



20626 Stone Oak Pkwy

Stone Oak Pkwy near Kings Canyon

New Lower Rate

5,245 SF of
Restaurant or Office Space
For Lease



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Table of Contents

SECTION 1	Property Summary
SECTION 2	Quote Sheet
SECTION 3	Maps
SECTION 4	Photos
SECTION 5	Plans
SECTION 6	Survey
SECTION 7	San Antonio Overview
SECTION 8	Retail Market Snapshot
SECTION 9	Demographics
SECTION 10	TREC Agency Disclosure

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Property Summary

Address	20626 Stone Oak
Location	Stone Oak Pkwy near Kings Canyon (Former Knife & Fork location)
Property Details	14,282 SF Total 5,245 SF Available
Legal Description	NCB 19219 BLK 34 LOT 6 (DAMIEN WATEL SUBD)
Zoning	C2 ERZD
Year Built	2008
Bldg Class	A
Floors	1
Utilities	All

Comments

- Good visibility from Stone Oak Pkwy
- Easy access to Hwy 281
- Adjacent to Canyon Ridge Elementary and Bush Middle School
- Surrounded by high-end residential communities and corporate campuses (I-Heart & Chase Bank)
- Two entrances with easy ingress/egress from Stone Oak Pkwy
- Prestigious interior/exterior
- Enjoys strong demographics
- Fully equipped
- Dramatic Hill Country views
- Great presence, image, and exterior architecture
- Ideal for a wide variety of restaurants
- Abundant parking
- Large exterior patio
- Space easily adaptable for office use

Traffic Counts

Stone Oak Pkwy at Kings Canyon; 15,845 vpd (2011)
Source: Esri © 2015 Traffic Count Profile

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Quote Sheet

Square Footage Available	Largest Available Area	5,245
	Largest Contiguous Area	5,245
	Smallest Available Space	5,245
Base Rental	\$18.50 NNN	
Triple Net	\$10.65	
Percentage Rent	Negotiable over natural break point	
First Month's Rental	Due upon execution of lease document by Tenant	
Term	Three (3) to five (5) years	
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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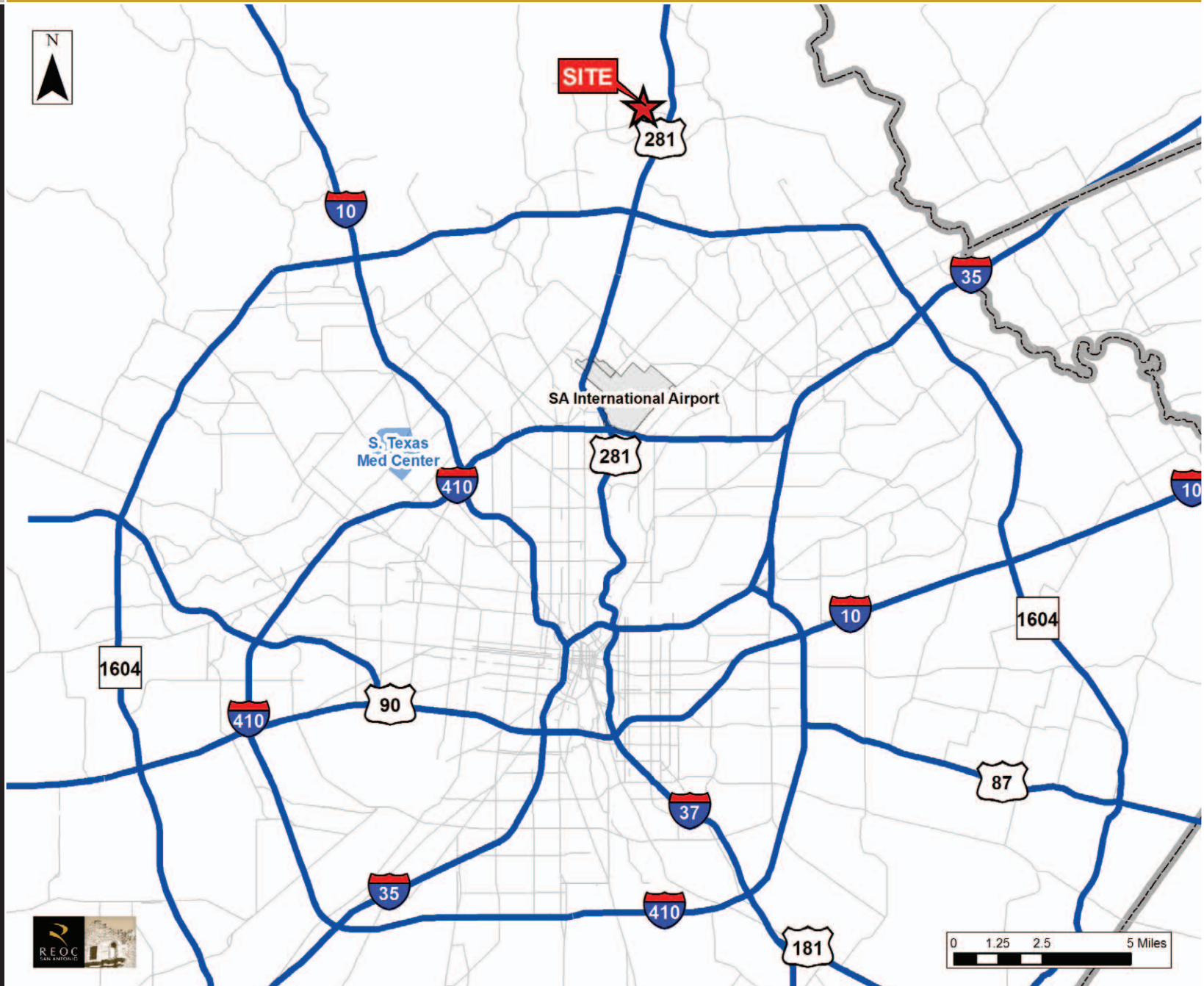
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important 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.



City Location Map



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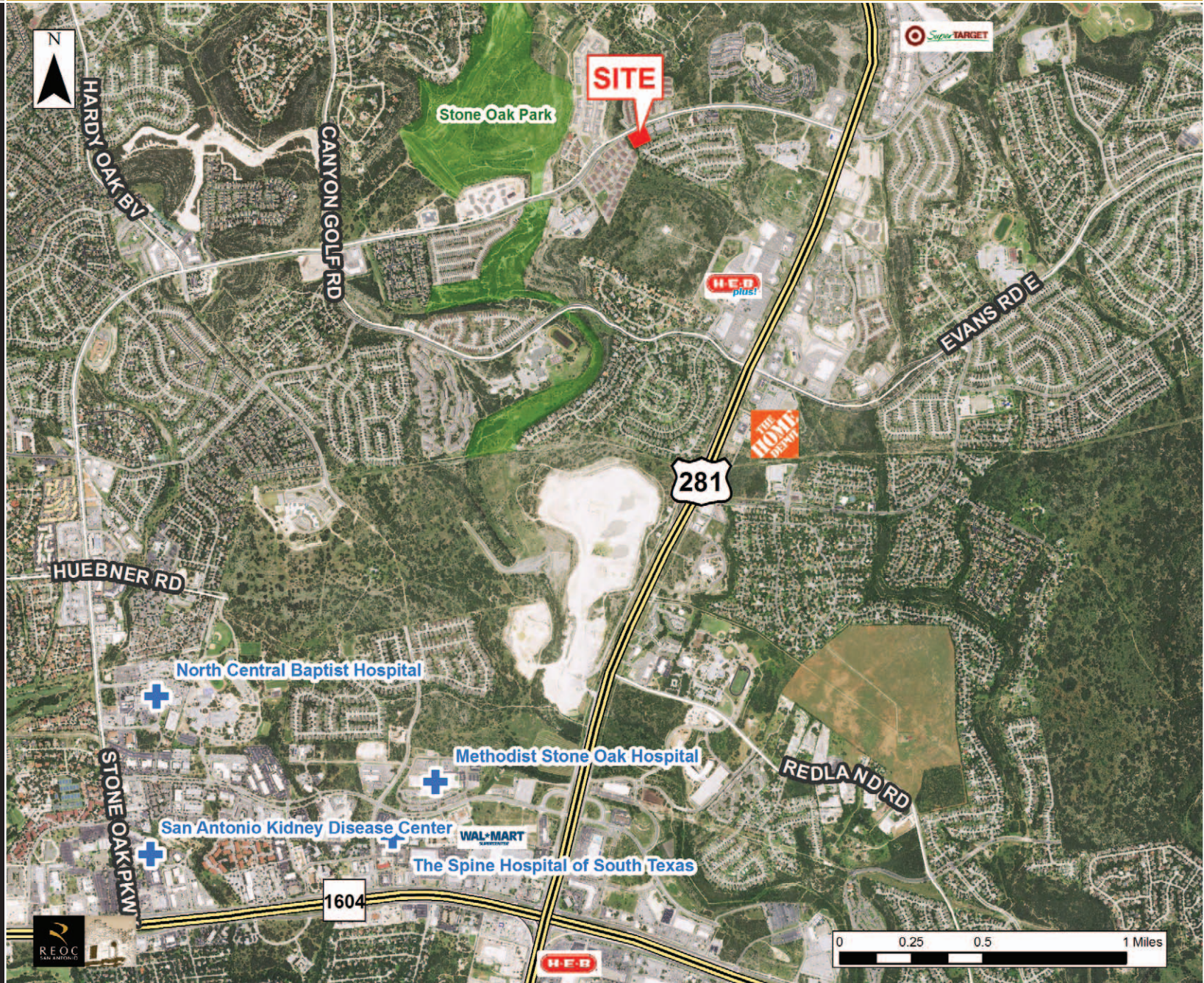
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Aerial Map



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Site Aerial



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Photos



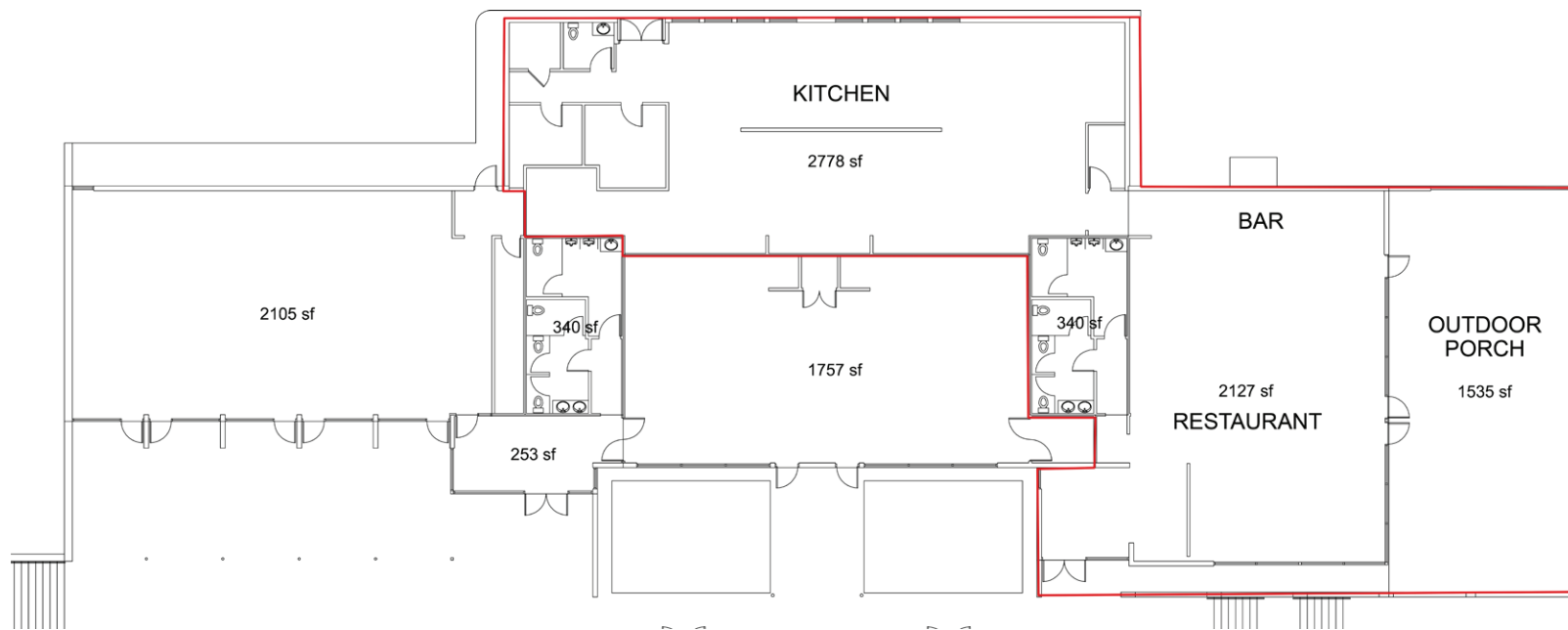
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Floor Plan



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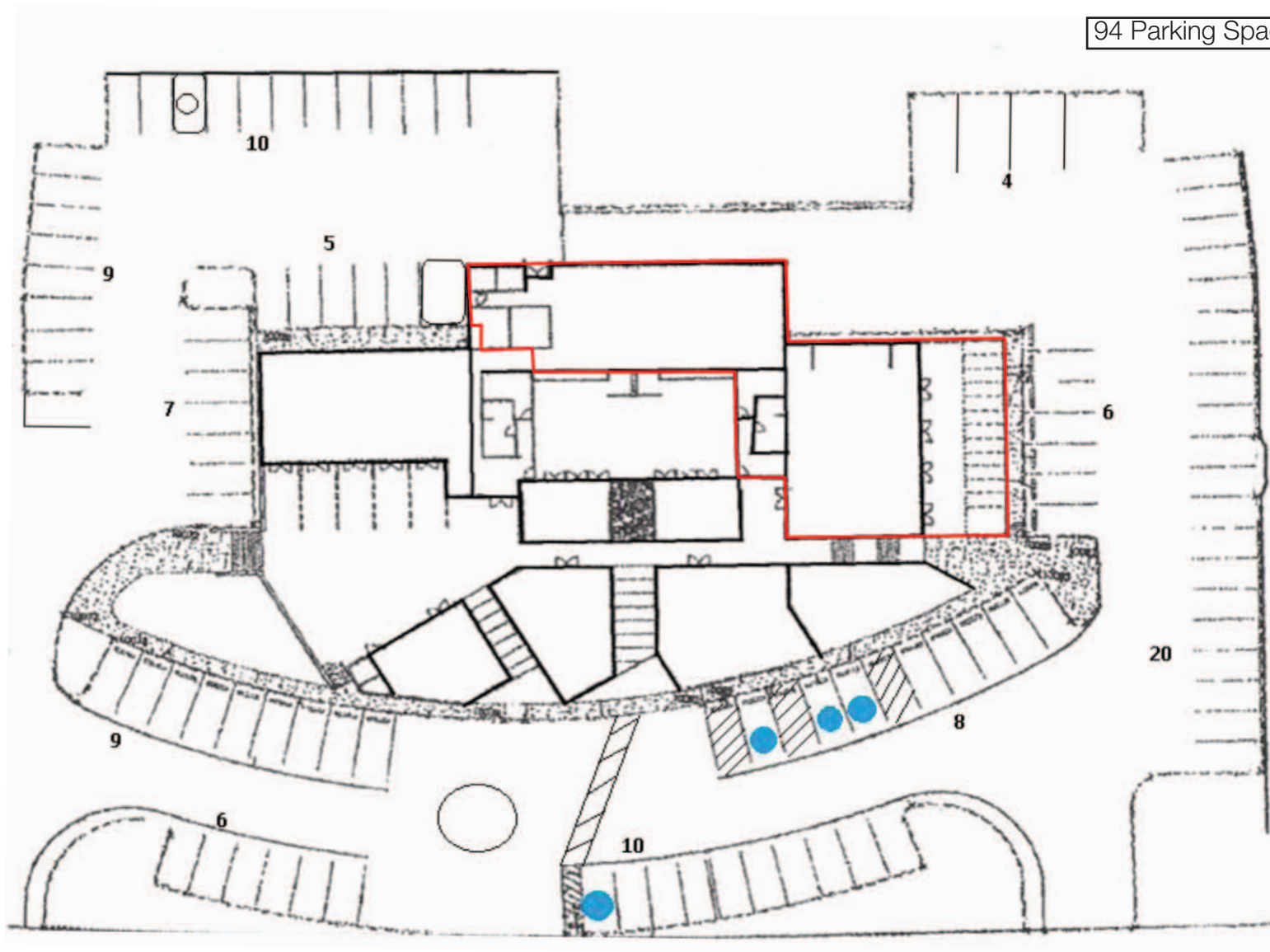
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Parking Site Plan

94 Parking Spaces



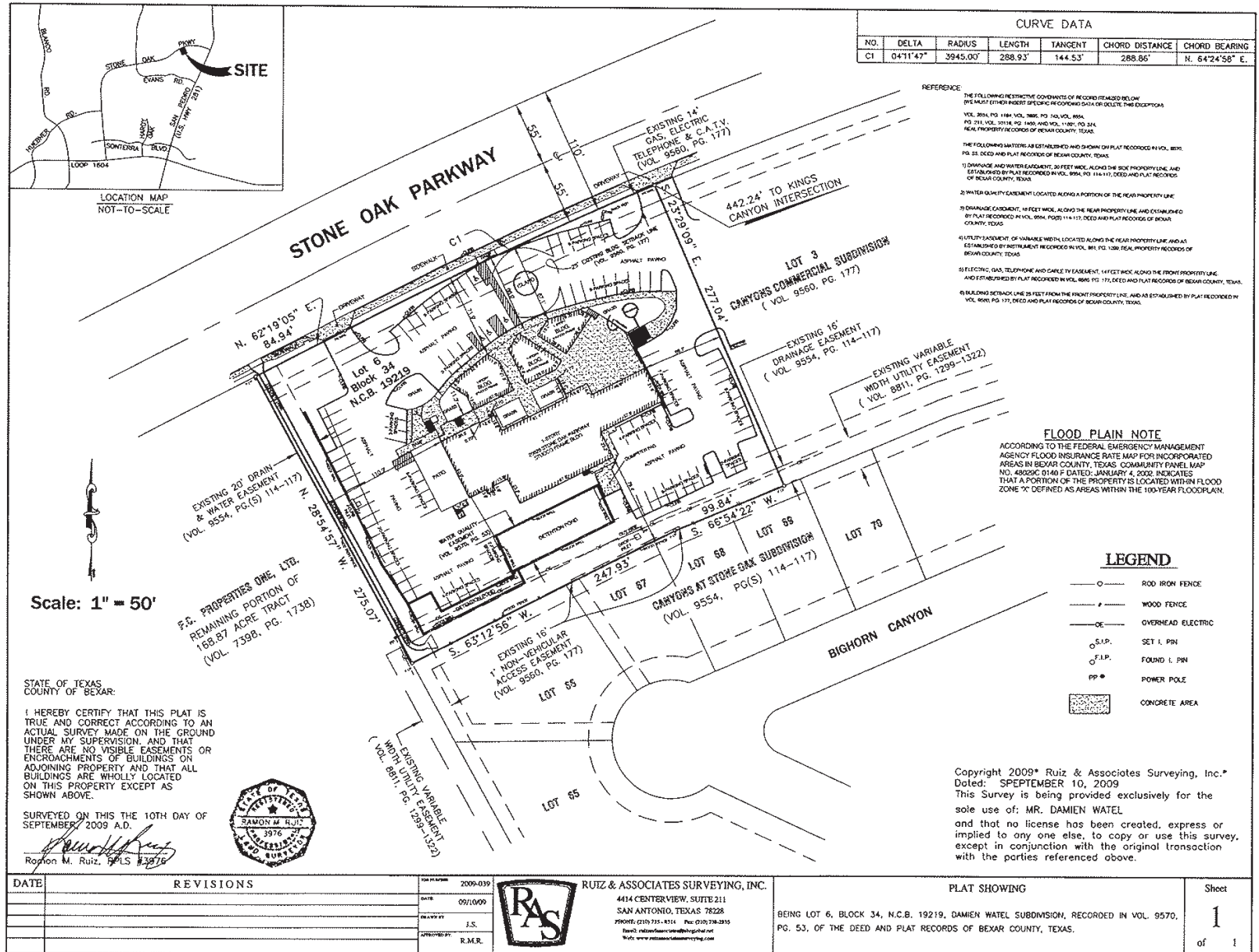
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Survey



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San Antonio Overview

Largest U.S. Cities

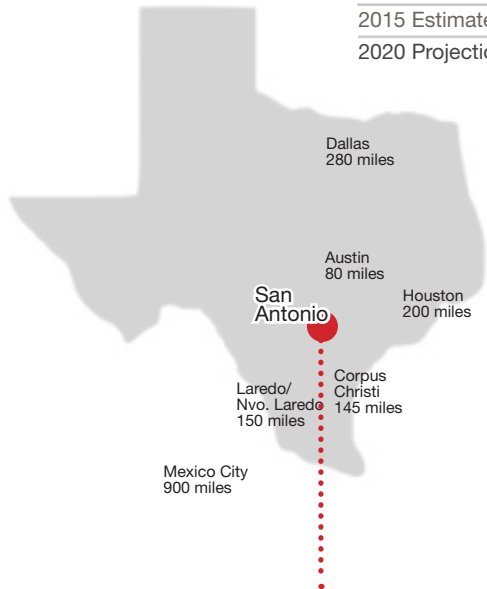
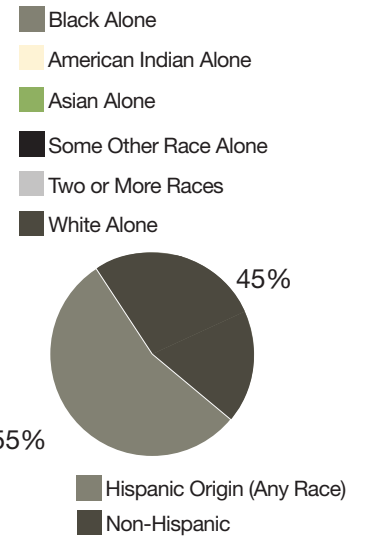
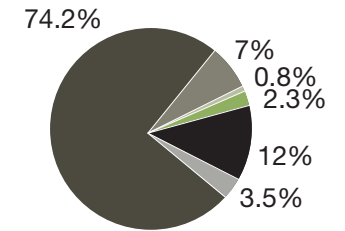
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

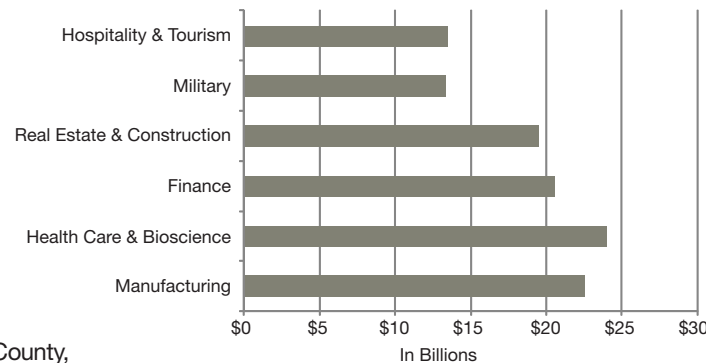
2000 Census	Population	1,711,703	Median Age	32.9	Total Households	601,265
2010 Census	Population	2,142,508	Median Age	34.1	Total Households	763,022
2015 Estimate	Population	2,318,052	Median Age	34.8	Total Households	829,834
2020 Projection	Population	2,524,054	Median Age	35.6	Total Households	906,792

2000 Census	Avg. Household Income	\$51,426	Median Household Income	\$39,029	Per Capita Income	\$18,443
2010 Census	Avg. Household Income	\$62,458	Median Household Income	\$50,146	Per Capita Income	\$22,135
2015 Estimate	Avg. Household Income	\$72,664	Median Household Income	\$52,913	Per Capita Income	\$26,383
2020 Projection	Avg. Household Income	\$82,673	Median Household Income	\$60,771	Per Capita Income	\$30,048

Ethnicity



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.

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

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
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: 1-Mile

Summary	Census 2010		2017		2022	
Population	5,069		7,138		8,123	
Households	1,976		2,778		3,166	
Families	1,490		2,080		2,359	
Average Household Size	2.56		2.57		2.56	
Owner Occupied Housing Units	1,283		1,640		1,836	
Renter Occupied Housing Units	693		1,138		1,330	
Median Age	33.4		35.0		35.1	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	2.62%		1.67%		0.83%	
Households	2.65%		1.63%		0.79%	
Families	2.55%		1.58%		0.71%	
Owner HHs	2.28%		1.58%		0.72%	
Median Household Income	1.64%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	59	2.1%	66	2.1%		
\$15,000 - \$24,999	74	2.7%	72	2.3%		
\$25,000 - \$34,999	92	3.3%	86	2.7%		
\$35,000 - \$49,999	235	8.5%	213	6.7%		
\$50,000 - \$74,999	405	14.6%	400	12.6%		
\$75,000 - \$99,999	283	10.2%	313	9.9%		
\$100,000 - \$149,999	662	23.8%	763	24.1%		
\$150,000 - \$199,999	462	16.6%	563	17.8%		
\$200,000+	506	18.2%	689	21.8%		
Median Household Income	\$113,257		\$122,859			
Average Household Income	\$138,550		\$157,386			
Per Capita Income	\$49,011		\$55,825			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	379	7.5%	504	7.1%	596	7.3%
5 - 9	450	8.9%	565	7.9%	635	7.8%
10 - 14	503	9.9%	578	8.1%	592	7.3%
15 - 19	364	7.2%	515	7.2%	503	6.2%
20 - 24	249	4.9%	383	5.4%	359	4.4%
25 - 34	713	14.1%	1,029	14.4%	1,365	16.8%
35 - 44	979	19.3%	1,272	17.8%	1,553	19.1%
45 - 54	766	15.1%	1,098	15.4%	1,097	13.5%
55 - 64	394	7.8%	684	9.6%	786	9.7%
65 - 74	171	3.4%	355	5.0%	443	5.5%
75 - 84	74	1.5%	114	1.6%	149	1.8%
85+	26	0.5%	42	0.6%	45	0.6%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,943	77.8%	5,349	74.9%	5,923	72.9%
Black Alone	288	5.7%	436	6.1%	518	6.4%
American Indian Alone	21	0.4%	32	0.4%	37	0.5%
Asian Alone	456	9.0%	740	10.4%	949	11.7%
Pacific Islander Alone	6	0.1%	8	0.1%	12	0.1%
Some Other Race Alone	180	3.6%	286	4.0%	334	4.1%
Two or More Races	175	3.5%	286	4.0%	350	4.3%
Hispanic Origin (Any Race)	1,531	30.2%	2,370	33.2%	2,847	35.0%

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	65,229		80,253		90,280	
Households	22,499		27,363		30,787	
Families	17,161		20,657		23,096	
Average Household Size	2.89		2.92		2.92	
Owner Occupied Housing Units	15,873		18,206		20,279	
Renter Occupied Housing Units	6,626		9,156		10,508	
Median Age	34.4		35.3		35.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	2.38%		1.67%		0.83%	
Households	2.39%		1.63%		0.79%	
Families	2.26%		1.58%		0.71%	
Owner HHs	2.18%		1.58%		0.72%	
Median Household Income	1.49%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	670	2.4%	729	2.4%		
\$15,000 - \$24,999	781	2.9%	754	2.4%		
\$25,000 - \$34,999	1,081	4.0%	996	3.2%		
\$35,000 - \$49,999	2,080	7.6%	1,898	6.2%		
\$50,000 - \$74,999	3,920	14.3%	3,832	12.4%		
\$75,000 - \$99,999	3,574	13.1%	3,839	12.5%		
\$100,000 - \$149,999	6,570	24.0%	7,625	24.8%		
\$150,000 - \$199,999	4,094	15.0%	5,007	16.3%		
\$200,000+	4,593	16.8%	6,106	19.8%		
Median Household Income	\$108,163		\$116,487			
Average Household Income	\$134,128		\$151,842			
Per Capita Income	\$46,569		\$52,741			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,757	7.3%	5,537	6.9%	6,434	7.1%
5 - 9	5,819	8.9%	6,244	7.8%	6,736	7.5%
10 - 14	6,239	9.6%	6,789	8.5%	6,767	7.5%
15 - 19	4,835	7.4%	5,837	7.3%	6,047	6.7%
20 - 24	3,059	4.7%	4,515	5.6%	4,470	5.0%
25 - 34	8,436	12.9%	10,794	13.5%	14,354	15.9%
35 - 44	12,063	18.5%	12,984	16.2%	15,007	16.6%
45 - 54	9,886	15.2%	12,168	15.2%	12,144	13.5%
55 - 64	5,849	9.0%	8,384	10.4%	9,553	10.6%
65 - 74	2,549	3.9%	4,505	5.6%	5,691	6.3%
75 - 84	1,172	1.8%	1,678	2.1%	2,239	2.5%
85+	564	0.9%	816	1.0%	838	0.9%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,437	80.4%	62,144	77.4%	68,196	75.5%
Black Alone	3,246	5.0%	4,398	5.5%	5,209	5.8%
American Indian Alone	256	0.4%	334	0.4%	391	0.4%
Asian Alone	4,212	6.5%	6,158	7.7%	7,925	8.8%
Pacific Islander Alone	103	0.2%	154	0.2%	201	0.2%
Some Other Race Alone	2,768	4.2%	3,895	4.9%	4,514	5.0%
Two or More Races	2,208	3.4%	3,171	4.0%	3,844	4.3%
Hispanic Origin (Any Race)	19,804	30.4%	26,812	33.4%	31,966	35.4%

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	128,042		155,952		173,639	
Households	46,901		56,165		62,307	
Families	34,519		41,202		45,575	
Average Household Size	2.72		2.77		2.78	
Owner Occupied Housing Units	33,346		38,356		42,343	
Renter Occupied Housing Units	13,555		17,809		19,964	
Median Age	36.0		36.9		36.9	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	2.17%		1.67%		0.83%	
Households	2.10%		1.63%		0.79%	
Families	2.04%		1.58%		0.71%	
Owner HHs	2.00%		1.58%		0.72%	
Median Household Income	1.31%		2.23%		2.12%	
			2017	2022		
Households by Income			Number	Percent	Number	Percent
<\$15,000			1,635	2.9%	1,748	2.8%
\$15,000 - \$24,999			2,037	3.6%	1,946	3.1%
\$25,000 - \$34,999			2,494	4.4%	2,289	3.7%
\$35,000 - \$49,999			4,732	8.4%	4,373	7.0%
\$50,000 - \$74,999			8,353	14.9%	8,242	13.2%
\$75,000 - \$99,999			7,875	14.0%	8,620	13.8%
\$100,000 - \$149,999			12,684	22.6%	14,738	23.7%
\$150,000 - \$199,999			7,752	13.8%	9,290	14.9%
\$200,000+			8,604	15.3%	11,059	17.7%
Median Household Income			\$102,395		\$109,255	
Average Household Income			\$128,643		\$144,491	
Per Capita Income			\$46,593		\$52,102	
Census 2010			2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,626	6.7%	9,972	6.4%	11,426	6.6%
5 - 9	10,383	8.1%	11,418	7.3%	12,222	7.0%
10 - 14	10,951	8.6%	12,308	7.9%	12,516	7.2%
15 - 19	8,930	7.0%	10,698	6.9%	11,227	6.5%
20 - 24	6,482	5.1%	8,502	5.5%	8,444	4.9%
25 - 34	16,522	12.9%	20,617	13.2%	25,553	14.7%
35 - 44	21,559	16.8%	24,178	15.5%	27,836	16.0%
45 - 54	19,863	15.5%	22,920	14.7%	23,090	13.3%
55 - 64	13,771	10.8%	18,160	11.6%	19,852	11.4%
65 - 74	6,642	5.2%	11,054	7.1%	13,532	7.8%
75 - 84	3,059	2.4%	4,375	2.8%	6,005	3.5%
85+	1,252	1.0%	1,750	1.1%	1,937	1.1%
Census 2010			2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	105,125	82.1%	123,605	79.3%	134,541	77.5%
Black Alone	5,681	4.4%	7,676	4.9%	9,047	5.2%
American Indian Alone	537	0.4%	696	0.4%	805	0.5%
Asian Alone	6,625	5.2%	9,732	6.2%	12,489	7.2%
Pacific Islander Alone	168	0.1%	253	0.2%	325	0.2%
Some Other Race Alone	5,803	4.5%	8,086	5.2%	9,290	5.4%
Two or More Races	4,104	3.2%	5,904	3.8%	7,141	4.1%
Hispanic Origin (Any Race)	38,372	30.0%	51,689	33.1%	61,225	35.3%

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	493853 License No.	bharris@reocsanantonio.com Email	N/A Phone
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Blake McFarlane Bonner Sales Agent/Associate's Name	334780 License No.	bbonner@reocsanantonio.com Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Buyer/Tenant/Seller/Landlord Initials	Date
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