



INVESTMENT REALTY CO. L.C.

INSURANCE OFFICE FOR LEASE
1017 PAT BOOKER, SUITE C
SAN ANTONIO, TEXAS 78148



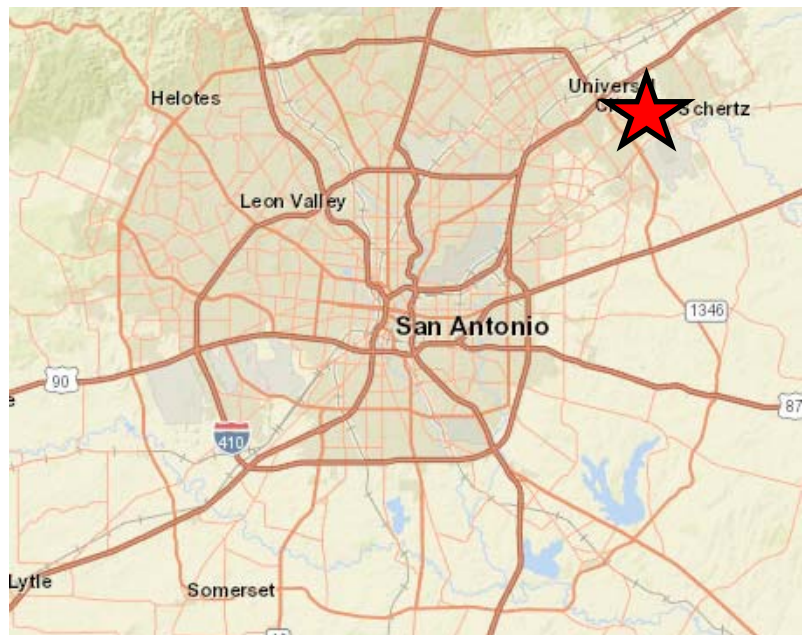
PROPERTY INFORMATION

Location: 1017 Pat Booker Rd. Ste. C

Price: \$1,800 Per Month

Size: 1,400 Sq. Ft.

Property Overview: Superb location on Pat Booker Road between Randolph AFB and Kitty Hawk Rd. where the average daily traffic count is over 26,000 vehicles per day. Historically, this 1,400 Sq.Ft. space has been an insurance office and is currently permitted by Universal City to continue as any type of insurance practice. Ideal open floor plan that also includes two adjoining private offices and one large office or conference room.



Sunny Fischer
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210.780.9000
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The information contained herein has been carefully compiled from sources believed to be reliable; however, no warranty as to the accuracy and/or completeness of these materials is made. This presentation is offered subject to prior placement and withdrawal, cancellation or modification without notice. The information included in this report is deemed reliable, but not guaranteed.



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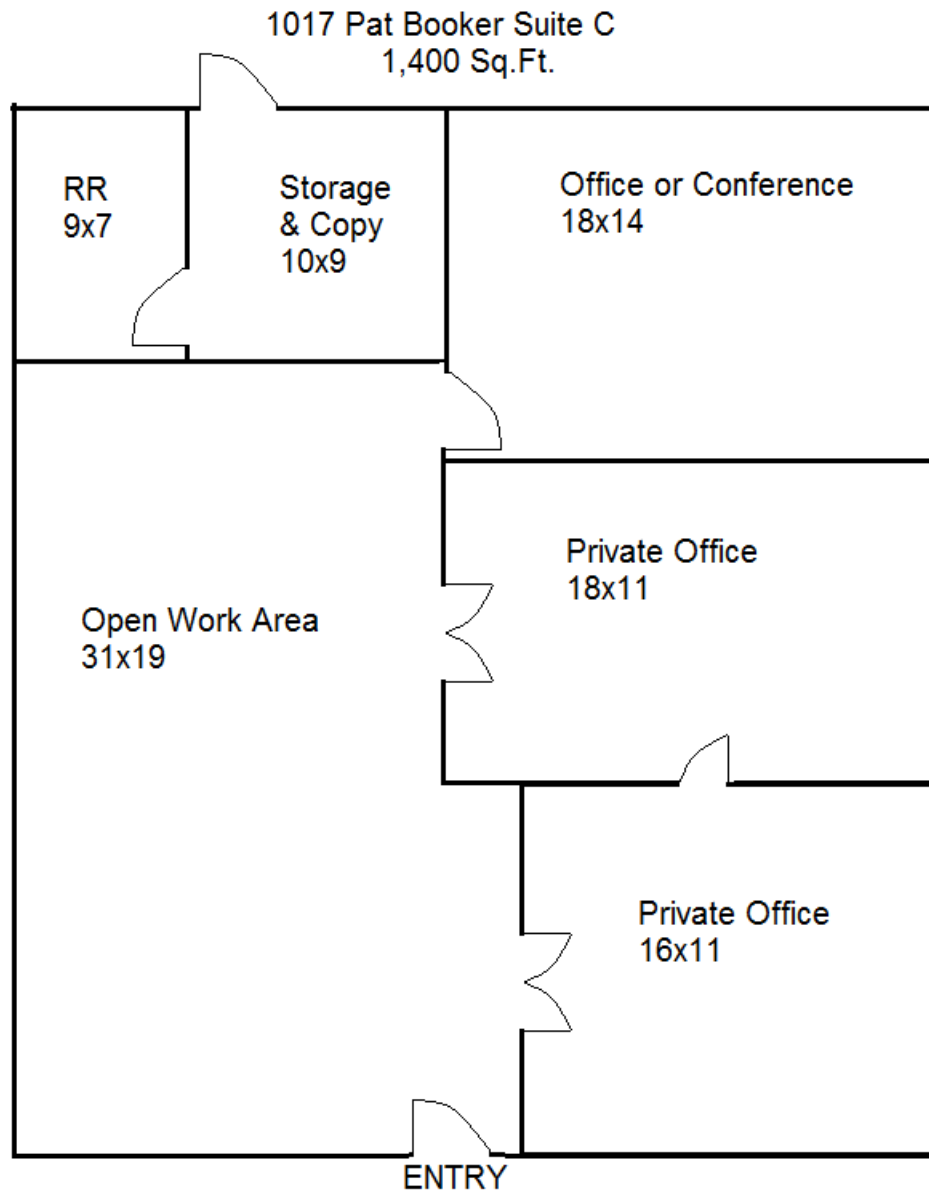
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Location:	1017 Pat Booker San Antonio, Texas 78148
Space:	1,400 Square Feet
Potential Uses:	Insurance Office
Nearby Businesses:	Randolph Air Force Base, Costco, IKEA, HEB, Walmart Supercenter, Gold's Gym, Texas Roadhouse, Forum Shopping Center, Home Depot, Best Buy, Kohl's, Target
Tenant Mix:	Barber Shop, Lending Company and Dog Grooming
Intersection:	Randolph Plaza Drive and Pat Booker Road
Features:	Private rest room, spacious storage, copier or work area, entry door in front and exit door in back, large open work-space for numerous desks, space for a reception. And 3 private offices.
Parking:	Open parking



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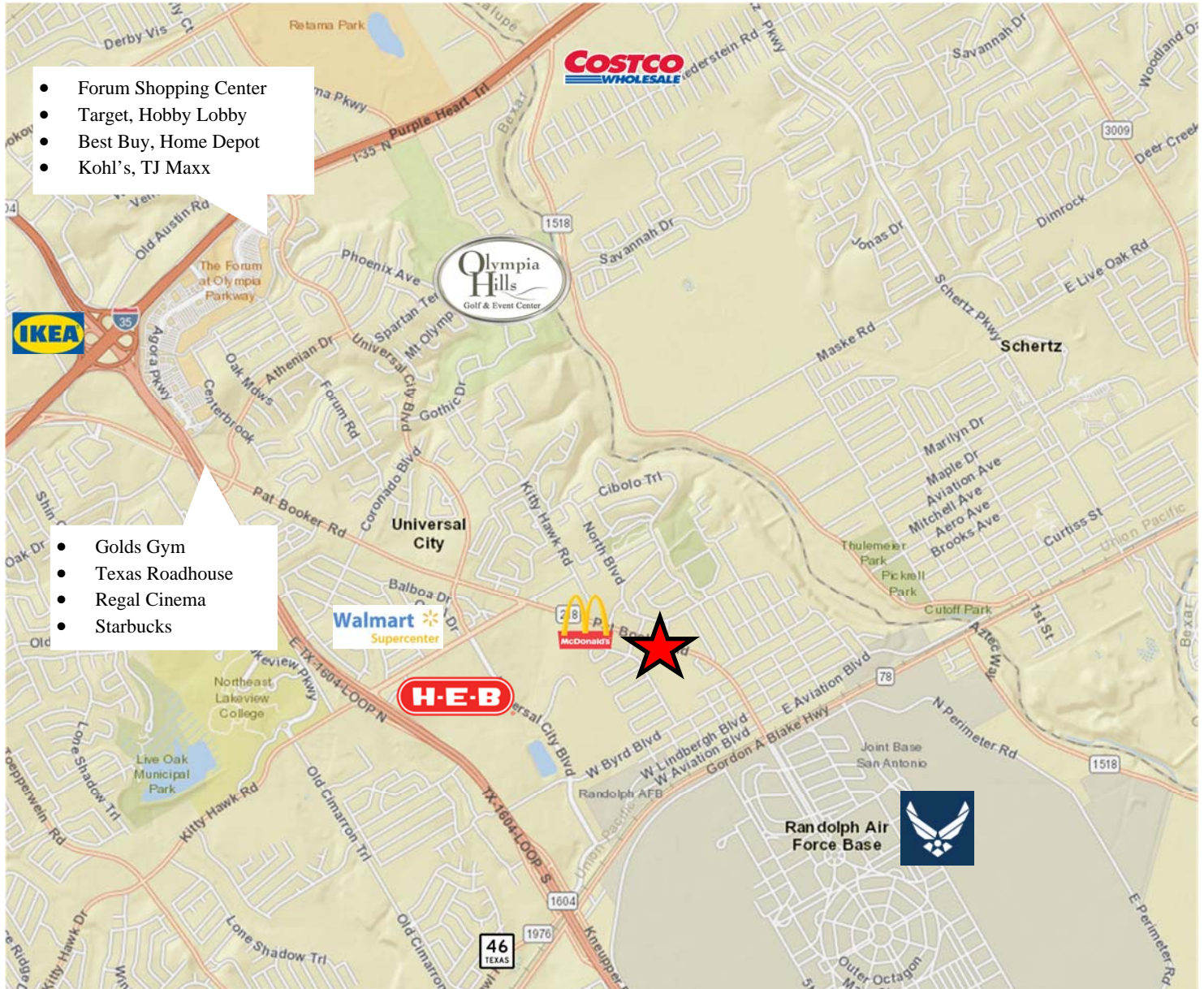


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- 0.7 Miles to Randolph Brooks AFB
- 3.5 Miles to The Forum Shopping Center
- 1.3 Miles to Loop 1604 and HEB
- 3.7 Miles to IKEA
- 3 Miles to Costco

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Executive Summary

1017 Pat Booker Rd, Universal City, Texas, 78148 2
1017 Pat Booker Rd, Universal City, Texas, 78148
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.54978
Longitude: -98.29554

	1 mile	3 miles	5 miles
Population			
2000 Population	6,457	50,206	110,282
2010 Population	6,690	64,416	157,423
2018 Population	6,882	73,974	186,651
2023 Population	7,086	80,456	205,146
2000-2010 Annual Rate	0.36%	2.52%	3.62%
2010-2018 Annual Rate	0.34%	1.69%	2.09%
2018-2023 Annual Rate	0.59%	1.69%	1.91%
2018 Male Population	48.9%	48.1%	48.2%
2018 Female Population	51.1%	51.9%	51.8%
2018 Median Age	36.8	36.4	35.6

In the identified area, the current year population is 186,651. In 2010, the Census count in the area was 157,423. The rate of change since 2010 was 2.09% annually. The five-year projection for the population in the area is 205,146 representing a change of 1.91% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	74.6%	70.5%	64.9%
2018 Black Alone	7.6%	13.2%	16.6%
2018 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2018 Asian Alone	2.7%	3.1%	3.4%
2018 Pacific Islander Alone	0.3%	0.3%	0.3%
2018 Other Race	9.5%	7.1%	8.8%
2018 Two or More Races	4.3%	5.1%	5.3%
2018 Hispanic Origin (Any Race)	41.2%	34.5%	38.4%

Persons of Hispanic origin represent 38.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,670	18,220	38,610
2010 Households	2,829	24,753	55,725
2018 Total Households	2,905	28,387	65,344
2023 Total Households	2,987	30,819	71,560
2000-2010 Annual Rate	0.58%	3.11%	3.74%
2010-2018 Annual Rate	0.32%	1.67%	1.95%
2018-2023 Annual Rate	0.56%	1.66%	1.83%
2018 Average Household Size	2.37	2.59	2.83

The household count in this area has changed from 55,725 in 2010 to 65,344 in the current year, a change of 1.95% annually. The five-year projection of households is 71,560, a change of 1.83% annually from the current year total. Average household size is currently 2.83, compared to 2.80 in the year 2010. The number of families in the current year is 48,242 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

April 24, 2019



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$51,278	\$63,507	\$66,796
2023 Median Household Income	\$54,636	\$69,564	\$73,470
2018-2023 Annual Rate	1.28%	1.84%	1.92%
Average Household Income			
2018 Average Household Income	\$61,368	\$78,393	\$80,811
2023 Average Household Income	\$67,933	\$87,267	\$89,921
2018-2023 Annual Rate	2.05%	2.17%	2.16%
Per Capita Income			
2018 Per Capita Income	\$25,790	\$30,068	\$28,632
2023 Per Capita Income	\$28,511	\$33,369	\$31,679
2018-2023 Annual Rate	2.03%	2.11%	2.04%

Households by Income

Current median household income is \$66,796 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$73,470 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$80,811 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$89,921 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,632 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,679 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,878	19,053	40,363
2000 Owner Occupied Housing Units	1,432	11,839	27,201
2000 Renter Occupied Housing Units	1,238	6,381	11,409
2000 Vacant Housing Units	208	833	1,753
2010 Total Housing Units	3,100	26,262	59,052
2010 Owner Occupied Housing Units	1,479	15,553	39,161
2010 Renter Occupied Housing Units	1,350	9,200	16,564
2010 Vacant Housing Units	271	1,509	3,327
2018 Total Housing Units	3,123	29,285	67,221
2018 Owner Occupied Housing Units	1,425	17,674	45,120
2018 Renter Occupied Housing Units	1,481	10,713	20,224
2018 Vacant Housing Units	218	898	1,877
2023 Total Housing Units	3,215	31,729	73,650
2023 Owner Occupied Housing Units	1,532	19,702	50,702
2023 Renter Occupied Housing Units	1,455	11,116	20,858
2023 Vacant Housing Units	228	910	2,090

Currently, 67.1% of the 67,221 housing units in the area are owner occupied; 30.1%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 59,052 housing units in the area - 66.3% owner occupied, 28.0% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 5.93%. Median home value in the area is \$165,949, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.34% annually to \$186,301.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

April 24, 2019



Information About Brokerage Services

Texas law requires all real estate licensees 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>Investment Realty Co., L.C.</u>	<u>432312</u>	<u>N/A</u>	<u>(210)828-9261</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Stephen A. Raub</u>	<u>333833</u>	<u>raub@investmentrealty.com</u>	<u>(210)314-7839</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Sunny C. Fischer</u>	<u>530656</u>	<u>sunny@investmentrealty.com</u>	<u>(210)780-9000</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission
TAR-2501

Sunny C. Fischer, 2206 Buroak RDG San Antonio TX 78248
Sunny Fischer

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2107809000

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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 Realty Company, L.C. represents
SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____