IRC

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

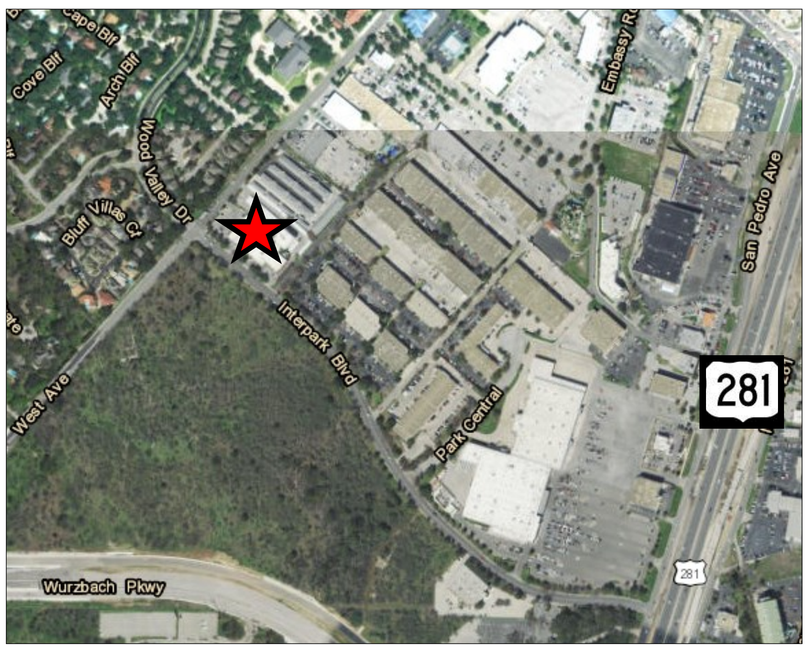
SPACE AVAILABLE FOR LEASE

13402 West Ave.

San Antonio, TX 78216

Interpark Plaza

- **2,327 SF Shell Space**
- **1,200 SF Finished Space**
- Located on West Ave. @ Interpark Blvd just west of Bitters.
- Location now enhanced by newly opened Wurzbach Pkwy
- High income area surrounded by residential, multi-family developments and strong business area.



Shell Space 2,327 SF & Finish Out

- Approx. 2,327 SF Shell Space 65' Bay Depth
- Tenant Improvement Allowance for Shell Space - Landlord will provide a white box finish of approximately $25 PSF

Fully Finished— Approx. 1,200 SF

- Finished Out Open Retail Space which can be Converted Easily to Office.

Connie P. Raub
Broker Associate, Texas
210.314.7838
cpraub@InvestmentRealty.com

IRC

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE

13402 West Ave.
San Antonio, TX 78216

Bay Depth	Approx. Sq. Ft. Available	Base Rent Monthly	NNN Fees Monthly	Tenant Finish Out Allowance Per Sq. Ft.	Total Commencing Monthly Base Rent & NNN
65 Ft.	Ste. 105-106 2,327 Sq. Ft. Shell Space	Per Sq. Ft. $1.34 psf/mo. $16.00 psf/yr.	Per Sq. Ft. $0.64psf/mo. $7.63psf/yr.	$25 PSF	$4,582.25
65 Ft.	Ste. 108 1,200 Sq. Ft. Finished Out	Per Sq. Ft. $1.34 psf/mo. $16.00 psf/yr.	Per Sq. Ft. $0.64psf/mo. $7.63psf/yr.	Negotiable	$2,363.00

Connie P. Raub
Broker Associate, Texas
210.314.7838
cpraub@InvestmentRealty.com

 2015

IRC

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE
13402 West Ave.
San Antonio, TX 78216

Location:	13402 West Ave +/- 4 miles north of Loop 410; +/- 3 miles south of Loop 1604. Less than one mile from Hwy. 281. Mapsco 550E1. Traffic Counts Approximately 20,000 cars a day.
Shopping Center Size:	Total Space of Center: 9,427 sq. ft. net rentable area.
Total Space Available:	2,327 SF Approx. Shell Space Available Now Space can be divided: 1,125 SF and 1,202 SF (all measurements are approx.) 1,200 SF Approx.—Finished out Open Retail
Rental Rate:	$1.34 PSF / mo.—Base Rent $0.64 psf/mo. NNN Fees $16.00 psf/yr. —Base Rent $7.63 psf/yr. NNN Fees
Tenant Finish Out:	$25.00 psf-At least Vanilla Box with HVAC by Landlord for Shell Space only Finished out spaces Tenant Improvement Allowance is negotiable.
Tenants:	Domino's Pizza, Dr. Clayton Hansen, Chiropractic Office, Azalea House Day Spa—Massage & Facials,
Amenities:	High Income Area, Excellent location for neighborhood retail, professional office or food service. The Center is new construction and is well-maintained. The architecture and color schemes blend well with the surrounding high-end residential neighborhoods and business offices.
Businesses In Area:	SAM's, PetSmart, MJM Shoes, Burlington Coat Factory, Embassy Oaks Theater, Hobby Lobby, FedEx

Commencing Annual Rent Per Sq. Ft
Per Sq. Ft. Monthly Base $1.34
Per Sq. Ft. Monthly NNN $0.64
Per Sq. Ft. Annual Base $16.00
Per Sq. Ft. Annual NNN $7.63

Connie P. Raub
Broker Associate, Texas
210.314.7838
cpraub@InvestmentRealty.com

IRC

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE

13402 West Ave.
San Antonio, TX 78216

Demographics	1 Mile	3 Miles	5 Miles
2017 Population	5,963	89,773	255,045
2022 Projected	6,365	93,493	268,856
2017-2022 Growth	1.31%	0.82%	1.06%
2017 Owner Occupied Housing Units	1,446	18,887	56,592
2017 AVG HH Income	$118,497	$88,235	$96,408

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2016 and 2021.

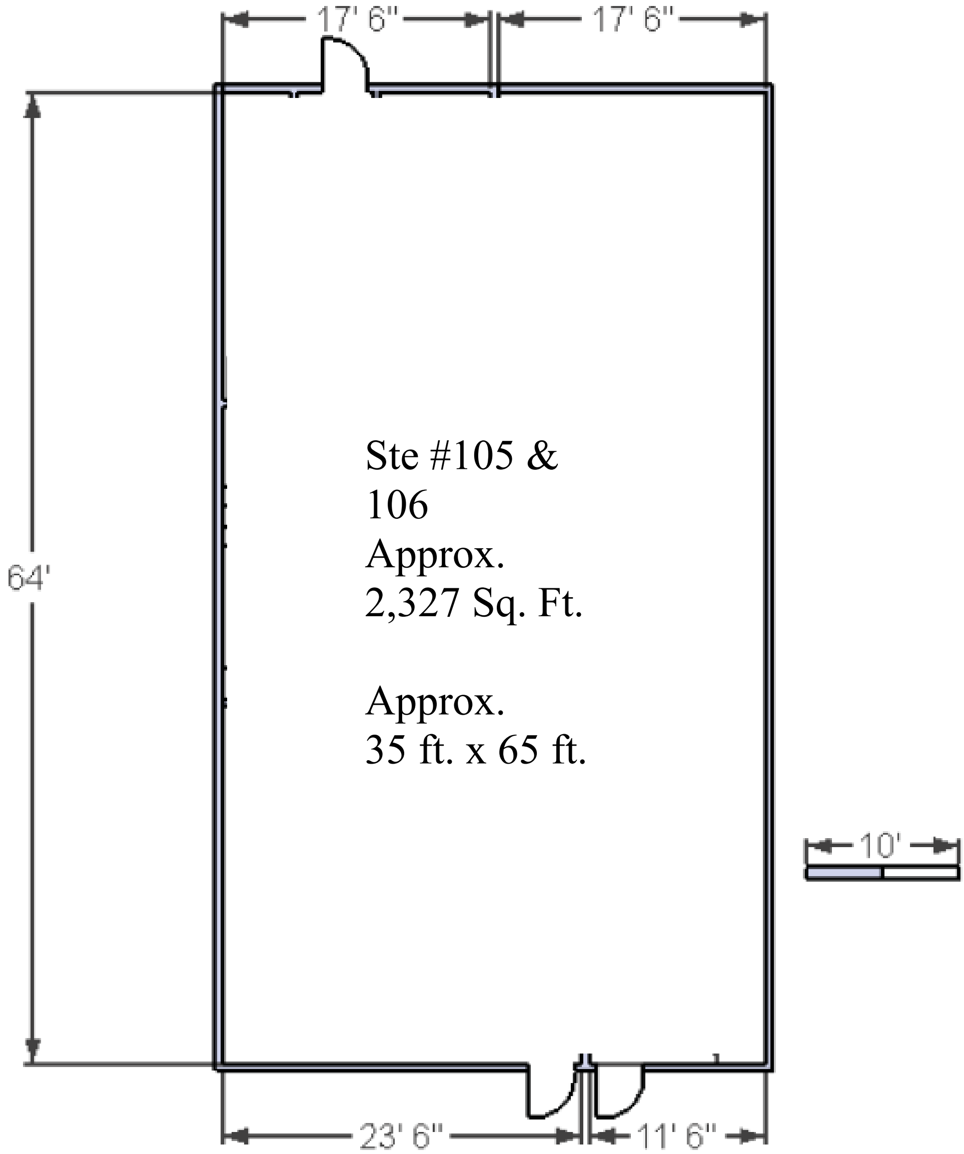
cpraub@InvestmentRealty.com

Investment Realty Co. L.C.

Interpark Plaza

Space available For Lease

13402 West Ave.
San Antonio, TX 78216



Total Shell Space 2,327 Sq. F.t. Approx.

Connie P. Raub
Licensed Real Estate Agent, Texas
210.314.7838
cpraub@InvestmentRealty.com

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE

13402 West Ave.

San Antonio, TX 78216

Suite 108

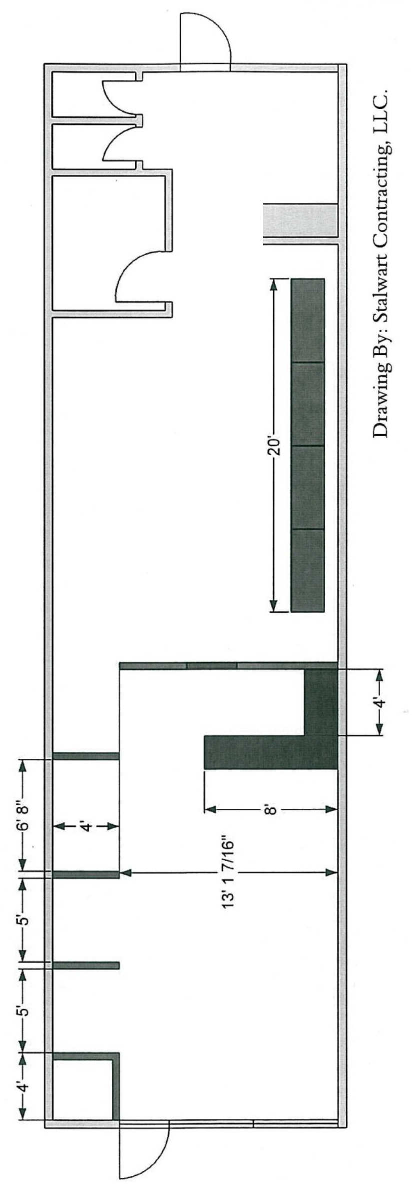
Space—1,200 Sq. Ft.

Finished Out Space

Open Retail -

May Easily be Converted to Office

Approx. Dimensions:
18.5 ft. x 65 ft.



Connie P. Raub
Broker Associate, Texas
210.314.7838
cpraub@InvestmentRealty.com

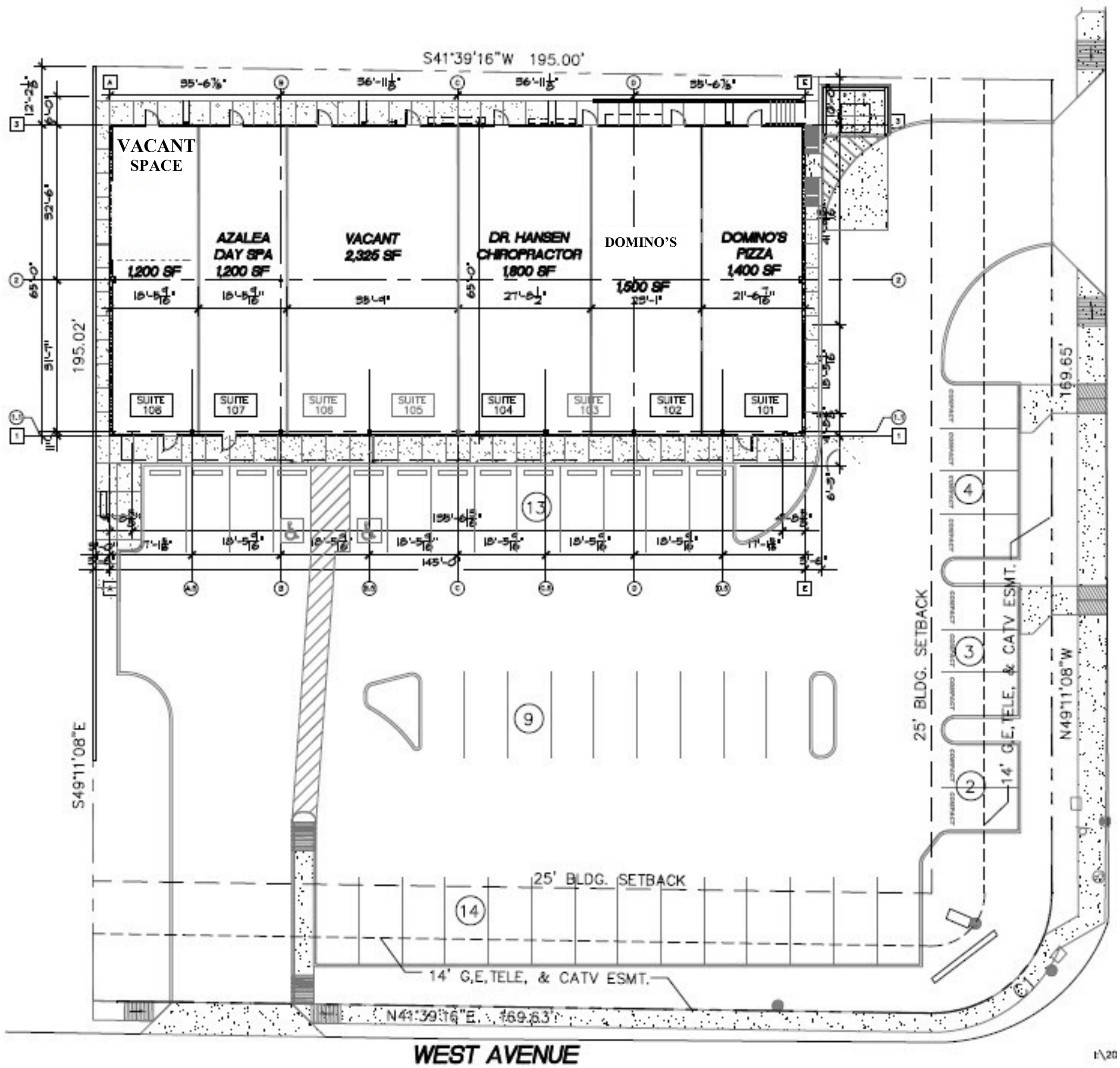
IRC

INVESTMENT REALTY CO. L.C.

INTERPARK PLAZA

SPACE AVAILABLE FOR LEASE

13402 West Ave.
San Antonio, TX 78216



Connie P. Raub
Broker Associate, Texas
210.314.7838
cpraub@InvestmentRealty.com

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

	License No.	Email	Phone
Investment Realty Co., L.C. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	432312	N/A	(210)828-9261
Stephen A. Raub Designated Broker of Firm	333833	raub@investmentrealty.com	(210)314-7839
Licensed Supervisor of Sales Agent/ Associate			
Connie P. Raub Sales Agent/Associate's Name	562804	cpraub@investmentrealty.com	(210)314-7838

Buyer/Tenant/Seller/Landlord Initials ________ ________   Date ________

INVESTMENT REALTY CO. L.C.

16350 Blanco Road, Suite 114 · San Antonio, TX 78232
Phone: 210.828.9261 · Fax: 210.828.8797
www.InvestmentRealty.com

SPECIAL NOTICES AND DISCLAIMERS BY INVESTMENT REALTY COMPANY, L.C.

AMERICANS WITH DISABILITIES ACT DISCLOSURE. The United States Congress has recently enacted the Americans With Disabilities Act. Among other things, this Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The broker in this transaction is not qualified to advise you as to what, if any, changes may be required now, or in the future. Seller/Lessor and Buyer/Tenant should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Broker cannot determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE. Various construction materials may contain items that have been or may be in the future determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including aluminum wiring and lead-based paint), minerals, chemicals, hydrocarbons, or biological (including mold) or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Broker has no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

TITLE ADVICE. If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

REPRESENTATIONS MUST BE IN WRITING. Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

ATTORNEY RECOMMENDATION. Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

IRS CODE SECTION 1445. Sale, lease, and other transactions can have local, state and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sale price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Broker is not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

Investment Reatly Company, L.C. represents SELLER/LESSOR	BUYER/TENANT
By: ____	**By:** ____
Title: ____	Title: ____
Date: ____	Date: ____