

2700 NE Loop 410

San Antonio, Texas 78217

Office Space for Lease



| | | | | |
|--|---|---|---|---|
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|--|---|---|---|---|



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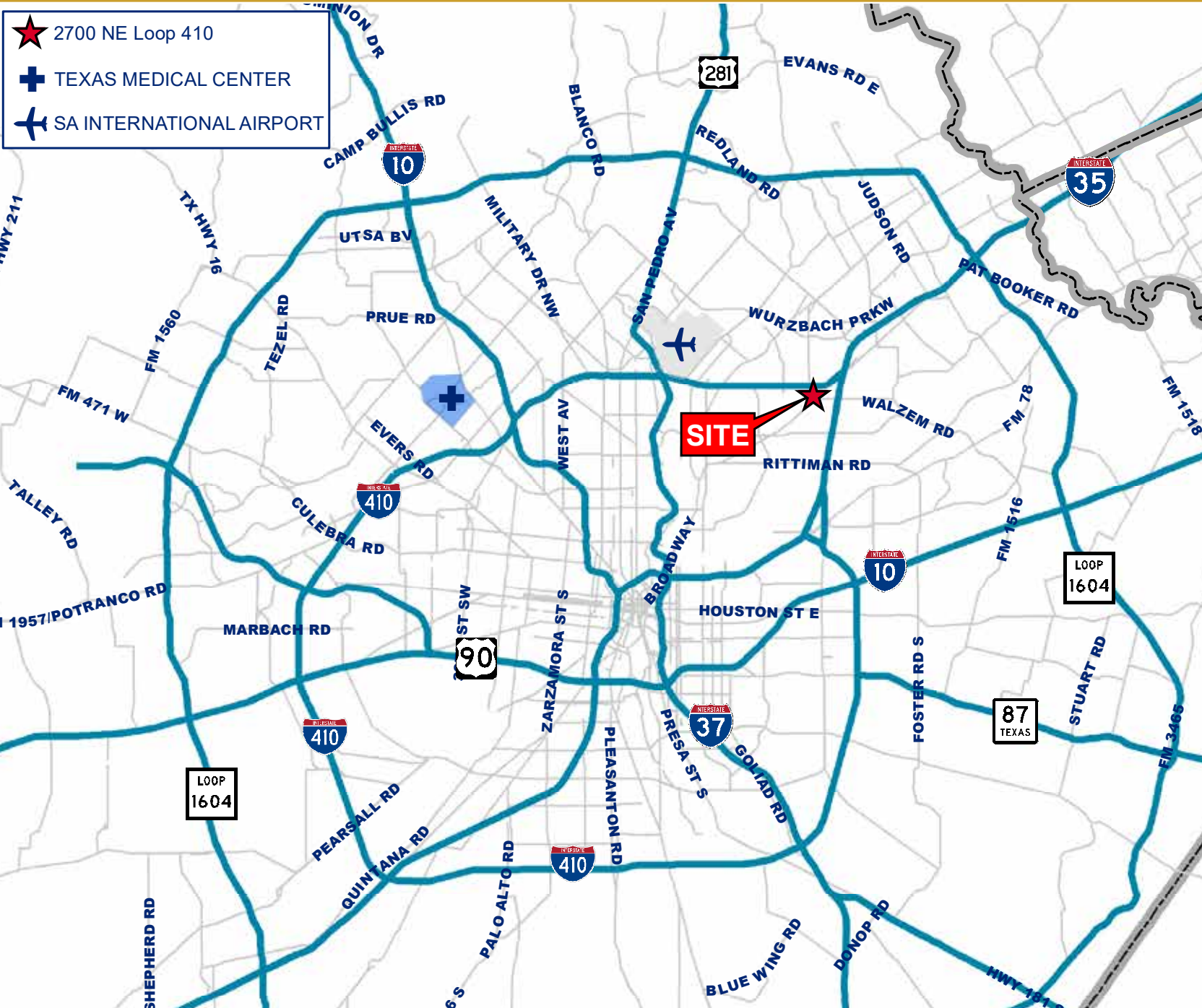
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City Location Map



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Site Aerial



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Property Summary

| | |
|-------------------|---|
| Address | 2700 NE Loop 410, San Antonio, TX 78217 |
| Property Details | 104,608 SF Midrise Office (6 floors) 4.972 Acres |
| Location | Loop 410 and Perrin Beitel Rd |
| Legal Description | NCB: 12168 LOT: 14 N.B.C. 2 Subdivision |
| Zoning | C-3 |
| Class | B |
| Year Built | 1983 |
| Quadrant | Northeast |

Comments

- Excellent access and visibility from Loop 410
- Convenient access to IH-35 and Austin Hwy
- Within minutes of San Antonio International Airport
- Loop 410 signage available
- Furnished suites with plug and play workstations
- Building Breakroom and events area
- Building conference room
- On-site management
- After hours card key access
- Covered parking available

Traffic Counts

NE Loop 410 between Perrin Beitel & Vicard Dr; 139,147 vpd (2018)
 NE Loop 410 frontage road between Perrin Beitel & Vicar Dr;
 8,301 vpd (2018)
 Perrin Beitel Rd between Vicar Dr & NE Loop 410 frontage road;
 15,615 vpd (2018)

Traffic Counts by TxDOT Statewide Planning Map

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Quote Sheet

| | | |
|--------------------------|--|--------|
| Square Footage Available | Largest Available Space | 12,361 |
| | Smallest Available Space | 452 |
| | Total Available | 27,894 |
| Base Rental | \$22.00 FSG per square foot annually | |
| Term | Three (3) to Ten (10) years | |
| TI Allowance | Negotiable | |
| Deposit | Equal to one (1) month's Base Rent | |
| Financial Information | Required prior to submission of lease document by Landlord | |
| Disclosure | The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be 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.



Photos



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Photos



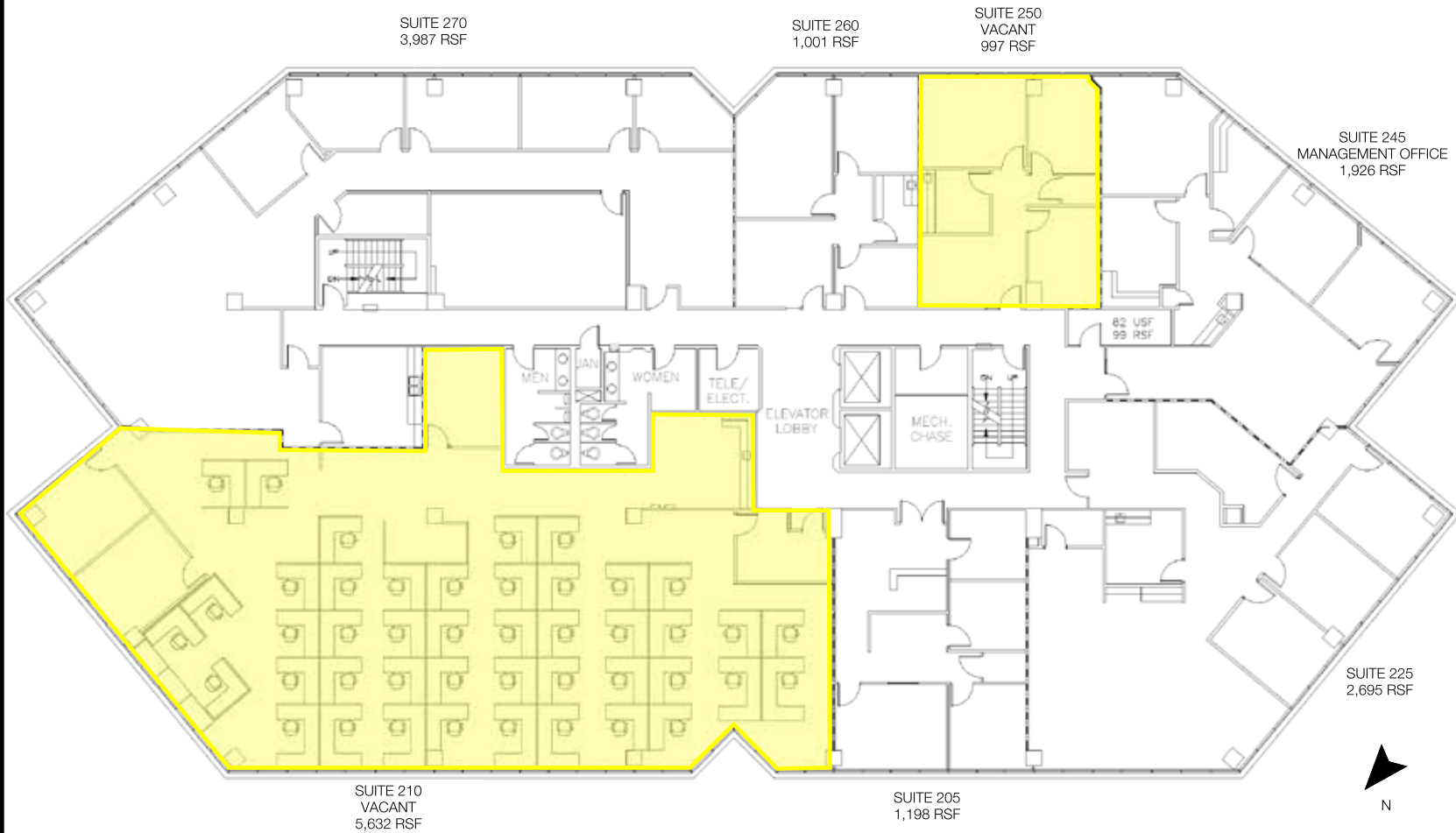
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Floor Plan - Level 2



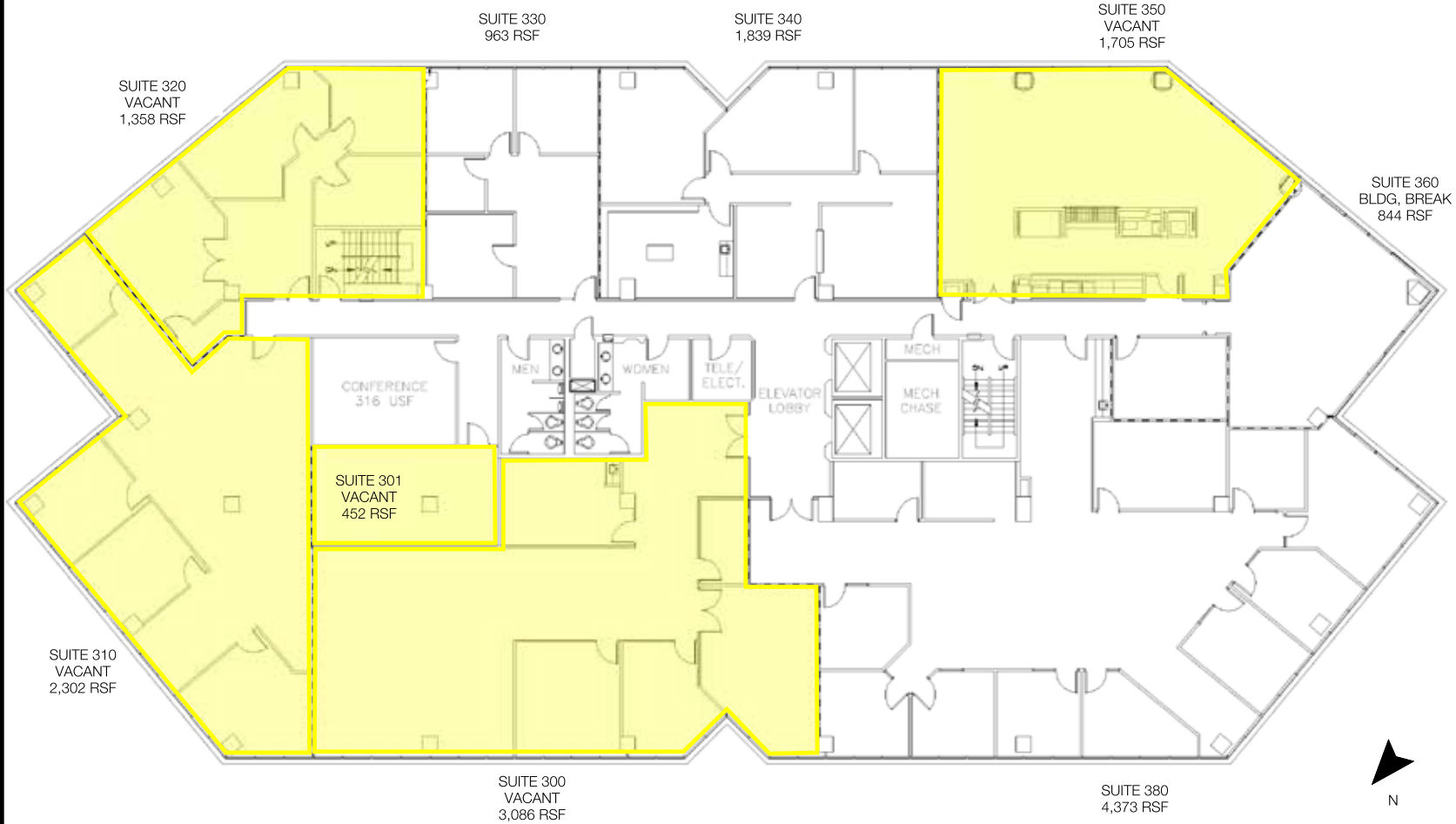
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Floor Plan - Level 3



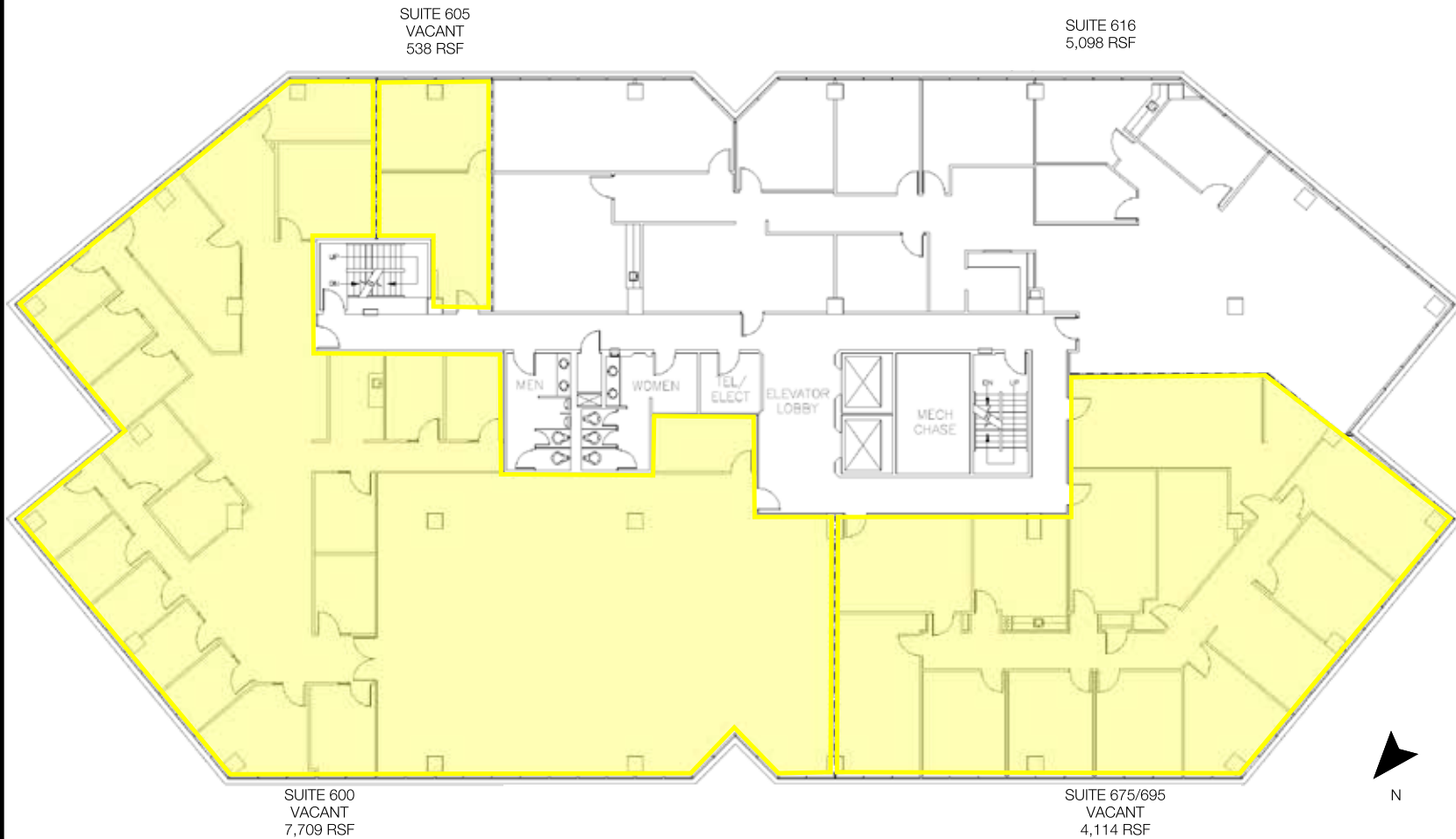
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Floor Plan - Level 6



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San Antonio Overview

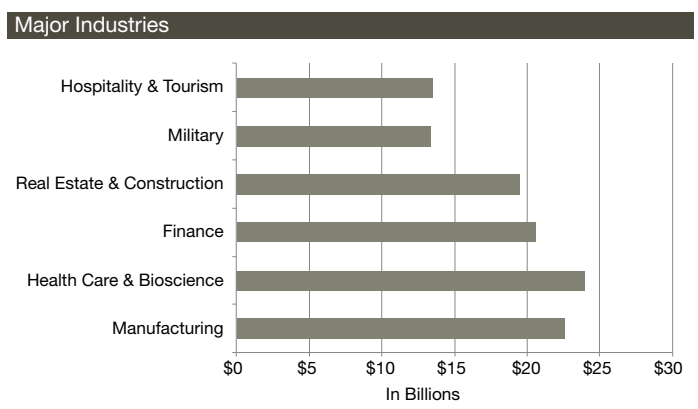
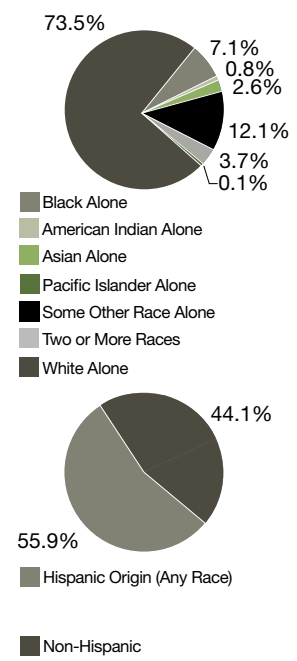
Largest U.S. Cities

- 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 |
| 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 |



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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Sources: U.S. Census; ESRI 2018 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2018 & 2023; Fortune



Demographics - 1 Mile

| Summary | Census 2010 | | 2019 | | 2024 | |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population | 11,562 | | 12,523 | | 13,145 | |
| Households | 4,985 | | 5,355 | | 5,606 | |
| Families | 2,748 | | 2,913 | | 3,034 | |
| Average Household Size | 2.32 | | 2.34 | | 2.34 | |
| Owner Occupied Housing Units | 1,916 | | 1,856 | | 1,943 | |
| Renter Occupied Housing Units | 3,069 | | 3,499 | | 3,663 | |
| Median Age | 32.7 | | 33.5 | | 33.8 | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | |
| Population | 0.97% | | 1.59% | | 0.77% | |
| Households | 0.92% | | 1.55% | | 0.75% | |
| Families | 0.82% | | 1.53% | | 0.68% | |
| Owner HHs | 0.92% | | 1.63% | | 0.92% | |
| Median Household Income | 2.31% | | 2.50% | | 2.70% | |
| Households by Income | 2019 | | 2024 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 946 | 17.7% | 824 | 14.7% | | |
| \$15,000 - \$24,999 | 682 | 12.7% | 619 | 11.0% | | |
| \$25,000 - \$34,999 | 761 | 14.2% | 722 | 12.9% | | |
| \$35,000 - \$49,999 | 1,050 | 19.6% | 1,064 | 19.0% | | |
| \$50,000 - \$74,999 | 889 | 16.6% | 1,032 | 18.4% | | |
| \$75,000 - \$99,999 | 408 | 7.6% | 500 | 8.9% | | |
| \$100,000 - \$149,999 | 393 | 7.3% | 537 | 9.6% | | |
| \$150,000 - \$199,999 | 104 | 1.9% | 154 | 2.7% | | |
| \$200,000+ | 123 | 2.3% | 155 | 2.8% | | |
| Median Household Income | \$38,055 | | \$42,660 | | | |
| Average Household Income | \$53,511 | | \$62,323 | | | |
| Per Capita Income | \$22,735 | | \$26,392 | | | |
| Population by Age | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 996 | 8.6% | 977 | 7.8% | 1,044 | 7.9% |
| 5 - 9 | 829 | 7.2% | 891 | 7.1% | 949 | 7.2% |
| 10 - 14 | 725 | 6.3% | 787 | 6.3% | 844 | 6.4% |
| 15 - 19 | 745 | 6.4% | 770 | 6.1% | 826 | 6.3% |
| 20 - 24 | 1,015 | 8.8% | 991 | 7.9% | 1,022 | 7.8% |
| 25 - 34 | 1,836 | 15.9% | 2,156 | 17.2% | 2,128 | 16.2% |
| 35 - 44 | 1,476 | 12.8% | 1,541 | 12.3% | 1,744 | 13.3% |
| 45 - 54 | 1,496 | 12.9% | 1,362 | 10.9% | 1,358 | 10.3% |
| 55 - 64 | 1,118 | 9.7% | 1,360 | 10.9% | 1,314 | 10.0% |
| 65 - 74 | 698 | 6.0% | 963 | 7.7% | 1,085 | 8.3% |
| 75 - 84 | 479 | 4.1% | 521 | 4.2% | 607 | 4.6% |
| 85+ | 149 | 1.3% | 204 | 1.6% | 225 | 1.7% |
| Race and Ethnicity | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 7,607 | 65.8% | 7,927 | 63.3% | 8,220 | 62.5% |
| Black Alone | 1,993 | 17.2% | 2,223 | 17.7% | 2,369 | 18.0% |
| American Indian Alone | 102 | 0.9% | 117 | 0.9% | 125 | 1.0% |
| Asian Alone | 287 | 2.5% | 353 | 2.8% | 407 | 3.1% |
| Pacific Islander Alone | 19 | 0.2% | 25 | 0.2% | 29 | 0.2% |
| Some Other Race Alone | 1,159 | 10.0% | 1,395 | 11.1% | 1,465 | 11.1% |
| Two or More Races | 396 | 3.4% | 484 | 3.9% | 532 | 4.0% |
| Hispanic Origin (Any Race) | 5,473 | 47.3% | 6,495 | 51.9% | 7,095 | 54.0% |

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Demographics - 3 Miles

| Summary | Census 2010 | | 2019 | | 2024 | |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population | 86,518 | | 93,602 | | 98,072 | |
| Households | 36,020 | | 38,456 | | 40,208 | |
| Families | 21,410 | | 22,681 | | 23,614 | |
| Average Household Size | 2.37 | | 2.40 | | 2.41 | |
| Owner Occupied Housing Units | 18,290 | | 18,599 | | 19,447 | |
| Renter Occupied Housing Units | 17,730 | | 19,857 | | 20,760 | |
| Median Age | 36.3 | | 37.5 | | 38.2 | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | |
| Population | 0.94% | | 1.59% | | 0.77% | |
| Households | 0.90% | | 1.55% | | 0.75% | |
| Families | 0.81% | | 1.53% | | 0.68% | |
| Owner HHS | 0.90% | | 1.63% | | 0.92% | |
| Median Household Income | 2.20% | | 2.50% | | 2.70% | |
| Households by Income | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 5,217 | 13.6% | 4,574 | 11.4% | 4,574 | 11.4% |
| \$15,000 - \$24,999 | 4,561 | 11.9% | 4,126 | 10.3% | 4,126 | 10.3% |
| \$25,000 - \$34,999 | 4,225 | 11.0% | 3,965 | 9.9% | 3,965 | 9.9% |
| \$35,000 - \$49,999 | 5,744 | 14.9% | 5,745 | 14.3% | 5,745 | 14.3% |
| \$50,000 - \$74,999 | 7,232 | 18.8% | 7,956 | 19.8% | 7,956 | 19.8% |
| \$75,000 - \$99,999 | 4,769 | 12.4% | 5,435 | 13.5% | 5,435 | 13.5% |
| \$100,000 - \$149,999 | 4,129 | 10.7% | 5,172 | 12.9% | 5,172 | 12.9% |
| \$150,000 - \$199,999 | 1,312 | 3.4% | 1,732 | 4.3% | 1,732 | 4.3% |
| \$200,000+ | 1,267 | 3.3% | 1,503 | 3.7% | 1,503 | 3.7% |
| Median Household Income | \$48,210 | | \$53,745 | | \$53,745 | |
| Average Household Income | \$66,170 | | \$74,866 | | \$74,866 | |
| Per Capita Income | \$27,083 | | \$30,581 | | \$30,581 | |
| Population by Age | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 6,289 | 7.3% | 6,246 | 6.7% | 6,540 | 6.7% |
| 5 - 9 | 5,844 | 6.8% | 6,060 | 6.5% | 6,280 | 6.4% |
| 10 - 14 | 5,465 | 6.3% | 5,844 | 6.2% | 6,135 | 6.3% |
| 15 - 19 | 5,591 | 6.5% | 5,698 | 6.1% | 5,999 | 6.1% |
| 20 - 24 | 6,372 | 7.4% | 6,316 | 6.7% | 6,462 | 6.6% |
| 25 - 34 | 12,258 | 14.2% | 13,568 | 14.5% | 13,670 | 13.9% |
| 35 - 44 | 10,650 | 12.3% | 11,343 | 12.1% | 12,285 | 12.5% |
| 45 - 54 | 11,655 | 13.5% | 10,798 | 11.5% | 10,780 | 11.0% |
| 55 - 64 | 9,812 | 11.3% | 11,278 | 12.0% | 10,964 | 11.2% |
| 65 - 74 | 6,133 | 7.1% | 9,004 | 9.6% | 10,195 | 10.4% |
| 75 - 84 | 4,498 | 5.2% | 5,006 | 5.3% | 6,185 | 6.3% |
| 85+ | 1,952 | 2.3% | 2,439 | 2.6% | 2,577 | 2.6% |
| Race and Ethnicity | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 59,594 | 68.9% | 61,423 | 65.6% | 63,380 | 64.6% |
| Black Alone | 11,518 | 13.3% | 13,347 | 14.3% | 14,379 | 14.7% |
| American Indian Alone | 737 | 0.9% | 840 | 0.9% | 886 | 0.9% |
| Asian Alone | 2,213 | 2.6% | 2,850 | 3.0% | 3,358 | 3.4% |
| Pacific Islander Alone | 180 | 0.2% | 237 | 0.3% | 268 | 0.3% |
| Some Other Race Alone | 9,013 | 10.4% | 10,908 | 11.7% | 11,417 | 11.6% |
| Two or More Races | 3,263 | 3.8% | 3,997 | 4.3% | 4,384 | 4.5% |
| Hispanic Origin (Any Race) | 37,166 | 43.0% | 44,367 | 47.4% | 48,362 | 49.3% |

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Demographics - 5 Miles

| Summary | Census 2010 | | 2019 | | 2024 | |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population | 251,391 | | 272,327 | | 286,064 | |
| Households | 95,452 | | 102,749 | | 107,780 | |
| Families | 62,233 | | 66,376 | | 69,380 | |
| Average Household Size | 2.56 | | 2.58 | | 2.59 | |
| Owner Occupied Housing Units | 58,618 | | 60,694 | | 63,605 | |
| Renter Occupied Housing Units | 36,834 | | 42,055 | | 44,176 | |
| Median Age | 35.4 | | 37.0 | | 37.5 | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | |
| Population | 0.99% | | 1.59% | | 0.77% | |
| Households | 0.96% | | 1.55% | | 0.75% | |
| Families | 0.89% | | 1.53% | | 0.68% | |
| Owner HHHs | 0.94% | | 1.63% | | 0.92% | |
| Median Household Income | 1.79% | | 2.50% | | 2.70% | |
| Households by Income | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 10,352 | 10.1% | 9,280 | 8.6% | 9,280 | 8.6% |
| \$15,000 - \$24,999 | 9,756 | 9.5% | 8,884 | 8.2% | 8,884 | 8.2% |
| \$25,000 - \$34,999 | 9,880 | 9.6% | 9,194 | 8.5% | 9,194 | 8.5% |
| \$35,000 - \$49,999 | 13,798 | 13.4% | 13,494 | 12.5% | 13,494 | 12.5% |
| \$50,000 - \$74,999 | 21,183 | 20.6% | 22,527 | 20.9% | 22,527 | 20.9% |
| \$75,000 - \$99,999 | 14,539 | 14.2% | 16,060 | 14.9% | 16,060 | 14.9% |
| \$100,000 - \$149,999 | 14,282 | 13.9% | 17,332 | 16.1% | 17,332 | 16.1% |
| \$150,000 - \$199,999 | 4,529 | 4.4% | 5,913 | 5.5% | 5,913 | 5.5% |
| \$200,000+ | 4,430 | 4.3% | 5,096 | 4.7% | 5,096 | 4.7% |
| Median Household Income | \$56,685 | | \$61,937 | | \$61,937 | |
| Average Household Income | \$76,794 | | \$85,350 | | \$85,350 | |
| Per Capita Income | \$29,242 | | \$32,424 | | \$32,424 | |
| Population by Age | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 17,561 | 7.0% | 17,396 | 6.4% | 18,342 | 6.4% |
| 5 - 9 | 17,698 | 7.0% | 17,588 | 6.5% | 18,258 | 6.4% |
| 10 - 14 | 17,792 | 7.1% | 17,766 | 6.5% | 18,620 | 6.5% |
| 15 - 19 | 18,065 | 7.2% | 17,663 | 6.5% | 18,360 | 6.4% |
| 20 - 24 | 17,489 | 7.0% | 18,931 | 7.0% | 18,536 | 6.5% |
| 25 - 34 | 35,659 | 14.2% | 39,540 | 14.5% | 41,300 | 14.4% |
| 35 - 44 | 32,854 | 13.1% | 34,532 | 12.7% | 37,631 | 13.2% |
| 45 - 54 | 35,103 | 14.0% | 32,079 | 11.8% | 32,000 | 11.2% |
| 55 - 64 | 28,102 | 11.2% | 33,238 | 12.2% | 32,161 | 11.2% |
| 65 - 74 | 15,978 | 6.4% | 24,861 | 9.1% | 28,089 | 9.8% |
| 75 - 84 | 10,143 | 4.0% | 12,592 | 4.6% | 16,145 | 5.6% |
| 85+ | 4,944 | 2.0% | 6,143 | 2.3% | 6,623 | 2.3% |
| Race and Ethnicity | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 175,617 | 69.9% | 181,442 | 66.6% | 187,304 | 65.5% |
| Black Alone | 32,490 | 12.9% | 37,746 | 13.9% | 40,971 | 14.3% |
| American Indian Alone | 1,944 | 0.8% | 2,187 | 0.8% | 2,319 | 0.8% |
| Asian Alone | 6,500 | 2.6% | 8,502 | 3.1% | 10,073 | 3.5% |
| Pacific Islander Alone | 574 | 0.2% | 757 | 0.3% | 872 | 0.3% |
| Some Other Race Alone | 24,734 | 9.8% | 29,915 | 11.0% | 31,510 | 11.0% |
| Two or More Races | 9,532 | 3.8% | 11,778 | 4.3% | 13,017 | 4.6% |
| Hispanic Origin (Any Race) | 103,747 | 41.3% | 123,874 | 45.5% | 135,784 | 47.5% |

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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 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>Adam Berlin</u> | <u>320186</u> | <u>aberlin@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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