

# PROJECT ANALYSIS REPORT

**547 Ferris Ave,  
San Antonio, TX 78220**



## Property Specification

Bedrooms: **3**      Cash Price: **\$68,000.00**  
Bathrooms: **1.0**  
Garage:  
Year Built: **1954**

## Property Description

OFF MARKET investment opportunity in the Wheatley Heights subdivision! We are selling this property for nearly 35k UNDER its 2020 tax assessed value. This area is on the rise! There are tons of rehabs and new construction going on all around this pocket. Deals this cheap are a rare find and the numbers can make this work for any investment strategy. Call your New Western agent immediately because this deal will not last long.



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**Full - Report**

**Master**

<b>Address:</b> 547 FERRIS AVE	<b>CAN:</b> 106810040190
<b>City:</b> SAN ANTONIO	<b>State:</b> TX
<b>Zip:</b> 78220	<b>Owner:</b> SINGLETARY ADRAIN M
<b>Class:</b> SINGLE-STRUCTURE PROP W/O AGR	<b>School District:</b> SAN ANTONIO ISD
<b>Map:</b> 618B6	<b>Owner Display:</b> ADRAIN M SINGLETARY
<b>Mail Address:</b> 6131 FRIO VALLEY DR	<b>Owner 2:</b>
<b>Mail City St Zip:</b> SAN ANTONIO, TX 78242 - 2500	<b>Latitude:</b> 29.4145
<b>Census Tract:</b> 130800	<b>Longitude:</b> -98.425
<b>Census Block:</b> 4	<b>Sale Date:</b>
<b>Acres:</b> 0.14	<b>Year Built:</b> 1954
<b>Owner Occupied:</b> No	<b>Living Area Sqft:</b> 1240
<b>Subdivision:</b> WHEATLEY HEIGHTS	<b>Neighborhood:</b> 57036

**Legal**

**Legal Description:** NCB 10681 BLK 4 LOT 19

**Property Values and Taxes**

<b>Crtf NoCrtf:</b>	<b>Tax Year:</b>	<b>Land Value:</b>	<b>Improv Value:</b>	<b>Total Value:</b>	<b>Total Tax:</b>
Yes	2019	\$8,410	\$71,420	\$79,830	\$2,262.61
Yes	2018	\$7,810	\$63,840	\$71,650	\$2,057.09
Yes	2017	\$7,130	\$51,580	\$58,710	\$1,665.98
Yes	2016	\$6,810	\$52,090	\$58,900	\$1,662.44
Yes	2015	\$6,810	\$42,900	\$49,710	\$1,341.20
Yes	2014	\$6,810	\$35,220	\$42,030	\$1,137.20
Yes	2013	\$9,880	\$33,140	\$43,020	\$1,158.68
Yes	2012	\$9,880	\$33,870	\$43,750	\$1,178.14
Yes	2011	\$9,880	\$39,780	\$49,660	\$1,308.74
Yes	2010	\$9,880	\$42,410	\$52,290	\$1,363.04
Yes	2009	\$9,880	\$43,000	\$52,880	\$1,353.88
Yes	2008	\$9,880	\$51,420	\$61,300	\$1,567.17
Yes	2007	\$9,880	\$51,560	\$61,440	\$1,558.59
Yes	2006	\$9,880	\$50,640	\$60,520	\$1,744.46
Yes	2005	\$6,800	\$50,100	\$56,900	\$1,705.34

<b>Tax Jurisdiction</b>	<b>Tax</b>
SAN ANTONIO ISD	\$1,222.16
CITY OF SAN ANTONIO	\$445.67
BEXAR COUNTY	\$221.47
UNIV HEALTH SYSTEM	\$220.52
ALAMO COM COLLEGE	\$119.07
BEXAR CO RD & FLOOD	\$18.89
SA RIVER AUTH	\$14.83

**Exemptions:**

<b>TaxYr Prelim:</b>	<b>Land Value:</b>	<b>Improv Value:</b>	<b>Total Value:</b>
2019	\$8,410	\$71,420	\$79,830

**Sales History**

<b>File Date</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Instr Type</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Consideration</b>
02/22/2019			QC	SINGLETARY EURIT L JR	SINGLETARY ADRAIN M	
02/22/2019			QC	SINGLETARY EURIT L JR	SINGLETARY ADRAIN M	
02/22/2019			QC	SINGLETARY EURIT L JR	SINGLETARY ADRAIN M	
02/22/2019			QC	SINGLETARY EURIT L JR	SINGLETARY ADRAIN M	

**Land Features**

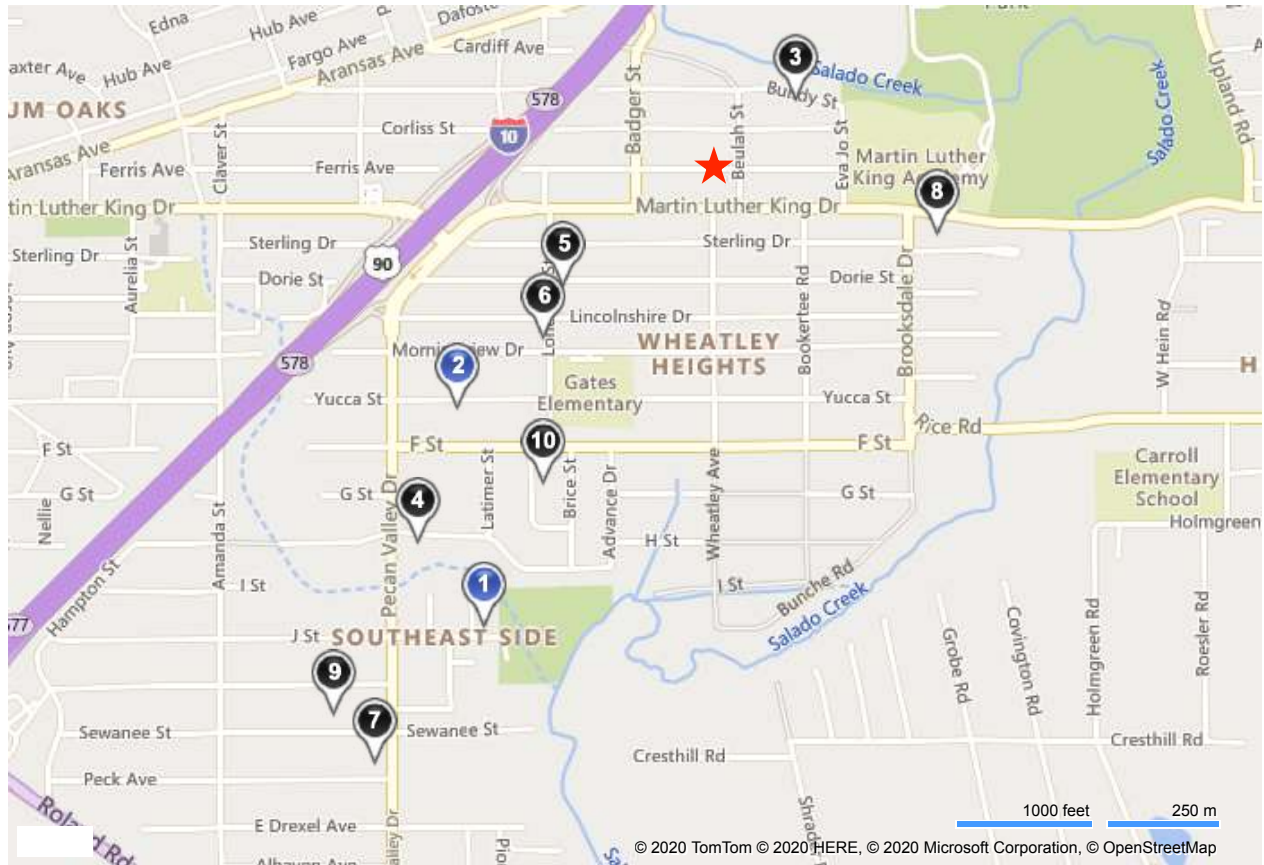
<b>Frontage:</b> 50	<b>Depth:</b> 125
<b>SqFt:</b> 6250	<b>Acres:</b> 0.14
<b>Type:</b>	

**Residential Property Features**

<b>Beds:</b> 3	<b>Stories:</b>
<b>Full Bath:</b>	<b>Style:</b>
<b>Half Bath:</b>	<b>C/P:</b>
<b>Fndtn:</b> Pier/Post	<b>Ext Walls:</b> Alumn Lap
<b>Year Built:</b> 1954	<b>Fireplace:</b>
<b>Patio:</b>	<b>Roof:</b> ASPHALT
<b>Garage:</b>	<b>Canopy:</b>
<b>Heating:</b> Yes	<b>Living Area SqFt:</b> 1240
<b>Deck:</b>	<b>A/C:</b> Yes

Bexar County 2020 tax values are from 2020 certified rates.

Prepared By: Darren Johnson | New Western Acquisitions | 09/30/2020 08:29 AM



**MLS# Status Area Str # Street Name SqFt Lot Size Sold Price Sold/SqFt DOM Yr Blt # stry BR FB Zip Subdivision(Legal)**

MLS#	Status	Area	Str #	Street Name	SqFt	Lot Size	Sold Price	Sold/SqFt	DOM	Yr	Blt	# stry	BR	FB	Zip	Subdivision(Legal)
1	1474178	<b>PND</b>	1900	1822	Amberson Dr	1026	0.18			29	1968	1	4	2	78220	WHEATLEY HEIGHTS
2	1473678	<b>PND</b>	1900	838	Yucca St	954	0.18			27	1969	1	3	2	78220	WHEATLEY HEIGHTS
3	1442744	<b>RNTD</b>	1900	530	Bundy St	1040	0.14	\$1,000	\$0.96	35	1968		4	2	78220	WHEATLEY HEIGHTS
4	1430108	<b>RNTD</b>	1900	910	H St		0.176	\$1,100		45	1965		3	1	78220	WHEATLEY HEIGHTS
5	1440997	<b>RNTD</b>	1900	306	Dorie St	1122	0.14	\$1,200	\$1.06	11	1968		4	2	78220	WHEATLEY HEIGHTS
6	1463764	<b>RNTD</b>	1900	491	Morningview Dr	1120	0.18	\$1,200	\$1.07	68	1962		3	1	78220	WHEATLEY HEIGHTS
7	1464347	<b>SLD</b>	1900	1843	Peck Ave	1170	0.17	\$140,000	\$119.65	11	1960	1	3	2	78210	WHEATLEY HEIGHTS
8	1460360	<b>SLD</b>	1900	815	Sterling St	1328	0.15	\$144,900	\$109.11	45	1962	1	3	1	78220	WHEATLEY HEIGHTS
9	1451429	<b>SLD</b>	1900	819	Sewanee St	1151	0.17	\$151,500	\$131.62	14	1959	1	4	2	78210	WHEATLEY HEIGHTS
10	1453489	<b>SLD</b>	1900	1618	Lone Oak Ave	1277	0.18	\$155,000	\$121.37	92	1966	1	3	2	78220	WHEATLEY HEIGHTS

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**Agent Report**



**Addr:** 1822 Amberson Dr  
**Status:** Pending **Class:** RE  
**Area:** 1900 **Grid:** **List Price:** \$149,900  
**Int.St./Dir:** By 90 and Pecan Valley  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78220 **Type:** SFD  
**County:** Bexar **CAN#:** 133180010230 **AdSf:** 1026  
**Legal:** Blk 1, Lot 23, NCB 13318 **Lot:** 23  
**Lot Size:** 0.18 **Lot Dimensions:** **Currently Leased:**  
**Sch:** San Antonio **BR:** 4 **Lease Expiration:**  
 I.S.D. **Year Built:** 1968  
**Elem:** Call District **FBaths:** 2 **HBaths:** 0  
**Middle:** Call District **Builder:** Unknown **Recent Rehab:** Yes  
**High:** Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	13X13	1	Master Bedroom	10X12	1	Gas:
Dining Room	10X9	1	Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	8X5	1	Garbage:
Kitchen	10X10	1	Bedroom 2	9X10	1	Water:
Breakfast	---		Bedroom 3	9X10	1	Sewer:
Utility	---		Bedroom 4	9X10	1	Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials**  
**Total Tax (W/O Exemptions):** \$1,953.67 **PrTerms:** Conventional, FHA, VA, Cash  
**Tax Year:** 2019 **Loan Info:**  
**Subdivision:** WHEATLEY HEIGHTS **Assessments** **Mand/Mult HOA:** None/N  
**Preferred Title Co.:** Alamo Title **HOA Name:**  
**Owner:** Paul E DAvalos **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** Yes  
**List Agent:** Alexandra Davalos 400780 (210) 884-3560 **Occupancy:**  
**List Office:** Davalos & Associates CEDA00 (210) 734-7253 **Possession:** Closing/Funding  
**Ph to Show:** 2102222227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** EM Payable to Alamo Title please and send pre qualification letter with offer.  
**Remarks:** Buyers financing fell thru !! Beautiful 4 bedroom , 2 bathrooms house with a beautiful kitchen with granite counter tops . Ceiling fans in all bedrooms. Nice carport with a storage area. House is completely fenced and located right by the entrance of the beautiful J Street Park, that counts with basketball courts, walking trails, picnic tables with bbq pits, a pavilion and fitness stations. Really nice. That would be your backyard.

**Style:** One Story, Traditional **Garage Parking:** None/Not Applicable **Additional/Other Parking:** One Car Carport  
**Ext:** Asbestos Shingle, Brick **Roof:** Composition **Mst BR:**  
**Fndtn:** Slab **Wdw:** All Remain **Mst Bth:** Shower Only, Single Vanity  
**Interior:** One Living Area, Eat-In Kitchen, Utility Room Inside  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, GSCK, Smoke Alarm, Gas WaterHeater  
**Exterior Fea:**  
**Wat/Swr:** Water System, Sewer **Floor:** Carpeting, Ceramic Tile **Frpl:** Not Applicable  
**System**  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** **Lot Impv:**  
**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - none

**Contingent Info:** **DOM/CDOM:** 29/ 29 **Sold Price:**  
**Contract Date:** 09/16/2020 **Sale Trms:** **Sell Points:** **SQFT/Acre:**  
**Closing Date:** **Sell Concess:** - Home Warranty **Price per SQFT:** \$146.10  
**Sell Ofc:** **Selling Agent:** Theda Wilson **Source SQFT Acre:**

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**Agent Report**



**Addr:** 838 Yucca St **MLS #:** 1473678  
**Status:** Pending **Class:** RE  
**Area:** 1900 **Grid:** 618A7 **List Price:** \$149,900  
**Int.St./Dir:** MARTIN LUTHER KING DR TO PECAN VALLEY TO YUCCA ST.  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78220-4243 **Type:** SFD  
**County:** Bexar **CAN#:** 102740140100 **AdSf:** 954  
**Legal:** NCB 10274 BLK 14 LOT 10 **Lot:** 10  
**Lot Size:** 0.18 **Lot Dimensions:** **Currently Leased:**  
**Sch:** San Antonio **BR:** 3 **Lease Expiration:**  
 I.S.D. **Year Built:** 1969  
**Elem:** GATES **FBaths:** 2 **HBaths:** 0  
 ACADEMY **Middle:** Davis **Builder:** UNKNOWN  
**High:** Call District **Constr:** Pre-Owned **Recent Rehab:**

	Level		Level	Utility Suppliers			
Living Room	12X12	1	Master Bedroom	10X10	1	Gas:	CPS
Dining Room	---		Master Bedroom 2	---		Electric:	CPS
Family Room	---		Master Bath	---		Garbage:	CITY
Kitchen	10X8	1	Bedroom 2	10X10	1	Water:	SAWS
Breakfast	---		Bedroom 3	10X10	1	Sewer:	SAWS
Utility	---		Bedroom 4	---		Other:	
Entry Room	---		Bedroom 5	---			
Study/Office	---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$1,923.08 **PrTerms:** Conventional, FHA, VA, TX Vet, **HOA Name:**  
**Tax Year:** 2019 **Loan Info:** Cash **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** Other - See Remarks

**Subdivision:** WHEATLEY HEIGHTS  
**Preferred Title Co.:** Key Title

**Owner:** CONTACT AGENT **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Carlos Gil 663488 (210) 848-4024 **Occupancy:** Vacant  
**List Office:** Stephen E Malouff Realty Group STMA00 (210) 325-9807 **Possession:** Closing/Funding  
**Ph to Show:** 8007469464 **Lockbox Type:** Combo **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** PLEASE SEND ALL OFFERS TO carlosgilrealtor@hotmail.com 'CC' MY ASSISTANT AT malouffrealtygroup@yahoo.com USE LAURA SOLIS WITH KEY TITLE. buyer to Verify schools and room measurements.

**Remarks:** \*\*\*BEAUTIFULLY UPGRADED 3 BEDROOM 2 BATH HOME\*\*\*LOCATED IN THE CONVENIENT WHEATLEY HEIGHTS NEIGHBORHOOD\*\*\*BRAND NEW CERAMIC TILE THROUGHOUT\*\*\*NEW PAINT\*\*\*MODERN FINISHES\*\*\*SPACIOUS BACKYARD WITH STORAGE SHED\*\*\*

**Style:** One Story **Garage Parking:** Attached **Additional/Other Parking:**  
**Ext:** Brick, Siding **Roof:** Composition **Mst BR:** DownStairs  
**Fndtn:** Slab **Wdw:** Some Remain **Mst Bth:** Not Applicable  
**Interior:** One Living Area  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range  
**Exterior Fea:**  
**Wat/Swr:** Water System, Sewer **Floor:** Carpeting, Ceramic Tile **Frpl:** Not Applicable  
**System**  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** **Lot Impv:**  
**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - none

**Continging Info:** **DOM/CDOM:** 27/ 73 **Sold Price:**  
**Contract Date:** 08/07/2020 **Sale Trms:** **Sell Points:** **SQFT/Acre:**  
**Closing Date:** **Sell Concess:** - **Price per SQFT:** \$157.12  
**Sell Ofc:** **Selling Agent:** Rachelle Glenn **Source SQFT Acre:**

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**Agent Report**



**Addr:** 530 Bundy St **MLS #:** 1442744  
**Status:** Rented **Class:** RR  
**Area:** 1900 **Grid:** 618B6 **List Price:** \$1,000  
**Int.St./Dir:** Please use GPS for accurate directions.  
**Subdivision:** WHEATLEY HEIGHTS  
**Condominium:**  
**City:** San Antonio **Zip:** 78220-2306 **AdSf:** 1040  
**County:** Bexar **CAN#:** 106820050090  
**Legal:** NCB 10682 BLK 5 LOT 9  
**Sch Dist:** San Antonio **Recent Rehab:** **Lot Size:** 0.14  
**I.S.D.**  
**Elem:** Call District **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Call District **Year Built:** 1968  
**High:** Call District **BR:** 4  
**Builder:** UNKNOWN **FBaths:** 2  
**Type:** SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	03/02/2020	Monthly Lease:	\$1,000
Living Room 11X11 1	Master Bedroom 15X13 1	Gas:	Min/Max Months:	12 / 24	Personal Checks:	No
Dining Room ---	Master Bedroom 2 ---	Electric:	Security Dep:	\$1,200	Cash Accepted:	No
Family Room ---	Master Bath 6X5 1	Garbage:	Cleaning Dep:	\$0	App Fee:	\$75
Kitchen 10X9 1	Bedroom 2 10X10 1	Water:	Pet Dep:	\$0	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 10X10 1	Sewer:	Application Form:	ONLINE	Pet Rent:	
Utility ---	Bedroom 4 10X10 1	Other:	Apply At:	WWW.RENTWERX.COM		
Entry Room ---	Bedroom 5 ---					
Study/Office ---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** Care of Broker **SC/\$:** \$0 **BC/\$:** \$300 **Owner LREA/LREB:** No  
**List Agent:** Cristina Hinojosa, TRLS 699576 **Bonus:**  
**List Office:** RentWerx San Antonio RWSA00 (210) 497-8686  
**Ph to Show:** 210-222-2227 **Lockbox** **Showing** **Occupy:** Vacant  
**Type:** Combo **Contact:** ShowingTime

**AgentRmrks:** Available Immediately! No Security Deposit Option for Well Qualified Applicants. No Animal Deposits. Animal fee of \$35/month for approved animals + \$25 for restricted breeds. Send Clients to RentWerx.com to apply. Present Screening Criteria in MLS docs to your Clients! Agents must accompany applicants to receive commission.

**Remarks:** Available Immediately! Visit our website for additional showing options! Charming 4 bedroom, 2 bathroom, in Wheatley Heights. This well-kept 1,040 square foot home includes a spacious living area and an eat in kitchen. Carpets in all bedrooms. Huge and open shaded backyard perfect for entertaining guests. Home located in quiet area. Located walking distance to Wheatley Heights Sports Complex and just a short drive to beautiful downtown San Antonio. Must See, Don't Miss Out! Schedule your showing today!

**Style:** One Story / # stories: 1 **Roof:** Composition **Wdw:** None Remain  
**Ext:** Stone/Rock, Wood **Fndtn:** Slab **Floor:** Carpeting, Linoleum, Laminate  
**Heating:** Floor Furnace **Ht Fuel:** Other **Air Cond:** One Central  
**MstBR:** Not Applicable/None **Frpl:** Not Applicable  
**Mst Bth:** Shower Only **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** Water System, Sewer System  
**Additional/Other Parking:** **Restrictions:** Pets Negotiable **Security:** Not Applicable  
**Lot Desc:**  
**Accessible/Adaptive:** No  
**Interior:** One Living Area, Eat-In Kitchen  
**Exter Fea:**  
**Inclusions:** Washer Connection, Dryer Connection  
**Misc:** Broker-Manager  
**Rent Incl:**  
**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance, Exterior Maintenance, Garbage Pickup  
**Common Area Amenities:** None  
**Green Features:** **Energy Efficiency:**

**Contingent Info:** **DOM:** 35 **Rented Price:** \$1,000  
**Contract Date:** 04/06/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 04/06/2020 **Sell Concess: -** **Rental Price per SqFt:** \$0.96  
**Sell Ofc:** Heritage Group, REALTORS **Selling Agent:** Wayne Hall **Source SqFt Acre:**

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**Agent Report**



**Addr:** 910 H St **MLS #:** 1430108  
**Status:** **Rented** **Class:** RR  
**Area:** 1900 **Grid:** **List Price:** \$1,100  
**Int.St./Dir:** From I-10 West, go south onto Pecan Valley, then turn east onto H Street, The house will be on your right.  
**Subdivision:** WHEATLEY HEIGHTS  
**Condominium:**  
**City:** San Antonio **Zip:** 78220 **AdSf:**  
**County:** Bexar **CAN#:** 130400020270  
**Legal:**  
**Sch Dist:** San Antonio **Recent Rehab:** **Lot Size:** 0.176  
 I.S.D.  
**Elem:** Gates **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Davis **Year Built:** 1965  
**High:** Sam Houston **BR:** 3  
**Builder:** N/A **FBaths:** 1  
**Type:** SFDET **HBaths:** 0

Level		Level		Utility Suppliers		Date Avail:		Monthly Lease:	
Living Room	14X16 1	Master Bedroom	10X10 1	Gas:	12/23/2019	Min/Max Months:	12 / 12	Monthly Lease:	\$1,100
Dining Room	---	Master Bedroom 2	---	Electric:		Security Dep:	\$1,100	Personal Checks:	No
Family Room	---	Master Bath	---	Garbage:		Cleaning Dep:	\$0	Cash Accepted:	No
Kitchen	9X10 1	Bedroom 2	10X10 1	Water:		Pet Dep:	\$250	App Fee:	\$50
Breakfast	---	Bedroom 3	10X10 1	Sewer:		Application Form:	TREC	Per/Total Pet(s):	
Utility	---	Bedroom 4	---	Other:		Apply At:	FORMS	Pet Rent:	
Entry Room	---	Bedroom 5	---				CALL LA		
Study/Office	---								

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** Almeda De Vaughn **SC/\$:** 0 **BC/\$:** 50% **Owner LREA/LREB:** No  
**List Agent:** Rosie Martinez 503187 (833) 367-6963 **Bonus:**  
**List Office:** Mynd Management Inc RENV00 (210) 209-8860  
**Ph to Show:** 830-796-6226 **Lockbox** **Showing** **Occupy:** Vacant  
**Type:** Other **Contact:** ShowingTime

**AgentRmrks:** Vacant, Show anytime

**Remarks:** Recently upgraded 3 bedrooms 1 bath home with a one-car garage, large backyard, and open porch. This home also has built-in storage for all 3 rooms and a newly upgraded bathroom. There are also plenty of windows around the house for natural lighting. It is only a 12-minute drive to downtown San Antonio where they have the river center mall, the Alamo, lots of different food options, and many more things to enjoy.

**Style:** One Story / # stories: 1 **Roof:** **Wdw:** Some Remain  
**Ext:** Brick **Fndtn:** **Floor:** Wood, Laminate  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**MstBR:** DownStairs **Frpl:** Not Applicable  
**Mst Bth:** **Pool/Spa:** None  
**Garage Parking:** One Car Garage **Wat/Swr:** Water System, Sewer System, City  
**Additional/Other Parking:** **Restrictions:** Pets Allowed, Pet Restrictions, Pets Outside Only, Smoking Outside Only  
**Lot Desc:** **Security:** Not Applicable  
**Accessible/Adaptive:** No

**Interior:** One Living Area, Separate Dining Room, Utility Room Inside, Utility Area in Garage, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level

**Exter Fea:**  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Smoke Alarm, High Speed Internet Access, City Garbage Service

**Misc:** Not Applicable

**Rent Incl:**

**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance, Exterior Maintenance, Garbage Pickup, Renters Insurance Required

**Common Area Amenities:** None

**Green Features:**

**Energy Efficiency:**

**Contingent Info:** **DOM:** 45 **Rented Price:** \$1,100  
**Contract Date:** 02/06/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 02/06/2020 **Sell Concess:** - **Rental Price per SqFt:**  
**Sell Ofc:** Mynd Management Inc **Selling Agent:** Rosie Martinez **Source SqFt Acre:**

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**Agent Report**



**Addr:** 306 Dorie St **MLS #:** 1440997  
**Status:** Rented **Class:** RR  
**Area:** 1900 **Grid:** 618A7 **List Price:** \$1,200  
**Int.St./Dir:** IH-10E Exit Pecan Valleyto MLK turn on Dorie.  
**Subdivision:** WHEATLEY HEIGHTS  
**Condominium:**  
**City:** San Antonio **Zip:** 78220-3206 **AdSf:** 1122  
**County:** Bexar **CAN#:** 103350170020  
**Legal:** NCB 10335 BLK 17 LOT 2  
**Sch Dist:** San Antonio **Recent Rehab:** **Lot Size:** 0.14  
**I.S.D.:**  
**Elem:** Gates **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Davis **Year Built:** 1968  
**High:** Sam Houston **BR:** 4  
**Builder:** Unknown **FBaths:** 2  
**Type:** SFDET **HBaths:** 0

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Level	Level	Utility Suppliers	Date Avail:	Monthly Lease:
Living Room 16X13 1	Master Bedroom 15X13 1	Gas: CPS	02/22/2020	\$1,200
Dining Room 14X10 1	Master Bedroom 2 ---	Electric: CPS	Min/Max Months: 12 / 12	Personal Checks: No
Family Room ---	Master Bath 6X6 1	Garbage:	Security Dep: \$1,250	Cash Accepted: No
Kitchen 11X10 1	Bedroom 2 12X10 1	Water: SAWS	Cleaning Dep: \$0	App Fee: \$60
Breakfast ---	Bedroom 3 11X10 1	Sewer:	Pet Dep: \$0	Per/Total Pet(s): P
Utility ---	Bedroom 4 10X10 1	Other:	Application Form: TEXAS	Pet Rent: No
Entry Room ---	Bedroom 5 ---		Apply At: REAL	
Study/Office ---			ALL-SAFE PROPERTY MGMT	

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** SEVEN SISTAHS LLC **SC/\$:** 0 **BC/\$:** 30% **Owner LREA/LREB:** No  
**List Agent:** Ricardo Echeverria, CIPS,TRLS,TRPM 504001 (512) 825-4094 **Bonus:**  
**List Office:** Century 21 Northside CENS00 (210) 979-6700  
**Ph to Show:** 210-222-2227 **Lockbox:** **Showing:** **Occupy:** Vacant  
**Type:** Combo **Contact:** ShowingTime

**AgentRmrks:** Showings allowed 8 a.m. to 7 p.m.

**Remarks:** Home with mature trees in established neighborhood, open floor plan with upgrades, appliances, flooring, paint. Versatile floor plan with bonus room could be used as a second master bedroom or large family room. Close to IH-10 and shopping. Ready for move-in.

**Style:** One Story / # stories: 1 **Roof:** Composition **Wdw:** All Remain  
**Ext:** Siding, Cement Fiber **Fndtn:** Slab **Floor:** Linoleum, Vinyl  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**MstBR:** DownStairs **Frpl:** Not Applicable  
**Mst Bth:** Shower Only **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** Water System  
**Additional/Other Parking:** Pad Only (Off Street) **Restrictions:** Pet Restrictions  
**Lot Desc:** Level **Security:** Security System  
**Accessible/Adaptive:** No

**Interior:** Liv/Din Combo, Utility Room Inside, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level

**Exter Fea:** Chain Link Fence, Mature Trees

**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, GSKKG, Refrigerator, Gas WaterHeater

**Misc:** Broker-Manager

**Rent Incl:** No Inclusions

**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance, Garbage Pickup, Renters Insurance Required

**Common Area Amenities:** None

**Green Features:** **Energy Efficiency:**

**Contingent Info:** **DOM:** 11 **Rented Price:** \$1,200  
**Contract Date:** 03/04/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 03/06/2020 **Sell Concess:** - **Rental Price per SqFt:** \$1.06  
**Sell Ofc:** Century 21 Northside **Selling Agent:** Robert Garcia **Source SqFt Acre:**

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Prepared By: Darren Johnson | New Western Acquisitions | 10/01/2020 09:50 AM



**Agent Report**



**Addr:** 491 Morningview Dr **MLS #:** 1463764  
**Status:** **Rented** **Class:** RR  
**Area:** 1900 **Grid:** 618A7 **List Price:** \$1,200  
**Int.St./Dir:** Exit on MLK & take a left under the hwy. Then take right, and the left on morningview  
**Subdivision:** WHEATLEY HEIGHTS  
**Condominium:**  
**City:** San Antonio **Zip:** 78220-4250 **AdSf:** 1120  
**County:** Bexar **CAN#:** 102710120460  
**Legal:** NCB 10271 BLK 12 LOT 46  
**Sch Dist:** San Antonio **Recent Rehab:** **Lot Size:** 0.18  
**I.S.D.**  
**Elem:** Gates **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Davis **Year Built:** 1962  
**High:** Sam Houston **BR:** 3  
**Builder:** UNKNWN **FBaths:** 1  
**Type:** SFDET **HBaths:** 0

Level	Level	Utility	Suppliers	Date Avail:	06/15/2020	Monthly Lease:	\$1,200
Living Room 10X12 1	Master Bedroom 10X11 1	Gas:		Min/Max Months:	12 / 24	Personal Checks:	No
Dining Room ---	Master Bedroom 2 ---	Electric:		Security Dep:	\$1,200	Cash Accepted:	No
Family Room ---	Master Bath ---	Garbage:		Cleaning Dep:	\$0	App Fee:	\$40
Kitchen 11X15 1	Bedroom 2 10X11 1	Water:		Pet Dep:	\$0	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 10X11 1	Sewer:		Application Form:	ONLINE	Pet Rent:	
Utility ---	Bedroom 4 ---	Other:		Apply At:	WITH LISTING AGENT		
Entry Room ---	Bedroom 5 ---						
Study/Office ---							

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** PRAY 4 ME INVESTMENTS, LLC **SC/\$:** 0 **BC/\$:** \$150 **Owner LREA/LREB:** No  
**List Agent:** Chazsity Favela 696107 (210) 589-6143 **Bonus:** 0  
**List Office:** RE/MAX Corridor RMC000 (210) 659-6700  
**Ph to Show:** 210-222-2227 **Lockbox** **Showing** **Occupy:** Vacant  
**Type:** Combo **Contact:** ShowingTime

**AgentRmrks:** Min. 600 credit score, income 3x monthly rent, no evictions/broken leases. Contact listing agent if your client is interested in applying. Will need a valid email for each applicant. NO PETS - no exceptions.

**Remarks:** Come take a look at this cute new rental on a large corner lot! 2 living spaces (one could be used as another bedroom or office area) , large backyard w/large metal building in the back for plenty of storage, & freshly painted throughout! Requirements: No broken leases/evictions, min. 600 credit score & income 3x the monthly rent. Sorry, no pets allowed.

**Style:** One Story / # stories: 1 **Roof:** Composition **Wdw:** All Remain  
**Ext:** Siding **Fndtn:** Pier & Beam **Floor:** Carpeting, Other  
**Heating:** Other **Ht Fuel:** Other **Air Cond:** Two Window/Wall  
**MstBR:** Ceiling Fan **Frpl:** Not Applicable  
**Mst Bth:** **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** Water System, City  
**Additional/Other Parking:** One Car Carport **Restrictions:** No Pets Allowed  
**Lot Desc:** **Security:** Not Applicable

**Accessible/Adaptive:** No  
**Interior:** Two Living Areas, Eat-In Kitchen, 1st Floor Lvl/No Steps  
**Exter Fea:**

**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, GSKCKG, Refrigerator

**Misc:** Owner-Manager, As-Is

**Rent Incl:**

**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance, Renters Insurance Required

**Common Area Amenities:** None

**Green Features:** **Energy Efficiency:**

**Contingent Info:** **DOM:** 68 **Rented Price:** \$1,200  
**Contract Date:** 08/22/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 09/06/2020 **Sell Concess:** - **Rental Price per SqFt:** \$1.07  
**Sell Ofc:** RE/MAX Corridor **Selling Agent:** Chazsity Favela **Source SqFt Acre:**

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**Agent Report**



**Addr:** 1843 Peck Ave **MLS #:** 1464347  
**Status:** Sold **Class:** RE **List Price:** \$140,000  
**Area:** 1900 **Grid:** 618A8  
**Int.St./Dir:** ?  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78210-3430 **Type:** SFD  
**County:** Bexar **CAN#:** 103060050240 **AdSf:** 1170  
**Legal:** NCB: 10306 **Block:** 5 **Lot:** 24  
**Lot Size:** 0.17 **Lot Dimensions:** **Currently Leased:**  
**Sch:** San Antonio **BR:** 3 **Lease Expiration:**  
 I.S.D. **Year Built:** 1960  
**Elem:** Call District **FBaths:** 2 **HBaths:** 0  
**Middle:** Call District **Builder:** SJ VESTED **Recent Rehab:**  
 INTERESTS LLC  
**High:** Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
<b>Living Room</b>	12X12	1	<b>Master Bedroom</b>	15X15	1	<b>Gas:</b>
<b>Dining Room</b>	---		<b>Master Bedroom 2</b>	---		<b>Electric:</b>
<b>Family Room</b>	---		<b>Master Bath</b>	10X10	1	<b>Garbage:</b>
<b>Kitchen</b>	8X20	1	<b>Bedroom 2</b>	12X12	1	<b>Water:</b>
<b>Breakfast</b>	---		<b>Bedroom 3</b>	10X12	1	<b>Sewer:</b>
<b>Utility</b>	---		<b>Bedroom 4</b>	---		<b>Other:</b>
<b>Entry Room</b>	---		<b>Bedroom 5</b>	---		
<b>Study/Office</b>	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$2,046.07 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**  
**Tax Year:** 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None  
**Subdivision:** WHEATLEY HEIGHTS  
**Preferred Title Co.:** Old Republic Title  
**Owner:** ASK BROKER **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Paulette Clay **664181** **(210) 452-7874** **Occupancy:** Vacant  
**List Office:** Redbird Realty LLC **REDB00** **(210) 783-0100** **Possession:** Closing/Funding  
**Ph to Show:** 2222227 **Lockbox Type:** Combo **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Please use Lauren Porter with Old Republic Title, 115 N. Loop 1604 E. Ste. 2200, San Antonio, TX 78232.

**Remarks:** Amazing remodeled home near the heart of San Antonio. Open floor plan allows for maximum space in this beautiful home. The home has been redone top to bottom, including, New HVAC, New Roof, New Appliances, New Flooring, Cabinets, Bathrooms, etc. Huge fenced in backyard with mature trees. Come see it today!

**Style:** One Story **Garage Parking:** None/Not Applicable **Additional/Other Parking:**  
**Ext:** Siding **Roof:** Composition **Mst BR:** Ceiling Fan, Full Bath  
**Fndtn:** Pier & Beam **Wdw:** All Remain **Mst Bth:** Tub/Shower Combo  
**Interior:** Liv/Din Combo, Open Floor Plan  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, GSCK, Disposal, Dishwasher  
**Exterior Fea:**  
**Wat/Swr:** City **Floor:** Vinyl **Frpl:** Not Applicable  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** **Lot Impv:**

**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - none  
**Contingent Info:** **DOM/CDOM:** 11/ 11 **Sold Price:** \$140,000  
**Contract Date:** 06/22/2020 **Sale Trms:** FHA **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 07/22/2020 **Sell Concess:** \$3550.00 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$119.65  
**Sell Ofc:** Pinnacle Realty Advisors **Selling Agent:** Raul Maya **Source SQFT Acre:**

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**Agent Report**



**Addr:** 815 Sterling St **MLS #:** 1460360  
**Status:** **Sold** **Class:** RE **List Price:** \$144,900  
**Area:** 1900 **Grid:** 618B7  
**Int.St./Dir:** Use GPS  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78220-3233 **Type:** SFD  
**County:** Bexar **CAN#:** 107270010140 **AdSf:** 1328  
**Block:** 1 **Lot:** 14  
**Legal:** NCB 10727 BLK 1 LOT 14 **Currently Leased:**  
**Lot Size:** 0.15 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 3 **Year Built:** 1962  
**I.S.D.**  
**Elem:** Call District **FBaths:** 1 **HBaths:** 0  
**Middle:** Call District **Builder:** Unk **Recent Rehab:**  
**High:** Call District **Constr:** Pre-Owned

Level		Level		Utility Suppliers
Living Room	12X15 1	Master Bedroom	13X12 1	Gas: CPS ENERGY
Dining Room	11X15 1	Master Bedroom 2	---	Electric: CPS ENERGY
Family Room	---	Master Bath	---	Garbage:
Kitchen	11X11 1	Bedroom 2	10X15 1	Water: SAWS
Breakfast	---	Bedroom 3	10X11 1	Sewer: SAWS
Utility	---	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$2,408.85 **PrTerms:** Conventional, FHA, VA, TX Vet, HOA Name:  
**Tax Year:** 2019 **Cash** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

**Subdivision:** WHEATLEY HEIGHTS  
**Preferred Title Co.:** ALAMO TITLE COMPANY

**Owner:** MESIA SERGIO G **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Ana Ojeda **(210) 861-6381** **Occupancy:** Vacant  
**List Office:** Premier Realty Group **(210) 641-1400** **Possession:** Closing/Funding  
**Ph to Show:** 2102222227 **Lockbox Type:** Combo **Showing** **Bonus:** NONE  
**Contact:** ShowingTime

**AgentRmrks:** NO SHOWING TILL MAY 30TH AFTER 5PM!! Submit all reasonable offers along pre-approval and/proof of funds to aojeda22@yahoo.com, BA to verify measurements and schools.  
**Remarks:** Gorgeous rehab ready for new owner. Don't wait and own one of a kind beautiful home. Seller takes pride in the rehab and has passed each and every city inspection. The home has almost everything new and upgraded. Buyers will not be disappointed!!! Open floor plan, amazing 4 side brick, granite counter tops, kitchen island etc.. etc..! Come see it NOW.

**Style:** One Story, Ranch **Garage Parking:** One Car Garage **Additional/Other Parking:**  
**Ext:** Brick **Roof:** Composition **Mst BR:** DownStairs  
**Fndtn:** Slab **Wdw:** None Remain **Mst Bth:**  
**Interior:** One Living Area, Eat-In Kitchen, Island Kitchen, Utility Area in Garage, Walk in Closets  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Smoke Alarm  
**Exterior Fea:** Privacy Fence  
**Wat/Swr:** Water System, Sewer **Floor:** Ceramic Tile **Frpl:** Not Applicable  
**System**  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:** Home Service Plan, As-Is  
**Lot Des:** Less than 1/4 Acre **Lot Impv:** Street Paved, Curbs, Sidewalks  
**Accessible/Adaptive:** No Carpet, No Steps Down, No Stairs  
**Green:** Features - none / Certification - none / Energy Efficiency - none

**Contingent Info:** **DOM/CDOM:** 45/ 45 **Sold Price:** \$144,900  
**Contract Date:** 06/27/2020 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 08/02/2020 **Sell Concess:** \$5000 - Closing Costs, Repairs **Sold Price per SQFT:** \$109.11  
**Sell Ofc:** Keller Williams Legacy **Selling Agent:** Judith Rodriguez **Source SQFT Acre:** Appraiser

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**Agent Report**



**Addr:** 819 Sewanee St **MLS #:** 1451429  
**Status:** **Sold** **Class:** RE  
**Area:** 1900 **Grid:** 618A8 **List Price:** \$149,999  
**Int.St./Dir:** 90E: exit Roland Rd, turn right on Roland Rd then make a left on Amanda St. & last make a right on Sewanee St. 90W/I-10W: exit M L King Dr/Pecan Valley Dr & turn left onto I-10 Access Rd/Martin Luther King Dr then Turn right onto Pecan Valley Dr & last  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78210-3427 **Type:** SFD  
**County:** Bexar **CAN#:** 103070080150 **AdSf:** 1151  
**Block:** 8 **Lot:** 15  
**Legal:** NCB 10307 BLK 8 LOT 15 **Currently Leased:**  
**Lot Size:** 0.17 **Lot** **Lease Expiration:**  
**Dimensions:** 50X150  
**Sch:** San Antonio **BR:** 4 **Year Built:** 1959  
 I.S.D.  
**Elem:** Call District **FBaths:** 2 **HBaths:** 0  
**Middle:** Call District **Builder:** Unknown **Recent Rehab:** Yes  
**High:** Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
<b>Living Room</b>	14X11	1	<b>Master Bedroom</b>	15X10	1	<b>Gas:</b>
<b>Dining Room</b>	---		<b>Master Bedroom 2</b>	---		<b>Electric:</b> CPS
<b>Family Room</b>	---		<b>Master Bath</b>	10X10	1	<b>Garbage:</b>
<b>Kitchen</b>	12X12	1	<b>Bedroom 2</b>	13X9	1	<b>Water:</b> SAWS
<b>Breakfast</b>	---		<b>Bedroom 3</b>	9X9	1	<b>Sewer:</b>
<b>Utility</b>	---		<b>Bedroom 4</b>	11X9	1	<b>Other:</b>
<b>Entry Room</b>	---		<b>Bedroom 5</b>	---		
<b>Study/Office</b>	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$2,003.28 **PrTerms:** Conventional, FHA, VA, TX Vet, **HOA Name:**  
**Tax Year:** 2019 **Cash, 100% Financing, Investors OK** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** Park/Playground, Bike Trails

**Subdivision:** WHEATLEY HEIGHTS  
**Preferred Title Co.:** Capital Title

**Owner:** LAMININ PROP SERIES LLC-DREAM **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** Yes  
**List Agent:** Sandy Perez 577466 (210) 387-2025 **Occupancy:**  
**List Office:** Premier Realty Group PGRP00 (210) 641-1400 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** Combo **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Seller is LREA. New Survey will be needed. Send pre-qual or proof of funds with offer. 1% earnest money suggested. Use Alfie Canda at Capital Title. Please notify me by text/call when e-mailing offer. Thanks for showing! Exlusions: ring doorbell & light on tree.  
**Remarks:** Ready for move-in home. Completely remodeled! Open concept floorplan. Home has been completely rewired. NEW roof, water heater and AC unit, doors, flooring (tile & laminate), ceiling fans, light fixtures, window blinds, window screens, all doors, everything in the bathrooms, everything in the kitchen. Utility closet located in the hallway fits stackable washer and dryer. Interior of home has been retextured and painted walls with light gray and ceilings in white. Also painted exterior in dark gray and white. Lar... (text truncated for print)

**Style:** One Story **Garage Parking:** Converted Garage, **Additional/Other Parking:**  
 None/Not Applicable  
**Ext:** Asbestos Shingle, Cement Fiber **Roof:** Composition **Mst BR:** Walk-In Closet, Ceiling Fan, Full Bath  
**Fndtn:** Slab **Wdw:** All Remain **Mst Bth:** Tub/Shower Combo  
**Interior:** One Living Area, Eat-In Kitchen, Utility Room Inside, Converted Garage, Open Floor Plan, Laundry in Closet  
**Inclusions:** Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Disposal, Smoke Alarm, High Speed Internet Access  
**Exterior Fea:** Deck/Balcony, Chain Link Fence, Mature Trees  
**Wat/Swr:** Water System, Sewer **Floor:** Ceramic Tile, Laminate **Frpl:** Not Applicable  
 System  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** **Lot Impv:** Street Paved, Curbs, Sidewalks, City Street  
**Accessible/Adaptive:** No

**Green:** Features - none / Certification - none / Energy Efficiency - none  
**Contingent Info:** **DOM/CDOM:** 14/ 14 **Sold Price:** \$151,500  
**Contract Date:** 04/21/2020 **Sale Trms:** FHA **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 05/22/2020 **Sell Concess:** \$4899 - Home Warranty, Prepaid **Sold Price per SQFT:** \$131.62  
**Sell Ofc:** Keller Williams Heritage **Selling Agent:** Matthew Hetrick **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should



**Agent Report**



**Addr:** 1618 Lone Oak Ave **MLS #:** 1453489  
**Status:** **Sold** **Class:** RE  
**Area:** 1900 **Grid:** 618A7 **List Price:** \$155,000  
**Int.St./Dir:** IH 10 to Martine Luther King and Pecan Valley turn to Pecan Valley Left on F St, Right on LOne Oak  
**Subdivision:** WHEATLEY HEIGHTS  
**City:** San Antonio **Zip:** 78220-4224 **Type:** SFD  
**County:** Bexar **CAN#:** 130420040050 **AdSf:** 1277  
**Block:** 4 **Lot:** 5  
**Legal:** NCB 13042 BLK 4 LOT 5 **Currently Leased:** No  
**Lot Size:** 0.18 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 3 **Year Built:** 1966  
 I.S.D.  
**Elem:** Call District **FBaths:** 2 **HBaths:** 0  
**Middle:** Call District **Builder:** UNK **Recent Rehab:** Yes  
**High:** Call District **Constr:** Pre-Owned

Level		Level		Utility Suppliers
Living Room	20X20 1	Master Bedroom	16X14 1	Gas:
Dining Room	14X14 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	8X5 1	Garbage:
Kitchen	15X10 1	Bedroom 2	14X12 1	Water:
Breakfast	---	Bedroom 3	12X12 1	Sewer:
Utility	---	Bedroom 4	---	Other:
Entry Room	5X5 1	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

<b>Taxed by Mltpl Counties:</b> No	<b>Financials</b>	<b>Assessments</b>	<b>Mand/Mult HOA:</b> None/N
<b>Total Tax (W/O Exemptions):</b> \$2,552.84	<b>PrTerms:</b> Conventional, FHA, VA, TX Vet, Cash	<b>HOA Name:</b>	
<b>Tax Year:</b> 2019	<b>Loan Info:</b>	<b>HOA Fee / Freq / Trans Fee:</b> //	<b>Neighborhood Amenities:</b> None
<b>Subdivision:</b> WHEATLEY HEIGHTS			
<b>Preferred Title Co.:</b> First American Title			
<b>Owner:</b> NAPIER BOBBY R	<b>SC/\$:</b> 3 %	<b>BC/\$:</b> 3%	<b>Owner LREA/LREB:</b> No
<b>List Agent:</b> Eddie Lozano	539230	(210) 889-7297	<b>Occupancy:</b> Vacant
<b>List Office:</b> Fidelity Realty Group	FDEL00	(210) 641-1400	<b>Possession:</b> Negotiable
<b>Ph to Show:</b> 210222227	<b>Lockbox Type:</b> Combo	<b>Showing</b>	<b>Bonus:</b>
		<b>Contact:</b> ShowingTime	

**AgentRmrks:** Please Use Sylvia Debose at First American Title. Property Purchased at Auction Seller has no knowledge of previous maintenance or history of the property.

**Remarks:** Newly updated home that features 3bedrooms 2 baths on a large lot. This home is 10 mins from downtown. New features include flooring ,paint, large bathrooms , kitchen and garge was finished out with sheetrock.

<b>Style:</b> One Story	<b>Garage Parking:</b> One Car Garage	<b>Additional/Other Parking:</b>
<b>Ext:</b> Brick	<b>Roof:</b> Composition	<b>Mst BR:</b> Full Bath, Closet Size: 8 X 5
<b>Fndtn:</b> Slab	<b>Wdw:</b> None Remain	<b>Mst Bth:</b> Shower Only
<b>Interior:</b> One Living Area		
<b>Inclusions:</b> Ceiling Fans, Washer Connection, Dryer Connection		
<b>Exterior Fea:</b>		
<b>Wat/Swr:</b> City	<b>Floor:</b> Ceramic Tile, Linoleum	<b>Frpl:</b> Not Applicable
<b>Heating:</b> Central	<b>Ht Fuel:</b> Electric	<b>Air Cond:</b> One Central
<b>Pool/SPA:</b> None		<b>Misc:</b> None/Not Applicable
<b>Lot Des:</b>		<b>Lot Impv:</b>
<b>Accessible/Adaptive:</b> No		
<b>Green:</b> Features - none / Certification - none / Energy Efficiency - none		

<b>Contingent Info:</b>	<b>DOM/CDOM:</b> 92/ 92	<b>Sold Price:</b> \$155,000
<b>Contract Date:</b> 06/18/2020	<b>Sale Trms:</b> VA	<b>SQFT/Acre:</b>
<b>Closing Date:</b> 07/29/2020	<b>Sell Concess:</b> \$4000 - Closing Costs, Other - See Agent Remarks	<b>Sold Price per SQFT:</b> \$121.37
<b>Sell Ofc:</b> Keller Williams City-View	<b>Selling Agent:</b> Joe Garcia	<b>Source SQFT Acre:</b>

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2020 by SAN ANTONIO BOARD OF REALTORS\*\*\*