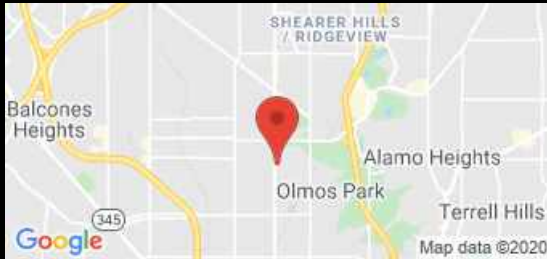


PROJECT ANALYSIS REPORT

**281 HERMINE Blvd,
San Antonio, TX 78212**



Property Specification

Bedrooms: **2** Cash Price: **\$194,900.00**
Bathrooms: **1.0**
Garage:
Year Built: **1940**

Property Description

71K UNDER TAX VALUE OLMOS PARK TERR HISTORIC. This gem sits on .38 Acres and is truly a treasure chest of profit for a lucky investor. Our historic find screams curb appeal and has the makings of a homerun. Vacant and ready to be sold! Don't miss out,, call your New Western Agent for a showing ASAP.



Notices and Disclosures

1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY: Any estimates or information provided are for real estate investors' convenience, who must verify all estimated numbers independently. ANY information regarding specifications, characteristics, or condition of this property, neighborhood, or investment strategy (including, but not limited to, as-is property square footage measurements or as implied by property expansion through construction) is an unverified assumption of the broker or its affiliates based on limited information and should be verified independently for accuracy. Broker and its affiliates assume no liability, either expressed or implied, for the accuracy of any estimates or information provided.
2. DO NOT ENTER PROPERTY WITHOUT BROKER OR AGENT: Broker and its affiliates do not give authority, either expressed or implied, to the recipient of this information to enter this property. A property inspection may be obtained by scheduling an inspection with an authorized broker or agent.
3. NON-REPRESENTATION: Broker and its affiliates do NOT represent the recipient of this information.
4. RISK OF LOSS: Real estate investment is speculative in nature and risk of loss can be substantial. The recipient of this information should carefully consider whether such investing is suitable for them.



Printable View

Close Print [Click here for hints on printing](#)

Full - Report

Master

Address: 281 HERMINE BLVD	CAN: 090050030940
City: SAN ANTONIO	State: TX
Zip: 78212	Owner: SALAZAR ALFONSO TRUST
Class: SINGLE-STRUCTURE PROP W/O AGR	School District: SAN ANTONIO ISD
Map: 582D4	Owner Display: ALFONSO TRUST SALAZAR
Mail Address: 217 E MANDALAY DR	Owner 2:
Mail City St Zip: SAN ANTONIO, TX 78212 - 1741	Latitude: 29.4835
Census Tract: 190700	Longitude: -98.4987
Census Block: 1	Sale Date:
Acres: 0.38	Year Built: 1940
Owner Occupied: No	Living Area Sqft: 1394
Subdivision: OLMOS PK TERR HISTORIC	Neighborhood: 57214

Legal

Legal Description: NCB 9005 BLK 3 LOT 94 THRU 97

Tax Assessed at at 266K for 2020

Property Values and Taxes

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$58,380	\$183,070	\$241,450	\$6,843.37
Yes	2018	\$50,530	\$174,370	\$224,900	\$6,456.93
Yes	2017	\$50,530	\$160,230	\$210,760	\$5,980.61
Yes	2016	\$40,050	\$142,690	\$182,740	\$5,157.84
Yes	2015	\$40,050	\$124,590	\$164,640	\$4,442.06
Yes	2014	\$40,050	\$102,930	\$142,980	\$3,868.56
Yes	2013	\$40,050	\$90,580	\$130,630	\$3,518.31
Yes	2012	\$40,050	\$86,070	\$126,120	\$3,396.31
Yes	2011	\$40,050	\$93,220	\$133,270	\$3,512.19
Yes	2010	\$40,050	\$95,750	\$135,800	\$3,539.96
Yes	2009	\$40,050	\$103,960	\$144,010	\$3,687.08
Yes	2008	\$40,050	\$104,150	\$144,200	\$3,686.52
Yes	2007	\$29,680	\$84,700	\$114,380	\$2,901.57
Yes	2006	\$29,680	\$72,280		\$2,938.95
Yes	2005	\$26,900	\$66,860		\$2,810.06

Tax Jurisdiction	Tax
SAN ANTONIO ISD	\$3,696.48
CITY OF SAN ANTONIO	\$1,347.94
BEXAR COUNTY	\$669.85
UNIV HEALTH SYSTEM	\$666.97
ALAMO COM COLLEGE	\$360.12
BEXAR CO RD & FLOOD	\$57.15
SA RIVER AUTH	\$44.86

Exemptions:

TaxYr Prelim:	Land Value:	Improv Value:	Total Value:
2019	\$58,380	\$183,070	\$241,450

Sales History

File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
04/17/2018			QC	SALAS LETICIA M	SALAZAR ALFONSO	
04/17/2018			QC	SALAS LETICIA M	SALAZAR ALFONSO	
04/17/2018			QC	SALAS LETICIA M	SALAZAR ALFONSO	
12/28/2000	8698	1440		WILSON JOHN L (I)	SALAS LETICIA M	

Land Features

Frontage: 100	Depth: 164
SqFt: 16400	Acres 0.38
Type:	

Residential Property Features

Beds: 3	Stories:
----------------	-----------------

Driving Directions/Buyer Tour

Close Print Map & Listings Email Listings



MLS #	Status	Address	BR	TotBth(F+H)	List Price
1 1398948	SLD	223 Thorain Blvd	2	2	\$350,000
2 1386313	SLD	244 W Mariposa Dr	3	2	\$329,500
3 1371147	SLD	285 El Monte Blvd	2	2	\$318,000
4 1452683	RNTD	218 W Mandalay Dr	2	2	\$1,995
5 1387571	RNTD	122 Lovera Blvd	2	1	\$1,795
6 1432818	RNTD	272 W Mariposa	2	1	\$1,750

****Our top two comps are located in the Olmos Park Historic****

Agent Report



Addr: 223 Thorain Blvd **MLS #:** 1398948
Status: **Sold** **Class:** RE **List Price:** \$350,000
Area: 0900 **Grid:** 582E5
Int.St./Dir: Thorain & McCullough Avenue
Subdivision: OLMOS PARK TERRACE
City: San Antonio **Zip:** 78212-1229 **Type:** SFD
County: Bexar **CAN#:** 090080040600 **AdSf:** 1446
Legal: NCB 9008 BLK 4 LOT 60 61 & E 12.5 FT OF 62 **Block:** 4 **Lot:** 60 **Currently Leased:** No
Lot Size: 0.24 **Lot Dimensions:** 63 x 165 **Lease Expiration:**
Sch: San Antonio I.S.D. **BR:** 2 **Year Built:** 1941
Elem: Rogers **FBaths:** 2 **HBaths:** 0
Middle: Mark Twain **Builder:** H.C. Thorman **Recent Rehab:** No
High: Edison **Constr:** Pre-Owned

		Level			Level	Utility Suppliers
Living Room	20 X 15	1	Master Bedroom	14 X 13	1	Gas: CPS
Dining Room	---		Master Bedroom 2	---		Electric: CPS
Family Room	---		Master Bath	12 X 7	1	Garbage: SAWS
Kitchen	9 X 11	1	Bedroom 2	13 X 14	1	Water: SAWS
Breakfast	---		Bedroom 3	---		Sewer: SAWS
Utility	---		Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					
2ND BATH	10 X 7	1				

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:** Voluntary/N
Total Tax (W/O Exemptions): \$7,169.50 **PrTerms:** Conventional, VA, Cash **HOA Name:**
Tax Year: 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** Golf Course, Jogging Trails, Bike Trails, Other - See Remarks

Subdivision: OLMOS PARK TERRACE **Preferred Title Co.:** Alamo title
Owner: ZICK STEVEN G **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Maurice Kerins, GREEN,GRI 625767 **(210) 872-6872** **Occupancy:** Owner
List Office: Phyllis Browning Company BROW00 **(210) 824-7878** **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra **Showing Contact:** CSS **Bonus:**

AgentRmrks: Please verify all measurements & schools. High-end stackable Bosch washer & dryer to remain. Lrge kitchen table & 4 chairs, bookshelves & freestanding cabinets can remain. See add. info for offer instruc, previous inspections, upgrade list, & neighborhood information. Earnest money to Carolyn J. Fletcher at Alamo Title, 950 Basse Rd. 78209. carolyn.fletcher@aalamotitle.com

Remarks: Charming Olmos Pk Terrace Herman Charles (H.C.) Thorman stone cottage w/many upgrades-2017 renovation. 2bdrms,2bths in 1,446 sq. ft. (per appraiser) including generously sized master w/ en-suite bath. Upgrades include:attic insulation & 20 Seer, 3.5 ton A/C, Bosch dishwasher w/built in water softener & Samsung range. Guest quarters of 500 sq. ft. (appraiser) includes 1 bdrm, bth, lv area & kitchen. Perfect mother-in-law suite or rental unit. Close to downtown, airport, The Pearl, The Quarry, Museums & more.

Style: One Story, Historic/Older **Garage Parking:** None/Not Applicable **Additional/Other Parking:** Two Car Carport
Ext: Stone/Rock **Roof:** Composition **Mst BR:** DownStairs
Fndtn: Pier & Beam **Wdw:** Some Remain **Mst Bth:** Tub/Shower Separate, Double Vanity
Interior: One Living Area, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Telephone
Inclusions: Washer Connection, Dryer Connection, Stacked Washer/Dryer
Exterior Fea:
Wat/Swr: City **Floor:** Wood **Frpl:** One
Heating: Central, 1 Unit **Ht Fuel:** Natural Gas **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: Less than 1/4 Acre **Lot Impv:** Street Paved, Curbs
Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 14/ 14 **Sold Price:** \$344,000
Contract Date: 07/21/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 08/26/2019 **Sell Concess:** \$500.00 - Other - See Agent Remarks **Sold Price per SQFT:** \$237.89
Sell Ofc: Phyllis Browning Company **Selling Agent:** Laura Hodge **Source SQFT Acre:**

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM

Agent Report



Addr: 244 W Mariposa Dr **MLS #:** 1386313
Status: **Sold** **Class:** RE **List Price:** \$329,500
Area: 0900 **Grid:** 582E5
Int.St./Dir: Between McCullough and San Pedro
Subdivision: OLMOS PARK TERRACE
City: San Antonio **Zip:** 78212-1507 **Type:** SFD
County: Bexar **CAN#:** 090130070240 **AdSf:** 1775
Legal: NCB 9013 BLK 7 LOT 24 THRU 27 **Lot:** 24
Lot Size: 0.3 **Lot Dimensions:** **Currently Leased:** No
Sch: San Antonio **BR:** 3 **Lease Expiration:**
I.S.D. **Year Built:** 1941
Elem: Rogers **FBaths:** 2 **HBaths:** 0
Middle: Mark Twain **Builder:** Unknown **Recent Rehab:** Yes
High: Edison **Constr:** Pre-Owned

	Level		Level	Utility Suppliers			
Living Room	17X13	1	Master Bedroom	16X12	1	Gas:	CPS
Dining Room	13X13	1	Master Bedroom 2	---	---	Electric:	CPS
Family Room	---	---	Master Bath	8X7	1	Garbage:	CITY
Kitchen	13X9	1	Bedroom 2	15X13	1	Water:	SAWS
Breakfast	---	---	Bedroom 3	15X13	1	Sewer:	SAWS
Utility	8X4	1	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): \$6,681.17 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** //
Subdivision: OLMOS PARK TERRACE **Neighborhood Amenities:** None
Preferred Title Co.: Preserve Title Company

Owner: LEE SEIDLITS CURTIS **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Mark Chambers 647744 (210) 867-3186 **Occupancy:** Vacant
List Office: eXp Realty LLC EXPO00 (888) 519-7431 **Possession:** Closing/Funding
Ph to Show: 2102222227 **Lockbox Type:** SABOR Supra **Showing Contact:** CSS **Bonus:**

AgentRmrks: **See ADDITIONAL INFO for Offer Instructions and notify Mark Chambers at 210-867-3186 when submitting and offer***Use
 Rebecca Luna: Escrow Officer, Preserve Title Company, Stone Oak Pkwy, San Antonio, TX 78258 / PH: 210.945.3370 / EMAIL:
 rluna@preservetitle.com

Remarks: Charming, renovated three bedroom, two bath home in Historic Olmos Park Terrace that features an open floor plan with two living areas, a working fireplace, hardwood floors, crown moulding, and numerous built-ins. Home is complete with a gourmet island kitchen and new Thermador appliances. Two bathrooms are updated, along with exterior siding with insulation board, new garage doors, double pane windows, front porch, sidewalk and driveway. A one third acre lot and new back patio are perfect for entertaining

Style: One Story, Historic/Older **Garage Parking:** Two Car Garage **Additional/Other Parking:**
Ext: Siding **Roof:** Composition **Mst BR:** Split, DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Pier & Beam **Wdw:** All Remain **Mst Bth:** Shower Only, Single Vanity
Interior: Two Living Areas, Separate Dining Room, Island Kitchen, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Gas WaterHeater, City Garbage Service
Exterior Fea:
Wat/Swr: Water System, Sewer **Floor:** Ceramic Tile, Wood **FrpI:** Living Room, Wood Burning System
Heating: Central **Ht Fuel:** Natural Gas **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:** \$318,000
Contract Date: 06/11/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 07/23/2019 **Sell Concess:** \$4500 - Closing Costs **Sold Price per SQFT:** \$179.15
Sell Ofc: Kuper Sotheby's Int'l Realty **Selling Agent:** Gina Candelario **Source SQFT Acre:**

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM

Agent Report



Addr: 285 El Monte Blvd **MLS #:** 1371147
Status: **Sold** **Class:** RE
Area: 0900 **Grid:** 582D4 **List Price:** \$318,000
Int.St./Dir: From 281, West on Basse, left on McCullough, right on El Monte
Subdivision: OLMOS PARK TERRACE (Common) / OLMOS PARK TERRACE SA(Legal)
City: San Antonio **Zip:** 78212-1202 **Type:** SFD
County: Bexar **CAN#:** 090010010950 **AdSf:** 1791
Block: 1 **Lot:** 95
Legal: NCB 9001 BLK 1 LOT 95, 96, W 20 OF 94 **Currently Leased:** No
& E 15 OF 97
Lot Size: 0.28 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 2 **Year Built:** 1938
I.S.D.
Elem: Rogers **FBaths:** 2 **HBaths:** 0
Middle: Rogers **Builder:** Unknown **Recent Rehab:** Yes
High: Edison **Constr:** Pre-Owned

	Level		Level	Utility Suppliers			
Living Room	20 X 13	1	Master Bedroom	14 X 13	1	Gas:	CPS
Dining Room	13 X 12	1	Master Bedroom 2	---		Electric:	CPS
Family Room	---		Master Bath	13 X 6	1	Garbage:	CITY
Kitchen	13 X 11	1	Bedroom 2	15 X 11	1	Water:	SAWS
Breakfast	---		Bedroom 3	---		Sewer:	SAWS
Utility	---	Garage	Bedroom 4	---		Other:	
Entry Room	---		Bedroom 5	---			
Study/Office	---						
FLORIDA	20 X 8	1					

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): \$5,718.22 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** //
Subdivision: OLMOS PARK TERRACE (Common) / OLMOS PARK TERRACE SA(Legal) **Neighborhood Amenities:** None
Preferred Title Co.: Capital Title

Owner: GARZA MARGARET S **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Buffy Jo Carr 679144 (210) 309-9600 **Occupancy:** Vacant
List Office: Phillips & Associates Realty PHIL00 (210) 571-0330 **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** Combo **Showing** **Bonus:** 1000
Contact: ShowingTime

AgentRmrks: Please send offers to BuffyRealtor@gmail.com Use Melissa Garza at Capital Title 10999 IH10W suite 320

Remarks: Beautifully Redone home in Olmos Park Terrace with ORIGINAL WOOD FLOORS **NEW HVAC**ROOF is less than ONE YEAR old**NEW KITCHEN with custom cabinets, GRANITE, soft close drawers and a BREAKFAST BAR** NEW APPLIANCES**GORGEOUS MASTER BATH with FRAMELESS GLASS**Recessed lighting** WOOD burning FIREPLACE** TRIPLE CLOSETS in Master bedroom including LARGE WALK IN closet**DOUBLE PANE WINDOWS**NEW backyard DECK** Near Quarry, The Pearl, UIW, Trinity, Ft Sam and downtown. Perfect Location, it won't last long!

Style: One Story **Garage Parking:** Two Car Garage, Attached **Additional/Other Parking:**
Ext: Stone/Rock **Roof:** Composition **Mst BR:** Walk-In Closet, Ceiling Fan, Full Bath, Closet Size: 14 X 6
Fndtn: Slab, Pier & Beam **Wdw:** All Remain **Mst Bth:** Shower Only, Double Vanity
Interior: One Living Area, Breakfast Bar, Utility Area in Garage, 1st Floor Lvl/No Steps, Walk in Closets
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, GSCK, Disposal, Dishwasher, Security System (Owned), Gas WaterHeater, Solid Counter Tops, Custom Cabinets, City Garbage Service
Exterior Fea:
Wat/Swr: Sewer System, City **Floor:** Ceramic Tile, Wood **Frpl:** One, Living Room
Heating: Central **Ht Fuel:** Natural Gas **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:** 149/ 149 **Sold Price:** \$315,000
Contract Date: 07/28/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 11/18/2019 **Sell Concess:** \$5192 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$175.87
Sell Ofc: Keller Williams Legacy **Selling Agent:** Linda Vasquez **Source SQFT Acre:**

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM

Agent Report



Addr: 218 W Mandalay Dr **MLS #:** 1452683
Status: Rented **Class:** RR
Area: 0900 **Grid:** 582E5 **List Price:** \$1,995
Int.St./Dir: Olmos Park - Between McCullough and San Pedro, south of Basse and North of Dora/Fresno
Subdivision: OLMOS PARK (Common) / OLMOS PARK TERRACE SA(Legal)
Condominium:
City: San Antonio **Zip:** 78212-1503 **AdSf:** 1674
County: Bexar **CAN#:** 090120060380
Legal: NCB 9012 BLK 6 LOT 38, 39 & W 12.5 FT OF 40
Sch Dist: San Antonio **Recent Rehab:** No **Lot Size:** 0.2
I.S.D.
Elem: Rogers **Section 8 Qualified:** No **Lot Dimensions:**
Middle: Mark Twain **Year Built:** 1940
High: Edison **BR:** 2
Builder: unk **FBaths:** 2
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	04/23/2020	Monthly Lease:	\$1,995
Living Room 13X12 1	Master Bedroom 13X13 1	Gas:	Min/Max Months:	12 / 12	Personal Checks:	Yes
Dining Room 10X8 1	Master Bedroom 2 ---	Electric:	Security Dep:	\$1,995	Cash Accepted:	Yes
Family Room ---	Master Bath 10X8 1	Garbage:	Cleaning Dep:	\$0	App Fee:	\$65
Kitchen 14X12 1	Bedroom 2 13X12 1	Water:	Pet Dep:	\$400	Per/Total Pet(s):	P
Breakfast ---	Bedroom 3 ---	Sewer:	(Refundable)			
Utility ---	Bedroom 4 ---	Other:	Application Form:	TAR/ONLINE Pet Rent:	No	
Entry Room ---	Bedroom 5 ---		Apply At:	19210 HUEBNER ROAD #205		
Study/Office ---						

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

Owner: MEDRANO JOSHUA **SC/\$:** 0 **BC/\$:** 20% **Owner LREA/LREB:** No
List Agent: Christy Godines 652506 **Bonus:**
List Office: Wakefield, REALTORS WAKE00 (210) 490-7039
Ph to Show: 210-222-2227 **Lockbox** **Showing Contact:** ShowingTime **Occupancy:** Vacant
Type: Combo

AgentRmrks: Agent must be present for all showings. Agent do not give out lock box code! Call prop. mgmt staff at 210-490-7039 for any questions and pet restrictions.

Remarks: Exquisite Historic Thurman Cottage restored and renovated with great care to retain historic elements. Gorgeous original hardwood floors throughout, whole house lighting, entirely refurbished kitchen, covered slab patio, stylish and fully updated master bath. Beautiful home complete with historic charm and comfort! *Please verify schools*

Style: One Story, Historic/Older / # stories: 1 **Roof:** Composition **Wdw:** All Remain
Ext: 4 Sides Masonry, Stone/Rock **Fndtn:** **Floor:** Ceramic Tile, Wood
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
MstBR: Ceiling Fan, Full Bath **Frpl:** One, Living Room
Mst Bth: Tub/Shower Separate, Single Vanity **Pool/Spa:** None
Garage Parking: One Car Garage **Wat/Swr:** Water System
Additional/Other Parking: **Restrictions:** Pet Restrictions **Security:** Pre-Wired
Lot Desc:
Accessible/Adaptive: No
Interior: Two Living Areas, Separate Dining Room, Eat-In Kitchen, Florida Room, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, All Bedrooms Downstairs, Laundry Main Level, Laundry Room
Exter Fea: Privacy Fence
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, GSCKG, Refrigerator, Disposal, Dishwasher, Security System (Owned)
Misc: Not Applicable
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:** Tankless Water Heater, 13-15 SEER AX, Programmable Thermostat

Contingent Info: **DOM:** 11 **Rented Price:** \$1,995
Contract Date: 05/04/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**
Closing Date: 05/15/2020 **Sell Concess:** - **Rental Price per SqFt:** \$1.19
Sell Ofc: Keller Williams City-View **Selling Agent:** Jacinto Rodriguez **Source SqFt Acre:**

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM

Agent Report



Addr: 122 Lovera Blvd **MLS #:** 1387571
Status: Rented **Class:** RR
Area: 0900 **Grid:** 582E4 **List Price:** \$1,795
Int.St./Dir: McCullough and Basse
Subdivision: OLMOS PARK TERRACE
Condominium:
City: San Antonio **Zip:** 78212-1210 **AdSf:**
County: Bexar **CAN#:** 090060140290
Legal:
Sch Dist: San Antonio **Recent Rehab:** **Lot Size:** 0.18
 I.S.D.
Elem: Rogers **Section 8 Qualified:** No **Lot Dimensions:**
Middle: Mark Twain **Year Built:** 1953
High: Edison **BR:** 2
Builder: unknown **FBaths:** 1
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	07/01/2019	Monthly Lease:	\$1,795
Living Room 12X16 1	Master Bedroom 12X12 1	Gas:	Min/Max Months:	12 / 24	Personal Checks:	Yes
Dining Room 10X11 1	Master Bedroom 2 ---	Electric:	Security Dep:	\$1,795	Cash Accepted:	Yes
Family Room ---	Master Bath ---	Garbage:	Cleaning Dep:	\$0	App Fee:	\$50
Kitchen 8X11 1	Bedroom 2 11X11 1	Water:	Pet Dep:	\$300	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 ---	Sewer:	Application Form:	TAR 2003	Pet Rent:	
Utility ---	Bedroom 4 ---	Other:	Apply At:	HOUSE		
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: Garcia **SC/\$:** \$300 **BC/\$:** \$300 **Owner LREA/LREB:** No
List Agent: Laura Hawthorne **(469) 644-0059** **Bonus:**
List Office: MyLegacy Realty, LLC **MYLR00** **(210) 363-5515**
Ph to Show: 210-222-2227 **Lockbox** **Showing Contact:** CSS **Occupy:** Tenant
Type: Combo

AgentRmrks:

Remarks: Location!, Location!, Location! This charming cozy cottage is located in Olmos Park Terrace, great location near shopping, golf, the Quarry. Beautiful back yard surrounded by bamboo for privacy. Nice sun room off kitchen. All new stainless steel appliances. Utility room includes washer and dryer. Must see!!!

Style: One Story, Historic/Older / **# stories:** 1 **Roof:**
Ext: Stone/Rock **Fndtn:**
Heating: Central **Ht Fuel:** Natural Gas
MstBR: Ceiling Fan
Mst Bth:
Garage Parking: One Car Garage **Wdw:** None Remain
Additional/Other Parking: **Restrictions:** No Pets Allowed **Floor:** Wood
Lot Desc: **Security:** Not Applicable
Accessible/Adaptive: No **Air Cond:** One Central
Interior: One Living Area, Separate Dining Room, Utility Room Inside, Cable TV Available, High Speed Internet **Frpl:** Not Applicable
Exter Fea: **Pool/Spa:** None
Inclusions: Ceiling Fans, Washer, Dryer, Cook Top, Stove/Range, Refrigerator, Disposal, Dishwasher **Wat/Swr:** Water System
Misc: Not Applicable
Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer
Common Area Amenities: Near Shopping
Green Features: **Energy Efficiency:**

Contingent Info: **DOM:** 14 **Rented Price:** \$1,795
Contract Date: 06/14/2019 **Sale Trms:** **Sell Points:** **SqFt/Acre:**
Closing Date: 06/14/2019 **Sell Concess:** - **Rental Price per SqFt:**
Sell Ofc: MyLegacy Realty, LLC **Selling Agent:** Laura Hawthorne **Source SqFt Acre:**

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM

Agent Report



Addr: 272 W Mariposa **MLS #:** 1432818
Status: Rented **Class:** RR
Area: 0900 **Grid:** 582D5 **List Price:** \$1,750
Int.St./Dir: From 410 N take San Pedro toward downtown, left on Mariposa.
Subdivision: OLMOS PARK TERRACE
Condominium:
City: San Antonio **Zip:** 78212 **AdSf:** 1201
County: Bexar **CAN#:** 090130070090
Legal: NCB 9013 BLK 7 LOT 9&10
Sch Dist: San Antonio **Recent Rehab:** Yes **Lot Size:** 0.15
I.S.D.
Elem: Rogers **Section 8 Qualified:** No **Lot Dimensions:**
Middle: Call District **Year Built:** 1940
High: Edison **BR:** 2
Builder: UNKNOWN **FBaths:** 1
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	02/25/2020	Monthly Lease:	\$1,750
Living Room 15X12 1	Master Bedroom 12X12 1	Gas: CPS	Min/Max Months:	12 / 12	Personal Checks:	Yes
Dining Room 14X8 1	Master Bedroom 2 ---	Electric: CPS	Security Dep:	\$1,895	Cash Accepted:	Yes
Family Room ---	Master Bath ---	Garbage: Waste Mgt	Cleaning Dep:	\$300	App Fee:	\$50
Kitchen 11X9 1	Bedroom 2 9X11 1	Water: SAWS	Pet Dep:	\$300	Per/Total Pet(s):	
Breakfast ---	Bedroom 3 ---	Sewer: SAWS	Application Form:	TAR 2003	Pet Rent:	
Utility 10X4 1	Bedroom 4 ---	Other:	Apply At:	HOUSE		
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: Garcia **SC/\$:** \$300 **BC/\$:** \$300 **Owner LREA/LREB:** No
List Agent: Laura Hawthorne **610261** (469) 644-0059 **Bonus:**
List Office: MyLegacy Realty, LLC **MYLR00** (210) 363-5515
Ph to Show: 210-222-2227 **Lockbox** **Showing Contact:** ShowingTime **Occupy:** Tenant
Type: Combo

AgentRmrks: Please call Laura Hawthorne to show 469-644-0059.

Remarks: All bills paid!!!! Beautiful Remodeled Home in historic Olmos Park Terrace neighborhood. All new wood floors, freshly painted, updated kitchen and stainless steel appliances. Large fenced back yard, covered deck, Laundry room Washer Dryer included. 14 X 14 Shed for your storage use. Rented Attached studio in back. Grill in back yard for tenants share.

Style: One Story / # stories: 1 **Roof:** Flat **Wdw:** All Remain
Ext: Wood, Siding **Fndtn:** Pier & Beam **Floor:** Ceramic Tile, Wood
Heating: Central **Ht Fuel:** Natural Gas **Air Cond:** One Central
MstBR: DownStairs, Ceiling Fan, Full Bath **Frpl:** Not Applicable
Mst Bth: **Pool/Spa:** None
Garage Parking: Attached **Wat/Swr:** Water System
Additional/Other Parking: One Car Carport **Restrictions:** Smoking Outside Only
Lot Desc: **Security:** Not Applicable
Accessible/Adaptive: No
Interior: One Living Area, Separate Dining Room, 1st Floor Lvl/No Steps, Open Floor Plan, Guest Suite, Maid's Quarters, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level
Exter Fea:
Inclusions: Ceiling Fans, Washer, Dryer, Microwave Oven, Stove/Range, GSCKG, Refrigerator, Dishwasher, Smoke Alarm, Custom Cabinets, Carbon Monoxide Detector, City Garbage Service
Misc: Owner-Manager
Rent Incl: Yard Maintenance, Pest Control, Gardening, Repairs
Tenant Pay: Gas/Electric, Water/Sewer, Renters Insurance Required
Common Area Amenities: Other
Green Features: **Energy Efficiency:**

Contingent Info:	DOM: 135	Rented Price: \$1,750
Contract Date: 05/23/2020	Sale Trms:	SqFt/Acre:
Closing Date: 05/25/2020	Sell Concess: -	Rental Price per SqFt: \$1.45
Sell Ofc: MyLegacy Realty, LLC	Selling Agent: Laura Hawthorne	Source SqFt Acre:

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***

Prepared By: Alberto Escamilla | New Western Acquisitions | 09/24/2020 08:24 AM