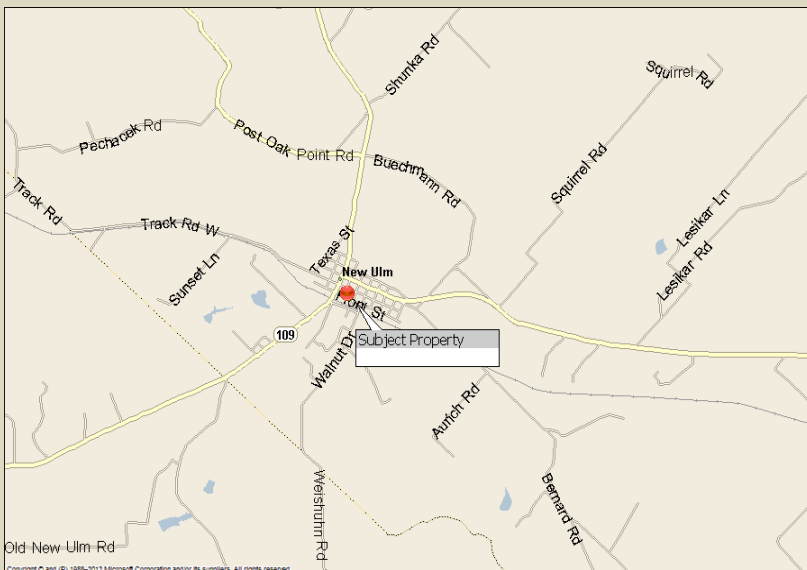




# J & J Pavilion

## 4,280 SF Commercial Building

### In New Ulm, Texas









## Commercial Building

Address of Building:	713 Taylor Street	Listing #:	
Location of Property:	Corner of Taylor and Elm St.		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NA	Property Size:	0.287
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b><u>Listing Price:</u></b>	<b>\$199,000</b>	<b><u>Home Features</u></b>	
<b><u>Terms of Sale</u></b>		<input type="checkbox"/> Ceiling Fans No. _____	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Garbage Disposal	
<b><u>Sell.-Fin. Terms:</u></b>		<input type="checkbox"/> Microwave (Built-In)	
Down Payment:		<input type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric	
Note Period:		<input type="checkbox"/> Other _____	
Interest Rate:		<b><u>Items Specifically Excluded from The Sale: LIST:</u></b>	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Full Commercial Kitchen	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
		<b><u>Heat and Air:</u></b>	
<b><u>Size and Construction:</u></b>		<input checked="" type="checkbox"/> Central Heat Gas <input type="checkbox"/> Eled <input checked="" type="checkbox"/> c	
Year Built:	1991	<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Eled <input checked="" type="checkbox"/> c	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> Other: _____	
Kitchen: Large	Bath: 3 Restrooms	<input type="checkbox"/> Fireplace(s)	
Size of Building	4,280 sq. ft. Total	<input checked="" type="checkbox"/> Wood Stove	
	225 SF is Covered Porch	<input type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<b><u>Utilities:</u></b>	
Roof Type:	Metal Year Installed: 1991	Electricity Provider: Bluebonnet E	
Exterior Construction:	Metal Siding	Gas Provider:	
<b><u>Room Measurements:</u></b>	<b><u>APPROXIMATE SIZE:</u></b>	Sewer Provider: New Ulm WSC	
Dining Room:	1,520 SF or 38' x 40'	Water Provider: New Ulm WSC	
Kitchen:	700 SF	Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth: _____	
Additional Room:	1,520 SF or 38' x 40'	Year Drilled: _____	
Restrooms/Hall	315 SF	Average Utility Bill: Monthly: _____	
Covered Porch	225 SF	<b><u>Taxes:</u></b>	2017 Year
		School:	\$3,703.75
Parking Lot	10,000 SF of Paved Parking Lot	County:	\$1,265.66
	Approximately 25-30 Parking Spaces	Hospital:	
	6 Roll Up Doors for extra security	FM Road:	\$212.97
<b><u>Minerals and Royalty:</u></b>		SpRd/Brg:	\$256.71
Seller believes _____ 0% *Minerals _____		<b>Taxes:</b>	<b>\$5,439.09</b>
to own: _____ 0% *Royalty _____		<b>School District:</b>	Columbus ISD
Seller will _____ 0% Minerals _____		<b><u>Additional Information:</u></b>	
Convey: _____ 0% Royalty _____		<b><u>Commecial Kitchen Inventory List is in file.</u></b>	
<b><u>Porches:</u></b>			
Front: Size:	225 SF	Complete Tile Flooring throughout the building	
Back: Size:		Ice Maker and Butane Tank are leased.	
Deck: Size:	<input type="checkbox"/> Covered	Lights for both sides are in office.	
Deck: Size:	<input type="checkbox"/> Covered	Kitchen/Dining Room are Heated/Cooled while	
Fenced Yard:		additional side of building is not currently	
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size: _____		
Construction:			
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**





Google earth

Imagery Date: 5/15/2014 29°53'28.14" N 96°29'25.32" W elev 404 ft eye alt 1578 ft

1996





## Information About Brokerage Services

11-2-2015

*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.

<u>BJRE Holding, L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzpalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Jay Tjoelker</u> Sales Agent/Associate's Name	<u>553013</u> License No.	<u>jay@bjre.com</u> Email	<u>(281) 750-5776</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Bill Johnson & Associates Real, 420 E. Main Bellville, TX 77418  
Jay Tjoelker

Phone: (979) 865-5969

Fax: (979) 865-5500

7722 Habermacher

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48025 [www.ziplogix.com](http://www.ziplogix.com)