

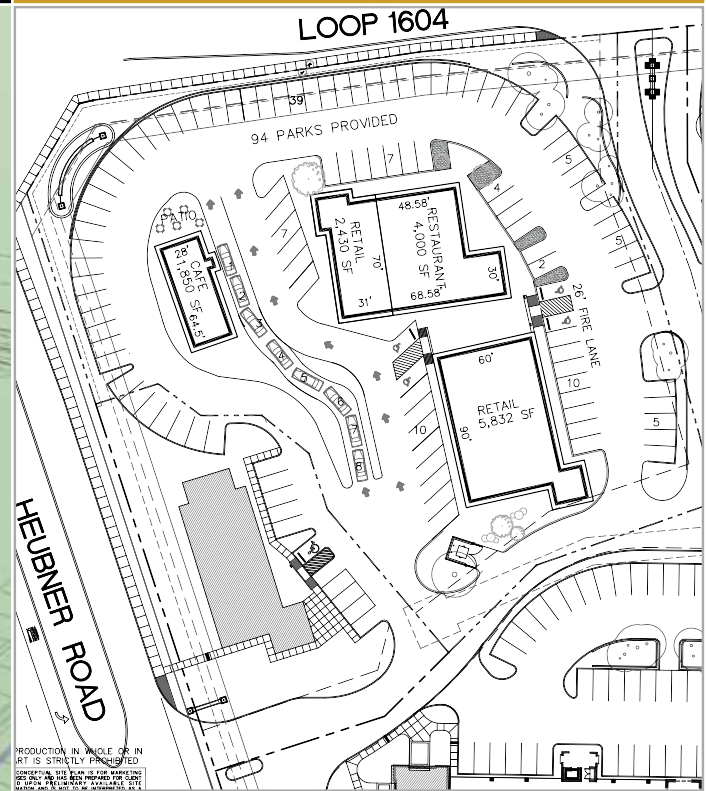


Plaza Las Campanas

1858 N Loop 1604 W, San Antonio, Texas 78248

Land / Build-to-Suit Available

Fully developed paved lot with all utilities, water quality and landscaping



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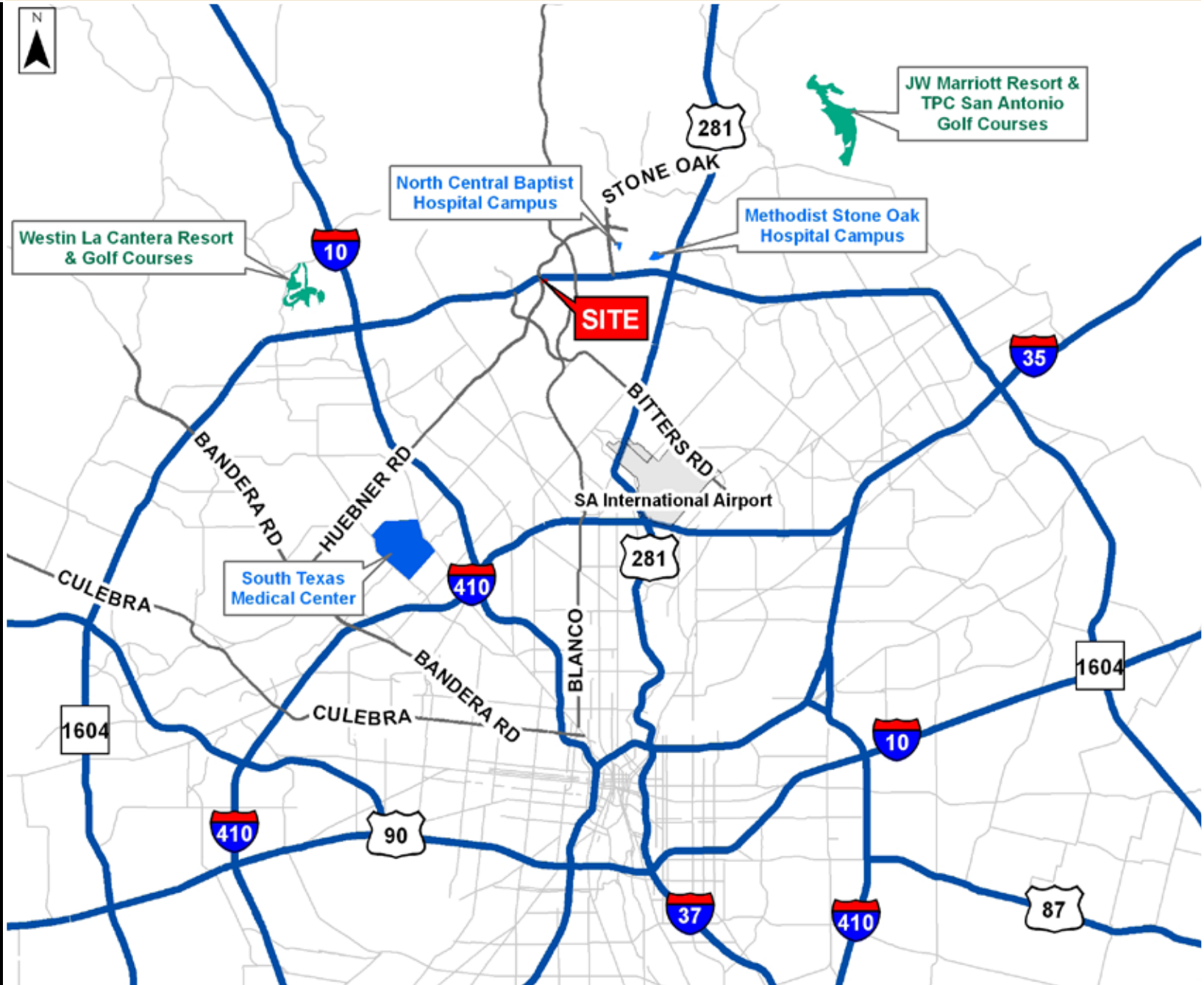
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City Location Map

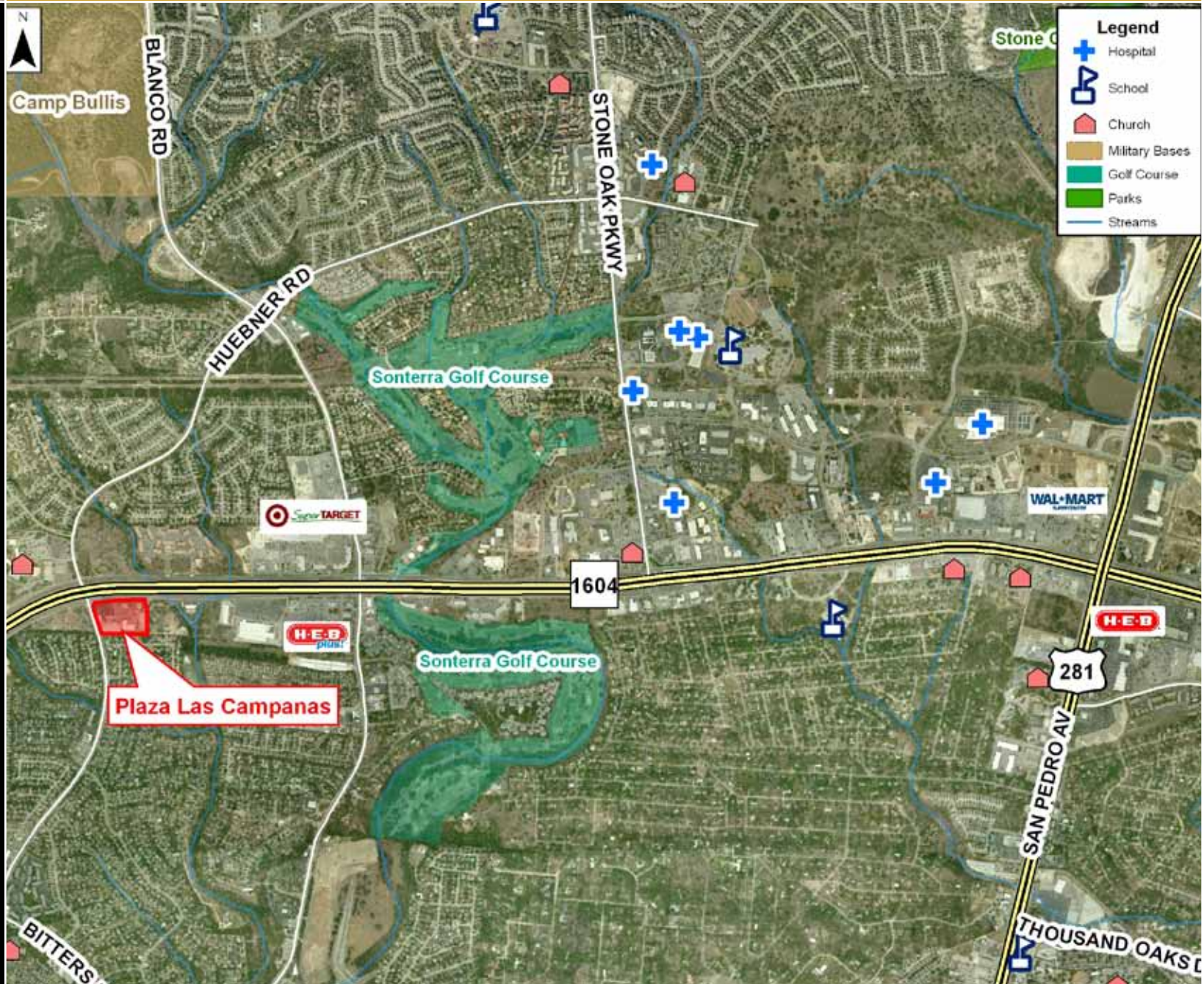


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Aerial Map

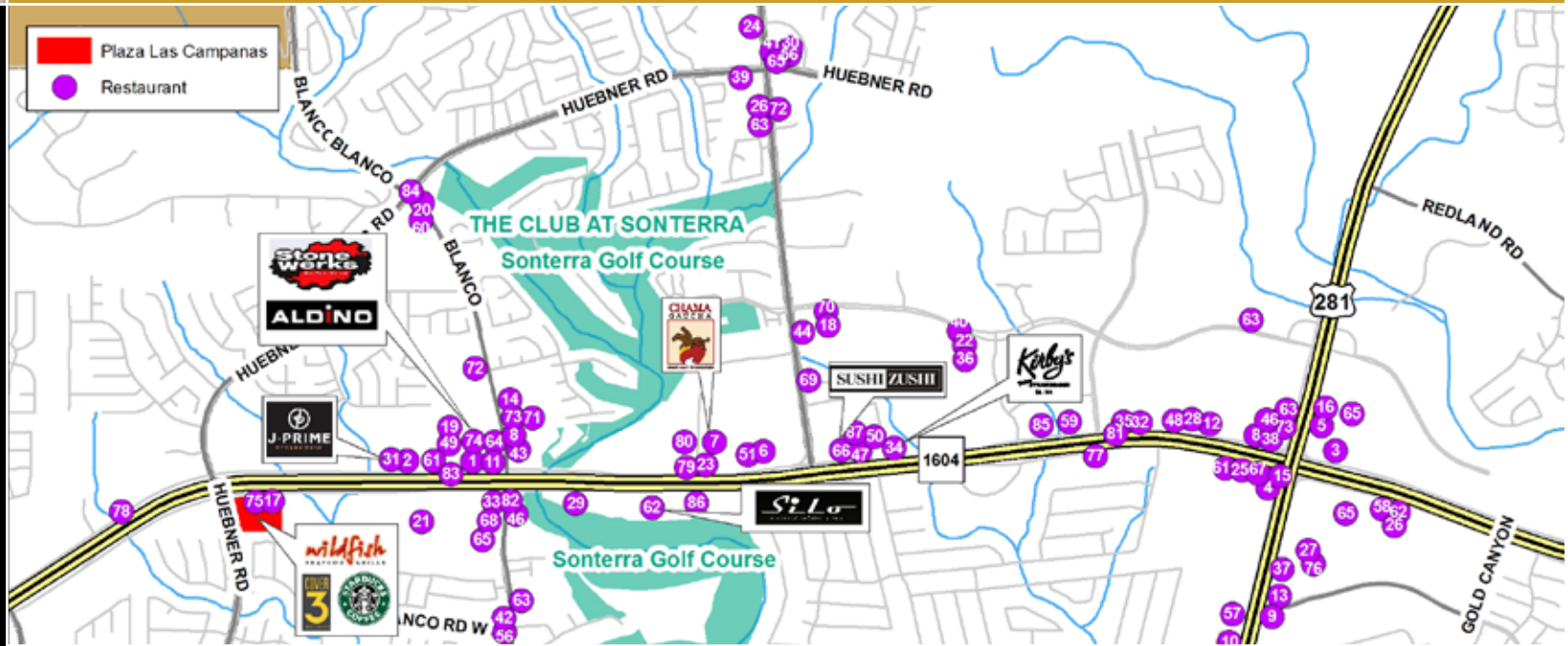


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Area Restaurants



- | | | | | |
|-----------------------------|--------------------------------|--------------------------------|------------------------|------------------------------|
| 1. Aldino | 20. Double Dave's | 39. Le Peep Cafe | 58. Red Robin | 78. Big'z Burger Joint |
| 2. Applebee's | 21. Earl of Sandwich | 40. Lion & Rose | 59. Rise Bakery | 79. Zoes Kitchen |
| 3. BIG'z Burger Joint | 22. Egg & I | 41. Little Caesar's | 60. Sake Cafe & Sushi | 80. Tarka |
| 4. Bill Miller | 23. El Palenque | 42. Longorn Cafe | 61. Schlotzsky's | 81. Brick House Tavern & Tap |
| 5. Buffalo Wild Wings | 24. Royal Pizza | 43. Luby's | 62. Silo | 82. Popeye's |
| 6. Buffalo Wings & Rings | 25. IHOP | 44. Luciano's | 63. Sonic (3) | 83. Napa Flats |
| 7. Chama Gaucha | 26. Firehouse Subs (2) | 45. McAlister's | 64. Stonewerk's | 84. Heavenly Pho |
| 8. Chick-fil-A (2) | 27. Fish City Grill | 46. McDonald's (2) | 65. Subway (4) | 85. WOW Cafe |
| 9. Chili's | 28. Five Guys Burgers & Fries | 47. Mellow Mushroom | 66. Sushi Zushi | |
| 10. China Harbor | 29. Houlihan's | 48. Hon Machi | 67. Taco Bell/KFC | |
| 11. Chipotle | 30. India Taj Palace | 49. Panera Bread | 68. Taco Cabana | |
| 12. Chuck E Cheese | 31. J Prime | 50. River City Seafood & Grill | 69. Taipei | |
| 13. Chuy's | 32. Jason's Deli | 51. Buck's BBQ | 70. Thunder Cloud Subs | |
| 14. Garden Bistro | 33. Jim's | 52. Pasha | 71. Wahkee Restaurant | |
| 15. Laguna Madre | 34. Kirby's Steak House | 53. Pei Wei | 72. Wendy's (2) | |
| 16. Corner Bakery Cafe | 35. Krispy Kreme | 54. Perico's | 73. Whataburger (2) | |
| 17. Cover 3 | 36. Kumori Sushi | 55. Trilogy Pizza | 74. Which Wich | |
| 18. Delicious Tamales | 37. La Madeleine | 56. Pizza Hut (2) | 75. Wildfish | |
| 19. Demo's Greek Restaurant | 38. Las Palapas | 57. Red Lobster | 76. Zio's | |
| | | | 77. Hoppy Monk | |

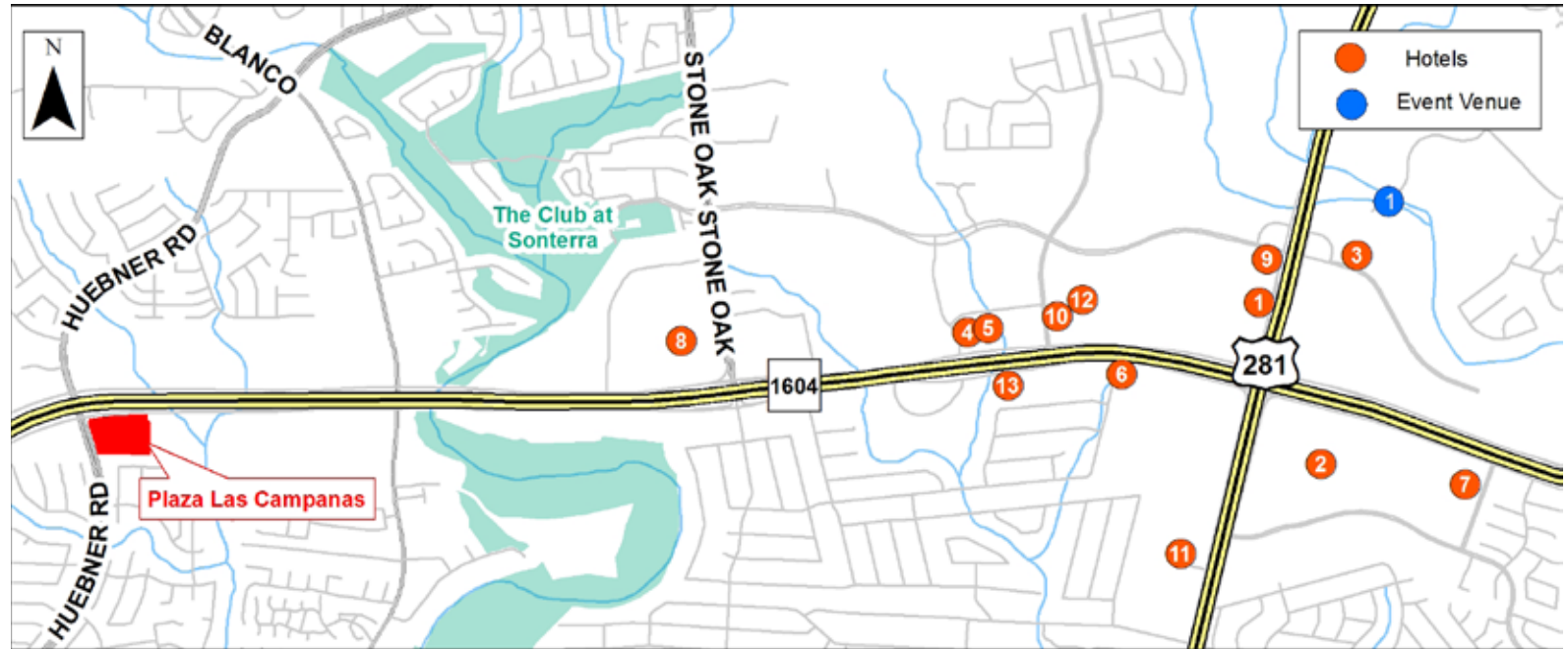
Highlight indicates high-end restaurant

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Area Hotels & Resorts

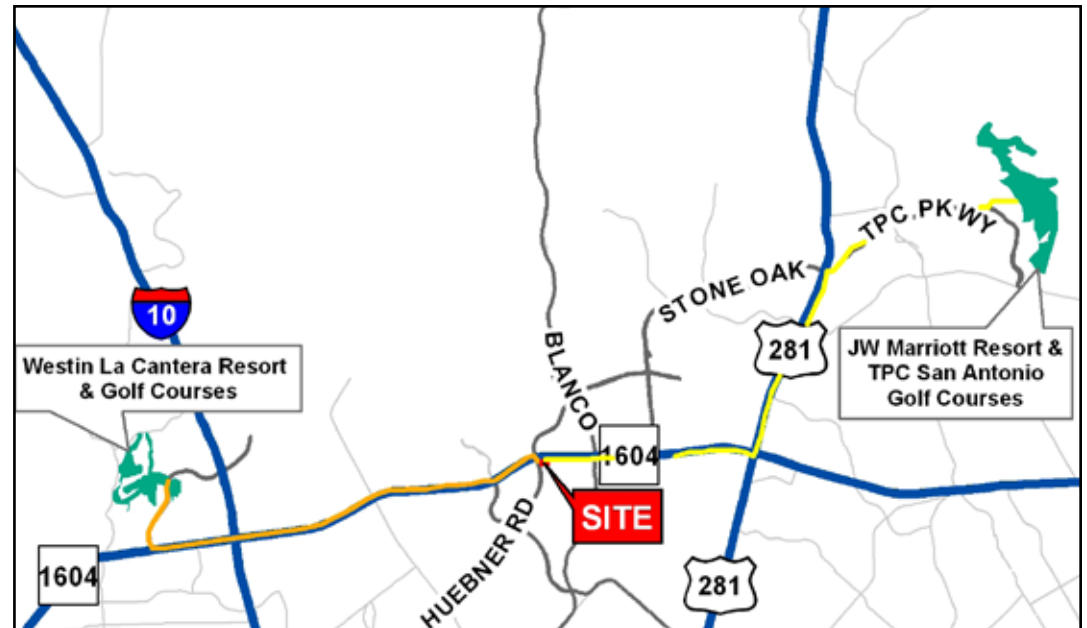


1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

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.



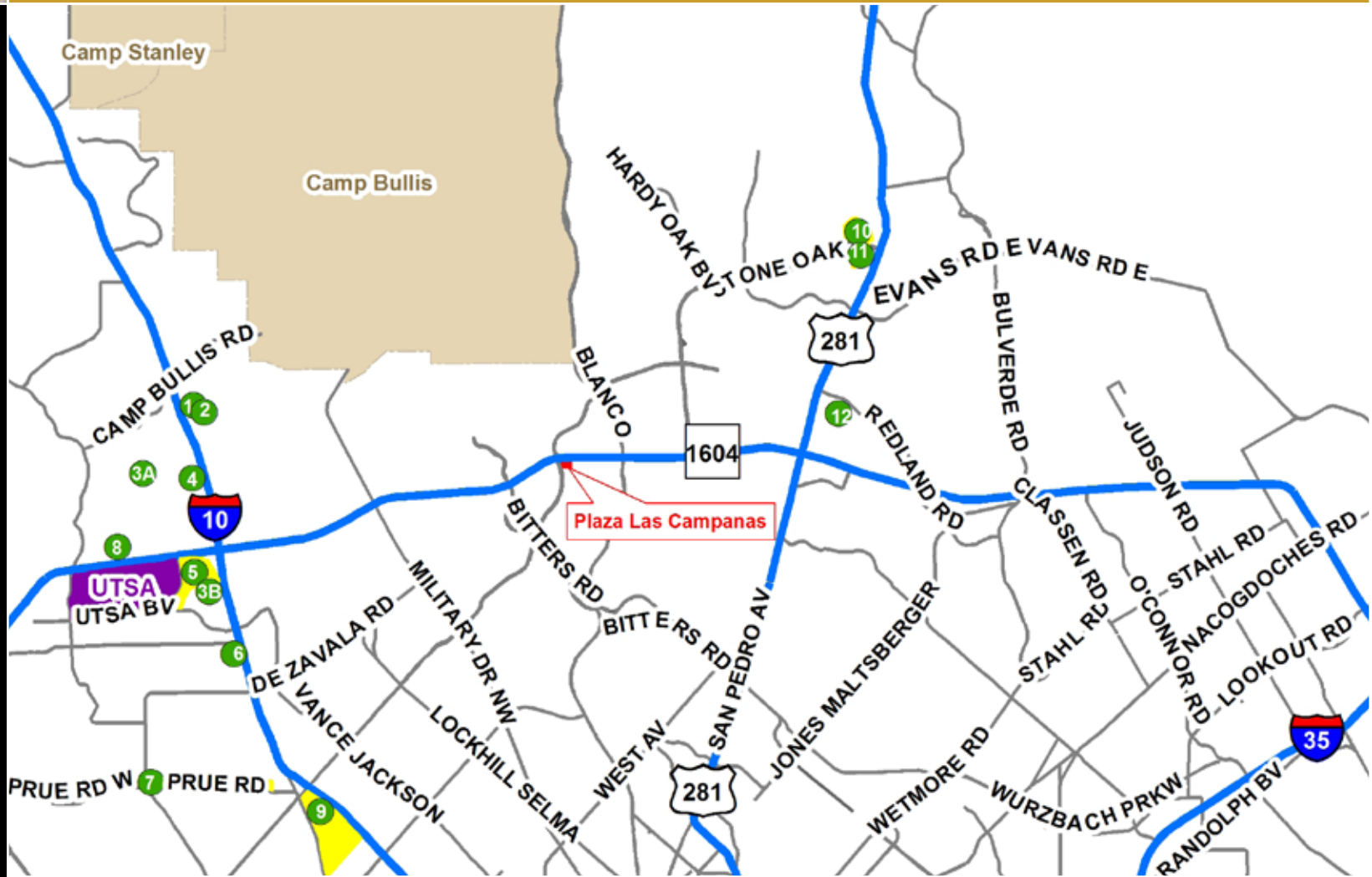
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Area Major Employers



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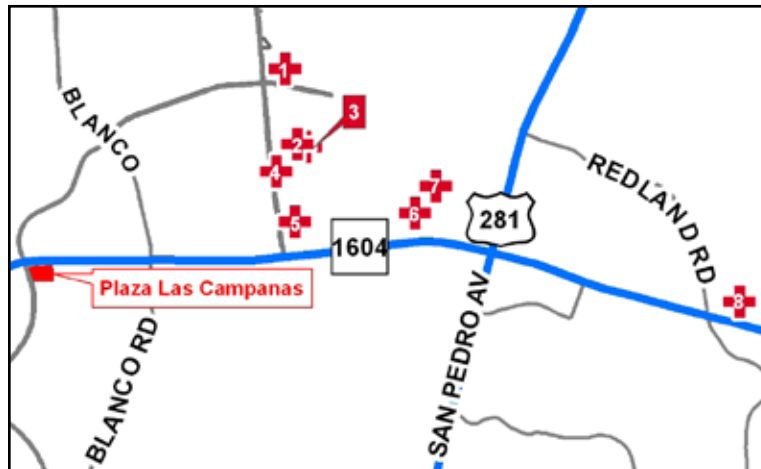
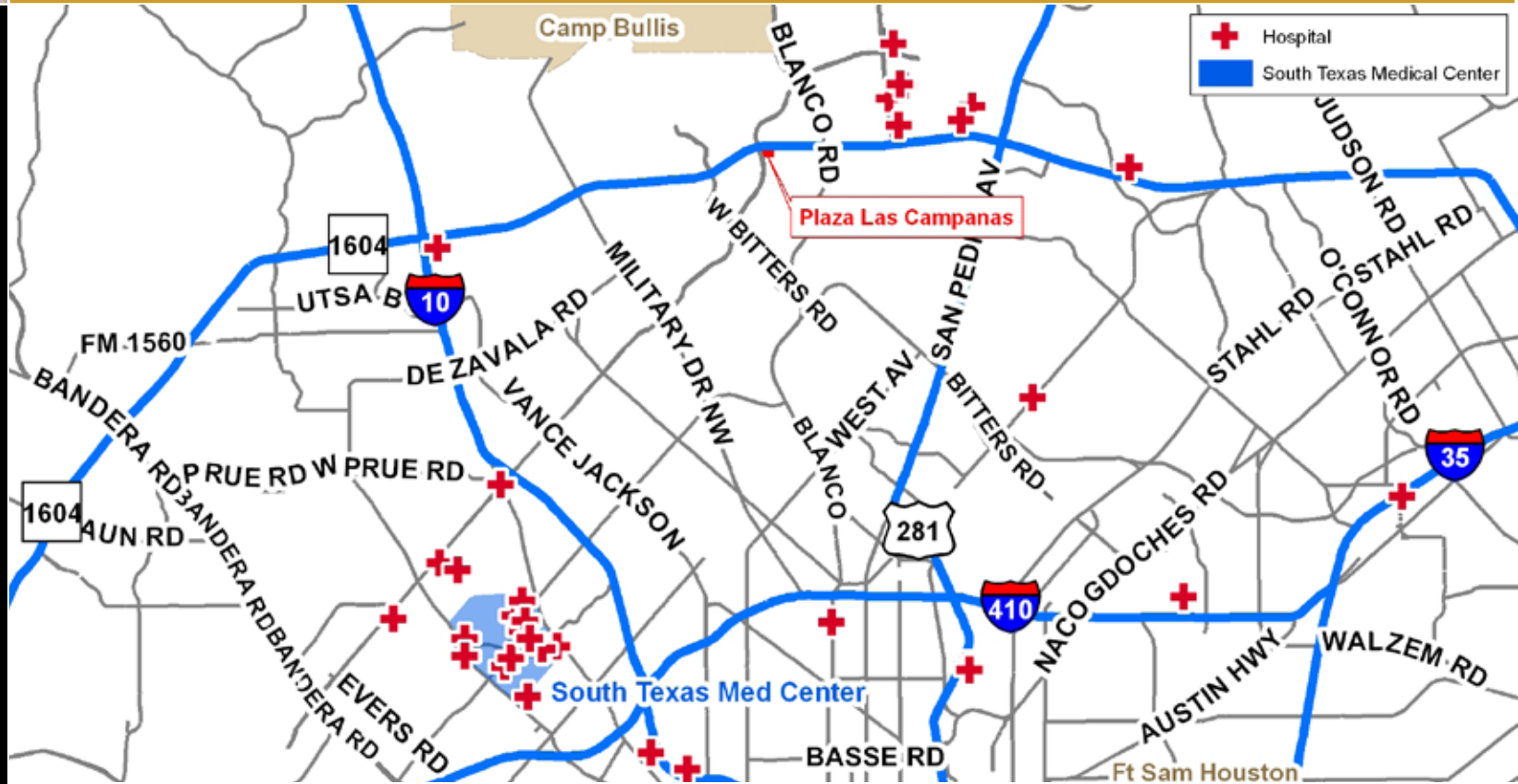
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- | | |
|--|---|
| 1. NuStar Energy - 1,600 employees | 7. Accenture - 500 employees |
| 2. Medtronic - 900 employees | 8. Harland Clarke - 3,100 employees |
| 3. Security Service Federal Credit Union - 1,087 employees | 9. USAA - 15,000 employees |
| 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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Site Plan

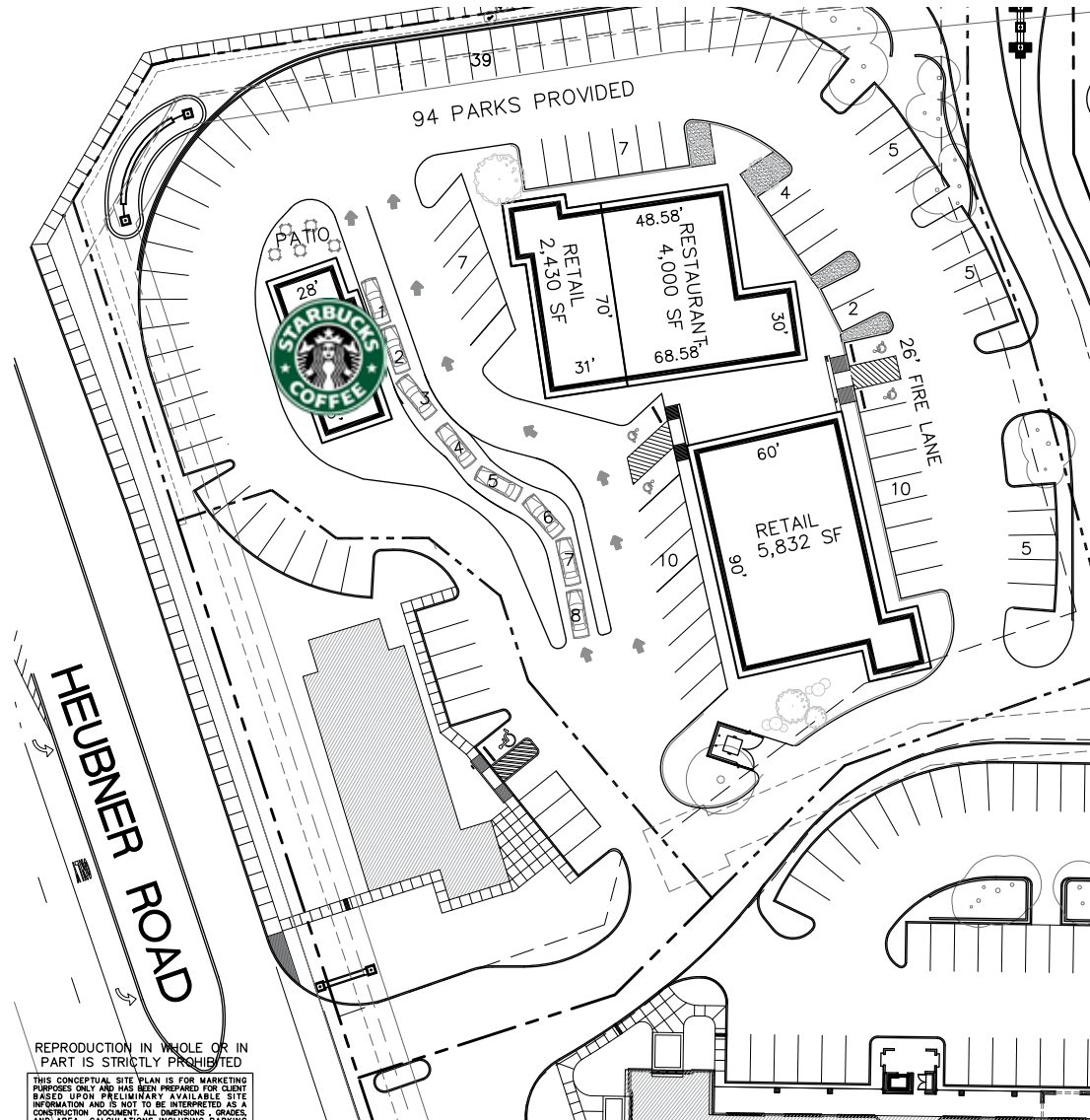


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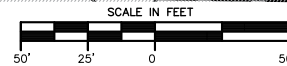
Site Plan: Build-to-Suit Option



REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.

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SITE PLAN
SCALE: 1"=50'-0"

PLC HARDCORNER
HUEBNER RD & LOOP 1604
SAN ANTONIO, TEXAS





Oblique Aerial Photo



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*As reported January 25, 2017 by AlcoholSales.com (establishments within a 5-mile radius of Zip Code 78248)



Renderings



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Renderings



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Property Summary

| | |
|--------------------------|--|
| Address | 1858 North Loop 1604 West |
| Location | Loop 1604 and Huebner Road |
| Property Details | 1.39 Acres 56,994 SF |
| Utilities | All utilities available |
| Storm Water | Water quality pond and detention is in place through property owner's association serving the property |
| Legal Description | Portion of NCB 18394 BLK 1 LOT 14 |
| Zoning | C-2 ERZD |
| Road Frontage | Loop 1604 |

Benefits

- Nearly 170,000 square feet of retail, office and fine dining
- Full service retail bank on site
- Located at the epicenter of San Antonio's major growth
- Great location fronting Loop 1604 at 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

- 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
- 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 east of Huebner; 136,275 vpd (2015)
Source: TxDOT Statewide Planning Map

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Quote Sheet

| | |
|---------------------------|---|
| Sale Price | \$33.50/SF |
| Earnest Money | TBD |
| 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 | Ninety (90) 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 Landlord 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

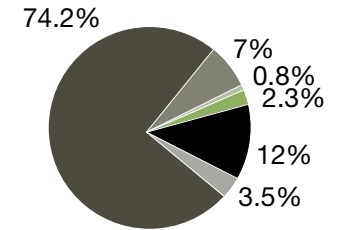
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

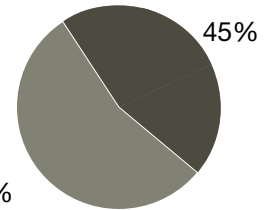
| | Population | Median Age | Total Households |
|-----------------|------------|------------|------------------|
| 2000 Census | 1,711,703 | 32.9 | 601,265 |
| 2010 Census | 2,142,508 | 34.1 | 763,022 |
| 2015 Estimate | 2,318,052 | 34.8 | 829,834 |
| 2020 Projection | 2,524,054 | 35.6 | 906,792 |

| | 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 |

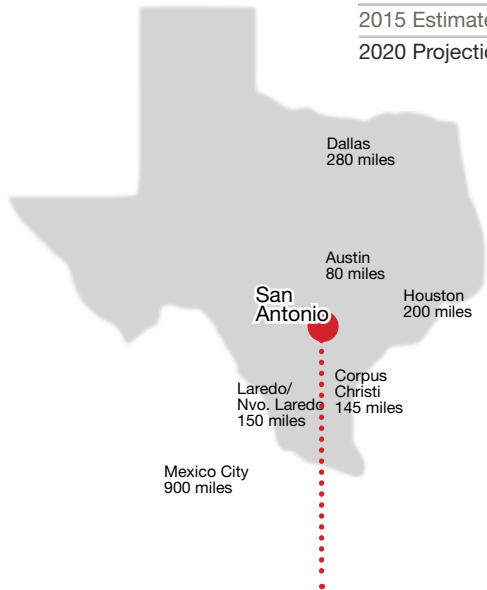
Ethnicity



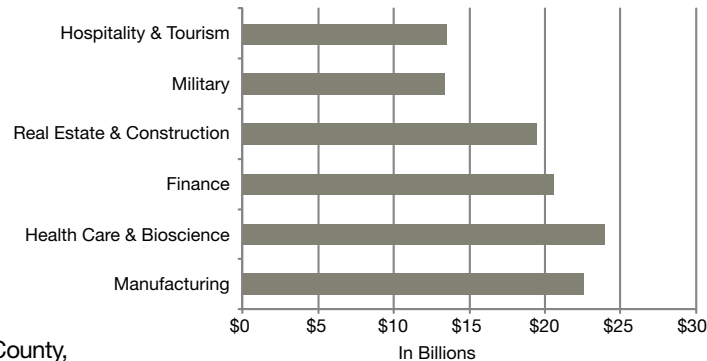
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- 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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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 4.6 million square feet of retail lease space in the Far North sector along with nearly 2.7 million square feet of multi-tenant office lease space in addition to roughly a million square feet of medical-only office space.

| San Antonio Office Market Second Quarter 2016 | # 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 | 65 | 3,031,934 | 493,211 | 16.3% | 56,007 | 69,812 | \$28.28 | 105,785 | 42,299 |
| A | 14 | 1,689,994 | 304,317 | 18.0% | (1,724) | 12,899 | \$30.82 | 48,085 | |
| B | 51 | 1,341,940 | 188,894 | 14.1% | 57,731 | 56,913 | \$24.71 | 57,700 | 42,299 |



| San Antonio Retail Market Second Quarter 2016 | # 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 | 68 | 4,618,833 | 402,527 | 8.7% | 14,093 | 54,237 | \$23.26 | 12,588 |
| Regional Ctr | 0 | | | | | | N/A | |
| Community Ctr | 12 | 1,502,000 | 89,759 | 6.0% | 0 | 14,558 | \$19.63 | |
| Strip Ctr | 24 | 412,549 | 32,467 | 7.9% | (2,626) | (3,829) | \$20.76 | 12,588 |
| Neighborhood Ctr | 27 | 978,295 | 135,972 | 13.9% | 9,719 | 22,059 | \$22.59 | |
| Power Ctr | 5 | 1,725,989 | 144,329 | 8.4% | 7,000 | 21,449 | \$25.53 | |

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Demographics: 1-Mile

| Summary | Census 2010 | | 2017 | | 2022 | |
|---------------------------------|-------------|---------|-----------|---------|----------|---------|
| Population | 10,848 | | 11,711 | | 12,452 | |
| Households | 4,307 | | 4,602 | | 4,875 | |
| Families | 3,067 | | 3,213 | | 3,370 | |
| Average Household Size | 2.52 | | 2.54 | | 2.55 | |
| Owner Occupied Housing Units | 3,141 | | 3,189 | | 3,346 | |
| Renter Occupied Housing Units | 1,166 | | 1,413 | | 1,528 | |
| Median Age | 39.4 | | 40.0 | | 39.1 | |
| Trends: 2017 - 2022 Annual Rate | Area | | State | | National | |
| Population | 1.23% | | 1.67% | | 0.83% | |
| Households | 1.16% | | 1.63% | | 0.79% | |
| Families | 0.96% | | 1.58% | | 0.71% | |
| Owner HHs | 0.97% | | 1.58% | | 0.72% | |
| Median Household Income | 1.34% | | 2.23% | | 2.12% | |
| Households by Income | 2017 | | 2022 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 133 | 2.9% | 137 | 2.8% | | |
| \$15,000 - \$24,999 | 95 | 2.1% | 87 | 1.8% | | |
| \$25,000 - \$34,999 | 141 | 3.1% | 119 | 2.4% | | |
| \$35,000 - \$49,999 | 201 | 4.4% | 173 | 3.5% | | |
| \$50,000 - \$74,999 | 550 | 12.0% | 517 | 10.6% | | |
| \$75,000 - \$99,999 | 525 | 11.4% | 549 | 11.3% | | |
| \$100,000 - \$149,999 | 893 | 19.4% | 969 | 19.9% | | |
| \$150,000 - \$199,999 | 683 | 14.8% | 735 | 15.1% | | |
| \$200,000+ | 1,382 | 30.0% | 1,588 | 32.6% | | |
| Median Household Income | \$132,728 | | \$141,871 | | | |
| Average Household Income | \$176,986 | | \$193,932 | | | |
| Per Capita Income | \$68,115 | | \$74,282 | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 609 | 5.6% | 604 | 5.2% | 664 | 5.3% |
| 5 - 9 | 854 | 7.9% | 823 | 7.0% | 817 | 6.6% |
| 10 - 14 | 891 | 8.2% | 916 | 7.8% | 894 | 7.2% |
| 15 - 19 | 759 | 7.0% | 775 | 6.6% | 794 | 6.4% |
| 20 - 24 | 525 | 4.8% | 659 | 5.6% | 560 | 4.5% |
| 25 - 34 | 1,083 | 10.0% | 1,359 | 11.6% | 1,814 | 14.6% |
| 35 - 44 | 1,756 | 16.2% | 1,574 | 13.4% | 1,684 | 13.5% |
| 45 - 54 | 1,926 | 17.8% | 1,842 | 15.7% | 1,753 | 14.1% |
| 55 - 64 | 1,450 | 13.4% | 1,600 | 13.7% | 1,558 | 12.5% |
| 65 - 74 | 640 | 5.9% | 1,063 | 9.1% | 1,235 | 9.9% |
| 75 - 84 | 280 | 2.6% | 380 | 3.2% | 542 | 4.4% |
| 85+ | 72 | 0.7% | 117 | 1.0% | 136 | 1.1% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 9,533 | 87.9% | 10,016 | 85.5% | 10,430 | 83.8% |
| Black Alone | 270 | 2.5% | 327 | 2.8% | 372 | 3.0% |
| American Indian Alone | 26 | 0.2% | 29 | 0.2% | 32 | 0.3% |
| Asian Alone | 574 | 5.3% | 780 | 6.7% | 979 | 7.9% |
| Pacific Islander Alone | 6 | 0.1% | 7 | 0.1% | 8 | 0.1% |
| Some Other Race Alone | 205 | 1.9% | 250 | 2.1% | 276 | 2.2% |
| Two or More Races | 234 | 2.2% | 302 | 2.6% | 355 | 2.9% |
| Hispanic Origin (Any Race) | 2,475 | 22.8% | 2,991 | 25.5% | 3,433 | 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 | 60,517 | | 65,722 | | 70,393 | |
| Households | 24,020 | | 25,818 | | 27,621 | |
| Families | 16,471 | | 17,577 | | 18,682 | |
| Average Household Size | 2.51 | | 2.53 | | 2.54 | |
| Owner Occupied Housing Units | 16,394 | | 16,920 | | 17,999 | |
| Renter Occupied Housing Units | 7,626 | | 8,898 | | 9,623 | |
| 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 | 1.40% | | 2.23% | | 2.12% | |
| Households by Income | 2017 | | 2022 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 738 | 2.9% | 742 | 2.7% | | |
| \$15,000 - \$24,999 | 1,061 | 4.1% | 983 | 3.6% | | |
| \$25,000 - \$34,999 | 1,117 | 4.3% | 985 | 3.6% | | |
| \$35,000 - \$49,999 | 2,139 | 8.3% | 1,908 | 6.9% | | |
| \$50,000 - \$74,999 | 3,440 | 13.3% | 3,319 | 12.0% | | |
| \$75,000 - \$99,999 | 3,095 | 12.0% | 3,317 | 12.0% | | |
| \$100,000 - \$149,999 | 5,107 | 19.8% | 5,779 | 20.9% | | |
| \$150,000 - \$199,999 | 3,711 | 14.4% | 4,235 | 15.3% | | |
| \$200,000+ | 5,410 | 21.0% | 6,352 | 23.0% | | |
| Median Household Income | \$109,277 | | \$117,125 | | | |
| Average Household Income | \$148,465 | | \$164,376 | | | |
| Per Capita Income | \$58,220 | | \$64,266 | | | |
| Population by Age | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,356 | 5.5% | 3,380 | 5.1% | 3,738 | 5.3% |
| 5 - 9 | 4,335 | 7.2% | 4,024 | 6.1% | 4,105 | 5.8% |
| 10 - 14 | 4,674 | 7.7% | 4,657 | 7.1% | 4,466 | 6.3% |
| 15 - 19 | 4,098 | 6.8% | 4,246 | 6.5% | 4,208 | 6.0% |
| 20 - 24 | 3,468 | 5.7% | 3,783 | 5.8% | 3,590 | 5.1% |
| 25 - 34 | 7,141 | 11.8% | 8,538 | 13.0% | 10,232 | 14.5% |
| 35 - 44 | 9,122 | 15.1% | 8,794 | 13.4% | 9,910 | 14.1% |
| 45 - 54 | 9,801 | 16.2% | 9,568 | 14.6% | 9,301 | 13.2% |
| 55 - 64 | 7,749 | 12.8% | 9,008 | 13.7% | 9,119 | 13.0% |
| 65 - 74 | 3,864 | 6.4% | 5,938 | 9.0% | 7,066 | 10.0% |
| 75 - 84 | 2,058 | 3.4% | 2,632 | 4.0% | 3,395 | 4.8% |
| 85+ | 850 | 1.4% | 1,154 | 1.8% | 1,265 | 1.8% |
| Race and Ethnicity | Census 2010 | | 2017 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 51,913 | 85.8% | 54,876 | 83.5% | 57,621 | 81.9% |
| Black Alone | 1,753 | 2.9% | 2,080 | 3.2% | 2,362 | 3.4% |
| American Indian Alone | 195 | 0.3% | 227 | 0.3% | 254 | 0.4% |
| Asian Alone | 3,008 | 5.0% | 4,058 | 6.2% | 5,094 | 7.2% |
| Pacific Islander Alone | 47 | 0.1% | 58 | 0.1% | 72 | 0.1% |
| Some Other Race Alone | 2,045 | 3.4% | 2,460 | 3.7% | 2,706 | 3.8% |
| Two or More Races | 1,557 | 2.6% | 1,963 | 3.0% | 2,285 | 3.2% |
| Hispanic Origin (Any Race) | 17,027 | 28.1% | 20,347 | 31.0% | 23,284 | 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 | 167,915 | | 188,756 | | 203,350 | |
| Households | 70,788 | | 78,785 | | 84,710 | |
| Families | 44,307 | | 48,726 | | 52,047 | |
| Average Household Size | 2.36 | | 2.39 | | 2.39 | |
| Owner Occupied Housing Units | 40,998 | | 43,090 | | 45,975 | |
| Renter Occupied Housing Units | 29,790 | | 35,695 | | 38,736 | |
| 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% | |
| | | | 2017 | | 2022 | |
| Households by Income | | | Number | Percent | Number | Percent |
| <\$15,000 | | | 4,003 | 5.1% | 4,054 | 4.8% |
| \$15,000 - \$24,999 | | | 4,980 | 6.3% | 4,669 | 5.5% |
| \$25,000 - \$34,999 | | | 5,879 | 7.5% | 5,333 | 6.3% |
| \$35,000 - \$49,999 | | | 8,640 | 11.0% | 7,930 | 9.4% |
| \$50,000 - \$74,999 | | | 12,648 | 16.1% | 12,661 | 14.9% |
| \$75,000 - \$99,999 | | | 9,617 | 12.2% | 10,817 | 12.8% |
| \$100,000 - \$149,999 | | | 14,185 | 18.0% | 16,819 | 19.9% |
| \$150,000 - \$199,999 | | | 8,173 | 10.4% | 9,655 | 11.4% |
| \$200,000+ | | | 10,660 | 13.5% | 12,771 | 15.1% |
| Median Household Income | | | \$81,983 | | \$91,383 | |
| Average Household Income | | | \$116,425 | | \$130,244 | |
| Per Capita Income | | | \$48,443 | | \$54,039 | |
| | | | Census 2010 | | 2017 | |
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 9,661 | 5.8% | 10,113 | 5.4% | 11,240 | 5.5% |
| 5 - 9 | 10,841 | 6.5% | 11,002 | 5.8% | 11,348 | 5.6% |
| 10 - 14 | 11,777 | 7.0% | 11,905 | 6.3% | 11,787 | 5.8% |
| 15 - 19 | 10,848 | 6.5% | 11,456 | 6.1% | 11,261 | 5.5% |
| 20 - 24 | 12,223 | 7.3% | 13,264 | 7.0% | 13,446 | 6.6% |
| 25 - 34 | 23,733 | 14.1% | 29,324 | 15.5% | 33,829 | 16.6% |
| 35 - 44 | 23,817 | 14.2% | 25,430 | 13.5% | 28,726 | 14.1% |
| 45 - 54 | 25,577 | 15.2% | 25,423 | 13.5% | 24,870 | 12.2% |
| 55 - 64 | 20,570 | 12.3% | 23,789 | 12.6% | 24,586 | 12.1% |
| 65 - 74 | 10,944 | 6.5% | 16,507 | 8.7% | 19,160 | 9.4% |
| 75 - 84 | 5,708 | 3.4% | 7,476 | 4.0% | 9,674 | 4.8% |
| 85+ | 2,215 | 1.3% | 3,069 | 1.6% | 3,424 | 1.7% |
| | | | Census 2010 | | 2017 | |
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 137,970 | 82.2% | 150,700 | 79.8% | 159,403 | 78.4% |
| Black Alone | 6,958 | 4.1% | 8,439 | 4.5% | 9,525 | 4.7% |
| American Indian Alone | 786 | 0.5% | 925 | 0.5% | 1,024 | 0.5% |
| Asian Alone | 7,291 | 4.3% | 10,190 | 5.4% | 12,801 | 6.3% |
| Pacific Islander Alone | 158 | 0.1% | 211 | 0.1% | 259 | 0.1% |
| Some Other Race Alone | 9,647 | 5.7% | 11,747 | 6.2% | 12,782 | 6.3% |
| Two or More Races | 5,105 | 3.0% | 6,544 | 3.5% | 7,556 | 3.7% |
| Hispanic Origin (Any Race) | 56,606 | 33.7% | 69,161 | 36.6% | 78,687 | 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.

| | | | |
|---|---------------|-----------------------------------|------------|
| <u>REOC General Partner, LLC</u> | <u>493853</u> | <u>bharris@reocसानantonio.com</u> | <u>N/A</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@reocसानantonio.com</u> | <u>N/A</u> |
| Designated Broker of Firm | License No. | Email | Phone |

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

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| Sales Agent/Associate's Name | License No. | Email | Phone |

| | |
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| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov