

The Crest at Inwood

Near the SWC of Loop 1604 & Bitters Rd, San Antonio, TX

For Lease



Todd A. Gold, CCIM
CEO, Managing Partner
tgold@reocsanantonio.com
Direct Line 210 524 1309

Brian D. Harris, CCIM, CPM
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

8023 Vantage Drive, Suite 1200
San Antonio TX 78230
reocsanantonio.com
210 524 4000



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Todd A. Gold, CCIM
CEO, Managing Partner
tgold@reocsanantonio.com
Direct Line 210 524 1309

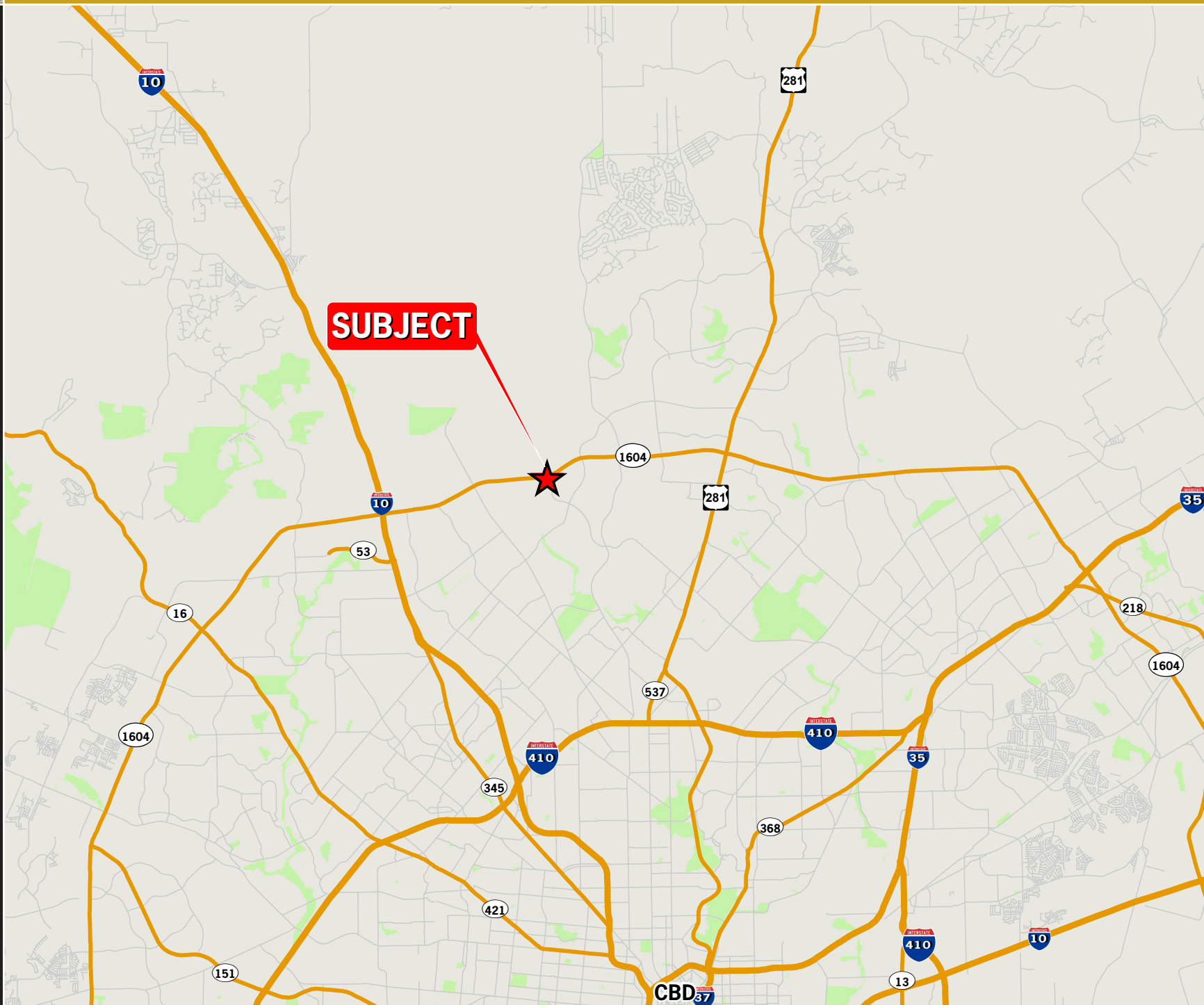
Brian D. Harris, CCIM, CPM
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

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City Location Map



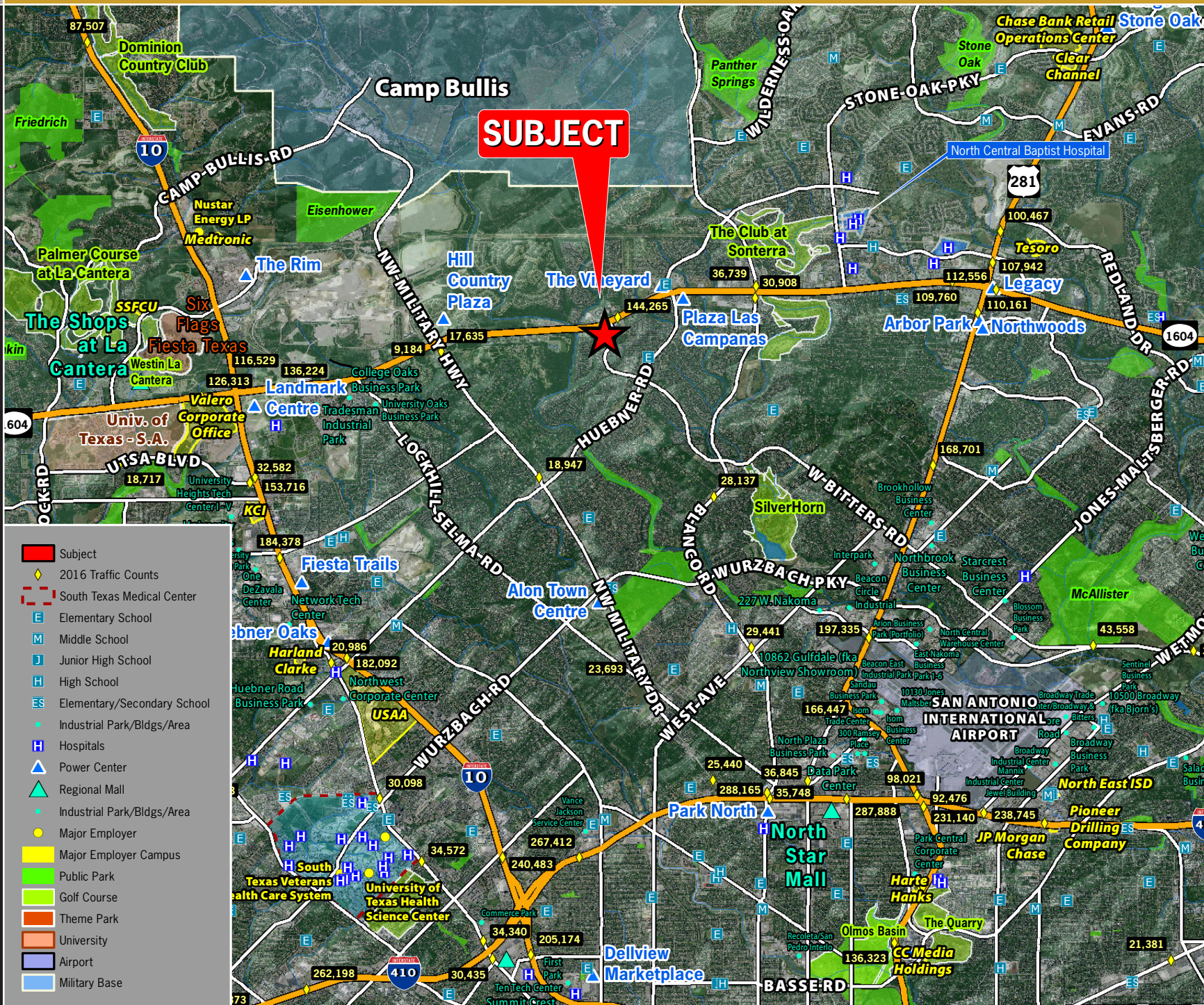
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Aerial Map



- ★ Subject
- ◆ 2016 Traffic Counts
- South Texas Medical Center
- E Elementary School
- M Middle School
- J Junior High School
- H High School
- ES Elementary/Secondary School
- Industrial Park/Bldgs/Area
- H Hospitals
- ▲ Power Center
- ▲ Regional Mall
- Industrial Park/Bldgs/Area
- Major Employer
- Major Employer Campus
- Public Park
- Golf Course
- Theme Park
- University
- Airport
- Military Base

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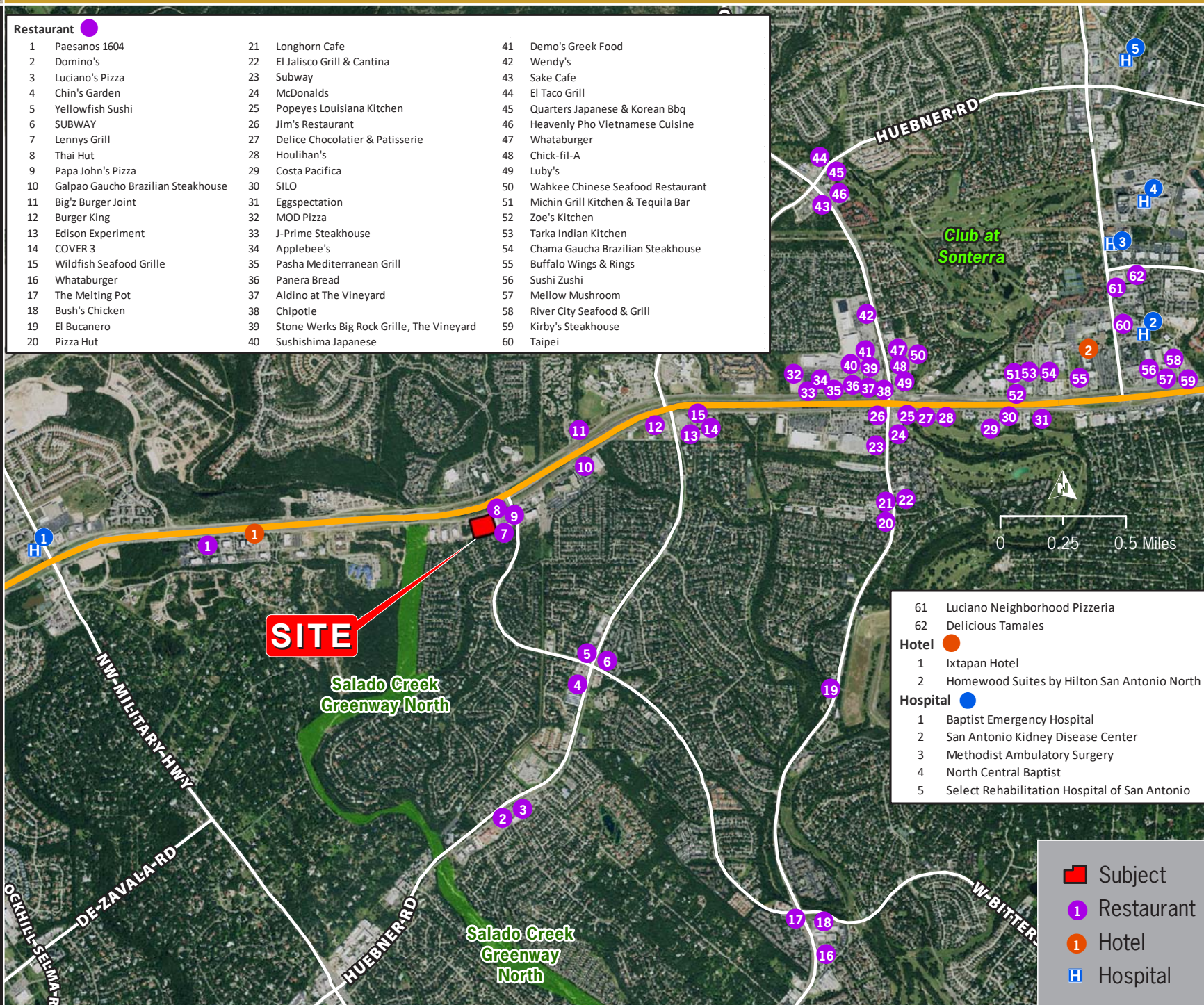
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Restaurants, Hotels, Hospitals Map

Restaurant		
1	Paesanos 1604	
2	Domino's	
3	Luciano's Pizza	
4	Chin's Garden	
5	Yellowfish Sushi	
6	SUBWAY	
7	Lennys Grill	
8	Thai Hut	
9	Papa John's Pizza	
10	Galpao Gaucho Brazilian Steakhouse	
11	Big'z Burger Joint	
12	Burger King	
13	Edison Experiment	
14	COVER 3	
15	Wildfish Seafood Grille	
16	Whataburger	
17	The Melting Pot	
18	Bush's Chicken	
19	El Bucanero	
20	Pizza Hut	
21	Longhorn Cafe	
22	El Jalisco Grill & Cantina	
23	Subway	
24	McDonalds	
25	Popeyes Louisiana Kitchen	
26	Jim's Restaurant	
27	Delice Chocolatier & Patisserie	
28	Houlihan's	
29	Costa Pacifica	
30	SILO	
31	Eggspectation	
32	MOD Pizza	
33	J-Prime Steakhouse	
34	Applebee's	
35	Pasha Mediterranean Grill	
36	Panera Bread	
37	Aldino at The Vineyard	
38	Chipotle	
39	Stone Werks Big Rock Grille, The Vineyard	
40	Sushishima Japanese	
41	Demo's Greek Food	
42	Wendy's	
43	Sake Cafe	
44	El Taco Grill	
45	Quarters Japanese & Korean Bbq	
46	Heavenly Pho Vietnamese Cuisine	
47	Whataburger	
48	Chick-fil-A	
49	Luby's	
50	Wahkee Chinese Seafood Restaurant	
51	Michin Grill Kitchen & Tequila Bar	
52	Zoe's Kitchen	
53	Tarka Indian Kitchen	
54	Chama Gaucha Brazilian Steakhouse	
55	Buffalo Wings & Rings	
56	Sushi Zushi	
57	Mellow Mushroom	
58	River City Seafood & Grill	
59	Kirby's Steakhouse	
60	Taipei	



- 61 Luciano Neighborhood Pizzeria
- 62 Delicious Tamales
- Hotel**
- 1 Ixtapan Hotel
- 2 Homewood Suites by Hilton San Antonio North
- Hospital**
- 1 Baptist Emergency Hospital
- 2 San Antonio Kidney Disease Center
- 3 Methodist Ambulatory Surgery
- 4 North Central Baptist
- 5 Select Rehabilitation Hospital of San Antonio

- Subject
- Restaurant
- Hotel
- Hospital

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Traffic Circulation Map - Ingress Route



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Traffic Circulation Map - Egress Route



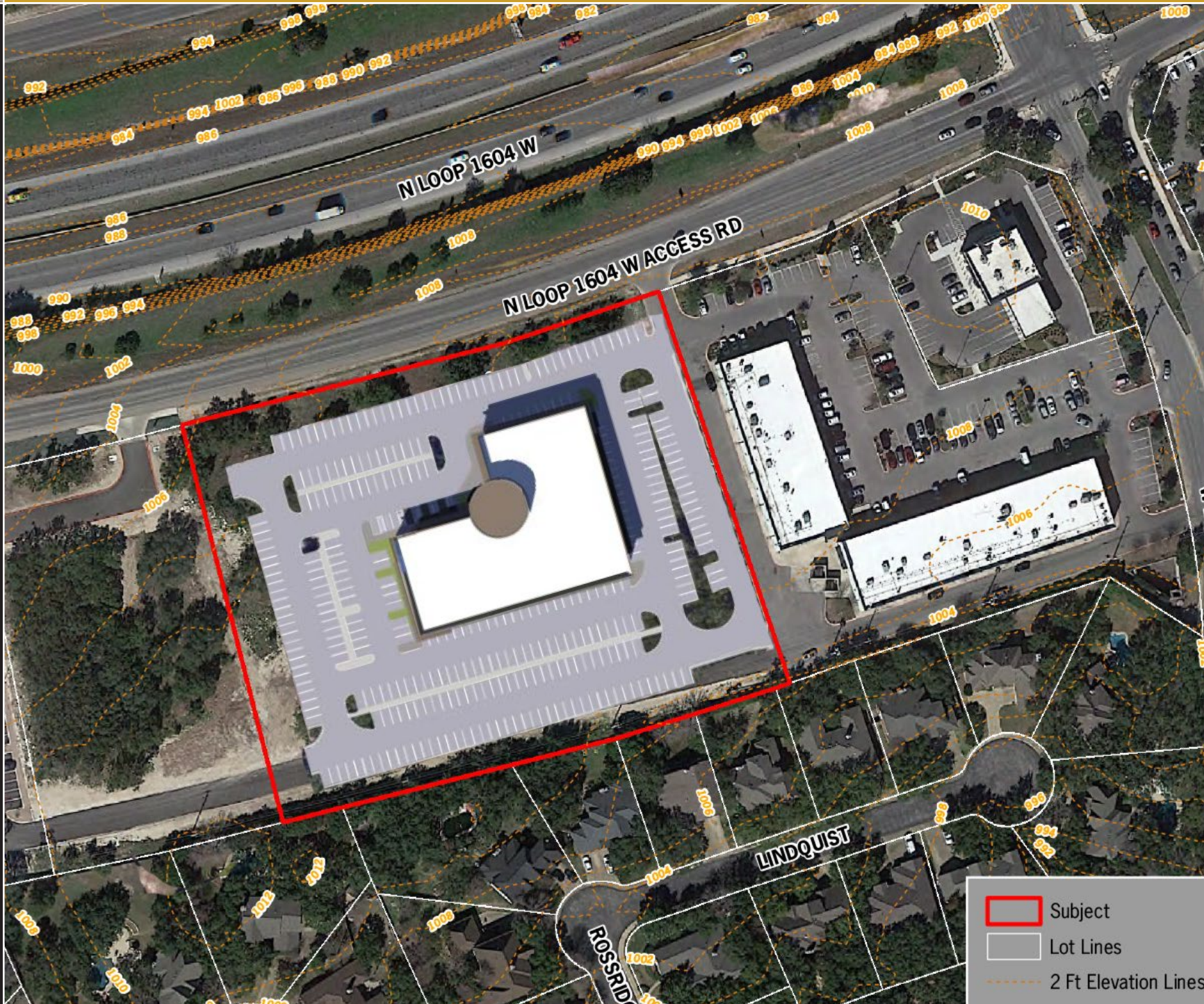
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Site Aerial



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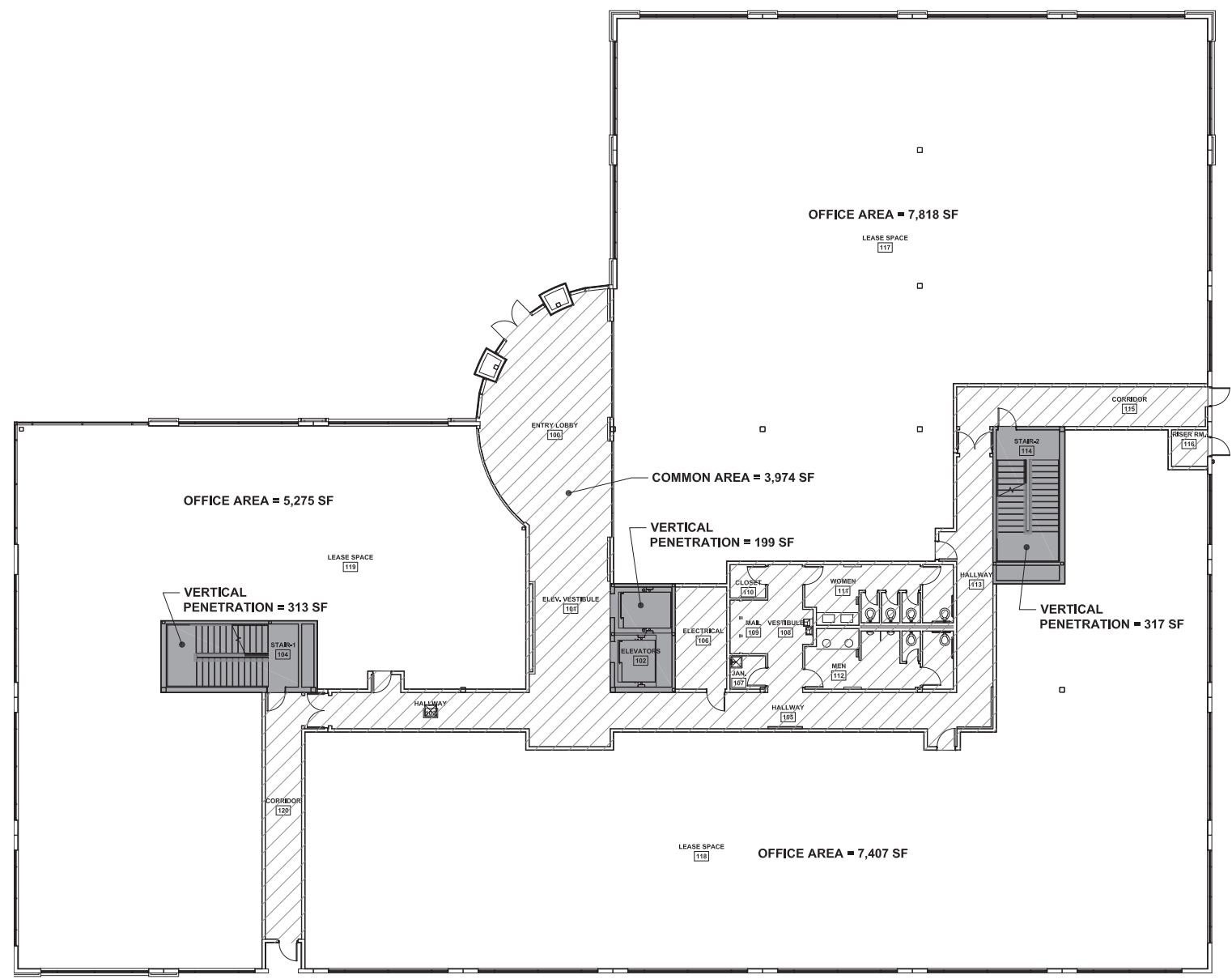
Kimberly S. Gatley
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-  Subject
-  Lot Lines
-  2 Ft Elevation Lines



Floor Plans - Level 1

Add-On Factor 19.39%



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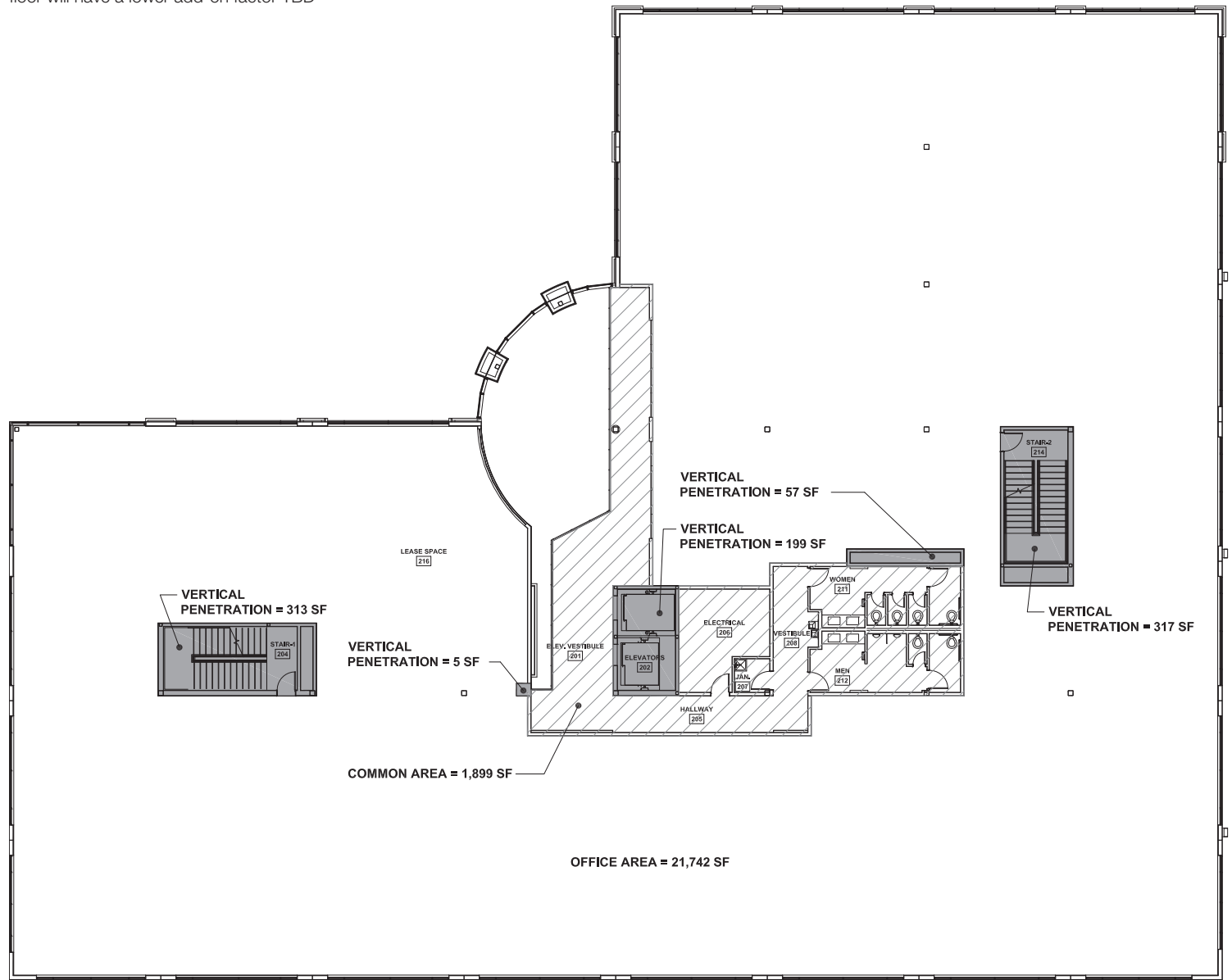
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Floor Plans - Level 2

Add-On Factor 8.73%

Note: full floor occupant on 2nd or 3rd floor will have a lower add-on factor TBD



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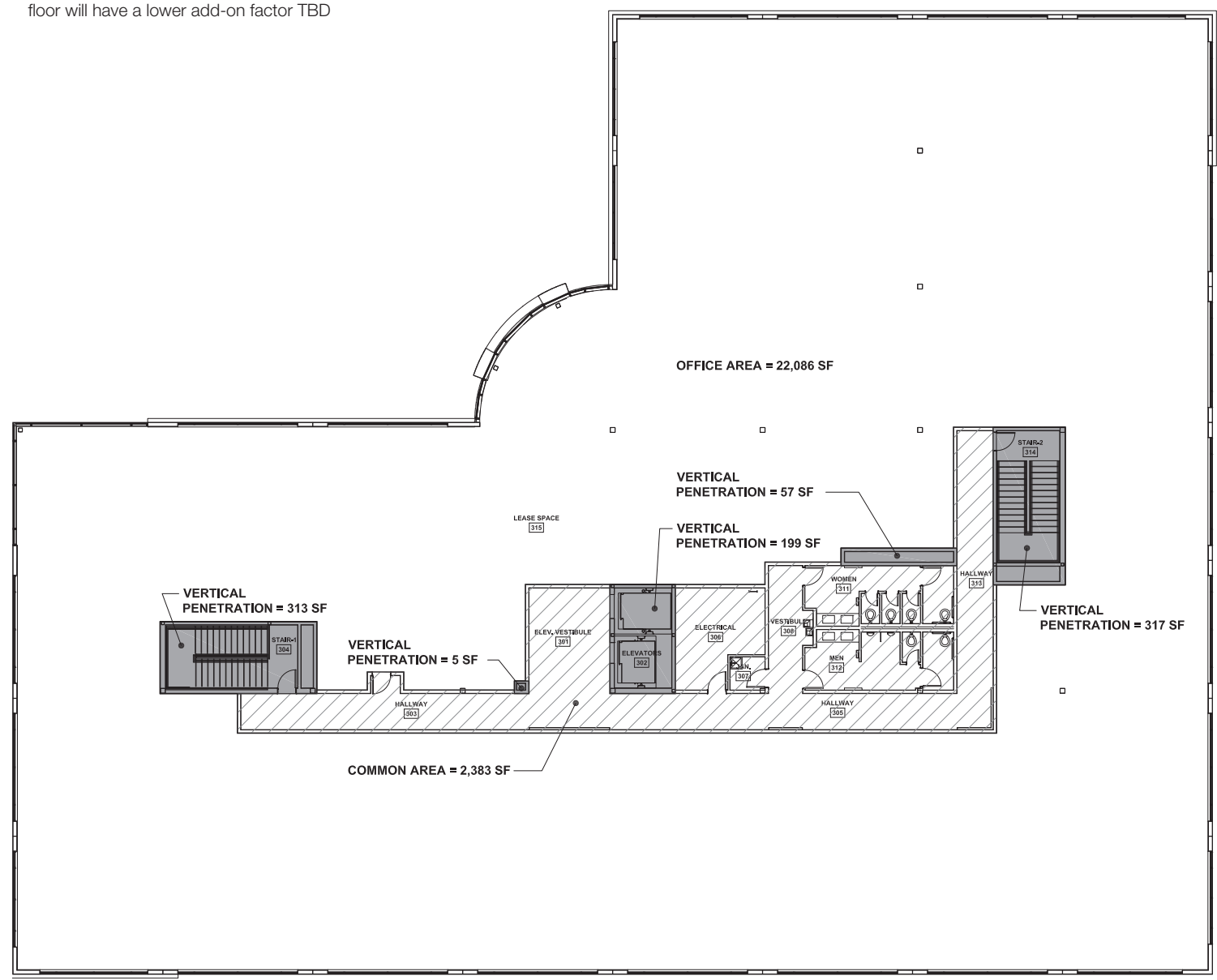
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Floor Plans - Level 3

Add-On Factor 10.79%

Note: full floor occupant on 2nd or 3rd floor will have a lower add-on factor TBD



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Property Summary

Location	Near the SWC of Loop 1604 & Bitters Rd	Comments
Property Details	Land - 4.5 Acres Building - 72,650 SF	<ul style="list-style-type: none">▪ Three-story Class A office building consisting of 72,650 SF of net rentable area in north central submarket
Legal Description	NCB 18926 (INWOOD TRACT C), BLOCK 3 LOT 7	<ul style="list-style-type: none">▪ Located at Loop 1604 and Bitters with prime exposure and accessibility from Loop 1604
Zoning	C-2 ERZD	<ul style="list-style-type: none">▪ Minutes from San Antonio International Airport
Parking	5:1000 SF - surface Note: Reserved covered parking available at a ratio of 1 space for every 1,500 SF leased (out of the total 5:1000 sf surface)	<ul style="list-style-type: none">▪ Minutes from Stone Oak Methodist Hospital NC Baptist Hospital▪ Numerous retailers and restaurants in area
Bldg. Class	A	<ul style="list-style-type: none">▪ Monument signage available▪ Elevator lobby exposure
Tenants	J. Joseph Consulting Inc.	<ul style="list-style-type: none">▪ Covered parking available▪ Multiple ingress/egress possibilities

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Quote Sheet

Square Footage Available	Largest Available Area	72,650
	Largest Contiguous Area	72,650
	Smallest Available Space	72,650

(Note: All above figures in Net Rentable Square Feet)

Base Rental \$25.50 plus 2.5% annual increases

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$10.90 Estimate

Term Five (5) to ten (10) years

Improvements \$45.00 PSF

Covered Parking \$50.00 per space plus tax

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 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

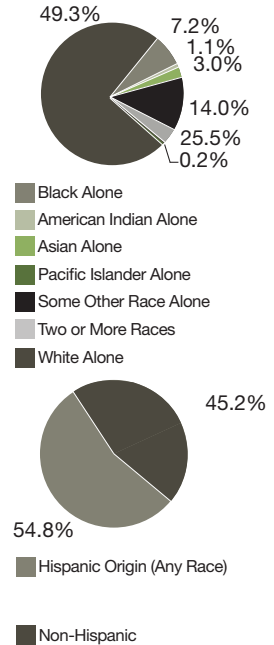
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

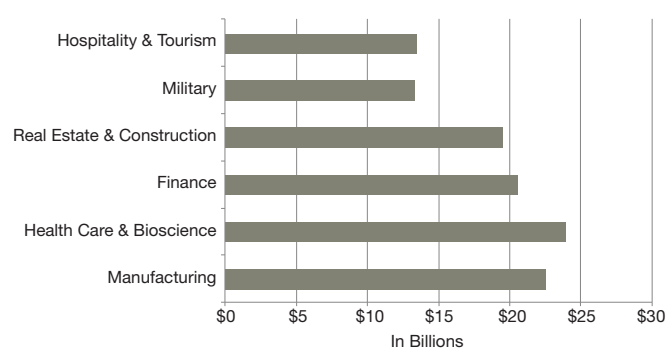
	Population	Median Age	Total Households
2010 Census	2,142,508	34.1	763,022
2020 Census	2,558,143	-	925,609
2022 Estimate	2,661,164	36.2	964,841
2027 Projection	2,799,634	36.9	1,018,054

	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	-	-	-
2020 Census	-	-	-
2022 Estimate	\$94,960	\$67,803	\$34,540
2027 Projection	\$109,551	\$78,753	\$39,942

Ethnicity 2022 Estimate



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2023		2028	
Population	9,470		10,306		10,128		9,811	
Households	3,533		3,866		3,822		3,758	
Families	2,718		-		2,828		2,764	
Average Household Size	2.68		2.67		2.65		2.61	
Owner Occupied Housing Units	2,843		-		3,177		3,144	
Renter Occupied Housing Units	691		-		645		614	
Median Age	40.6		-		42.4		41.4	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.63%		0.97%		0.30%			
Households	-0.34%		1.15%		0.49%			
Families	-0.46%		1.16%		0.44%			
Owner HHs	-0.21%		1.38%		0.66%			
Median Household Income	1.16%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			58	1.5%	51	1.4%		
\$15,000 - \$24,999			42	1.1%	31	0.8%		
\$25,000 - \$34,999			183	4.8%	148	3.9%		
\$35,000 - \$49,999			215	5.6%	173	4.6%		
\$50,000 - \$74,999			271	7.1%	230	6.1%		
\$75,000 - \$99,999			325	8.5%	291	7.7%		
\$100,000 - \$149,999			729	19.1%	705	18.8%		
\$150,000 - \$199,999			603	15.8%	675	18.0%		
\$200,000+			1,398	36.6%	1,453	38.7%		
Median Household Income			\$155,576		\$164,789			
Average Household Income			\$219,423		\$236,343			
Per Capita Income			\$82,141		\$89,868			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	552	5.8%	520	5.1%	537	5.5%		
5 - 9	745	7.9%	650	6.4%	638	6.5%		
10 - 14	815	8.6%	855	8.4%	683	7.0%		
15 - 19	704	7.4%	715	7.1%	683	7.0%		
20 - 24	385	4.1%	427	4.2%	346	3.5%		
25 - 34	751	7.9%	1,000	9.9%	1,153	11.8%		
35 - 44	1,530	16.2%	1,289	12.7%	1,306	13.3%		
45 - 54	1,712	18.1%	1,522	15.0%	1,411	14.4%		
55 - 64	1,386	14.6%	1,467	14.5%	1,282	13.1%		
65 - 74	589	6.2%	1,140	11.3%	1,079	11.0%		
75 - 84	235	2.5%	444	4.4%	568	5.8%		
85+	64	0.7%	100	1.0%	126	1.3%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,346	88.1%	6,784	65.8%	6,446	63.6%	5,938	60.5%
Black Alone	169	1.8%	278	2.7%	288	2.8%	305	3.1%
American Indian Alone	21	0.2%	44	0.4%	45	0.4%	48	0.5%
Asian Alone	542	5.7%	743	7.2%	804	7.9%	885	9.0%
Pacific Islander Alone	9	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	177	1.9%	356	3.5%	374	3.7%	399	4.1%
Two or More Races	207	2.2%	2,094	20.3%	2,165	21.4%	2,231	22.7%
Hispanic Origin (Any Race)	2,175	23.0%	2,981	28.9%	3,093	30.5%	3,135	32.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 3-Mile

Summary	Census 2010		Census 2020		2023		2028	
Population	58,625		65,799		65,542		64,800	
Households	24,167		27,393		27,513		27,644	
Families	16,140		-		17,299		17,251	
Average Household Size	2.42		2.39		2.37		2.33	
Owner Occupied Housing Units	16,260		-		17,475		17,616	
Renter Occupied Housing Units	7,907		-		10,038		10,028	
Median Age	40.1		-		40.7		40.6	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.23%		0.97%		0.30%			
Households	0.10%		1.15%		0.49%			
Families	-0.06%		1.16%		0.44%			
Owner HHs	0.16%		1.38%		0.66%			
Median Household Income	1.48%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			1,106	4.0%	1,018	3.7%		
\$15,000 - \$24,999			1,022	3.7%	861	3.1%		
\$25,000 - \$34,999			1,651	6.0%	1,417	5.1%		
\$35,000 - \$49,999			2,462	8.9%	2,064	7.5%		
\$50,000 - \$74,999			3,525	12.8%	3,326	12.0%		
\$75,000 - \$99,999			3,432	12.5%	3,395	12.3%		
\$100,000 - \$149,999			5,396	19.6%	5,611	20.3%		
\$150,000 - \$199,999			3,599	13.1%	4,237	15.3%		
\$200,000+			5,320	19.3%	5,715	20.7%		
Median Household Income			\$103,469		\$111,358			
Average Household Income			\$149,728		\$163,395			
Per Capita Income			\$63,232		\$70,258			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,051	5.2%	3,002	4.6%	3,138	4.8%	3,138	4.8%
5 - 9	3,817	6.5%	3,478	5.3%	3,423	5.3%	3,423	5.3%
10 - 14	4,160	7.1%	4,045	6.2%	3,558	5.5%	3,558	5.5%
15 - 19	3,754	6.4%	3,822	5.8%	3,304	5.1%	3,304	5.1%
20 - 24	3,518	6.0%	3,925	6.0%	3,715	5.7%	3,715	5.7%
25 - 34	6,966	11.9%	9,169	14.0%	9,355	14.4%	9,355	14.4%
35 - 44	8,239	14.1%	8,972	13.7%	10,034	15.5%	10,034	15.5%
45 - 54	9,523	16.2%	8,292	12.7%	7,881	12.2%	7,881	12.2%
55 - 64	8,343	14.2%	8,713	13.3%	7,473	11.5%	7,473	11.5%
65 - 74	4,299	7.3%	7,508	11.5%	7,183	11.1%	7,183	11.1%
75 - 84	2,173	3.7%	3,543	5.4%	4,457	6.9%	4,457	6.9%
85+	781	1.3%	1,074	1.6%	1,278	2.0%	1,278	2.0%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	50,727	86.5%	41,038	62.4%	39,483	60.2%	36,918	57.0%
Black Alone	1,598	2.7%	2,465	3.7%	2,581	3.9%	2,821	4.4%
American Indian Alone	176	0.3%	367	0.6%	377	0.6%	402	0.6%
Asian Alone	2,580	4.4%	3,594	5.5%	3,939	6.0%	4,451	6.9%
Pacific Islander Alone	43	0.1%	62	0.1%	61	0.1%	63	0.1%
Some Other Race Alone	2,030	3.5%	3,677	5.6%	3,891	5.9%	4,227	6.5%
Two or More Races	1,471	2.5%	14,596	22.2%	15,209	23.2%	15,917	24.6%
Hispanic Origin (Any Race)	16,537	28.2%	22,687	34.5%	23,752	36.2%	24,516	37.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 5-Mile

Summary	Census 2010		Census 2020		2023		2028	
Population	166,750		191,686		194,038		195,861	
Households	71,429		83,260		85,094		87,453	
Families	42,689		-		47,735		48,618	
Average Household Size	2.32		2.29		2.27		2.22	
Owner Occupied Housing Units	39,019		-		42,039		43,002	
Renter Occupied Housing Units	32,401		-		43,055		44,452	
Median Age	36.0		-		37.4		37.6	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	0.19%		0.97%		0.30%			
Households	0.55%		1.15%		0.49%			
Families	0.37%		1.16%		0.44%			
Owner HHs	0.45%		1.38%		0.66%			
Median Household Income	2.03%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			5,504	6.5%	5,198	5.9%		
\$15,000 - \$24,999			5,105	6.0%	4,297	4.9%		
\$25,000 - \$34,999			6,484	7.6%	5,767	6.6%		
\$35,000 - \$49,999			9,713	11.4%	8,803	10.1%		
\$50,000 - \$74,999			13,919	16.4%	13,954	16.0%		
\$75,000 - \$99,999			9,957	11.7%	10,507	12.0%		
\$100,000 - \$149,999			15,334	18.0%	16,903	19.3%		
\$150,000 - \$199,999			8,337	9.8%	10,225	11.7%		
\$200,000+			10,740	12.6%	11,799	13.5%		
Median Household Income			\$78,645		\$86,938			
Average Household Income			\$117,868		\$129,362			
Per Capita Income			\$51,462		\$57,500			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	9,426	5.7%	9,612	5.0%	10,125	5.2%		
5 - 9	10,320	6.2%	10,246	5.3%	10,022	5.1%		
10 - 14	11,046	6.6%	11,028	5.7%	10,066	5.1%		
15 - 19	11,241	6.7%	11,439	5.9%	10,223	5.2%		
20 - 24	14,399	8.6%	15,562	8.0%	15,516	7.9%		
25 - 34	24,595	14.7%	32,228	16.6%	33,557	17.1%		
35 - 44	22,814	13.7%	27,282	14.1%	29,527	15.1%		
45 - 54	24,291	14.6%	22,864	11.8%	22,519	11.5%		
55 - 64	19,681	11.8%	22,846	11.8%	20,820	10.6%		
65 - 74	10,750	6.4%	18,633	9.6%	18,642	9.5%		
75 - 84	5,871	3.5%	9,190	4.7%	11,218	5.7%		
85+	2,317	1.4%	3,110	1.6%	3,625	1.9%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	135,578	81.3%	107,338	56.0%	105,004	54.1%	99,594	50.8%
Black Alone	7,123	4.3%	10,114	5.3%	10,586	5.5%	11,629	5.9%
American Indian Alone	764	0.5%	1,536	0.8%	1,596	0.8%	1,726	0.9%
Asian Alone	7,431	4.5%	10,766	5.6%	11,899	6.1%	13,740	7.0%
Pacific Islander Alone	157	0.1%	277	0.1%	284	0.1%	296	0.2%
Some Other Race Alone	10,447	6.3%	15,413	8.0%	16,245	8.4%	17,689	9.0%
Two or More Races	5,251	3.1%	46,242	24.1%	48,425	25.0%	51,188	26.1%
Hispanic Origin (Any Race)	59,812	35.9%	79,190	41.3%	83,110	42.8%	86,490	44.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Todd A. Gold, CCIM
 CEO, Managing Partner
tgold@reocsanantonio.com
 Direct Line 210 524 1309

Brian D. Harris, CCIM, CPM
 Executive Vice President
bharris@reocsanantonio.com
 Direct Line 210 524 1314

Kimberly S. Gatley
 Senior Vice President
kgatley@reocsanantonio.com
 Direct Line 210 524 1320



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 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:

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REOC General Partner, LLC	493853	bharris@reocsanantonio.com	(210) 524-4000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-4000
Designated Broker of Firm	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Todd Alan Gold	366305	tgold@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230
Blake Bonner

Phone: 2105244000 Fax: 2105244029
Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48066 www.ziplogix.com

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Blake Bonner

Phone: 2105244000
Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48066 www.ziplogix.com

Fax: 2105244029

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Kimberly Sue Gatley</u>	<u>652669</u>	<u>kgatley@reocsanantonio.com</u>	<u>(210) 524-4000</u>
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