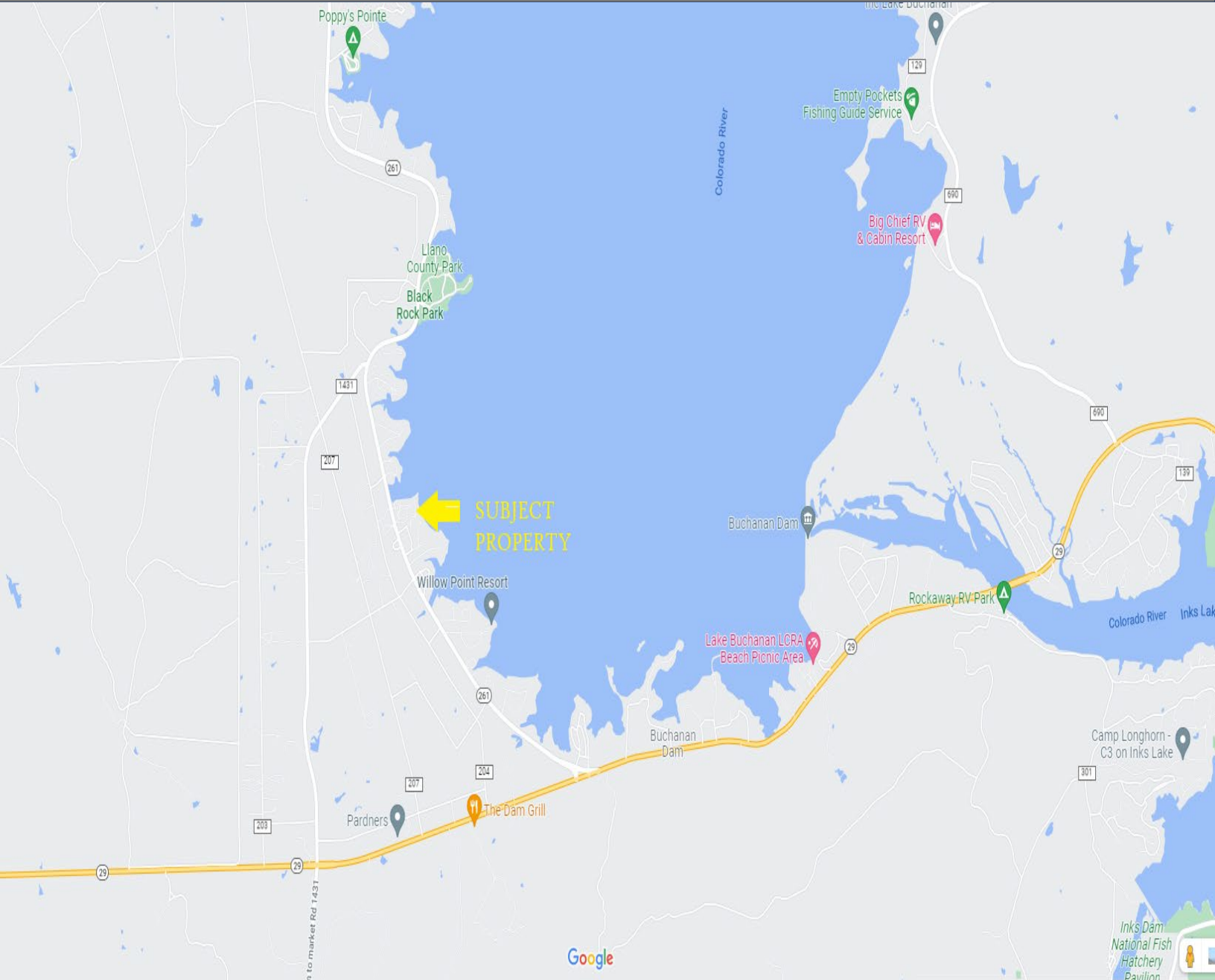


FOR SALE

\$2,600,000

**Total 6.96 Acres + 5 permanent cabins, clubhouse, pool,
18 mobile homes, and 30 RV spots**



Listing Broker: Wes Walters

Wes Walters Realty, Inc.

Phone #: 512-345-2060

Email: weswalters@weswaltersrealty.com

Website: www.weswaltersrealty.com

WRW

Property Information

Address: Hwy 261, Buchanan Dam, TX 78609
Llano County

Price: \$2,600,000.00

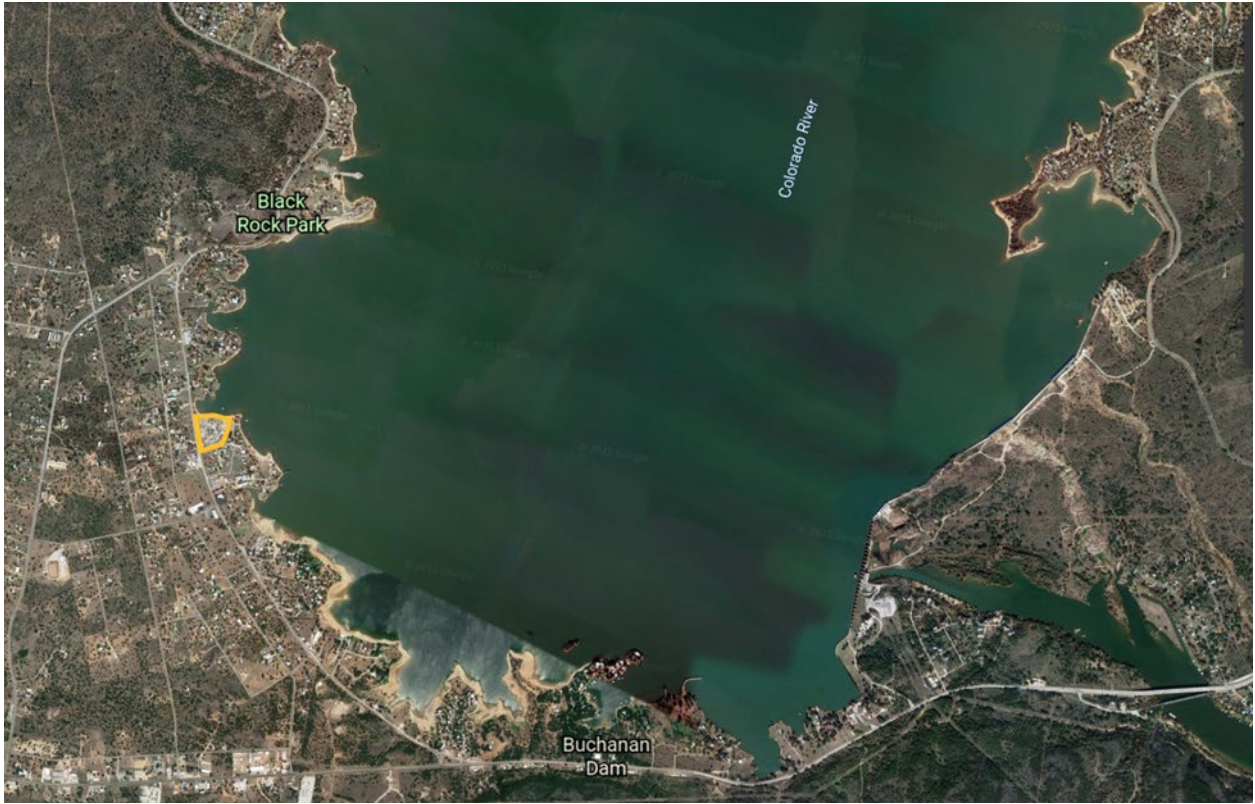
Acres: 6.96 Acres


Improvements: Clubhouse, Pool, 5 Permanent Cabins
18 Mobile Homes, 30 RV Spots, Floating
Marina

Potential Uses: Residential Waterfront Homes

Utilities: Electric, Water, Septic

Water Frontage: 618 Ft.



	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	12	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	6,179	303,178	1939	COM'L BLDG	

OWNER INFORMATION			
Owner Name	Grw Enterprises LLC	Tax Billing Zip	78609
Tax Billing Address	224 S Winding Way	Tax Billing Zip+4	4442
Tax Billing City & State	Buchanan Dam, TX		

COMMUNITY INSIGHTS			
Median Home Value	\$426,445	School District	BURNET CISD
Median Home Value Rating	6 / 10	Family Friendly Score	47 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	4 / 100
Total Incidents (1 yr)	11	Q1 Home Price Forecast	\$439,225
Standardized Test Rank	26 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
School District	Sbu	Flood Zone Date	01/29/2021
School District Name	Burnet Cons ISD	Most Hazardous Flood Zone	X
Census Tract	9706.00	Within 250 Feet of Multiple Flood Zone	No
MLS Area	LL	Flood Zone Panel	48299C0375D
Zip Code	78609		

TAX INFORMATION			
Property ID 1	14769	Tax Area (113)	GLL
Property ID 2	2052400001100	Tax Appraisal Area	GLL
Property ID 3	14769	% Improved	57%
Legal Description	M MUELLER ABST #524 6.960 AC EDGEWATER RESORT		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Market Value - Total	\$787,710	\$710,810	\$680,710
Market Value - Land	\$338,330	\$338,330	\$338,330
Market Value - Improved	\$449,380	\$372,480	\$342,380
Assessed Value - Total	\$787,710	\$710,810	\$680,710
Assessed Value - Land	\$338,330	\$338,330	\$338,330
Assessed Value - Improved	\$449,380	\$372,480	\$342,380
YOY Assessed Change (\$)	\$76,900	\$30,100	
YOY Assessed Change (%)	10.82%	4.42%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9,522	2021		
\$9,600	2022	\$78	0.82%
\$9,175	2023	-\$425	-4.42%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Llano Esd #2	Actual	\$192.36	.02442
Llano County	Actual	\$1,884.28	.23921
Road And Bridge	Actual	\$212.68	.027
Burnet ISD	Actual	\$6,886.16	.8742
Total Estimated Tax Rate			1.1648

CHARACTERISTICS			
State Use	Real Commercial	Interior Wall	Interior Wall
Land Use	Commercial Building	Exterior	Metal
Lot Acres	6.96	Floor Cover	Carpet/Vinyl

Gross Area	6,179	Year Built	MLS: 1939
Building Sq Ft	6,179	Pool Size	648
Above Gnd Sq Ft	6,179	Pool	Spa
Ground Floor Area	2,635	Foundation	Slab
Total Baths	12	# of Buildings	6
Full Baths	12	Fireplace	Y
Fireplaces	8	Lot Area	303,178
Cooling Type	Central	No. of Porches	2
Heat Type	Central	Patio/Deck 1 Area	280
Porch	Covered Porch	Porch 1 Area	180
Patio Type	Wood Deck	No. of Patios	2
Roof Type	Gable	Patio/Deck 2 Area	608
Roof Material	Roll Composition	Porch Type	Covered Porch
Roof Shape	Gable	Sec Patio Area	180

FEATURES			
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Feature Type	Unit	Size/Qty	Value
Main Area	S	2,635	\$93,340
Covered Porch	S	180	\$1,600
Storage	S	96	\$380
Wood Deck	S	280	\$1,760
Swimming Pool Average	S	648	\$25,520
Concrete	S	976	\$3,070
Wood Deck	S	180	\$1,130
Concrete	S	160	\$500
Concrete	S	430	\$1,360
RV Park Low	S	37	\$29,620

SELL SCORE			
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Value As Of	2024-01-07 04:42:47		
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LISTING INFORMATION			
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MLS Listing Number	527526	Original Listing Price	\$1,200,000
MLS Area	LL	Listing Date	12/20/1999
MLS Status	Expired	MLS Status Change Date	05/07/2010
Current Listing Price	\$1,200,000	Listing Broker Name	C-21 SUMMIT

LAST MARKET SALE & SALES HISTORY			
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Recording Date	09/25/2008	08/12/2003
Sale/Settlement Date	09/22/2008	08/07/2003
Document Number	1488-771	1222-785
Document Type	Warranty Deed	Special Warranty Deed
Buyer Name	Edgewater Resort	Nrm Unlimited LLC
Seller Name	Nrm Unlimited LLC	Beal Bank Ssb
Multi/Split Sale Type	Multiple	Multiple

MORTGAGE HISTORY				
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Mortgage Date	11/08/2017	10/02/2014	09/25/2008	08/12/2003
Mortgage Amount	\$530,000	\$432,370	\$530,000	\$520,000
Mortgage Lender	National United	National Bk	National Bk	Beal Bk Ssb
Mortgage Type	Conventional	Conventional	Conventional	
Mortgage Code	Refi	Refi	Resale	Construction

PROPERTY MAP



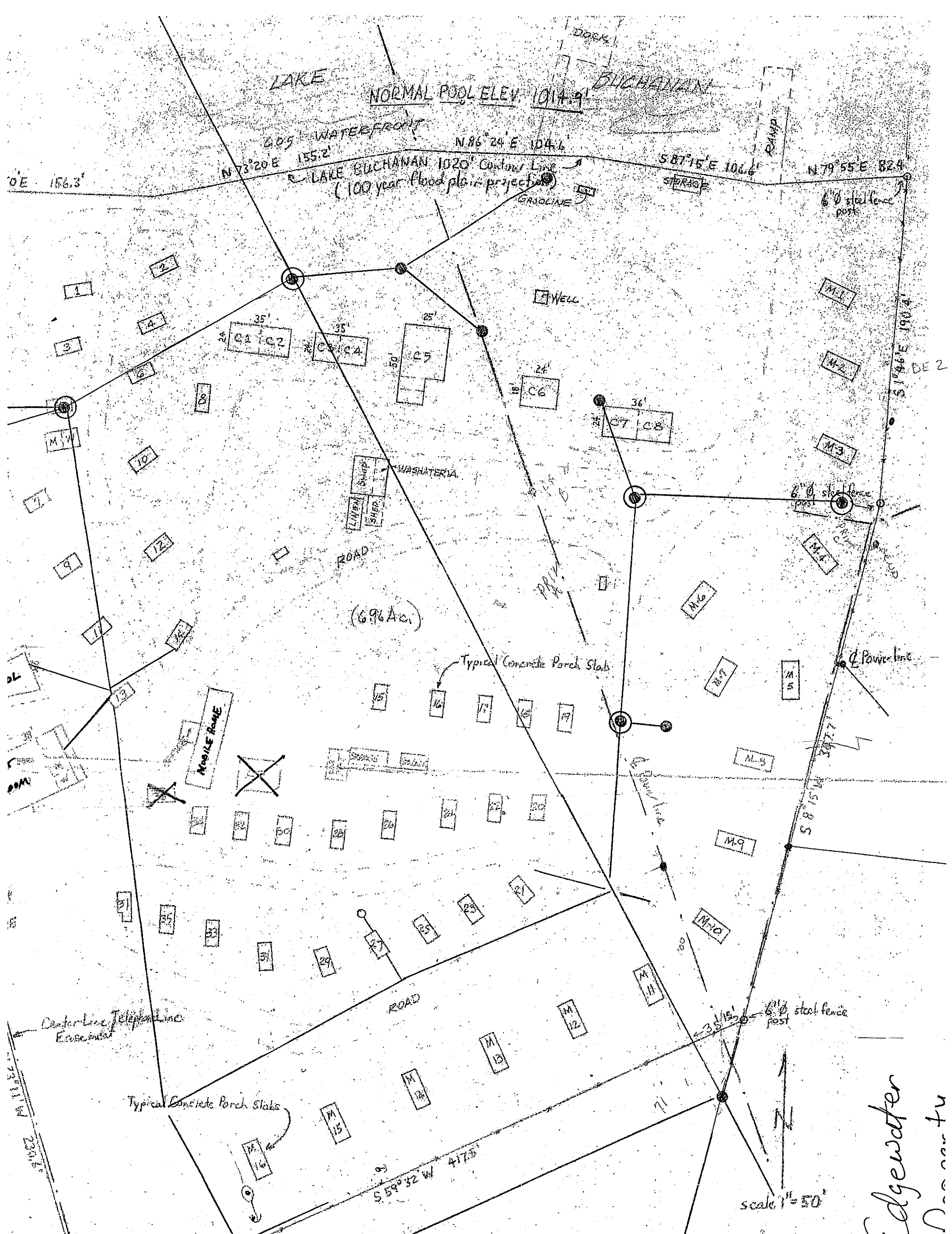
*Lot Dimensions are Estimated

Edgewater Resort
Profit & Loss
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Cabin Rental Income	34,719.66
Electricity payments	29,874.43
Fees	3,090.07
MH Site Rental	75,264.26
Recreation Hall	150.00
Reimburse personal expenditures	-42.49
RV Site Rental	127,819.94
Services	633.01
Vending Machine Sales	2,064.50
Total Income	273,573.38
Gross Profit	273,573.38
Expense	
Advertising	30.65
Bank Service Charges	3,916.42
Cabin Furnishings	207.69
Cabin Supplies	3,269.41
Cable TV	1,605.23
Cleaning Supplies	278.57
Coffee bar	230.38
Contract Labor	70,623.31
Donations	250.00
Dues and Subscriptions	209.22
Fire Safety	110.96
Guest Services	582.19
Insurance	
Property/Casualty Insurance	18,072.28
Total Insurance	18,072.28
Internet	1,236.82
Landscaping	564.75
Laundry Expense	109.83
Licenses and Permits	118.60
Meals and Entertainment	1,051.37
Office Furnishings	279.96
Office Supplies	2,085.66
Pest Control	1,062.48
Pool Furnishings	504.17
Pool Supplies	2,256.20
Postage and Delivery	11.86
Professional Development	70.08
Professional Fees	
Accounting	1,425.00
Legal Fees	154.00
Professional Fees - Other	180.00
Total Professional Fees	1,759.00
Propane	1,786.03
Refund	250.00
Repair & Maintenance	29,629.98
Repairs	
Computer Repairs	344.34
Equipment Repairs	1,948.65
Janitorial Exp	206.28
Total Repairs	2,499.27
Septic Service	700.00
Software	74.36
Storage Building Rent	540.00

Edgewater Resort
Profit & Loss
January through December 2023

	<u>Jan - Dec 23</u>
Taxes	
Local	102.79
Property	2,130.69
State	200.24
	<hr/>
Total Taxes	2,433.72
Telephone	7,238.14
Tools	99.66
Utilities	
Gas and Electric	40,251.34
Water	33,333.19
	<hr/>
Total Utilities	73,584.53
Waste Disposal	9,766.38
	<hr/>
Total Expense	239,099.16
	<hr/>
Net Ordinary Income	34,474.22
Other Income/Expense	
Other Income	
Interest Income	0.13
Other Income	3,640.00
Sales Tax Discount	18.41
	<hr/>
Total Other Income	3,658.54
	<hr/>
Net Other Income	3,658.54
	<hr/>
Net Income	38,132.76
	<hr/> <hr/>



SURVEY OF PROPERTY KNOWN AS
 'THE EDGEWATER'
 BUCHANAN DAM, TEXAS 78609

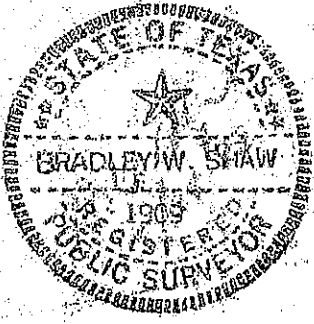
Being 6.96 Acres out of the Matthias Mueller Survey No. 49, Abst. 524
 Recorded in Vol. 160 Page 344 of the Llano County Deed of Records and
 additionally Lots 425, 426, 427, 428, 429, 430, 431, 551, 552, 553,
 554, 555, 556, and 557 of Indian Hills Subdivision.
 TOTAL ACREAGE THIS PLAT 10.31 ACRES, MORE OR LESS.

Edgewater
 D. A. Carter

scale 1" = 50'

I HEREBY CERTIFY THAT THIS PLAT OF THE EDGEWATER MOBILE HOME PARK REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

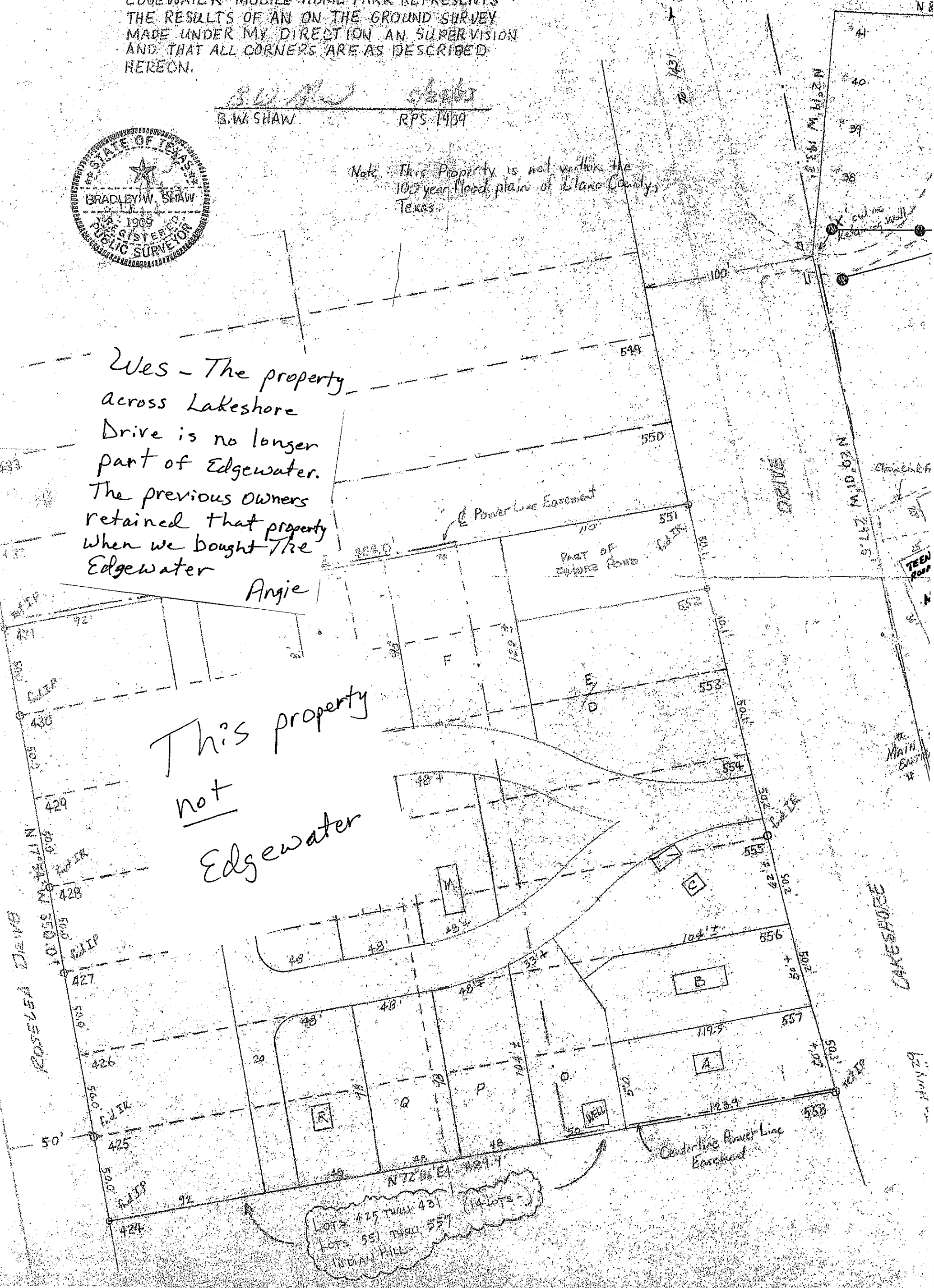
B.W. Shaw
B.W. SHAW RPS 1439



Note: This Property is not within the 100 year flood plain of Blanco County, Texas.

Wes - The property across Lakeshore Drive is no longer part of Edgewater. The previous owners retained that property when we bought The Edgewater
Angie

This property not Edgewater



LOTS 425 THRU 431
LOTS 551 THRU 557
INDIAN HILL

LOWER COLORADO RIVER AUTHORITY MARINA FACILITY PERMIT

Pursuant to the Highland Lakes Marina Ordinance (effective November 17, 2004), the Lower Colorado River Authority (hereinafter called LCRA) hereby authorizes:

GRW Enterprises, L.L.C.
DBA Edgewater Resort
P.O. Box 961
Buchanan Dam, TX 78609

to: Operate and maintain the Edgewater Resort marina facility as stipulated in this permit and in the application and plans submitted to and approved by LCRA. The Edgewater Resort marina facility, consists of two (2) fishing docks and one (1) fixed platform, and occupies approximately 2,058 square feet of water surface on Lake Buchanan.

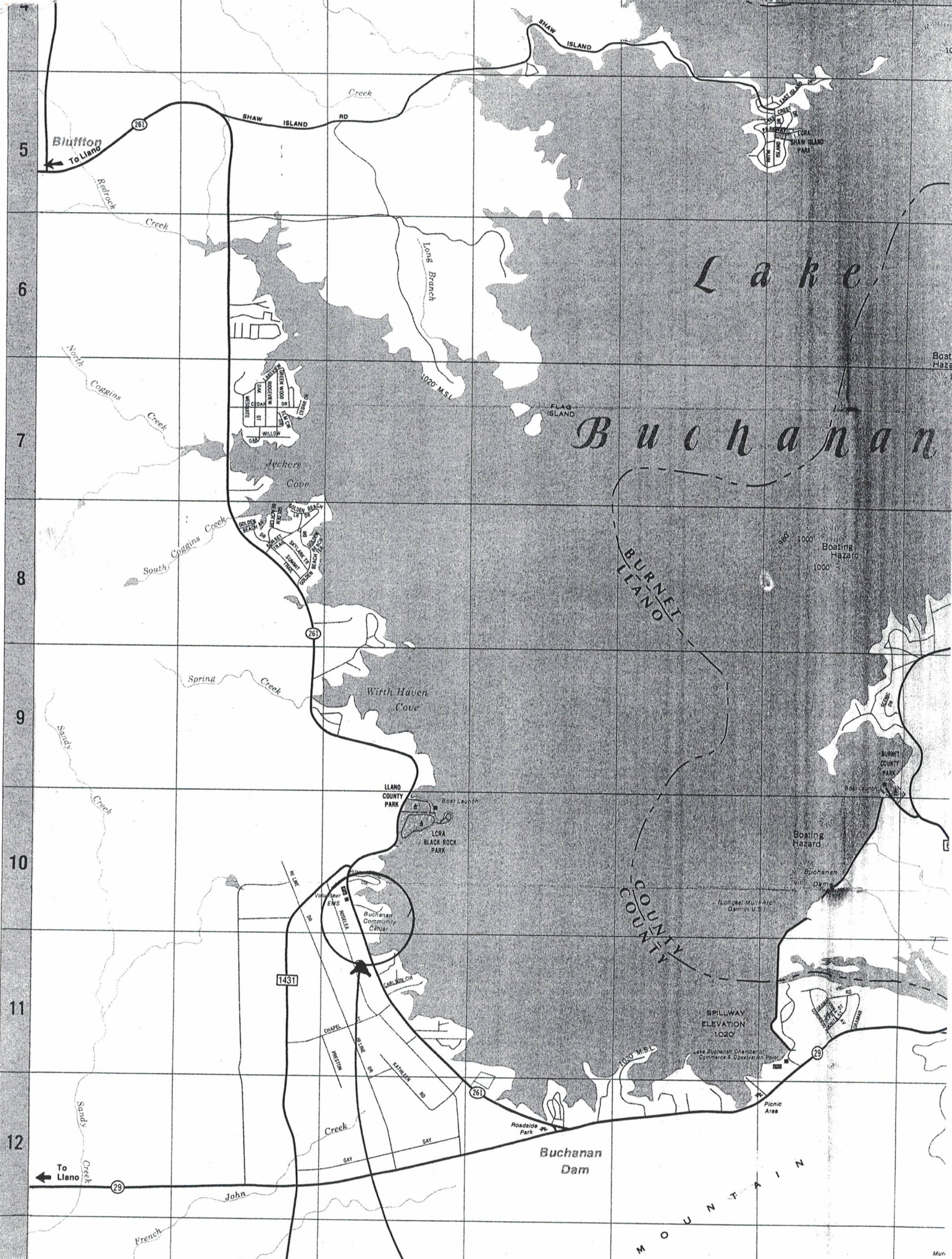
at: Situated in Llano County, Texas, and containing 6.96 acres, more or less, out of and part of the Matthias Mueller Survey No. 49, Abstract No. 524, recorded in Volume 150, Page 344 of the Llano County Deed Records as a conveyance from R.V. Woodward to James Cowey, and a portion of LCRA Tract BW-05, being 0.197 acres of land, more or less, situated in the Abraham Anglin Survey No. 305, Llano County, Texas and described in a lease agreement from LCRA.

PERMIT NUMBER: M00568

This permit is subject to the following conditions:

I. GENERAL CONDITIONS

1. Permittee shall comply with the terms and conditions of this permit and with the Highland Lakes Marina Ordinance (HLMO) as it may be amended from time to time, including but not limited to the performance standards set forth in Article 6.
2. Marina facility must be located and configured according to the plan(s) attached hereto and approved herein. HLMO § 6.03
3. Violation of any of the terms and conditions of this permit may result in the reformation, suspension or revocation of this permit, in whole or in part, and in the institution of such administrative or legal proceedings as LCRA may consider appropriate. HLMO Article 16
4. Permittee shall display in a prominent location any letter authorizing the marina facility to operate and make available for inspection all LCRA permits. HLMO § 6.09
5. Permittee shall allow authorized agents or employees of LCRA to enter the marina facility at all reasonable times for the purpose of conducting periodic inspections of the marina facility. HLMO § 15.02
6. A transfer of ownership of a marina facility requires compliance with HLMO Article 14. Permittee should provide written notice to the LCRA of a transfer of ownership prior to such transfer so that LCRA may provide all necessary information and forms to Assignee that the Assignee must file with the LCRA within thirty (30) days after the transfer occurs. All conditions and requirements of this Permit shall be binding upon successors and assigns of this Permit.
7. If any of the conditions to this permit are found to be invalid for any reason, this shall not affect the validity of this permit, as a whole or any part thereof, other than the condition(s) so declared invalid. In the event that a condition is found to be invalid by a court of competent jurisdiction, LCRA shall reform the conditions of the permit as necessary to conform to the court's judgment. If the permit cannot be reformed to so conform, it will be revoked. HLMO § 16.04.B
8. If a civil court determines at any time that the permitted facilities or operation of the permitted facilities interferes with the legal rights and privileges of Adjoining Waterfront Property Owner, as that term is defined in the HLMO, this permit will be amended, modified or revoked to the extent necessary to comply with the court order. HLMO §6.03.B & §16.04.B



Lake

Buchanan

BURNET COUNTY

LLANO COUNTY

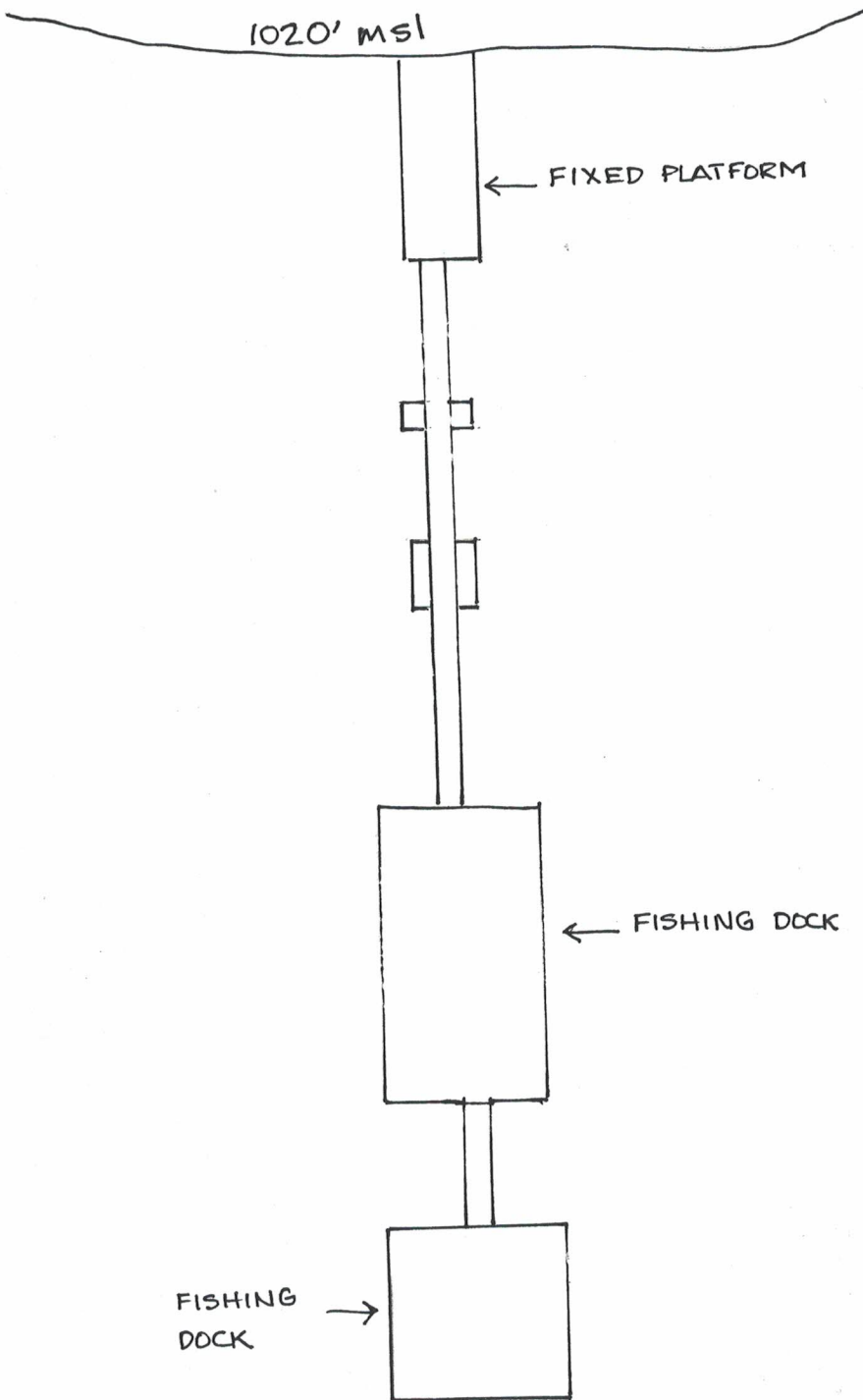
Buchanan Dam

BURNET MOUNTAIN

Bluffton
To Llano

To Llano

Mun. Cem



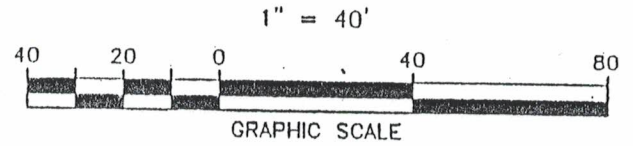
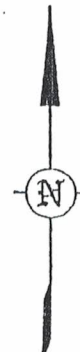
PERMIT
M 00568
ATTACHMENT

Edgewater Resort Marina
Lake Buchanan
Location/Configuration Plan
1020' msl contour

Abraham Anglin No. 305
Llano County, Texas

**Edgewater Resort Marina
Lake Buchanan**

**Location/Configuration Plan
Low Water 1002' msl contour**



Mathis Mueller Survey No. 49

Abraham Anglin Survey No. 305

Lake Buchanan

HAD 83/HARH
TEXAS CENTRAL ZONE
N = 10,243,388.81 ft
E = 2,886,587.04 ft

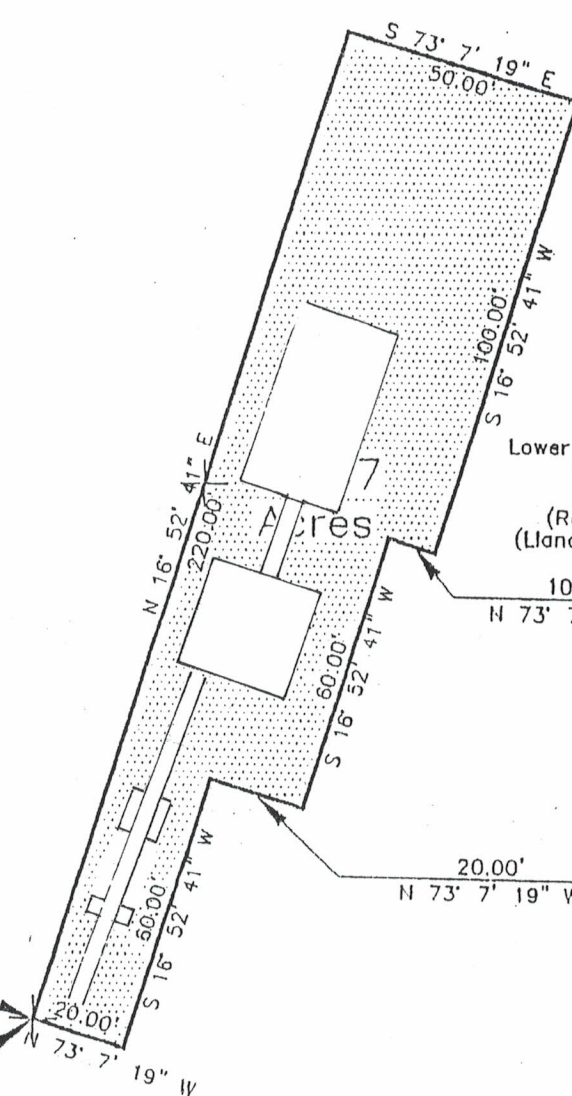
**P.O.B.
LEASE AREA**

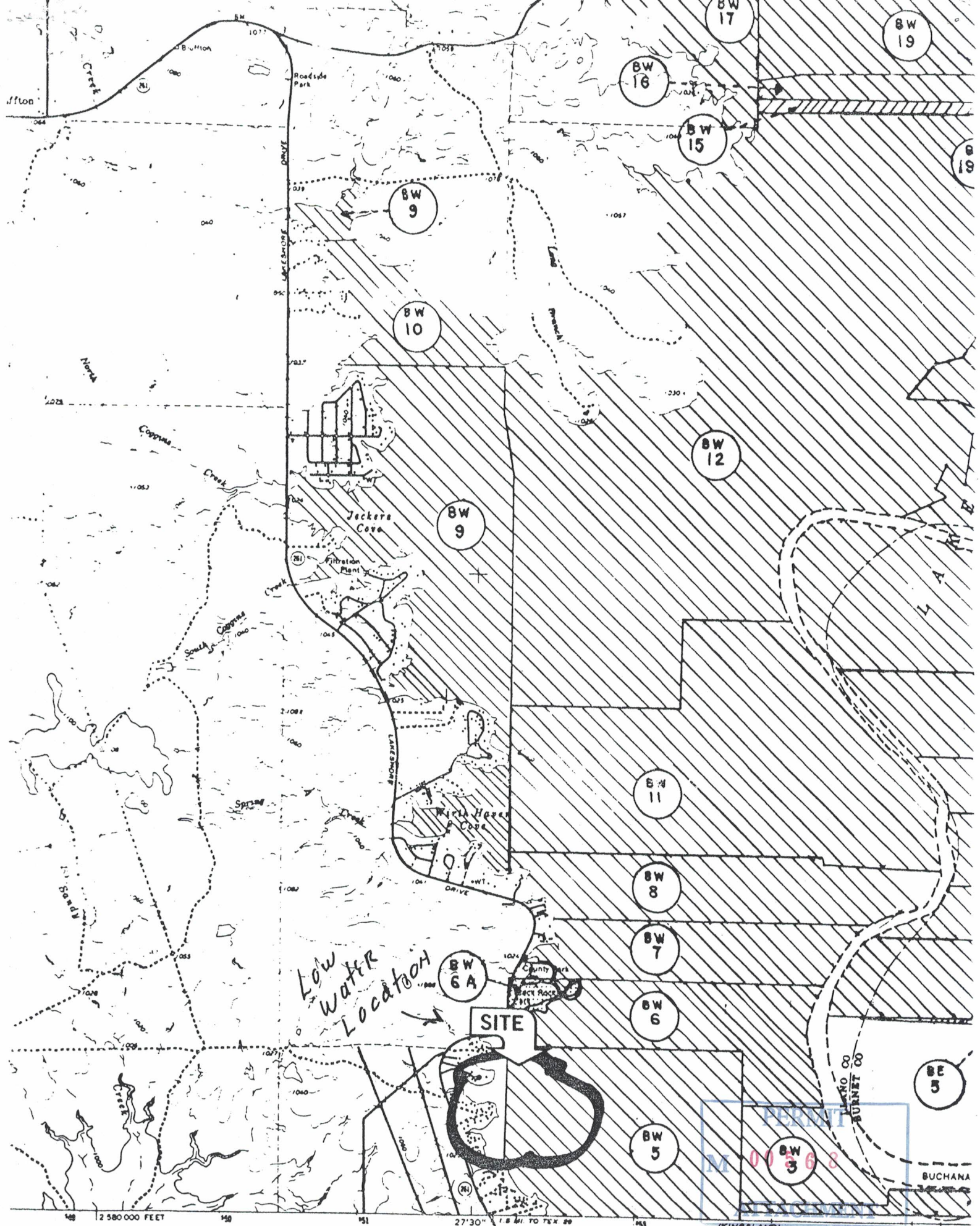
Lower Colorado River Authority
Vol. 65 Pg. 440
August 9, 1935
(Ref Vol. 61, Pg. 535)
(Llano County Deed Records)

Appx Survey Line

Lake Buchanan

Lake Buchanan







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.

Wes Walters Realty, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	399765 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Weston E. Walters Sales Agent/Associate's Name	347768 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov