

**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY


COMMERCIAL DIVISIONSM

Price: \$985,000

**6820 Blue Dawn Trl.
Austin, TX 78744**

6820 Blue Dawn Trail Building 1:
-4-unit multi-family property
-100% Leased, immediate cash flow
-Gated Community
-3 Bed/3 Bath Units
-In-unit Laundry

 **COMMERCIAL DIVISIONSM**

BERKSHIRE HATHAWAY HomeServices - Texas Realty
3303 Northland Dr., Suite 100 Austin, Texas 78731
512.483.6000. www.bhhstxrealty.com

Allan W. Hanson MBA
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Joe Cresto
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Berkshire Hathaway HomeServices is a real estate brokerage franchise network designed for today's real estate market. From first time homebuyers to high-end residential markets to middle-market communities to commercial real estate, our franchisees are down to earth, nimble and local experts. This network of members and agents wouldn't be a part of the Berkshire Hathaway HomeServices network if they weren't.

When our name goes on a real estate sign, it means something. It's a promise of trust, integrity, stability, longevity and the highest standards of work. And we don't take that promise lightly. That's why you'll see these values reflected in every office, every agent, every interaction. Berkshire Hathaway HomeServices is the name buyers and sellers trust.



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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| Berkshire Hathaway Texas Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 523750 License No. | Rick.Ellis@bhhstxrealty.com Email | 512-483-6000 Phone |
| Rick Jenkins Designated Broker of Firm | 282050 License No. | Rick.Jenkins@bhhstxrealty.com Email | 512-802-8832 Phone |
| Rick Ellis Licensed Supervisor of Sales Agent/ Associate | 451298 License No. | Rick.Ellis@bhhstxrealty.com Email | 512-947-8151 Phone |
| Joe Cresto Sales Agent/Associate's Name | 742330 License No. | Joe.Cresto@BHHSTxRealty.com Email | 512-217-4448 Phone |
| <div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div> | | <div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div> | |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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