

HUNTINGTON SQUARE

4050 N LOOP 1604 W, SAN ANTONIO, TX 78231



OFFERING MEMORANDUM

4050 N Loop 1604 W, Shavano Park, TX 78231

2.12 AC | \$8,177,000 | 61.71% Occupied



CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 4050 N Loop 1604 W, San Antonio, TX 78231 (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

Confidentiality and Disclaimer: The Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, You agree that You will hold and treat it in the strictest confidence, that You will not photocopy or duplicate it, that You will not disclose the Offering Memorandum or any of the contents to any other person or entity (except to outside advisors retained by You, if necessary, for your determination of whether or not to make an offer and from whom You have obtained a similar agreement of confidentiality) without prior written authorization of the Seller or Broker, and that You will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

The attached Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which You may need or desire when entering a transaction involving commercial real estate. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. AS SUCH, THE USE OR RELIANCE OF THE INFORMATION PROVIDED HEREIN IS ASSUMED AT YOUR OWN RISK AND MAY NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL SALES INQUIRIES. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely Your responsibility. Additional information and an opportunity to inspect the Property will be made available upon full execution of an agreed upon Earnest Money Contract.

Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in [JB1] any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

EXCLUSIVELY OFFERED BY:

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INVESTMENT SUMMARY

OFFERING

ADDRESS	4050 N Loop 1604 W, San Antonio, TX
PRICING	\$ 8,177,000
NET OPERATING INCOME	\$371,330
PROFORMA CAP RATE	8.95%
NUMBER OF SPACES	7
OCCUPANCY	61.71%

PROPERTY STATS

BUILDING SIZE	23,947 SF
LOT SIZE	2.12 ACRES
YEAR BUILT	2017
VEHICLE COUNTS	116,351 VEHICLES PER DAY
DAYTIME POPULATION	191,529 PEOPLE WITHIN A 5 MILE RADIUS

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies



INVESTMENT HIGHLIGHTS

PRIME LOCATION AT LOOP 1604 AND NW MILITARY HIGHWAY

Huntington Square is strategically positioned along the highly trafficked Loop 1604 corridor at the intersection of NW Military Highway, providing excellent visibility and convenient access to surrounding residential, retail, medical and employment nodes. The property benefits from significant daily traffic exposure, with more than 100,000 vehicles per day along Loop 1604.

VALUE-ADD LEASE-UP UPSIDE

With available space ranging from approximately 1,300 SF to 9,156 SF, Huntington Square provides an opportunity for an investor to increase occupancy and NOI through the lease-up of currently available space. The property's flexible configuration also allows for demising opportunities to target a wider range of prospective tenants.

FLEXIBLE RETAIL AND MEDICAL OFFICE CONFIGURATION

The property offers a mix of retail and medical office space, providing flexibility to accommodate a broad range of service-oriented tenants.

AFFLUENT NORTHWEST SAN ANTONIO DEMOGRAPHICS

The property is positioned within the Shavano Park and North Central San Antonio trade area, one of the area's most affluent and highly educated communities. Shavano Park has a median household income of approximately \$165,000, with nearly 71% of adults holding a bachelor's degree or higher and approximately 40% holding a graduate or professional degree. The area also has a notable concentration of medical professionals, with the Bexar County Medical Society previously identifying approximately 900 physicians living or working in Shavano Park. This combination of high household income, educational attainment and medical employment creates a strong customer base for retail, medical and service-oriented tenants.

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PHYSICAL
THERAPY

LOCATION MAP/DEMOS

HUNTINGTON SQUARE | SAN ANTONIO, TX

2026

\$142,042

Avg HH income
1-Mile

\$150,365

Avg HH income
3-Mile

\$122,816

Avg HH income
5-Mile

4,463

Population
1-Mile

56,694

Population
3-Mile

191,529

Population
5-Mile

2031^{est.}

\$151,275

Avg HH income
1-Mile

\$162,248

Avg HH income
3-Mile

\$134,482

Avg HH income
5-Mile

4,672

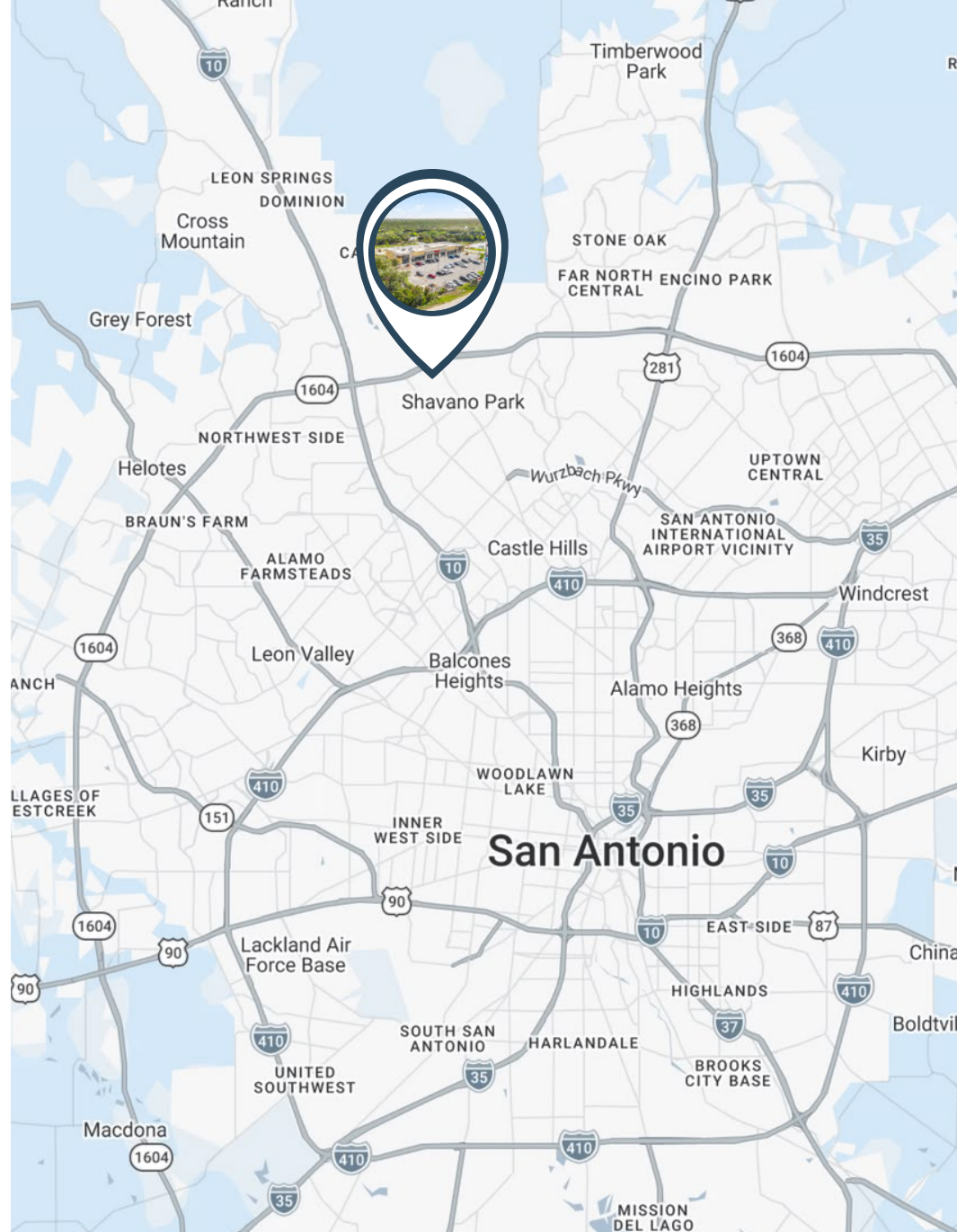
Population
1-Mile

58,112

Population
3-Mile

194,581

Population
5-Mile



*Sourced from Esri

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WIDE AERIAL

HUNTINGTON SQUARE | SAN ANTONIO, TX



AERIAL

HUNTINGTON SQUARE | SAN ANTONIO, TX



LIVING SPACES

HUNTINGTON SQUARE | SAN ANTONIO, TX



CLOSE UP AERIAL

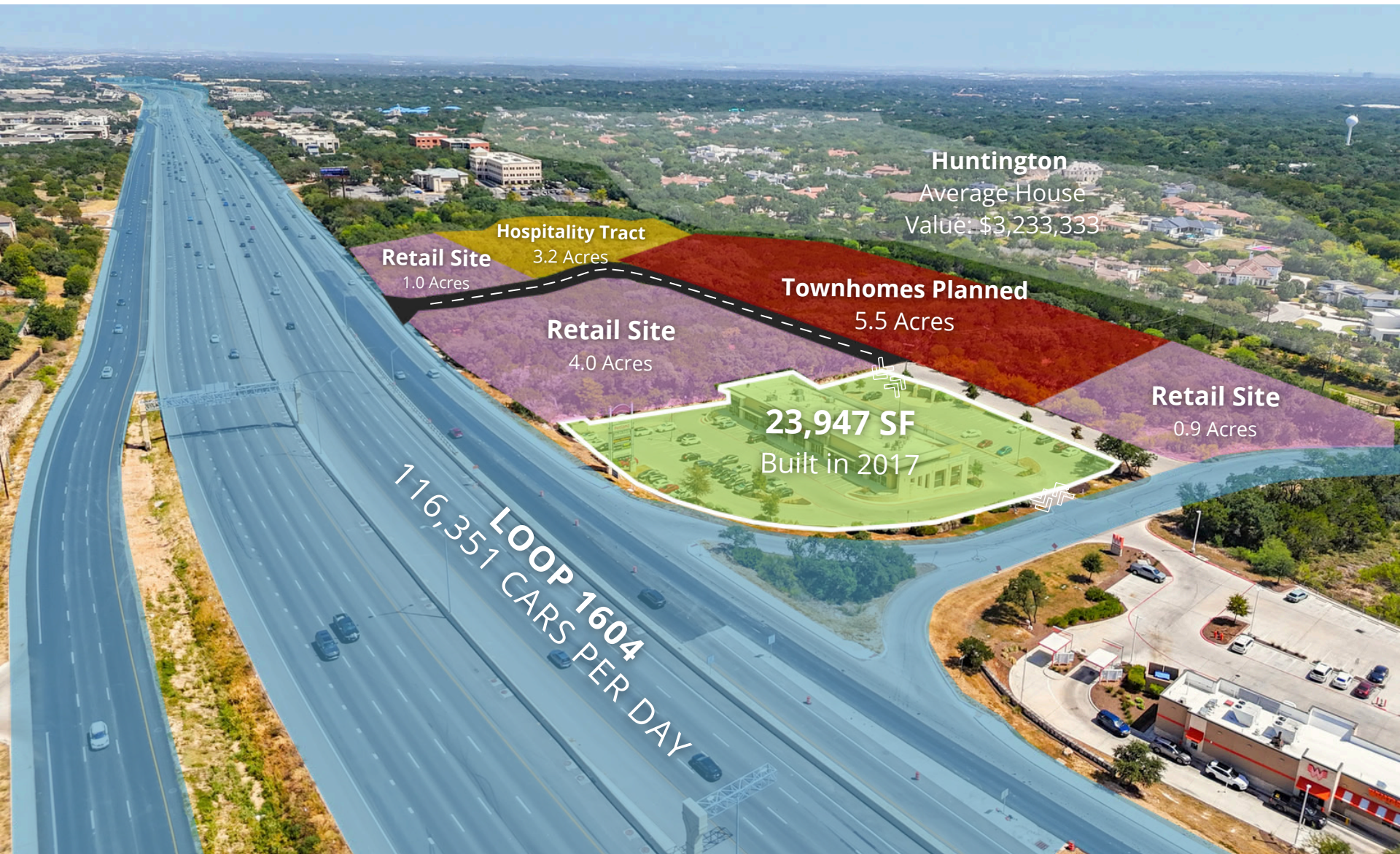
HUNTINGTON SQUARE | SAN ANTONIO, TX



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WIDE AERIAL

HUNTINGTON SQUARE | SAN ANTONIO, TX



Huntington
Average House
Value: \$3,233,333

Hospitality Tract
3.2 Acres

Retail Site
1.0 Acres

Townhomes Planned
5.5 Acres

Retail Site
4.0 Acres

23,947 SF
Built in 2017

Retail Site
0.9 Acres

LOOP 1604
116,351 CARS PER DAY

SITE OVERVIEW

HUNTINGTON SQUARE | SAN ANTONIO, TX



SITE OVERVIEW

HUNTINGTON SQUARE | SAN ANTONIO, TX



SITE PLAN

HUNTINGTON SQUARE | SAN ANTONIO, TX



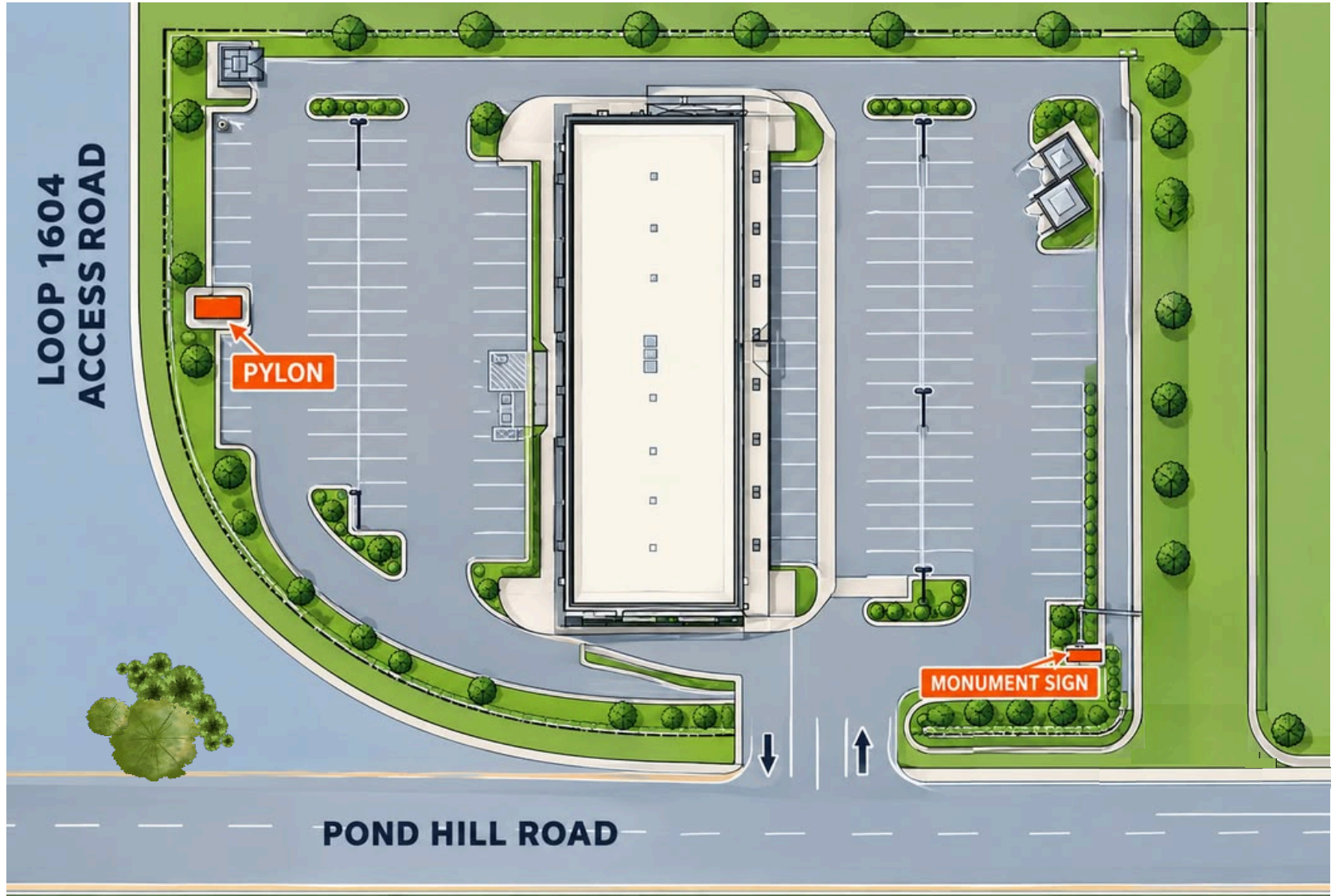
SITE PLAN

HUNTINGTON SQUARE | SAN ANTONIO, TX



SITE PLAN

HUNTINGTON SQUARE | SAN ANTONIO, TX



RENT ROLL

HUNTINGTON SQUARE | SAN ANTONIO, TX



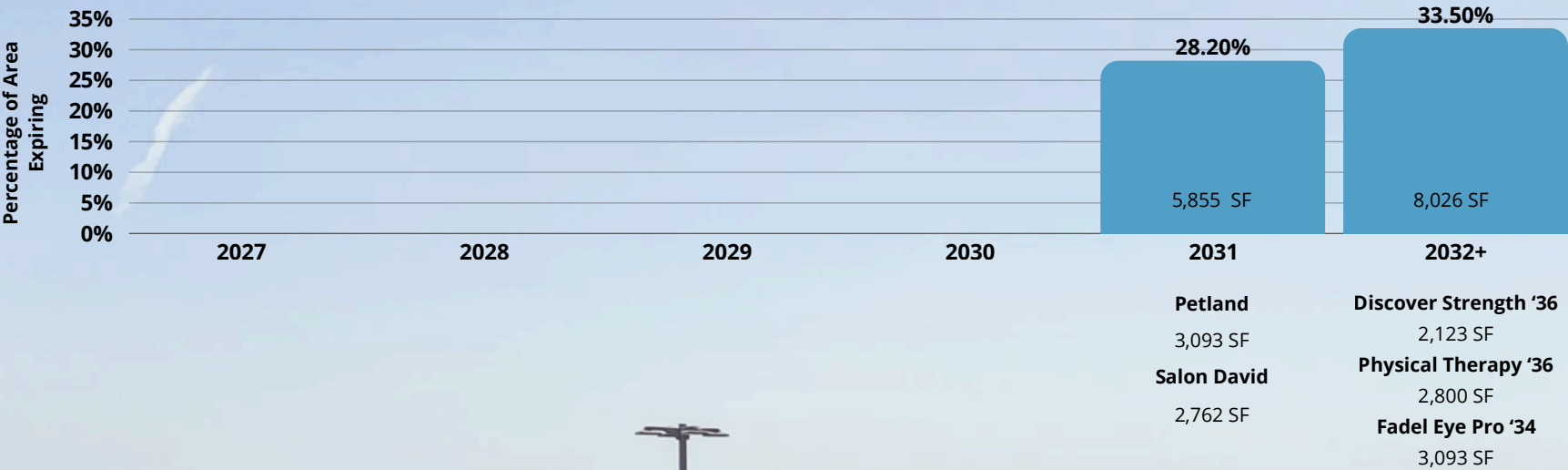
Tenant Name	Unit Number	Unit Size (SF)	% of GLA	Lease Start	Lease End	Annualized Rent	Rent PSF	Lease Type	Options
Vision Source	201	3,093	12.92%	10-01-2023	03-31-2034	\$111,503	\$36.05	NNN + MNGT	(2) 5-year options at 3% higher than the base rent of the previous lease. 3% annual increases.
		Scheduled Rent Step		October Annual Increases		3%			
Petland	205	4,000	16.70%	11-01-2021	10-31-2031	\$123,640	\$30.91	NNN + MNGT	(2) 5-year options at 2% higher than the base rent of the previous lease. 2% annual increases.
		Scheduled Rent Step		November Annual Increases		2%			
Discover Strength	207	2,123	8.87%	06-01-2025	04-30-2036	\$74,347	\$35.02	NNN + MNGT	(2) 5-year options at FMV but not lower than the base rent of the previous lease. 3% annual increases.
		Scheduled Rent Step		October Annual Increases		3%			
Salon David	209	2,762	11.53%	09-01-2021	08-31-2031	\$89,765	\$32.50	NNN + MNGT	(1) 5-year option at FMV. FMV annual increases.
		Scheduled Rent Step		September Annual Increases		2%			
Pucket Sports Rehab	101	2,800	11.69%	11-01-2025	02-29-2036	\$69,216	\$24.72	NNN + MNGT	(2) 5-year options at FMV but not lower than the base rent of the previous lease. 3% annual increases.
		Scheduled Rent Step		October Annual Increases		3%			
Vacant	105	5,669	23.67%					NNN + MNGT	
		Scheduled Rent Step							
Vacant	109	3,500	14.62%					NNN + MNGT	
		Scheduled Rent Step							
Total/ Average		23,947	61.71%			\$468,471	\$31.84	\$31.70 Weighted	

*Annualized Rent Roll as of January 1st 2027

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LEASE EXPIRATIONS

HUNTINGTON SQUARE | SAN ANTONIO, TX



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TENANT PROFILE

HUNTINGTON SQUARE | SAN ANTONIO, TX



Founded: 1991

Number of Locations: 3,100+

Suite: 201

Size: 3,093 SF

Vision Source is a family of private practice optometrists collaborating to provide quality professional eye care and to support the long-term success of independent optometry. Vision Source clinicians treat an estimated 16 million patients every year. The Vision Source in Huntington Square serves patients throughout the north San Antonio area.



Founded: 1967

Number of Locations: 233

Suite: 205

Size: 4,000 SF

Petland, Inc. is a privately held corporation based in Ohio, founded in 1967. For over 45 years, Petland has led the retail pet industry in animal care through continuous staff training programs, in-store animal husbandry systems, and community service initiatives designed to help place homeless pets and prevent unwanted litters. In San Antonio, there are only two locations, which enhances the appeal of this Northside location.



Founded: 2009

Number of Locations: 38

Suite: 207

Size: 2,123 SF

Discovery Strength is a science-driven, nationwide fitness company. Its exercise physiologists have 4-year degrees in exercise science. The business emphasizes a safe, effective strength training regimen backed by science and for science, with in-practice research occurring at their locations, and serves customers of all ages and genders.

TENANT PROFILE

HUNTINGTON SQUARE | SAN ANTONIO, TX



Founded: 1990

Number of Locations: 1

Suite: 209

Size: 2,762 SF



Founded: 2021

Number of Locations: 1

Suite: 101

Size: 2,800 SF

Salon David is a San Antonio-based is a conceptual salon offering refined hair, skin, and nail services for men and women. skilled professional hairstylists, skin care specialists, and expert nail technician are dedicated to elevating every guest's experience. Stylists specialize in signature cuts, color, highlights, balayage, keratin smoothing treatments, extensions, and men's grooming haircut services.

Puckett Physical Therapy is a San Antonio-based physical therapy practice built for athletes by a team that lives the same lifestyle. The company has developed a local following amongst athletes of all ages.

The subject location offers convenient access within the Northern SA Metro area, benefiting from the area's growing residential population and recurring demand for personal services.

UNDERWRITING ASSUMPTIONS

HUNTINGTON SQUARE | SAN ANTONIO, TX

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	RENEWAL ASSUMPTION	UPON EXPIRATION
 Vision Source	201	3,093	12.92%	Retail End Cap	Market
 Petland	205	4,000	16.70%	Retail Inline	Market
 Discover Strength	207	2,123	8.87%	Retail Inline	Market
 Salon David	209	2,762	11.53%	Retail End Cap	Market
 Puckett Physical Therapy	101	2,800	11.69%	Medical/Office	Market
Vacant	105	5,669	23.67%	Medical/Office	Market
Vacant	109	3,500	14.62%	Medical/Office	Market

Renewal Assumptions	Retail Inline	Retail End Cap	Medical/Office
Renewal Probability	75.00%	75.00%	75.00%
Term	60 Mos.	60 Mos.	60 Mos.
Downtime			
New	5 Mos.	3 Mos.	12 Mos.
Renewal	0 Months	0 Months	0 Months
Market Rent			
New (SF/Yr)	\$35.00	\$35.00	\$24.00
Renewal (SF/Yr)	3% Inc.	3% Inc.	3% Inc.
Rent Increase			
Amount	3.00%	3.00%	3.00%
Frequency	Annually	Annually	Annually
Free Rent			
New	3 Mos.	3 Mos.	3 Mos.
Renewal	0 Months	0 Months	0 Months
Tenant Improvements			
New (\$/SF)	\$20.00	\$20.00	\$50.00
Renewal (\$/SF)	\$0.00	\$0.00	\$0.00
Leasing Commissions			
New	6.00%	6.00%	6.00%
Renewal	2.00%	2.00%	2.00%
Recovery Method	NNN	NNN	NNN

CASHFLOW PROJECTIONS

HUNTINGTON SQUARE | SAN ANTONIO, TX



GENERAL

- The analysis was assumed to begin on January 1st, 2027.
- Inflation was assumed to be 3% annually on a calendar year basis.
- Underwritten without a vacancy factor.
- Expiring leases are expected to renew at Market Renewal Assumptions.
- Vacant spaces were expected to sign at \$24.00/SF + NNN, 5 year leases.



EXPENSES

- Property Taxes are based on Bexar County Appraisal District's appraisal notice for 2026.
- Management is 4% of EGR
- All other expenses were modeled as per 2025 provided expenses, growing 3% annually by inflation.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<i>Ending Occupancy</i>	61.71%	100.00%	100.00%	100.00%	97.65%	96.05%
Income	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032
Potential Rental Income	\$691,450	\$688,604	\$705,815	\$722,588	\$739,148	\$762,743
Downtime Vacancy	-\$220,056	\$0	\$0	\$0	-\$20,421	-\$23,953
Total Free Rent	\$0	\$0	\$0	\$0	-\$15,315	\$0
Base Rental Income	\$471,394	\$688,604	\$705,815	\$722,588	\$703,412	\$738,790
Total Recovery Income	\$168,748	\$294,639	\$303,334	\$312,251	\$312,080	\$316,560
Sign Income	\$4,635	\$5,562	\$5,729	\$5,901	\$6,025	\$6,169
Total Potential Gross Income	\$644,778	\$988,805	\$1,014,878	\$1,040,740	\$1,021,517	\$1,061,518
Vacancy Loss	-	-	-	-	-	-
Effective Gross Income	\$644,778	\$988,805	\$1,014,878	\$1,040,740	\$1,021,517	\$1,061,518
Expenses						
Property Tax	\$164,906	\$169,853	\$174,949	\$180,197	\$185,603	\$191,171
Insurance	\$17,886	\$18,423	\$18,975	\$19,545	\$20,131	\$20,735
Management Fee	\$25,791	\$39,552	\$40,595	\$41,630	\$40,861	\$42,461
Common Area Maintenance	\$64,865	\$66,811	\$68,815	\$70,880	\$73,006	\$75,196
Total Expenses	\$273,448	\$294,639	\$303,334	\$312,251	\$319,601	\$329,563
Net Operating Income	\$371,330	\$694,166	\$711,544	\$728,489	\$701,917	\$731,955
Tenant Improvements	\$0	\$566,644	\$0	\$0	\$38,053	\$0
Leasing Commissions	\$0	\$67,901	\$0	\$0	\$38,570	\$0
Total Leasing & Capital Costs	\$0	\$634,546	\$0	\$0	\$76,624	\$0
Net Cash Flow Before Debt	\$371,330	\$59,621	\$711,544	\$728,489	\$625,293	\$731,955

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FORESITE'S

INVESTMENT SALES SPECIALISTS

Experience, focus and creativity is what makes Foresite Investment Sales so unique. Coming together from large firms to form our team, we offer decades of experience and a national reach.

TEXAS BASED. NATIONAL REACH.

TRANSACTIONS IN 15 STATES



Chad Knibbe, CCIM

President / Co - Owner

Chad was a key player in the launching of Foresite in 2014 and later founded the investment sales division of Foresite Commercial Real Estate in 2018. Prior to Foresite, Chad was a Senior Vice President at Marcus & Millichap where he ranked as the #1 retail agent for the central Texas region. He is a graduate of Baylor University and lives in Spring Branch with his wife, three daughters and son.

CKNIBBE@FORESITECRE.COM



Louis "Lex" Lutto

Senior Vice President

Lex Lutto brings more than 29 years of professional real estate experience to the Foresite team. He specializes in land, landlord representation and tenant representation in San Antonio, and the surrounding trade areas. He has leveraged his experience in the local retail sector to bring in a new book of business including a wide range of anchored and unanchored projects, multi-use projects, and land tracts, as well as pad sites opportunities.

LLUTTO@FORESITECRE.COM



Stephen Berchermann

Vice President

Urban Developments / Special Projects

Stephen Berchermann has worked in real estate for more than a decade. Prior to joining Foresite, Stephen worked at Marcus & Millichap as a senior agent and was a member of the #1 retail team in the central Texas Region. He is a member of ICSC and a graduate of St. Mary's University. Stephen lives in San Antonio with his wife and son and daughter.

SBERCHELMANN@FORESITECRE.COM



Alexandria Tatem

Investment Sales Assoc. Vice President & Head of Research

Alexandria Tatem joined Foresite as an Investment Sales Associate and was quickly promoted to Head of Research. She has a talent for sourcing data and compiling information in challenging markets. Alex is a graduate of the University of Central Arkansas, where she double-majored in Finance and Spanish. Her research has been used in testimonies to the state legislature, year-long studies, and published reports.

ATATEM@FORESITECRE.COM



Xavier Alvarado

Investment Sales Associate

Xavier Alvarado started his real estate career working with Marcus and Millichap, following his graduation from the University of Texas at San Antonio. After assisting his team in becoming the top team in the Central-South Texas market, he was granted the opportunity to join the Foresite Investment sales team. As a San Antonio Native, he loves watching the San Antonio Spurs. He currently resides in San Antonio with his wife and son.

XALVARADO@FORESITECRE.COM



Kevin Gumprecht

Investment Sales Associate

Kevin Gumprecht's career took him from financial evaluations and due diligence for MCI/Verizon Business in Atlanta to the management of multimillion-dollar construction projects with WKM. As an Operations Manager at Supa Doors/VT Industries, Kevin championed initiatives geared towards efficiency and quality, such as value stream mapping, workflow analysis, and lean manufacturing. These experiences have equipped him with a remarkable ability to identify and capitalize on investment opportunities.

KGUMPRECHT@FORESITECRE.COM



Daryl Lange

Senior Vice President of Land Services

Daryl Lange is an experienced and detailed transaction broker / development project manager specializing in raw land in San Antonio and surrounding markets. He has completed sales to the following: Wal-Mart / Living Spaces / Frost Bank / Walgreens / Academy Sporting Goods / Lowes / Bill Miller BBQ / Lynd Corporation / Embrey Partners / Longhorn Steakhouse / Olive Garden and many more.

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OFFERING MEMORANDUM

San Antonio, Texas | 78758

HUNTINGTON SQUARE

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
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Designated Broker of Firm		E-Mail	Phone
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