

# 3100 Botham Jean Blvd, Dallas, TX 75215



**BUILDING SIZE: ± 14,260 SQ FT**

**LAND SIZE: ± 31,236 SQ FT**

**(.72 AC)** (PER DCAD)

## **DESCRIPTION:**

**Receivership** Property to be Sold!

Unique opportunity constructed in 1963. The property consists of 23 units, all being one-bedroom, one-bath units. The property is located a half mile west of Fair Park, less than a mile from I-30 and I-45, 3-miles from downtown Dallas and only 5-miles from the Bishop Arts District .



For More Information, Contact: **Candace Rubin** 214-522-8811; 214-384-3536 cell; [candace@candacerubin.com](mailto:candace@candacerubin.com)

**Adem Sumer** 214-522-8811; 843-338-6556 cell [adem@candacerubin.com](mailto:adem@candacerubin.com)

The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

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**BUILDING SIZE:** (PER DCAD)

**3100 BOTHAM JEAN** ± 14,260 SQ FT

**LAND SIZE:** (PER DCAD)

**3100 BOTHAM JEAN** ± 23,524 SQ FT

**1210 PEABODY AVE** ± 7,712 SQ FT

**TOTAL LAND SF:** ± 31,236 SQ FT



**DESCRIPTION:**

- INVESTOR SPECIAL
- PROPERTY IS 100% VACANT
- **THIS PROPERTY IS CURRENTLY IS BEING SOLD THROUGH A RECEIVERSHIP**
- **MAPS SHOW THIS PROPERTY TO BE IN A FLOOD PLAIN.**

PROPERTY SUSTAINED DAMAGE FROM PREVIOUS TENANTS AND THEN A SUBSEQUENT FIRE DAMAGED 5 OF THE UNITS AND WATER DAMAGE TO THE REMAINING UNITS.

100% RENOVATIONS NEEDED TO BRING TO CODE PROPERTY REPAIR NEEDS—INCLUDING BUT NOT LIMITED TO:

- ELECTRICAL • PLUMBING • HEATING • AIR
- CONDITIONING • WALLS • CEILINGS • FLOORS
- KITCHENS • BATHROOMS

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## Photos of Units & Damage



For More Information, Contact:

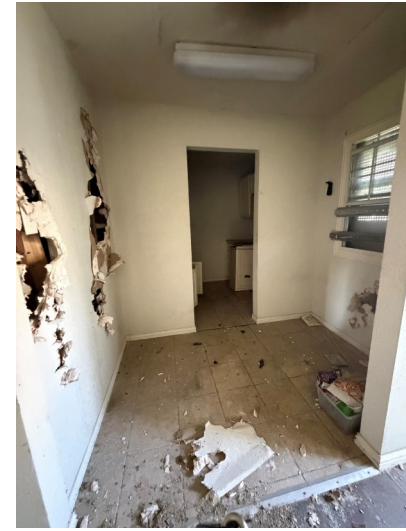
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11-2-2015

## 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:
  - 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.

<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-522-8811 ofc</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-384-3536 cell</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Adem Sumer</b>	<b>683161</b>	<b>adem@candacerubin.com</b>	<b>843-338-6556 cell</b>
Sales Agent/Associate's Name	License No.	Email	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)

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