

IMPROVED COMMERCIAL PROPERTY – FOR SALE

ADDRESS: 2606 Lewis, Killeen

BROKER: Roger Segal, CCIM, Assoc Broker PRICE: \$349,000.00

TYPE OF PROPERTY: Mobile Home Park LOT SIZE: 14.089 acres

BLDG SIZE: 432 sq.ft. (office) ZONING: B-3

TAXES: \$1,378.46 (2011) INSURANCE: _____

TRAFFIC COUNT: uncounted PARKING SPACES: 45

STORIES: 1 # BLDGS: 26 +/- YEAR BUILT: 1963

TYPE CONSTRUCTION: Metal ROOF: Metal

FLOORS: Metal INT. WALLS: Sheetrock

HEAT: varies AIR: varies

LEASE AMT: _____ EXP. DATE: _____ TENANT: _____

HOW SHOWN: Call Listing Agent PHONE: 254-526-2277

SPECIAL EQUIPMENT THAT CONVEYS: _____

WATER SOURCE: City of Killeen SEWER SOURCE: City of Killeen

GAS SOURCE: Atmos ELECTRICITY SOURCE: Oncor

STREET FRONTAGE: _____ ON BACK: Aerial

REMARKS: There are 25 +/- mobile homes (single & double wide) plus 11 lots that are available to be rented by mobile home owners.(most are rented). 3 additional lots are occupied by old mobile homes used as storage. The only on site building is the office. 18 two bedroom units, 3 three bedroom units & 1 four bedroom unit. Full financials and rental information available upon submission of confidentiality agreement

BUYER REPRESENTATION ONLY, PLEASE!

INFORMATION CONTAINED HEREIN IS OBTAINED FROM THIRD PARTY SOURCES AND IS NOT WARRANTED TO BE ACCURATE BY DBP INC., dba DAVID BARR PROPERTIES, ITS BROKERS OR AGENTS. THE PROPERTY IS SUBJECT TO PRIOR SALE, LEASE, CHANGE, OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. ALTHOUGH THE INFORMATION IS THOUGHT TO BE OBTAINED FROM RELIABLE SOURCES, IT IS NOT WARRANTED BY DBP INC., dba DAVID BARR PROPERTIES, ITS BROKERS OR AGENTS. BUYERS SHOULD DO THEIR OWN INVESTIGATIONS AND NOT RELY ON INFORMATION CONTAINED HEREIN.

1/20/2012

MLS: 167766

An aerial photograph showing a mobile home park with numerous white and light-colored mobile homes arranged in rows. The park is bordered by a dirt road on the left and a paved road on the right. Surrounding the park are various single-story houses and more residential streets. The terrain is dry with sparse vegetation.

[illegible]

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

Segal Properties, Inc P. O. Box 10008 Killeen, TX 76547
Phone: 254.634.2992

Fax: 254.634.3721

R. Segal

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

01A

TREC No. OP-K

Page 1 of 1

Beltonian