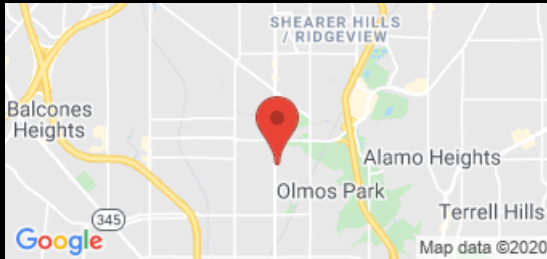


# PROJECT ANALYSIS REPORT

**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

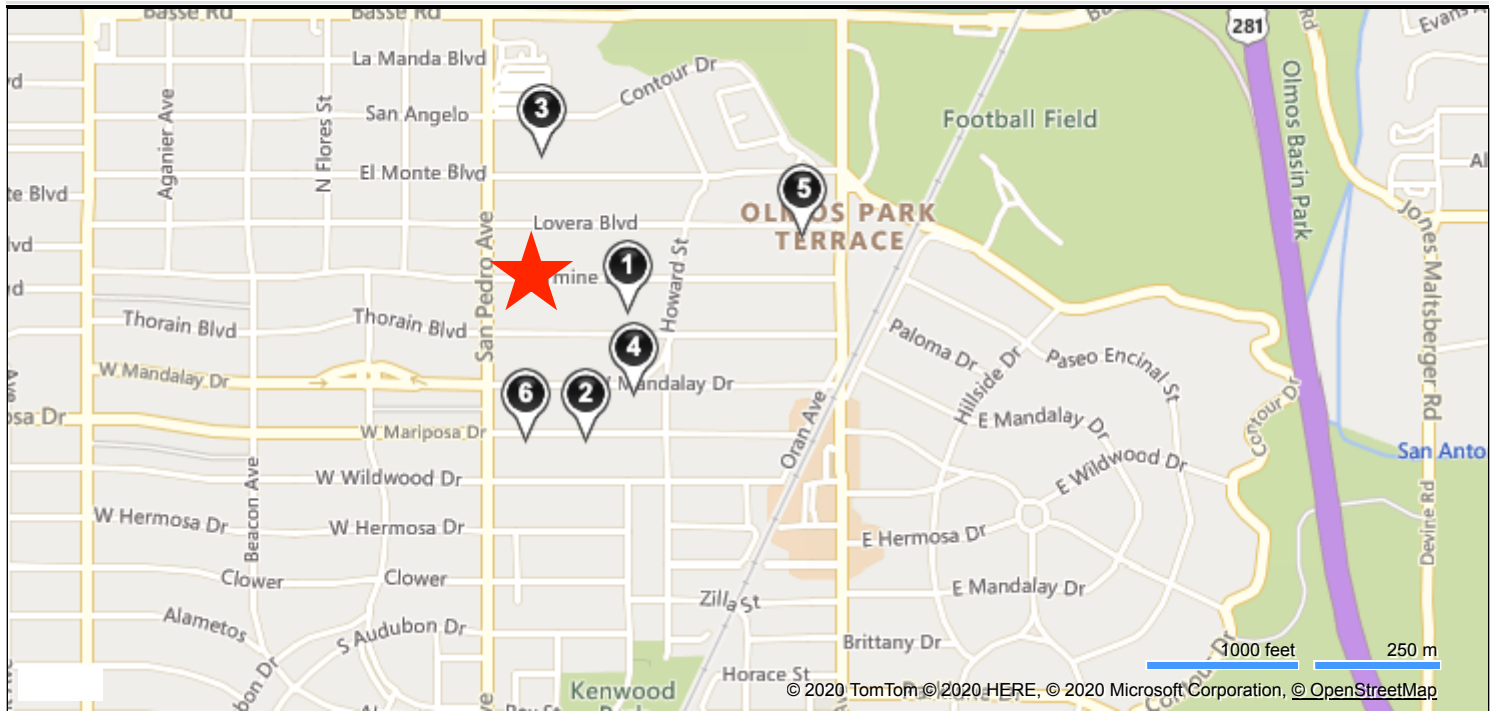
1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY: Any estimates or information provided are for real estate investors' convenience, who must verify all estimated numbers independently. ANY information regarding specifications, characteristics, or condition of this property, neighborhood, or 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.
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**Driving Directions/Buyer Tour**



Close Print Map & Listings Email Listings



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

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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:**

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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:**

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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:**

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**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:** **Wdw:** None Remain  
**Ext:** Stone/Rock **Fndtn:** **Floor:** Wood  
**Heating:** Central **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**MstBR:** Ceiling Fan **Frpl:** Not Applicable  
**Mst Bth:** **Pool/Spa:** None  
**Garage Parking:** One Car Garage **Wat/Swr:** Water System  
**Additional/Other Parking:** **Restrictions:** No Pets Allowed **Security:** Not Applicable  
**Lot Desc:**  
**Accessible/Adaptive:** No  
**Interior:** One Living Area, Separate Dining Room, Utility Room Inside, Cable TV Available, High Speed Internet  
**Exter Fea:**  
**Inclusions:** Ceiling Fans, Washer, Dryer, Cook Top, Stove/Range, Refrigerator, Disposal, Dishwasher  
**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:**

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**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