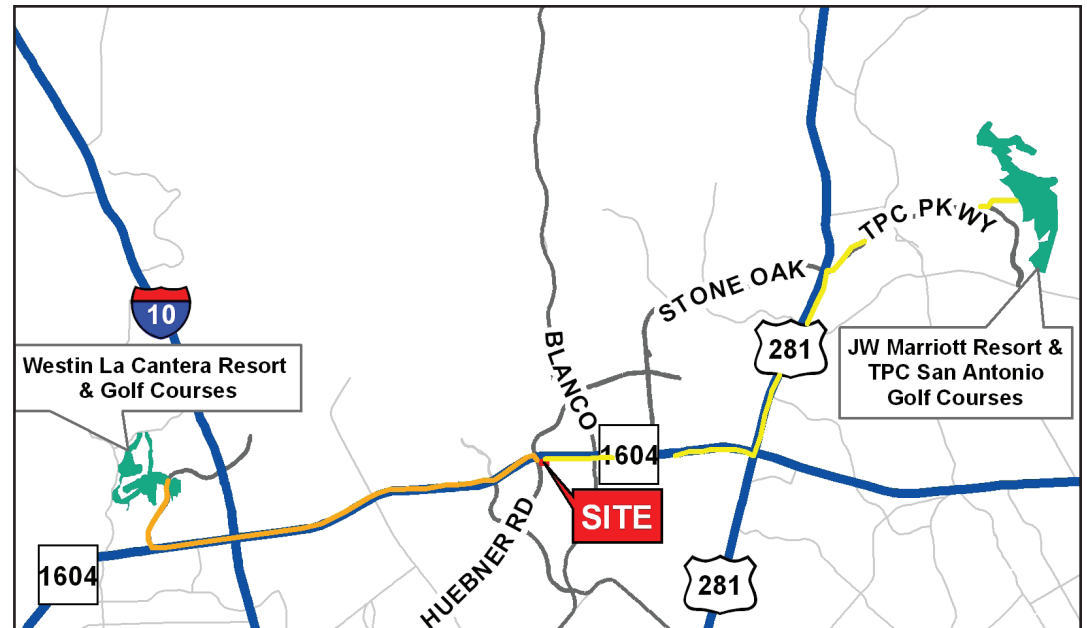


1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

1. Noah's Event Venue

Route from Brasserie Pavil to the Westin La Cantera Resort & Golf Courses: 10 minutes or 6.87 miles.

Route from Brasserie Pavil to the JW Marriott Resort: 17 minutes or 9.85 miles.



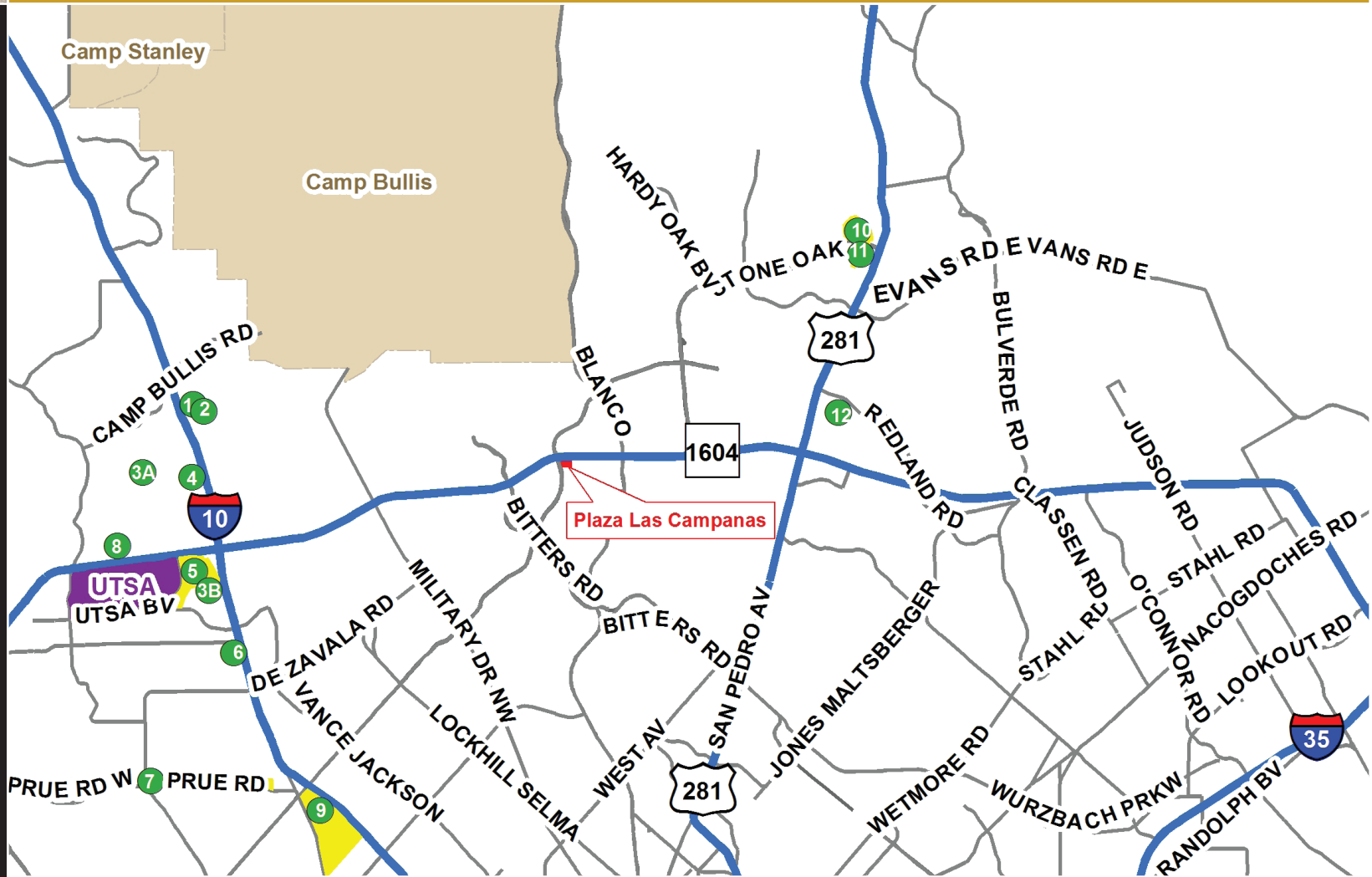
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Area Major Employers



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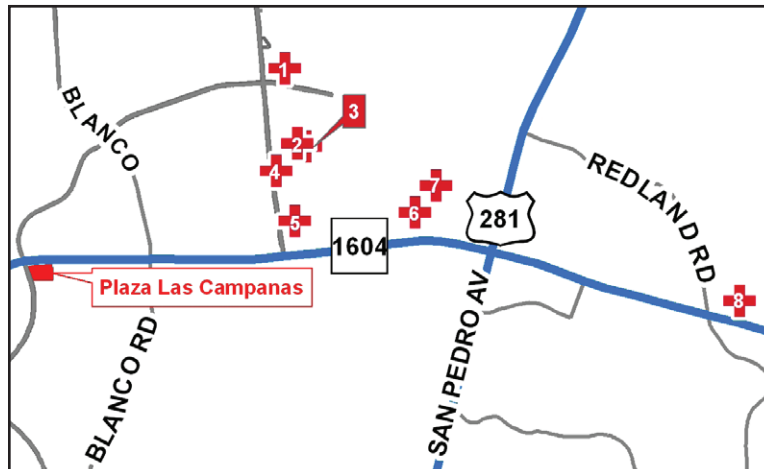
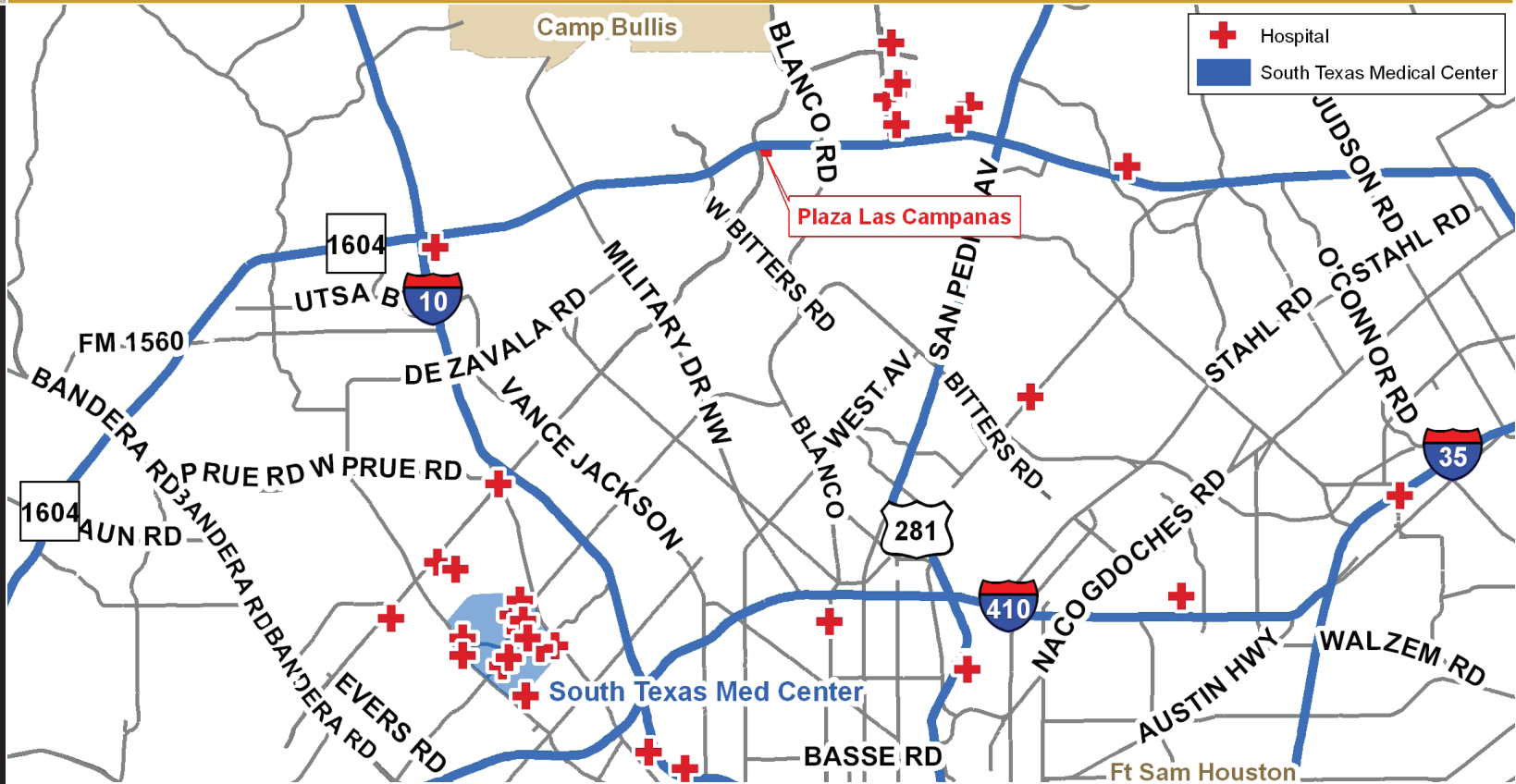
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- | | |
|--|---|
| 1. NuStar Energy - 1,600 employees | 7. Accenture - 500 employees |
| 2. Medtronic - 900 employees | 8. Harland Clarke - 3,100 employees |
| 3. Security Service Federal Credit Union - 1,087 employees | 9. USAA - 15,000 employees |
| 4. Six Flags Fiesta Texas - 3,000 employees | 10. JPMorgan Chase (Retail Operations Center) - 4,300 employees |
| 5. Valero Energy Corporation - 2,000 employees | 11. Clear Channel Communications, Inc. - 2,800 employees |
| 6. Kinetic Concepts (KCI) - 2,068 employees | 12. Tesoro - 800 employees |

Source: The 2010, 2011 & 2012 Book of Lists, The San Antonio Business Journal.
Number of employees represent those that are employed in San Antonio only.



Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. Laurel Ridge Hospital

14 minute drive time (8.61 miles) to South Texas Medical Center via Huebner Rd/Babcock Rd.

6 minute drive time (2.95 miles) to North Central Baptist Hospital via Loop 1604/Stone Oak Pkwy.

7 minute drive time (3.61 miles) to Methodist Stone Oak Hospital via Loop 1604/Stone Oak Pkwy/E Sonterra Blvd

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San Antonio Overview

Largest U.S. Cities

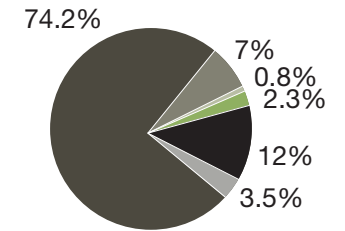
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

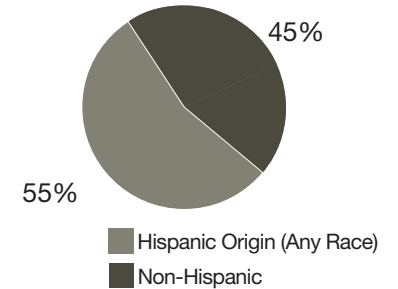
| | Population | Median Age | Total Households |
|-----------------|------------|------------|------------------|
| 2000 Census | 1,711,703 | 32.9 | 601,265 |
| 2010 Census | 2,142,508 | 34.1 | 763,022 |
| 2015 Estimate | 2,318,052 | 34.8 | 829,834 |
| 2020 Projection | 2,524,054 | 35.6 | 906,792 |

| | 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

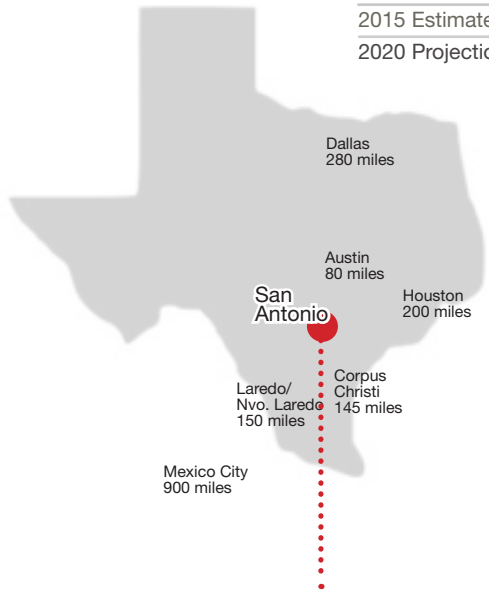


- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone

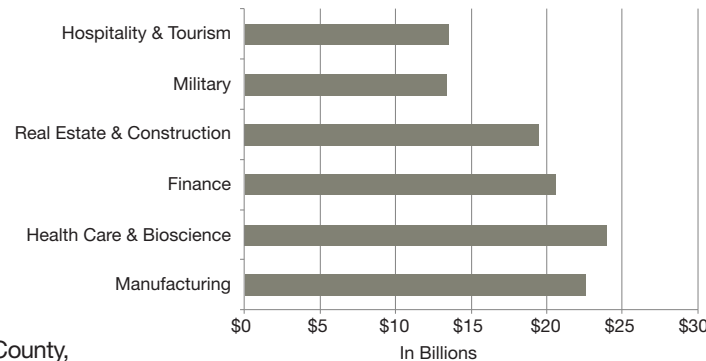


Fortune 500 Companies

| 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 |



Major Industries



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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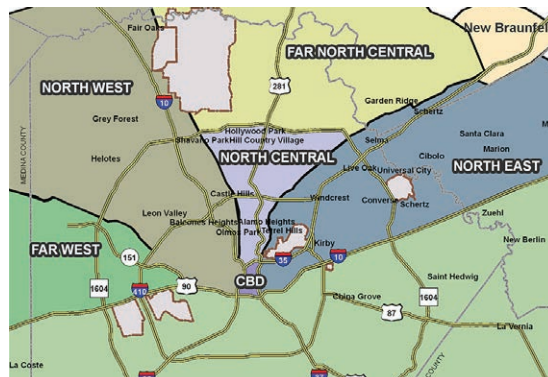
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Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- The Far North Central submarket was recently ranked #9 among the nation's Top 10 Busiest Multi-Family Submarkets, according to Property Management Insider
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Tesoro Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio, CST Brands and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include the newly opened Top Golf along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold's Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the fall semester 2015, there were more than 28,787 students enrolled at nearby UTSA
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space.

| San Antonio Office Market Third Quarter 2017 | # of Bldgs | Inventory (SF) | Direct Vacant (SF) | Direct Vacancy Rate (%) | Direct Quarterly Net Absorption (SF) | YTD Direct Net Absorption (SF) | Average Quoted Rent | YTD Total SF Completed | Under Construction |
|---|------------|-------------------|-----------------------|-------------------------------|---|-----------------------------------|---------------------------|---------------------------|-----------------------|
| Far North Central | 68 | 3,112,621 | 379,598 | 12.2% | 31,649 | 58,036 | \$29.15 | 22,299 | 0 |
| A | 15 | 1,766,053 | 197,672 | 11.2% | 49,106 | 71,156 | \$30.74 | | |
| B | 53 | 1,346,568 | 181,926 | 13.5% | (17,457) | (13,120) | \$26.82 | 22,299 | |



| San Antonio Retail Market Third Quarter 2017 | # of Bldgs | Inventory (SF) | Direct Vacant (SF) | Direct Vacancy Rate (%) | Direct Quarterly Absorption | Direct YTD Absorption | Average Quoted Rental Rate | Under Construction |
|--|---------------|----------------|-----------------------|-------------------------------|-----------------------------------|--------------------------|-------------------------------------|-----------------------|
| Far North Central | 69 | 4,672,973 | 392,456 | 8.4% | (893) | 9,789 | \$23.29 | 23,091 |
| Regional Ctr | 0 | | | | | | N/A | |
| Community Ctr | 12 | 1,502,000 | 115,874 | 7.7% | (2,533) | 14,358 | \$20.39 | |
| Strip Ctr | 24 | 412,549 | 36,574 | 8.9% | 241 | (11,764) | \$20.00 | 23,091 |
| Neighborhood Ctr | 28 | 1,032,435 | 146,578 | 14.2% | (4,845) | 985 | \$22.28 | |
| Power Ctr | 5 | 1,725,989 | 93,430 | 5.4% | 6,244 | 6,210 | \$25.33 | |

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Demographics: 1-Mile

| Summary | Census 2010 | | 2017 | | 2022 | |
|--|--------------------|---------|--------------|---------|-----------------|---------|
| Population | 10,123 | | 10,911 | | 11,590 | |
| Households | 3,947 | | 4,206 | | 4,447 | |
| Families | 2,793 | | 2,917 | | 3,054 | |
| Average Household Size | 2.56 | | 2.59 | | 2.61 | |
| Owner Occupied Housing Units | 2,866 | | 2,901 | | 3,039 | |
| Renter Occupied Housing Units | 1,081 | | 1,305 | | 1,409 | |
| Median Age | 39.5 | | 40.1 | | 39.2 | |
| Trends: 2017 - 2022 Annual Rate | Area | | State | | National | |
| Population | 1.21% | | 1.67% | | 0.83% | |
| Households | 1.12% | | 1.63% | | 0.79% | |
| Families | 0.92% | | 1.58% | | 0.71% | |
| Owner HHs | 0.93% | | 1.58% | | 0.72% | |
| Median Household Income | 1.25% | | 2.23% | | 2.12% | |
| Households by Income | 2017 | | | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 119 | 2.8% | 122 | 2.7% | | |
| \$15,000 - \$24,999 | 92 | 2.2% | 84 | 1.9% | | |
| \$25,000 - \$34,999 | 125 | 3.0% | 106 | 2.4% | | |
| \$35,000 - \$49,999 | 187 | 4.4% | 162 | 3.6% | | |
| \$50,000 - \$74,999 | 507 | 12.1% | 479 | 10.8% | | |
| \$75,000 - \$99,999 | 489 | 11.6% | 513 | 11.5% | | |
| \$100,000 - \$149,999 | 816 | 19.4% | 887 | 19.9% | | |
| \$150,000 - \$199,999 | 624 | 14.8% | 669 | 15.0% | | |
| \$200,000+ | 1,247 | 29.6% | 1,425 | 32.0% | | |
| Median Household Income | \$131,590 | | \$140,015 | | | |
| Average Household Income | \$176,181 | | \$192,755 | | | |
| Per Capita Income | \$68,140 | | \$74,271 | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 562 | 5.6% | 556 | 5.1% | 611 | 5.3% |
| 5 - 9 | 790 | 7.8% | 759 | 7.0% | 756 | 6.5% |
| 10 - 14 | 827 | 8.2% | 845 | 7.7% | 824 | 7.1% |
| 15 - 19 | 709 | 7.0% | 721 | 6.6% | 734 | 6.3% |
| 20 - 24 | 493 | 4.9% | 620 | 5.7% | 528 | 4.6% |
| 25 - 34 | 1,020 | 10.1% | 1,276 | 11.7% | 1,695 | 14.6% |
| 35 - 44 | 1,629 | 16.1% | 1,458 | 13.4% | 1,561 | 13.5% |
| 45 - 54 | 1,800 | 17.8% | 1,715 | 15.7% | 1,629 | 14.1% |
| 55 - 64 | 1,361 | 13.4% | 1,497 | 13.7% | 1,455 | 12.6% |
| 65 - 74 | 600 | 5.9% | 996 | 9.1% | 1,159 | 10.0% |
| 75 - 84 | 264 | 2.6% | 357 | 3.3% | 509 | 4.4% |
| 85+ | 67 | 0.7% | 109 | 1.0% | 128 | 1.1% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 8,907 | 88.0% | 9,347 | 85.7% | 9,728 | 83.9% |
| Black Alone | 252 | 2.5% | 305 | 2.8% | 347 | 3.0% |
| American Indian Alone | 25 | 0.2% | 28 | 0.3% | 30 | 0.3% |
| Asian Alone | 523 | 5.2% | 710 | 6.5% | 890 | 7.7% |
| Pacific Islander Alone | 6 | 0.1% | 6 | 0.1% | 8 | 0.1% |
| Some Other Race Alone | 192 | 1.9% | 234 | 2.1% | 258 | 2.2% |
| Two or More Races | 217 | 2.1% | 280 | 2.6% | 329 | 2.8% |
| Hispanic Origin (Any Race) | 2,308 | 22.8% | 2,786 | 25.5% | 3,197 | 27.6% |

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 | 60,686 | | 65,899 | | 70,578 | |
| Households | 24,073 | | 25,873 | | 27,678 | |
| Families | 16,518 | | 17,624 | | 18,731 | |
| Average Household Size | 2.51 | | 2.54 | | 2.54 | |
| Owner Occupied Housing Units | 16,441 | | 16,968 | | 18,048 | |
| Renter Occupied Housing Units | 7,632 | | 8,905 | | 9,630 | |
| Median Age | 38.6 | | 39.9 | | 39.7 | |
| Trends: 2017 - 2022 Annual Rate | Area | | State | | National | |
| Population | 1.38% | | 1.67% | | 0.83% | |
| Households | 1.36% | | 1.63% | | 0.79% | |
| Families | 1.23% | | 1.58% | | 0.71% | |
| Owner HHs | 1.24% | | 1.58% | | 0.72% | |
| Median Household Income | 1.39% | | 2.23% | | 2.12% | |
| Households by Income | 2017 | | 2022 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 740 | 2.9% | 745 | 2.7% | | |
| \$15,000 - \$24,999 | 1,062 | 4.1% | 984 | 3.6% | | |
| \$25,000 - \$34,999 | 1,118 | 4.3% | 986 | 3.6% | | |
| \$35,000 - \$49,999 | 2,141 | 8.3% | 1,910 | 6.9% | | |
| \$50,000 - \$74,999 | 3,445 | 13.3% | 3,323 | 12.0% | | |
| \$75,000 - \$99,999 | 3,102 | 12.0% | 3,324 | 12.0% | | |
| \$100,000 - \$149,999 | 5,124 | 19.8% | 5,797 | 20.9% | | |
| \$150,000 - \$199,999 | 3,723 | 14.4% | 4,248 | 15.3% | | |
| \$200,000+ | 5,417 | 20.9% | 6,361 | 23.0% | | |
| Median Household Income | \$109,311 | | \$117,147 | | | |
| Average Household Income | \$148,437 | | \$164,347 | | | |
| Per Capita Income | \$58,178 | | \$64,221 | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,368 | 5.5% | 3,391 | 5.1% | 3,750 | 5.3% |
| 5 - 9 | 4,351 | 7.2% | 4,036 | 6.1% | 4,117 | 5.8% |
| 10 - 14 | 4,691 | 7.7% | 4,671 | 7.1% | 4,479 | 6.3% |
| 15 - 19 | 4,113 | 6.8% | 4,260 | 6.5% | 4,221 | 6.0% |
| 20 - 24 | 3,475 | 5.7% | 3,795 | 5.8% | 3,600 | 5.1% |
| 25 - 34 | 7,157 | 11.8% | 8,561 | 13.0% | 10,260 | 14.5% |
| 35 - 44 | 9,153 | 15.1% | 8,817 | 13.4% | 9,931 | 14.1% |
| 45 - 54 | 9,830 | 16.2% | 9,597 | 14.6% | 9,328 | 13.2% |
| 55 - 64 | 7,764 | 12.8% | 9,031 | 13.7% | 9,144 | 13.0% |
| 65 - 74 | 3,871 | 6.4% | 5,950 | 9.0% | 7,081 | 10.0% |
| 75 - 84 | 2,061 | 3.4% | 2,636 | 4.0% | 3,399 | 4.8% |
| 85+ | 851 | 1.4% | 1,155 | 1.8% | 1,267 | 1.8% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 52,053 | 85.8% | 55,018 | 83.5% | 57,766 | 81.8% |
| Black Alone | 1,759 | 2.9% | 2,087 | 3.2% | 2,370 | 3.4% |
| American Indian Alone | 196 | 0.3% | 228 | 0.3% | 255 | 0.4% |
| Asian Alone | 3,017 | 5.0% | 4,070 | 6.2% | 5,108 | 7.2% |
| Pacific Islander Alone | 48 | 0.1% | 58 | 0.1% | 73 | 0.1% |
| Some Other Race Alone | 2,051 | 3.4% | 2,467 | 3.7% | 2,713 | 3.8% |
| Two or More Races | 1,563 | 2.6% | 1,970 | 3.0% | 2,293 | 3.2% |
| Hispanic Origin (Any Race) | 17,078 | 28.1% | 20,405 | 31.0% | 23,352 | 33.1% |

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

| Summary | Census 2010 | | 2017 | | 2022 | | | |
|--|--------------------|---------|--------------|---------|-----------------|---------|-------------|--|
| Population | 167,631 | | 188,449 | | 203,029 | | | |
| Households | 70,699 | | 78,688 | | 84,607 | | | |
| Families | 44,264 | | 48,678 | | 51,996 | | | |
| Average Household Size | 2.36 | | 2.39 | | 2.39 | | | |
| Owner Occupied Housing Units | 40,971 | | 43,059 | | 45,940 | | | |
| Renter Occupied Housing Units | 29,728 | | 35,629 | | 38,667 | | | |
| Median Age | 37.1 | | 37.8 | | 37.9 | | | |
| Trends: 2017 - 2022 Annual Rate | Area | | State | | National | | | |
| Population | 1.50% | | 1.67% | | 0.83% | | | |
| Households | 1.46% | | 1.63% | | 0.79% | | | |
| Families | 1.33% | | 1.58% | | 0.71% | | | |
| Owner HHs | 1.30% | | 1.58% | | 0.72% | | | |
| Median Household Income | 2.19% | | 2.23% | | 2.12% | | | |
| Households by Income | | | | | 2017 | | 2022 | |
| | | | Number | Percent | Number | Percent | | |
| <\$15,000 | | | 3,986 | 5.1% | 4,037 | 4.8% | | |
| \$15,000 - \$24,999 | | | 4,974 | 6.3% | 4,663 | 5.5% | | |
| \$25,000 - \$34,999 | | | 5,867 | 7.5% | 5,323 | 6.3% | | |
| \$35,000 - \$49,999 | | | 8,627 | 11.0% | 7,918 | 9.4% | | |
| \$50,000 - \$74,999 | | | 12,628 | 16.0% | 12,641 | 14.9% | | |
| \$75,000 - \$99,999 | | | 9,607 | 12.2% | 10,806 | 12.8% | | |
| \$100,000 - \$149,999 | | | 14,173 | 18.0% | 16,802 | 19.9% | | |
| \$150,000 - \$199,999 | | | 8,170 | 10.4% | 9,650 | 11.4% | | |
| \$200,000+ | | | 10,656 | 13.5% | 12,766 | 15.1% | | |
| Median Household Income | | | \$82,037 | | \$91,438 | | | |
| Average Household Income | | | \$116,486 | | \$130,304 | | | |
| Per Capita Income | | | \$48,475 | | \$54,071 | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | | | |
| | Number | Percent | Number | Percent | Number | Percent | | |
| 0 - 4 | 9,641 | 5.8% | 10,093 | 5.4% | 11,219 | 5.5% | | |
| 5 - 9 | 10,819 | 6.5% | 10,984 | 5.8% | 11,330 | 5.6% | | |
| 10 - 14 | 11,756 | 7.0% | 11,886 | 6.3% | 11,770 | 5.8% | | |
| 15 - 19 | 10,825 | 6.5% | 11,437 | 6.1% | 11,242 | 5.5% | | |
| 20 - 24 | 12,187 | 7.3% | 13,232 | 7.0% | 13,414 | 6.6% | | |
| 25 - 34 | 23,681 | 14.1% | 29,250 | 15.5% | 33,747 | 16.6% | | |
| 35 - 44 | 23,779 | 14.2% | 25,392 | 13.5% | 28,684 | 14.1% | | |
| 45 - 54 | 25,538 | 15.2% | 25,385 | 13.5% | 24,838 | 12.2% | | |
| 55 - 64 | 20,560 | 12.3% | 23,760 | 12.6% | 24,552 | 12.1% | | |
| 65 - 74 | 10,940 | 6.5% | 16,499 | 8.8% | 19,143 | 9.4% | | |
| 75 - 84 | 5,696 | 3.4% | 7,468 | 4.0% | 9,670 | 4.8% | | |
| 85+ | 2,210 | 1.3% | 3,063 | 1.6% | 3,418 | 1.7% | | |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | | | |
| | Number | Percent | Number | Percent | Number | Percent | | |
| White Alone | 137,779 | 82.2% | 150,496 | 79.9% | 159,192 | 78.4% | | |
| Black Alone | 6,930 | 4.1% | 8,410 | 4.5% | 9,494 | 4.7% | | |
| American Indian Alone | 785 | 0.5% | 924 | 0.5% | 1,023 | 0.5% | | |
| Asian Alone | 7,263 | 4.3% | 10,157 | 5.4% | 12,763 | 6.3% | | |
| Pacific Islander Alone | 158 | 0.1% | 211 | 0.1% | 260 | 0.1% | | |
| Some Other Race Alone | 9,623 | 5.7% | 11,721 | 6.2% | 12,756 | 6.3% | | |
| Two or More Races | 5,093 | 3.0% | 6,530 | 3.5% | 7,542 | 3.7% | | |
| Hispanic Origin (Any Race) | 56,438 | 33.7% | 68,977 | 36.6% | 78,491 | 38.7% | | |

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.

| | | | |
|---|----------------|-----------------------------------|------------|
| REOC General Partner, LLC | 4993853 | bharris@reocsanantonio.com | N/A |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|---------------|-----------------------------------|------------|
| Brian Dale Harris | 405243 | bharris@reocsanantonio.com | N/A |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|---|-------------|------------|------------|
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |

| | | | |
|------------------------------|---------------|-----------------------------------|------------|
| Brian Dale Harris | 405243 | bharris@reocsanantonio.com | N/A |
| 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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