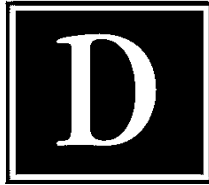


**15.6 Acres Multi-Family  
4 Acres Commercial  
Westover Hills  
San Antonio, Texas**



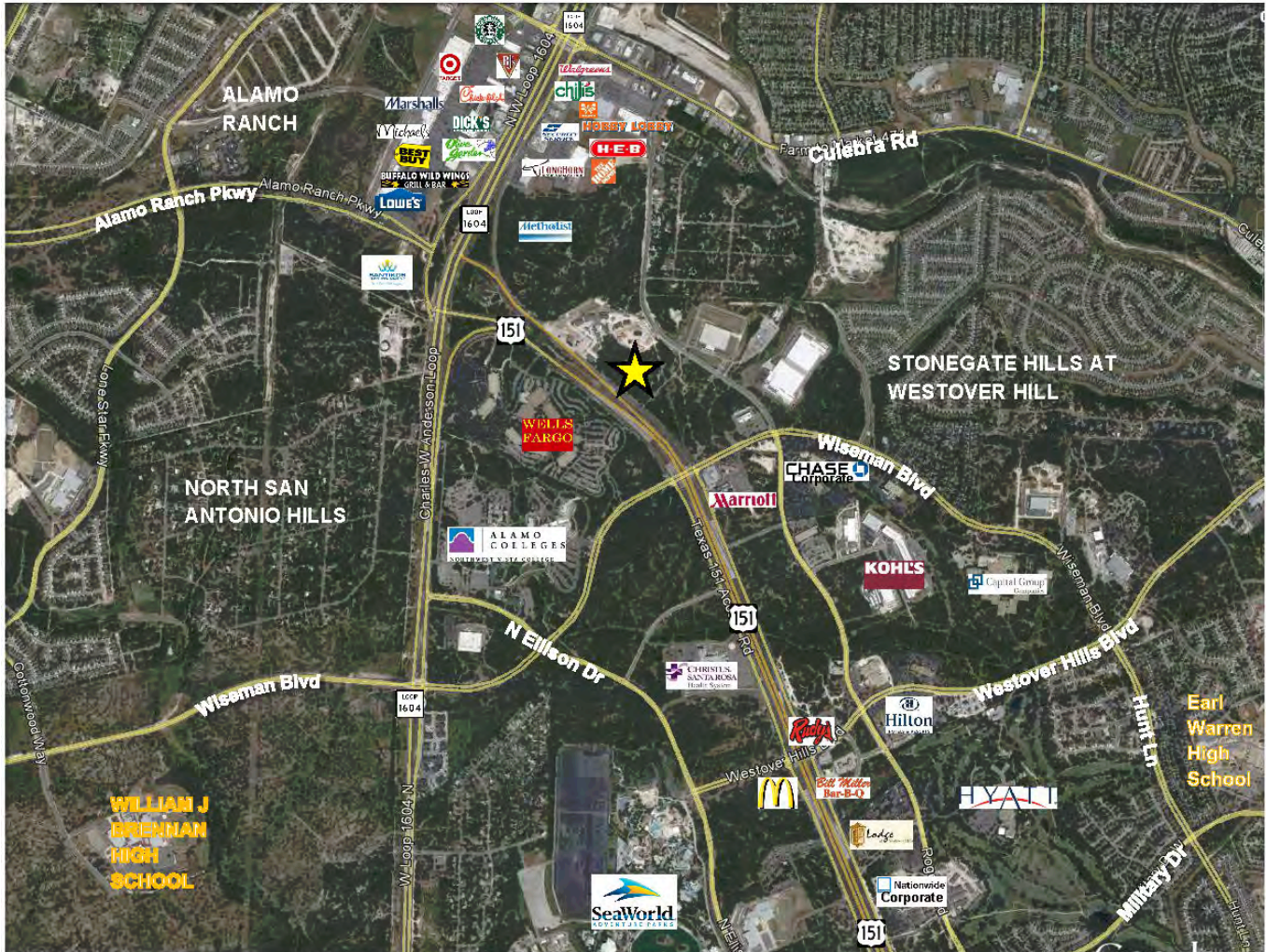
**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
F: 210.402.6767  
[www.drakecommercial.com](http://www.drakecommercial.com)

\* The Information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify all information.

# Highway 151 Frontage



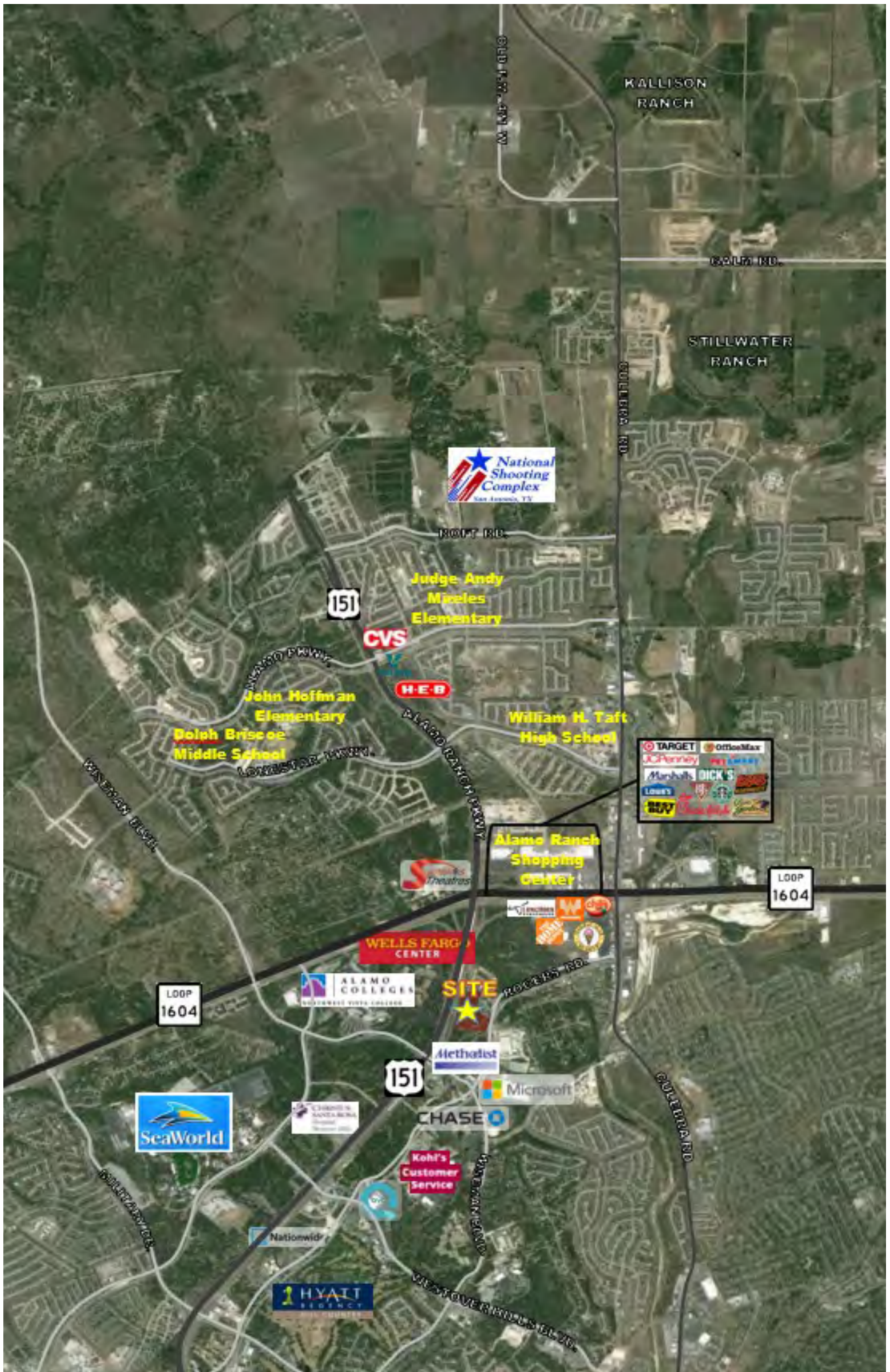
- 15.6 AC zoned MF (20 units per acre) and +/- 4 AC zoned C3 with approx. 680' frontage on Highway 151
- Ideal for multi-family, office, corporate campus, data center, hotel, or retail uses
- Shops, restaurants, and entertainment nearby
- Multiple national corporations with headquarters in the immediate vicinity – Kohl's, QVC, Wells Fargo, Nationwide, Chase
- Northside Independent School District – Knowlton Elementary, Zachary Middle School, Brennan High School & Taft High School
- Call for price.



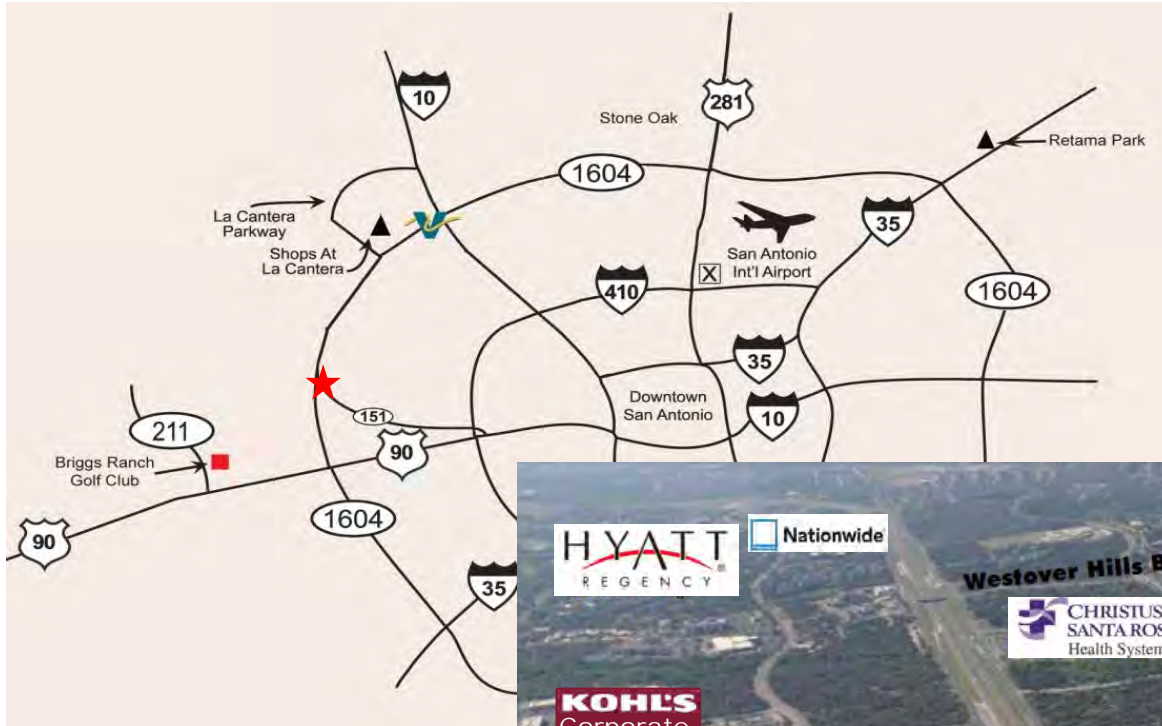
**Drake Commercial Group**

4630 N LOOP 1604 W, STE. 510 | SAN ANTONIO, TEXAS 78249  
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For more information contact  
DEBORAH BAUER [deborah@drakecommercial.com](mailto:deborah@drakecommercial.com)  
TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



# Hwy 151 Frontage Road



❖ 15.6 Acres Mult-Family

❖ 4 Acres Commercial



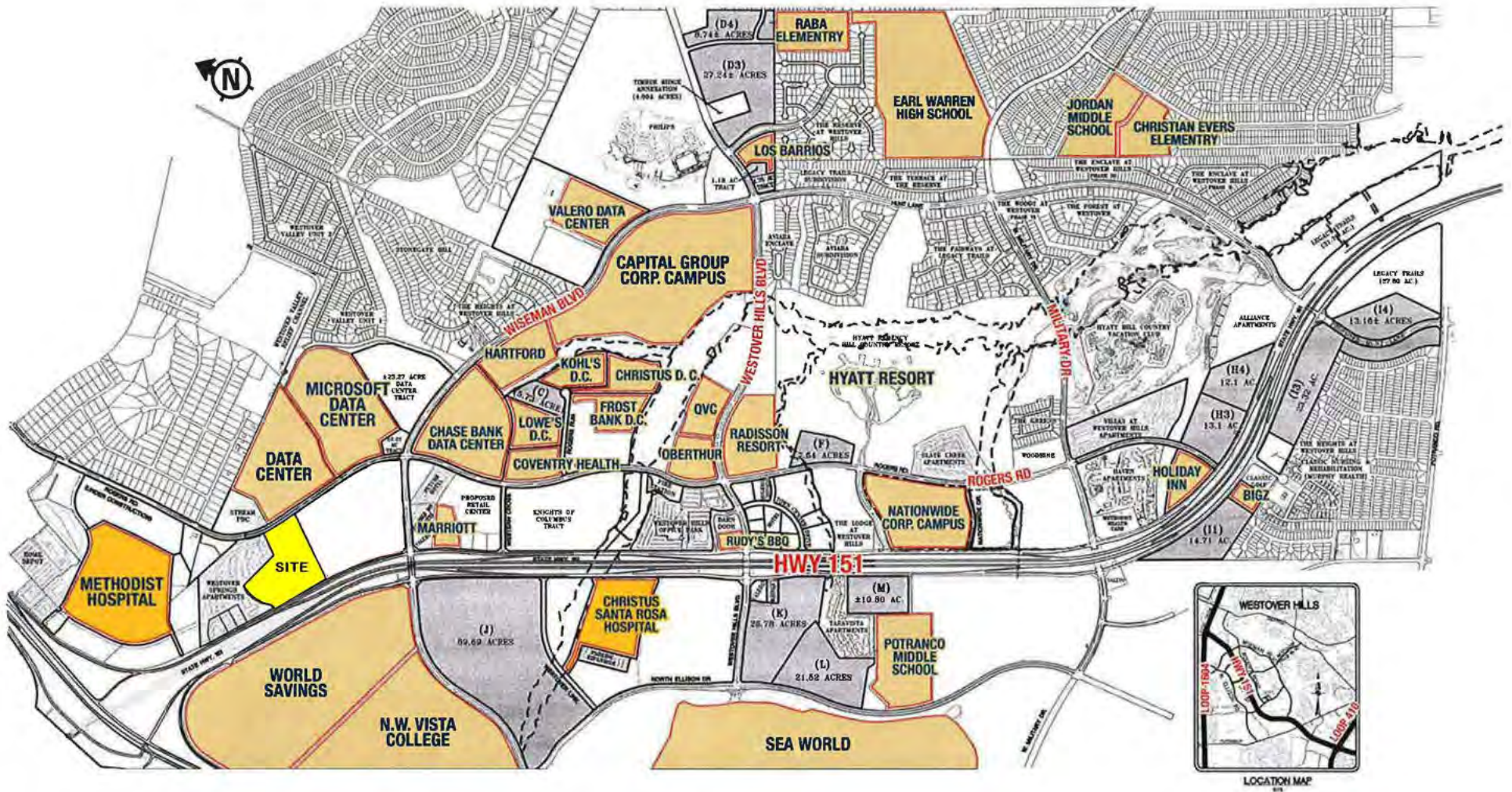
**Drake Commercial Group**

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# Highway 151 Frontage

## Westover Hills Masterplan



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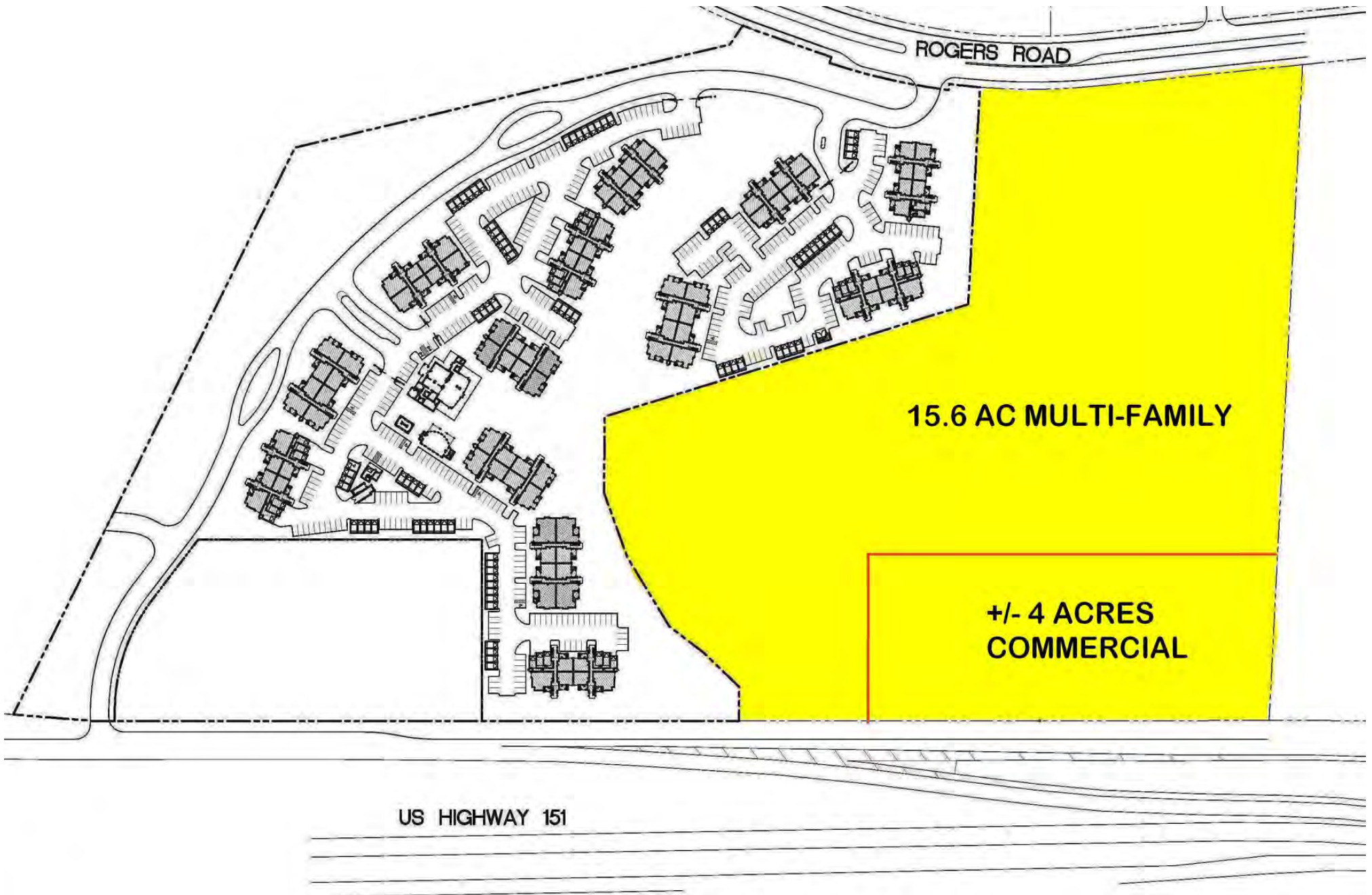
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DEBORAH BAUER [deborah@drakecommercial.com](mailto:deborah@drakecommercial.com)  
TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)

ROGERS ROAD

15.6 AC MULTI-FAMILY

+/- 4 ACRES  
COMMERCIAL

US HIGHWAY 151

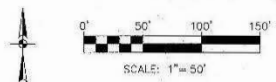


- NOTES:
- 1) IF AREA SHOWN WITH YELLOW BOUNDARY MARKED "PART-COMPLETED" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
  - 2) THE DEBARNS FOR THIS SURVEY ARE BASED ON THE NAD 83 DATUM. THE COORDINATE SYSTEM IS THE TEXAS STATE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  - 3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONING AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD NEUTRALITY MAP, MAP NUMBER 17044-0100-0001, DATED 07/24/2010 FOR DEBARNS COUNTY, TEXAS AND INCORPORATED ANNUAL CHANCE FLOODPLAIN ZONE 1 (UNSHADED, SHOWN AS OTHER AREAS ARE DETERMINED TO BE OUTSIDE OF ANNUAL CHANCE FLOODPLAIN).
  - 4) EXISTING TRACT IS ZONED "C-3".
  - 5) SUBJECT PROPERTY BLENDS ROGERS ROAD AND STATE HIGHWAY 151 BOTH INDICATED PUBLIC RIGHT-OF-WAY.

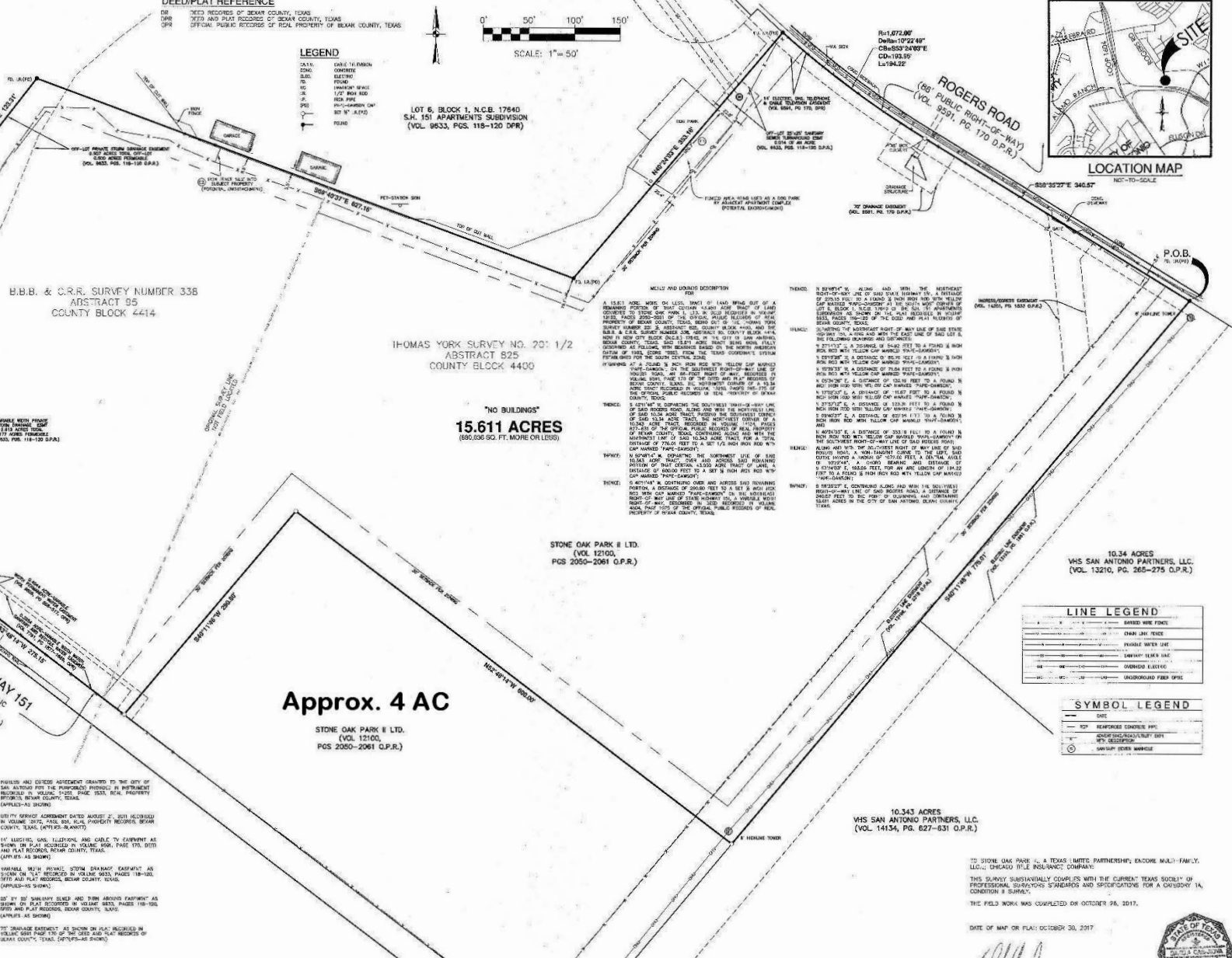
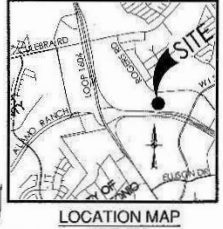
- POTENTIAL ENCUMBRANCES:
- 1) EXISTING EASEMENT FROM 2001 PLAN 41
  - 2) EXISTING EASEMENT FROM 2001 PLAN 41
  - 3) EXISTING EASEMENT FROM 2001 PLAN 41

**DEED/PLAT REFERENCE**

DEED RECORDS OF BEAR COUNTY, TEXAS  
 DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



- LEGEND**
- 1" = 10' BOUNDARY
  - 2" = 20' BOUNDARY
  - 3" = 30' BOUNDARY
  - 4" = 40' BOUNDARY
  - 5" = 50' BOUNDARY
  - 6" = 60' BOUNDARY
  - 7" = 70' BOUNDARY
  - 8" = 80' BOUNDARY
  - 9" = 90' BOUNDARY
  - 10" = 100' BOUNDARY
  - 11" = 110' BOUNDARY
  - 12" = 120' BOUNDARY
  - 13" = 130' BOUNDARY
  - 14" = 140' BOUNDARY
  - 15" = 150' BOUNDARY
  - 16" = 160' BOUNDARY
  - 17" = 170' BOUNDARY
  - 18" = 180' BOUNDARY
  - 19" = 190' BOUNDARY
  - 20" = 200' BOUNDARY



- REFERENCES:
- THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE RULES GOVERNING THE PRACTICE OF SURVEYING IN THE STATE OF TEXAS.
- FILE NUMBER: 2017-0000000000-01  
 DATE: 10/26/2017  
 TIME: 10:00 AM
1. ALL SURVEY CORNERS ARE MARKED WITH IRON PIPES OR IRON BOLTS.
  2. ALL SURVEY CORNERS ARE MARKED WITH IRON PIPES OR IRON BOLTS.
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  20. ALL SURVEY CORNERS ARE MARKED WITH IRON PIPES OR IRON BOLTS.

NO.	REVISION	DATE
1	ISSUED FOR RECORD	10/26/2017
2	REVISED TO SHOW CHANGES	10/26/2017
3	REVISED TO SHOW CHANGES	10/26/2017

**PAPE-DAWSON ENGINEERS**

REGISTERED PROFESSIONAL LAND SURVEYORS  
 2000 W. LOOP 400, SUITE 100, DALLAS, TEXAS 75241  
 PHONE: (972) 241-1111  
 FAX: (972) 241-1112  
 WWW.PAPE-DAWSON.COM

**LAND TITLE SURVEY OF**

A 15.611 ACRES, MORE OR LESS, TRACT OF LAND BEING OUT OF A REMAINING PORTION OF THAT CERTAIN TRACT OF LAND BEING PART OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING OUT OF THE THOMAS YORK SURVEY NUMBER 201, 1/2 ABSTRACT 825, COUNTY BLOCK 4400, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, COUNTY BLOCK 4414, BEING PART OF COUNTY BLOCK (N.C.B.) 17044, IN THE CITY OF SAN ANTONIO, TEXAS.

TO: STONE OAK PARK II, A TEXAS LIMITED PARTNERSHIP, ENCORE MULTI-FAMILY, LLC, CHICAGO (FILE 10/26/2017)  
 THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CADDISRY 1A, CONDITION B SURVEY.  
 THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2017.

DATE OF MAP OR PLAN: OCTOBER 20, 2017

*[Signature]*  
 DAWY & CASANOVA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4291  
 DEARSOVA & PAPE-DAWSON, COV



# DEMOGRAPHICS AND TRAFFIC COUNTS

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2025 Projection	5,324	117,734	288,720
2020 Estimate	4,819	109,667	269,468
2010 Census	2,959	87,947	219,512
Growth 2020-2025	10.48%	7.36%	7.14%
Growth 2010-2020	5,324	24.70%	22.76%

<b>Households</b>			
2025 Projection	1,732	39,805	97,637
2020 Estimate	1,568	37,099	91,318
2010 Census	954	29,501	74,619
Growth 2020 - 2025	10.46%	7.29%	6.92%
Growth 2010 - 2020	64.36%	25.76%	22.38%
Owner Occupied	1,189	26,827	63,779
Renter Occupied	379	10,273	27,539

<b>Household Income</b>			
2020 Avg Household Income	\$109,580	\$88,765	\$84,758
2020 Med Household Income	\$94,396	\$73,915	\$71,840

<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Volume</b>	<b>Count Year</b>
State Hwy 151	Wiseman Blvd SE	43,225	2014
Stotzer Freeway	State Hwy 151 W	61,082	2020
State Hwy 151	C W Anderson Loop NW	35,331	2018
State Hwy 151	C W Anderson Loop NW	47,123	2020
Rogers Rd	Wiseman Blvd SE	5,574	2020
Rogers Rd	Mount Baker N	4,809	2018
State Hwy 151 Access Rd	C W Anderson Loop N	14,725	2014
State Hwy 151	C W Anderson Loop W	14,030	2018
Wiseman Blvd	State Hwy 151 Access Rd SW	11,039	2020

Source: CoStar 2020



**Drake Commercial Group**

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For more information contact  
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TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



## Microsoft building massive expansion on West Side

Jan 28, 2020, 7:44am CST

Microsoft Corp. is building a massive expansion to its San Antonio data center once owned by Chevron USA Inc., a subsidiary of Chevron Corp., according to city and state documents.

A \$28 million construction permit was filed Jan. 20 with the city of San Antonio for a commercial addition to the property at 5200 Rogers Road, which Microsoft acquired from Chevron in October 2017, according to county records.

The extent of the work by the contractor named in the filing — Jorge Gonzalez — is unclear. It is likely to be part of the second phase of the data center's construction, a \$42 million project filed Oct. 16 with the Texas Department of Licensing and Regulation.

Records show Microsoft's plan to build two additional data centers on the property totaling 104,837 square feet — one a full build-out and one a shell building, plus a metal building connector corridor as well as an equipment service yard with an acoustical fence enclosure for the full data center.

The two projects were scheduled to begin Nov. 1, 2019 and are estimated to be completed by Aug. 15 this year.

Renovation of the first data center was planned to begin March 1 and be completed by Dec. 1, records show. It is unclear whether or not construction has concluded on that facility. Plans for the \$44 million renovation included adding administrative offices and capacity to handle 7.2 megawatts of electricity to the 60,500-square-foot co-location building.



GOOGLE MAPS

The Chevron Corp. data center in Westover Hills was acquired by Microsoft Corp. in a deal that closed last month.

Houston-based firm Corgan Associates was hired to design both the renovation and expansion, the TDLR records show.

Microsoft (Nasdaq: MSFT) and Chevron (NYSE: CVX) signed a seven-year agreement in 2017 for the Redmond, Washington-based company to become its primary cloud hosting provider. The value of the deal was not disclosed.

Chevron is working with Microsoft on an internet of things service that enables the company to deploy and track thousands of pieces of equipment with sensors by 2024 for predictive maintenance, it told the *The Wall Street Journal* in 2018.

**Mitchell Parton**

Reporter

*San Antonio Business Journal*



## Major hospital campus planned for Westover Hills

Nov 7, 2019, 6:35pm CST

Methodist Healthcare has begun preliminary work on a major clinical campus in Westover Hills that will include a full-service hospital and a multistory medical office building housing an ambulatory surgery center.

Confirmation of those plans comes little more than a month after the San Antonio-based health care system opened a smaller emergency facility in the same Far West Side area.

"We are ... working through the design, scope of services and the size of the hospital," Methodist Healthcare CEO [Allen Harrison](#) told me.

The planned facility has tentatively been branded Methodist Hospital Westover Hills.

Meanwhile, the office building will likely span roughly 100,000 square feet. Methodist officials are working to finalize its development agreement.

The health care system anticipates allocating the first floor for an ambulatory surgery center, which will be a joint venture between Methodist Healthcare and surgeon investors, Harrison said.

The office portion of the project is expected to take about 24 months to complete. It's not clear when construction will begin on that phase. Westover Hills and nearby Alamo Ranch are high-growth areas. Harrison said that sector of the city is projected to have more than 650,000 residents in the next five years.

Methodist officials have not disclosed the projected cost for the two projects, as plans for the structures are not completed. For context, about a year ago, Methodist announced plans to invest roughly \$46 million to expand its Northeast Methodist Hospital. The planned Westover Hills campus will likely be far more expansive.

"Over the course of the life of our system, we have invested about one and a half billion dollars in capital projects," Harrison said. "This will represent a sizable increase to that number."

As work progresses on the new hospital and offices, Methodist will look at options for its current emergency medical facility in Westover Hills.

"We will look to the next two or three years to better understand how that facility is meeting the needs of the community and what we might want to retain or what we might want to change as we open a full-service hospital," Harrison said. "We will finalize those plans as we get closer."

**W. Scott Bailey**  
Senior Reporter  
*San Antonio Business Journal*



METHODIST HEALTHCARE  
Conceptual rendering of Methodist Healthcare's new hospital and medical office building planned for Westover Hills.

MEDICAL FACILITIES

# San Antonio's Westover Hills area to get new emergency hospital

**SUBSCRIBER CONTENT:**

Sep 27, 2019, 2:28pm CDT Updated: Sep 27, 2019, 2:43pm CDT

Methodist Healthcare is expanding to Westover Hills, where it has assembled nearly 75 acres and is building a freestanding emergency center.

Methodist ER Westover Hills, a roughly \$10 million project, is slated to open Oct. 1. It will be similar in scope to the Methodist Boerne Emergency Center, which opened several years ago. The new ER hospital will have 12 private treatment rooms, as well as on-site laboratory and imaging facilities. It can accommodate critically ill or injured patients transported by ground or air.

“It will be a full-service emergency department,” said Dan Miller, CEO of the Methodist Hospital and Methodist Children’s Hospital campus, which will oversee the new facility’s operations. “We will have the ability to expand once we have a better idea of the patient volume and demand.”

Methodist’s Westover Hills facility fronts Loop 1604 between Culebra Road and U.S. Highway 151. Miller said Methodist has heard from patients, physicians, employees and even from emergency medical services technicians who have encouraged the health system to expand westward.

“This is the first asset we’ve put in Westover Hills, so this is a really big step for Methodist Healthcare,” he said. “This is several years in the making in terms of site acquisition, design and construction. For us, it’s a great access point.”

Development in and around Westover Hills has escalated as the area’s population has grown. With more rooftops planned on the West Side, the scramble among health care providers to



METHODIST HEALTHCARE

Methodist Healthcare is expanding to Westover Hills with a new emergency hospital.

meet rising patient demand will likely intensify.

Methodist, which is owned by Methodist Healthcare Ministries of South Texas and HCA, has had its eye on the Westover Hills area for years, but it has been patient.

“You want to be confident that you are going to be successful in terms of the patient demand,” Miller said. “We also wanted to make sure the investment was welcomed. There was a prudent due diligence.”

Miller anticipates that the Westover Hills facility will pull patients from communities west, southwest and north of Westover Hills. He also suggested that Methodist has a bigger vision for the area.

“I think we will further our presence there,” Miller said. “Obviously, we’ve got a lot more acreage at that site. The property was purchased with the intent of us having more services there.”

**W. Scott Bailey**  
Senior Reporter  
*San Antonio Business Journal*



# San Diego health tech company bringing call center, 400 new jobs to SA

**SUBSCRIBER CONTENT:**

Apr 9, 2019, 9:00am CDT Updated: Apr 9, 2019, 9:09am CDT

GreatCall Inc., a San Diego-based health technology company that makes mobile safety products for seniors, is opening a call center on San Antonio's Far West Side that will bring 400 new jobs, the company confirmed Tuesday.

GreatCall will take 50,000 square feet on the second floor of the One51 Building at 9810 State Highway 151. It will be the company's third U.S. call center. The new location will house various jobs dedicated to serving older adults, including customer service, emergency response and commercial care.

The finish-out of the new call center, which the company calls a "caring center," could be complete by mid-August and cost an estimated \$3.2 million, according to a newly released Texas Department of Licensing and Regulation document. It is being designed by Nashville, Tennessee-based MJM Architects.

GreatCall makes mobile and wearable safety devices for seniors and operates call centers in Carlsbad, California, and Reno, Nevada, where it employs nearly 700 people in total, according to the San Diego Union-Tribune. In August, the company was bought by Best Buy Co. Inc. (NYSE: BBY) for \$800 million. The company has more than 900,000 paying subscribers, according to a news release.

**Ryan Salchert**

Reporter

*San Antonio Business Journal*



PROVIDED BY GREATCALL

David Inns is CEO of GreatCall Inc., which plans to open a call center on San Antonio's Far West Side.

# Methodist Healthcare buys 24 acres on far West Side

By [Richard Webner](#) April 5, 2017 Updated: April 5, 2017 7:14pm



Photo: Google Maps

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Highway 151.

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Texas 151 on the fast-growing Alamo Ranch area, property records show.

The health care system, which operates more than a dozen hospitals in the area, already owns about 52 acres of vacant land at the intersection that it purchased in 2006. Spokeswoman Carole Harris declined to say what **Methodist's plans to do with the site. The sales price was undisclosed.**

**The land is at the intersection's northeast corner, next to a Home Depot. It's** across Loop 1604 from the Alamo Ranch master-planned community, one of **San Antonio's** fastest-growing residential areas. Wells Fargo has an office campus on the other side of Texas 151 from the property, and the Santikos Casa Blanca movie theater opened nearby last year.

Methodist is currently expanding its hospital campus in the Medical Center area by 445,000 square feet, in the largest construction project in its history, according to [its website](#).

Methodist bought the land from two partnerships controlled by Dan Hanke and Stanley Schoenbaum, who both have addresses listed in San Antonio, records show.

*rwebner@express-news.net*

*@rwebner*





## 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.

### 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