

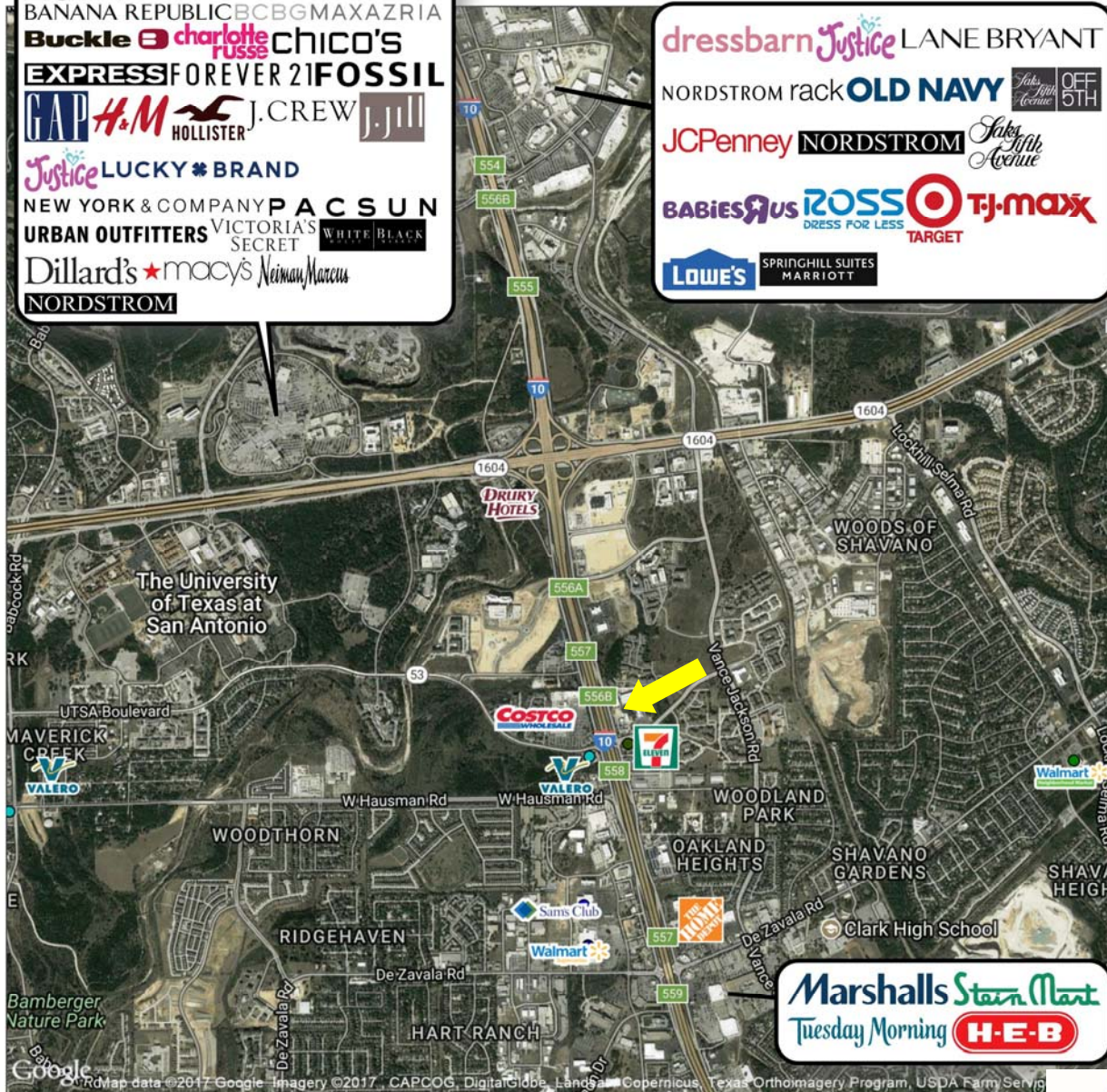
2 PADS AVAILABLE @ I-10 & UTSA BLVD SAN ANTONIO, TX 78249

- 184,000 VPD on I-10; 2017 Av HH Income = \$93,207; Over 125,000 employees within 5 miles
- Located close to University of Texas-San Antonio's 30,000+ students
- Positioned in one of San Antonio's largest growth areas
- Must have location for QSR's, Hotel, Medical

The Shops at La Cantera



The Rim Shopping Center



Contact:

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C: 210.488.1201

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RETAIL REAL ESTATE SERVICES

CLOSE UP AERIAL W/ TRAFFIC COUNTS



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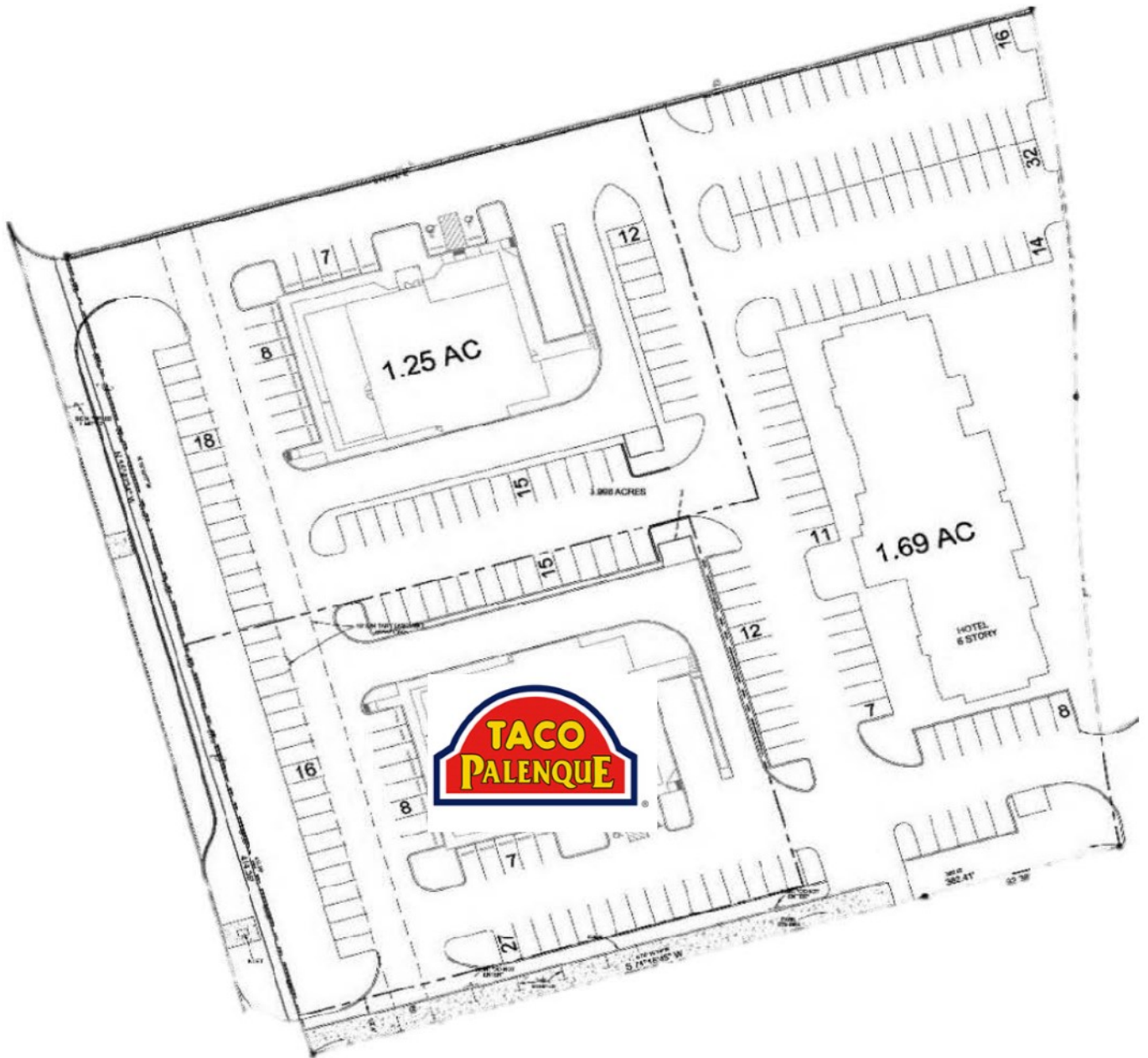
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SITE PLAN



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**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5772/-98.5941

RF5

13719 I-10

San Antonio, TX 78249

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	8,666	85,311	245,436
Projected Population (2022)	9,540	92,782	267,100
Census Population (2010)	5,224	69,115	206,008
Census Population (2000)	2,067	49,383	154,146
Projected Annual Growth (2017 to 2022)	874 2.0%	7,471 1.8%	21,663 1.8%
Historical Annual Growth (2010 to 2017)	3,442 9.4%	16,196 3.3%	39,428 2.7%
Historical Annual Growth (2000 to 2010)	3,157 15.3%	19,731 4.0%	51,862 3.4%
Estimated Population Density (2017)	2,759 <i>psm</i>	3,018 <i>psm</i>	3,126 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2017)	4,164	34,331	99,028
Projected Households (2022)	4,370	35,974	104,057
Census Households (2010)	2,531	28,082	86,346
Census Households (2000)	832	19,609	64,044
Estimated Households with Children (2017)	772 18.5%	8,802 25.6%	28,261 28.5%
Estimated Average Household Size (2017)	2.08	2.39	2.44

Average Household Income

Estimated Average Household Income (2017)	\$53,236	\$83,758	\$93,207
Projected Average Household Income (2022)	\$61,632	\$97,608	\$109,255
Estimated Average Family Income (2017)	\$64,692	\$108,331	\$116,254

Median Household Income

Estimated Median Household Income (2017)	\$58,958	\$73,053	\$75,476
Projected Median Household Income (2022)	\$69,681	\$85,921	\$88,796
Estimated Median Family Income (2017)	\$72,923	\$96,109	\$98,603

Per Capita Income

Estimated Per Capita Income (2017)	\$25,583	\$33,851	\$37,677
Projected Per Capita Income (2022)	\$28,236	\$37,979	\$42,628
Estimated Per Capita Income 5 Year Growth	\$2,653 10.4%	\$4,128 12.2%	\$4,951 13.1%
Estimated Average Household Net Worth (2017)	\$417,651	\$599,266	\$633,860

Daytime Demos (2017)

Total Businesses	311	5,405	11,930
Total Employees	9,297	66,250	136,192
Company Headquarter Businesses	6 2.1%	41 0.8%	62 0.5%
Company Headquarter Employees	4,077 43.8%	16,277 24.6%	24,524 18.0%
Employee Population per Business	29.8	12.3	11.4
Residential Population per Business	27.8	15.8	20.6

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES

Lat/Lon: 29.5772/-98.5941

RF5

13719 I-10

San Antonio, TX 78249

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	6,334	73.1%	61,579	72.2%	178,285	72.6%
Black or African American (2017)	640	7.4%	6,050	7.1%	16,860	6.9%
American Indian or Alaska Native (2017)	69	0.8%	487	0.6%	1,424	0.6%
Asian (2017)	574	6.6%	6,205	7.3%	18,752	7.6%
Hawaiian or Pacific Islander (2017)	12	0.1%	133	0.2%	261	0.1%
Other Race (2017)	660	7.6%	7,463	8.7%	20,474	8.3%
Two or More Races (2017)	378	4.4%	3,394	4.0%	9,380	3.8%
Not Hispanic or Latino Population (2017)	5,056	58.3%	46,880	55.0%	135,335	55.1%
Hispanic or Latino Population (2017)	3,610	41.7%	38,431	45.0%	110,102	44.9%
Not Hispanic or Latino Population (2022)	5,427	56.9%	49,804	53.7%	143,835	53.9%
Hispanic or Latino Population (2022)	4,114	43.1%	42,978	46.3%	123,264	46.1%
Not Hispanic or Latino Population (2010)	3,230	61.8%	39,954	57.8%	119,489	58.0%
Hispanic or Latino Population (2010)	1,994	38.2%	29,161	42.2%	86,519	42.0%
Not Hispanic or Latino Population (2000)	1,486	71.9%	32,515	65.8%	100,625	65.3%
Hispanic or Latino Population (2000)	580	28.1%	16,868	34.2%	53,521	34.7%
Projected Hispanic Annual Growth (2017 to 2022)	503	2.8%	4,547	2.4%	13,163	2.4%
Historic Hispanic Annual Growth (2000 to 2017)	3,030	30.7%	21,563	7.5%	56,580	6.2%

Age Distribution (2017)

Age Under 5	604	7.0%	5,054	5.9%	15,677	6.4%
Age 5 to 9 Years	499	5.8%	4,721	5.5%	14,994	6.1%
Age 10 to 14 Years	474	5.5%	4,821	5.7%	14,887	6.1%
Age 15 to 19 Years	581	6.7%	7,043	8.3%	16,196	6.6%
Age 20 to 24 Years	1,114	12.9%	10,960	12.8%	24,631	10.0%
Age 25 to 29 Years	1,113	12.8%	9,097	10.7%	25,276	10.3%
Age 30 to 34 Years	813	9.4%	6,748	7.9%	20,093	8.2%
Age 35 to 39 Years	612	7.1%	5,644	6.6%	17,592	7.2%
Age 40 to 44 Years	474	5.5%	4,778	5.6%	15,250	6.2%
Age 45 to 49 Years	478	5.5%	4,913	5.8%	14,939	6.1%
Age 50 to 54 Years	413	4.8%	4,610	5.4%	14,140	5.8%
Age 55 to 59 Years	403	4.6%	4,478	5.2%	13,562	5.5%
Age 60 to 64 Years	352	4.1%	3,896	4.6%	11,786	4.8%
Age 65 to 74 Years	436	5.0%	5,383	6.3%	16,087	6.6%
Age 75 to 84 Years	209	2.4%	2,327	2.7%	7,222	2.9%
Age 85 Years or Over	91	1.1%	839	1.0%	3,104	1.3%
Median Age	29.1		31.7		33.2	

Gender Age Distribution (2017)

Female Population	4,330	50.0%	42,887	50.3%	124,859	50.9%
Age 0 to 19 Years	1,042	24.1%	10,630	24.8%	30,102	24.1%
Age 20 to 64 Years	2,856	66.0%	27,516	64.2%	79,945	64.0%
Age 65 Years or Over	431	10.0%	4,740	11.1%	14,811	11.9%
Female Median Age	30.0		32.7		34.2	
Male Population	4,336	50.0%	42,424	49.7%	120,578	49.1%
Age 0 to 19 Years	1,116	25.7%	11,008	25.9%	31,652	26.3%
Age 20 to 64 Years	2,915	67.2%	27,607	65.1%	77,324	64.1%
Age 65 Years or Over	305	7.0%	3,809	9.0%	11,601	9.6%
Male Median Age	28.5		30.8		32.3	

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

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**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES

Lat/Lon: 29.5772/-98.5941

RF5

13719 I-10	1 mi radius		3 mi radius		5 mi radius	
San Antonio, TX 78249						
Household Income Distribution (2017)						
HH Income \$200,000 or More	114	2.7%	2,873	8.4%	8,942	9.0%
HH Income \$150,000 to \$199,999	196	4.7%	2,049	6.0%	6,523	6.6%
HH Income \$100,000 to \$149,999	648	15.6%	5,302	15.4%	15,470	15.6%
HH Income \$75,000 to \$99,999	608	14.6%	4,474	13.0%	12,440	12.6%
HH Income \$50,000 to \$74,999	852	20.4%	6,562	19.1%	19,200	19.4%
HH Income \$35,000 to \$49,999	499	12.0%	4,196	12.2%	11,809	11.9%
HH Income \$25,000 to \$34,999	382	9.2%	2,643	7.7%	8,382	8.5%
HH Income \$15,000 to \$24,999	297	7.1%	2,340	6.8%	7,158	7.2%
HH Income Under \$15,000	569	13.7%	3,891	11.3%	9,103	9.2%
HH Income \$35,000 or More	2,916	70.0%	25,456	74.2%	74,386	75.1%
HH Income \$75,000 or More	1,566	37.6%	14,698	42.8%	43,376	43.8%
Housing (2017)						
Total Housing Units	4,239		35,218		102,041	
Housing Units Occupied	4,164	98.2%	34,331	97.5%	99,028	97.0%
Housing Units Owner-Occupied	1,146	27.5%	14,651	42.7%	45,311	45.8%
Housing Units, Renter-Occupied	3,018	72.5%	19,679	57.3%	53,718	54.2%
Housing Units, Vacant	75	1.8%	887	2.5%	3,013	3.0%
Marital Status (2017)						
Never Married	3,848	54.3%	34,250	48.4%	80,905	40.5%
Currently Married	1,797	25.3%	24,107	34.1%	80,622	40.3%
Separated	431	6.1%	2,745	3.9%	9,060	4.5%
Widowed	190	2.7%	2,145	3.0%	7,652	3.8%
Divorced	823	11.6%	7,467	10.6%	21,638	10.8%
Household Type (2017)						
Population Family	5,554	64.1%	59,661	69.9%	186,130	75.8%
Population Non-Family	3,111	35.9%	22,460	26.3%	55,210	22.5%
Population Group Quarters	1	-	3,191	3.7%	4,096	1.7%
Family Households	1,842	44.2%	18,956	55.2%	58,531	59.1%
Non-Family Households	2,323	55.8%	15,375	44.8%	40,497	40.9%
Married Couple with Children	451	25.1%	5,432	22.5%	18,171	22.5%
Average Family Household Size	3.0		3.1		3.2	
Household Size (2017)						
1 Person Households	1,768	42.5%	10,362	30.2%	29,127	29.4%
2 Person Households	1,221	29.3%	11,285	32.9%	31,831	32.1%
3 Person Households	543	13.0%	5,644	16.4%	16,476	16.6%
4 Person Households	442	10.6%	4,466	13.0%	13,461	13.6%
5 Person Households	135	3.2%	1,733	5.0%	5,399	5.5%
6 or More Person Households	55	1.3%	840	2.4%	2,735	2.8%
Household Vehicles (2017)						
Households with 0 Vehicles Available	129	3.1%	1,226	3.6%	4,633	4.7%
Households with 1 Vehicles Available	1,976	47.5%	13,698	39.9%	39,146	39.5%
Households with 2 or More Vehicles Available	2,059	49.4%	19,406	56.5%	55,249	55.8%
Total Vehicles Available	6,800		61,687		173,586	
Average Vehicles Per Household	1.6		1.8		1.8	

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES

Lat/Lon: 29.5772/-98.5941

RF5

13719 I-10

San Antonio, TX 78249

Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,020		69,853		197,206	
Estimated Civilian Employed	4,957	70.6%	46,167	66.1%	131,809	66.8%
Estimated Civilian Unemployed	160	2.3%	1,719	2.5%	4,035	2.0%
Estimated in Armed Forces	23	0.3%	207	0.3%	789	0.4%
Estimated Not in Labor Force	1,880	26.8%	21,761	31.2%	60,574	30.7%
Unemployment Rate	2.3%		2.5%		2.0%	

Occupation (2015)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,902		46,223		131,050	
Management, Business, Financial Operations	1,027	20.9%	7,908	17.1%	22,813	17.4%
Professional, Related	1,263	25.8%	12,317	26.6%	35,556	27.1%
Service	764	15.6%	7,761	16.8%	20,521	15.7%
Sales, Office	1,301	26.5%	12,436	26.9%	34,241	26.1%
Farming, Fishing, Forestry	2	-	51	0.1%	157	0.1%
Construct, Extraction, Maintenance	207	4.2%	3,025	6.5%	8,984	6.9%
Production, Transport Material Moving	338	6.9%	2,725	5.9%	8,777	6.7%
White Collar Workers	3,590	73.2%	32,660	70.7%	92,610	70.7%
Blue Collar Workers	1,312	26.8%	13,562	29.3%	38,440	29.3%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$190 M		\$2.12 B		\$6.57 B	
Total Non-Retail Expenditure	\$98.2 M	51.7%	\$1.11 B	52.3%	\$3.44 B	52.4%
Total Retail Expenditure	\$91.7 M	48.3%	\$1.01 B	47.7%	\$3.13 B	47.6%
Apparel	\$6.63 M	3.5%	\$74.5 M	3.5%	\$232 M	3.5%
Contributions	\$7.75 M	4.1%	\$97.6 M	4.6%	\$307 M	4.7%
Education	\$6.99 M	3.7%	\$84.2 M	4.0%	\$263 M	4.0%
Entertainment	\$10.6 M	5.6%	\$119 M	5.6%	\$371 M	5.6%
Food and Beverages	\$28.2 M	14.8%	\$307 M	14.5%	\$950 M	14.4%
Furnishings and Equipment	\$6.48 M	3.4%	\$74.0 M	3.5%	\$230 M	3.5%
Gifts	\$4.57 M	2.4%	\$54.8 M	2.6%	\$172 M	2.6%
Health Care	\$15.3 M	8.1%	\$164 M	7.8%	\$508 M	7.7%
Household Operations	\$5.25 M	2.8%	\$62.8 M	3.0%	\$196 M	3.0%
Miscellaneous Expenses	\$2.85 M	1.5%	\$30.8 M	1.5%	\$95.4 M	1.5%
Personal Care	\$2.48 M	1.3%	\$27.5 M	1.3%	\$85.1 M	1.3%
Personal Insurance	\$1.35 M	0.7%	\$16.4 M	0.8%	\$51.4 M	0.8%
Reading	\$425 K	0.2%	\$4.73 M	0.2%	\$14.7 M	0.2%
Shelter	\$38.9 M	20.5%	\$436 M	20.6%	\$1.35 B	20.6%
Tobacco	\$1.20 M	0.6%	\$12.1 M	0.6%	\$37.3 M	0.6%
Transportation	\$36.3 M	19.1%	\$396 M	18.7%	\$1.23 B	18.7%
Utilities	\$14.7 M	7.7%	\$156 M	7.4%	\$481 M	7.3%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	5,393		52,712		159,051	
Elementary (Grade Level 0 to 8)	90	1.7%	2,136	4.1%	5,354	3.4%
Some High School (Grade Level 9 to 11)	158	2.9%	1,702	3.2%	5,411	3.4%
High School Graduate	596	11.1%	6,887	13.1%	23,823	15.0%
Some College	1,390	25.8%	11,430	21.7%	34,825	21.9%
Associate Degree Only	471	8.7%	4,596	8.7%	13,569	8.5%
Bachelor Degree Only	1,922	35.6%	15,995	30.3%	46,800	29.4%
Graduate Degree	766	14.2%	9,966	18.9%	29,269	18.4%

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13719 I-10

San Antonio, TX 78249

Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,490	58.9%	17,610	62.7%	51,639	59.8%
1 Attached Unit	31	1.2%	1,024	3.6%	2,930	3.4%
2 to 4 Units	174	6.9%	1,791	6.4%	5,601	6.5%
5 to 9 Units	323	12.8%	2,883	10.3%	9,670	11.2%
10 to 19 Units	933	36.9%	5,492	19.6%	14,403	16.7%
20 to 49 Units	794	31.4%	3,518	12.5%	8,175	9.5%
50 or More Units	350	13.8%	1,562	5.6%	4,953	5.7%
Mobile Home or Trailer	34	1.3%	427	1.5%	1,140	1.3%
Other Structure	-	-	-	-	-	-

Homes Built By Year (2015)

Homes Built 2010 or later	230	9.1%	520	1.9%	1,095	1.3%
Homes Built 2000 to 2009	1,624	64.2%	8,894	31.7%	23,113	26.8%
Homes Built 1990 to 1999	587	23.2%	7,809	27.8%	21,849	25.3%
Homes Built 1980 to 1989	259	10.2%	6,655	23.7%	23,672	27.4%
Homes Built 1970 to 1979	337	13.3%	4,655	16.6%	14,631	16.9%
Homes Built 1960 to 1969	46	1.8%	1,329	4.7%	4,370	5.1%
Homes Built 1950 to 1959	33	1.3%	577	2.1%	1,867	2.2%
Homes Built Before 1949	38	1.5%	614	2.2%	1,912	2.2%

Home Values (2015)

Home Values \$1,000,000 or More	1	0.1%	114	0.8%	229	0.5%
Home Values \$500,000 to \$999,999	15	1.7%	768	5.6%	2,146	5.0%
Home Values \$400,000 to \$499,999	14	1.6%	490	3.5%	2,044	4.8%
Home Values \$300,000 to \$399,999	97	11.0%	1,113	8.1%	4,436	10.4%
Home Values \$200,000 to \$299,999	281	31.7%	3,785	27.4%	11,488	27.0%
Home Values \$150,000 to \$199,999	298	33.7%	3,742	27.1%	10,527	24.7%
Home Values \$100,000 to \$149,999	264	29.9%	2,793	20.2%	8,347	19.6%
Home Values \$70,000 to \$99,999	91	10.3%	1,308	9.5%	3,392	8.0%
Home Values \$50,000 to \$69,999	12	1.4%	281	2.0%	891	2.1%
Home Values \$25,000 to \$49,999	14	1.6%	229	1.7%	663	1.6%
Home Values Under \$25,000	6	0.7%	226	1.6%	718	1.7%
Owner-Occupied Median Home Value	\$186,576		\$207,835		\$210,397	
Renter-Occupied Median Rent	\$975		\$871		\$848	

Transportation To Work (2015)

Drive to Work Alone	3,401	83.6%	33,756	81.9%	96,247	82.0%
Drive to Work in Carpool	445	10.9%	3,185	7.7%	9,218	7.9%
Travel to Work by Public Transportation	66	1.6%	840	2.0%	2,443	2.1%
Drive to Work on Motorcycle	-	-	35	0.1%	183	0.2%
Walk or Bicycle to Work	91	2.2%	1,324	3.2%	2,861	2.4%
Other Means	9	0.2%	205	0.5%	634	0.5%
Work at Home	57	1.4%	1,885	4.6%	5,737	4.9%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	1,076	26.8%	11,555	29.4%	29,600	26.5%
Travel to Work in 15 to 29 Minutes	2,084	52.0%	19,259	48.9%	55,717	49.9%
Travel to Work in 30 to 59 Minutes	1,499	37.4%	11,431	29.1%	34,032	30.5%
Travel to Work in 60 Minutes or More	165	4.1%	1,822	4.6%	5,112	4.6%
Average Minutes Travel to Work	21.4		20.8		21.6	

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date