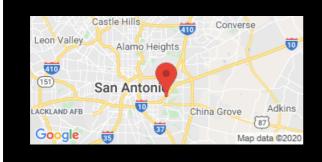
PROJECT ANALYSIS REPORT

775 Yucca St, San Antonio, TX 78220



Property Specification

Bedrooms:	3
Bathrooms:	1.0
Garage:	
Year Built:	1951

Cash Price: **\$49,999.00**

Property Description

OFF MARKET investment opportunity in the Wheatley Heights subdivision! We are selling this property for 70k 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.



Notices and Disclosures

- 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.

Full - Re	eport
Maste	er
Address: 775 YUCCA ST	CAN: 102640050190
City: SAN ANTONIO	State: TX
Zip: 78220	Owner: COLEMAN JOHN
Class: SINGLE-STRUCTURE PROP W/O AGR	School District: SAN ANTONIO ISD
Map: 618A7	Owner Display: JOHN COLEMAN
Mail Address: 775 YUCCA ST	Owner 2:
Mail City St Zip: SAN ANTONIO, TX 78220 - 4146	Latitude: 29.4098
Census Tract: 130402	Longitude: -98.4339
Census Block: 3	Sale Date:
Acres: 0.53	Year Built: 1951
Owner Occupied: Yes	Living Area Sqft: 1484
Subdivision: WHEATLEY HEIGHTS	Neighborhood: 57036

Legal NCB 10264 BLK 5 LOT 17, 18 & 19 2019 MERGE Description: PER CR # 46189\\

		Prop	erty Values and Taxes		
Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$21,510	\$71,220	\$92,730	\$2,628.23
Yes	2018	\$9,150	\$45,510	\$54,660	\$1,569.31
Yes	2017	\$8,290	\$36,770	\$45,060	\$1,278.65
Yes	2016	\$7,210	\$37,140	\$44,350	\$1,251.78
<i>Yes</i>	2015	\$7,210	\$29,790	\$37,000	\$998.29
fes	2014	\$7,210	\$27,760	\$34,970	\$946.18
Yes	2013	\$10,390	\$27,880	\$38,270	\$1,030.74
Yes	2012	\$10,390	\$29,550	\$39,940	\$1,075.56
Yes	2011	\$10,390	\$34,990	\$45,380	\$1,195.94
Yes	2010	\$10,390	\$37,610	\$48,000	\$1,251.21
fes	2009	\$10,390	\$38,930	\$49,320	\$1,262.74
res	2008	\$10,390	\$45,020	\$55,410	\$1,416.58
fes	2007	\$10,390	\$44,300	\$54,690	\$1,387.36
res	2006	\$10,390	\$43,250		\$1,546.15
Yes	2005	\$7,200	\$43,600		\$1,522.51
Tax Jurisdiction				Тах	
SAN ANTONIO ISD)			\$1,419.65	
CITY OF SAN ANTO	ONIO			\$517.68	
BEXAR COUNTY				\$257.26	
JNIV HEALTH SYS	TEM			\$256.15	
ALAMO COM COLL	EGE			\$138.31	
BEXAR CO RD & FL	LOOD			\$21.95	
SA RIVER AUTH				\$17.23	

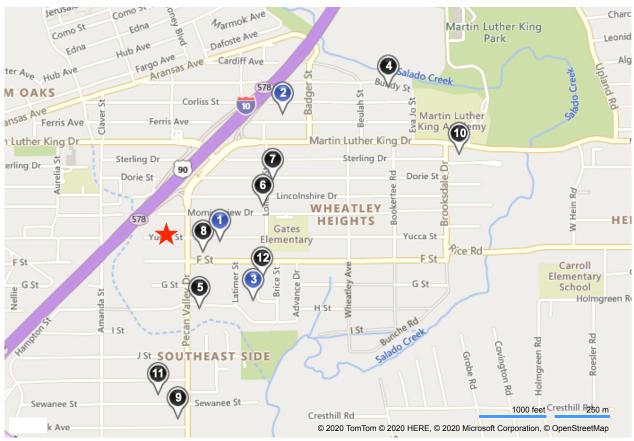
Legal

Exemptions: HOMESTEAD / DISABLED VET

TaxYr Prelim:		Land Value	<u>.</u>	Improv Value:	Total	Value:
2019		\$21,510		\$71,220	\$92,7	30
			Sa	ales History		
File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
01/12/2015		-	WW	BELL JANET	COLEMAN JOHN	\$0
01/12/2015			WW	BELL JANET	COLEMAN JOHN	\$0
01/12/2015			WW	BELL JANET	COLEMAN JOHN	\$0
01/09/2015			WW	BELL JANET	COLEMAN JOHN	\$0
11/23/2005	11786	276	SWD	BELL EDITH	BELL JANET	
11/15/2005	11786	276		BELL EDITH (I)	BELL JANET	
03/27/2000	8356	1919	SWD	BELL THEODORE	BELL EDITH	
			La	nd Features		
	Frontage:				Depth:	
	SqFt: 232	250			Acres 0.53	
	Type:					

Res	idential Property Features	
Beds: 3	Stories:	
Full Bath:	Style:	
Half Bath:	C/P:	
Fndtn: Pier/Post	Ext Walls:	
Year Built: 1951	Fireplace:	
Patio:	Roof: ASPHALT	
Garage:	Canopy:	
Heating:	Living Area SqFt: 1484	
Deck:	A/C:	

Bexar County 2020 tax values are from 2020 certified rates.



MLS# Status Area Str # Street Name SqFt Lot Size Sold Price Sold/Set	qFt DOM Yr Blt # stry BR FB	Zip	Subdivision(Legal)
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												-			-	
1	1473678	PND	1900	838	Yucca St	954	0.18			27	1969	1	3	2	78220	WHEATLEY HEIGHTS
2	1471184	PND	1900	451	Ferris Ave	1248	0.14			21	1968	1	3	2	78220	WHEATLEY HEIGHTS
3	1467328	PND	1900	1639	Lone Oak Ave	1585	0.21			29	1966	1	3	2	78220	WHEATLEY HEIGHTS
4	1442744	RNTD	1900	530	Bundy St	1040	0.14	\$1,000	\$0.96	35	1968		4	2	78220	WHEATLEY HEIGHTS
5	1430108	RNTD	1900	910	H St		0.176	\$1,100		45	1965		3	1	78220	WHEATLEY HEIGHTS
6	1463764	RNTD	1900	491	Morningview Dr	1120	0.18	\$1,200	\$1.07	68	1962		3	1	78220	WHEATLEY HEIGHTS
7	1440997	RNTD	1900	306	Dorie St	1122	0.14	\$1,200	\$1.06	11	1968		4	2	78220	WHEATLEY HEIGHTS
8	1401011	SLD	1900	819	F St	988	0.18	\$130,000	\$131.57	68	1954	1	2	2	78220	WHEATLEY HEIGHTS
9	1464347	SLD	1900	1843	Peck Ave	1170	0.17	\$140,000	\$119.65	11	1960	1	3	2	78210	WHEATLEY HEIGHTS
10	1460360	SLD	1900	815	Sterling St	1328	0.15	\$144,900	\$109.11	45	1962	1	3	1	78220	WHEATLEY HEIGHTS
11	1451429	SLD	1900	819	Sewanee St	1151	0.17	\$151,500	\$131.62	14	1959	1	4	2	78210	WHEATLEY HEIGHTS
12	1453489	SLD	1900	1618	Lone Oak Ave	1277	0.18	\$155,000	\$121.37	92	1966	1	3	2	78220	WHEATLEY HEIGHTS
13	1440488	SLD	1200	2832	Houston St	1332	0.1435	\$157,000	\$117.86	22	1950	1	3	2	78202	WHEATLEY HEIGHTS

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

		Agent Report			
	A	Addr: 838 Yucca St		MLS #:	1473678
	S	Status: Pending	Class: RE		
Service and a service of the service	and the second se	Area: 1900	Grid: 618A7	List Price:	\$149,900
States at the same and			THER KING DR TO PECAN	I VALLEY TO YUCC	ca st.
		Subdivision: WHEATL		-	
AND DO TO		City: San Antonio		Type: SFD	054
	and the second s	County: Bexar	CAN#: 102740140100		954
		And NCP 10274	Block: 14	Lot:	10
		.egal: NCB 10274 .ot Size: 0.18	BLK 14 LOT 10 Lot Dimensions:	Currently Leas	
the second s		Sch: San Antonio		Lease Expirati Year Built:	1969
Jak -		I.S.D.	BR. 5	Tear Duilt.	1909
		Elem: GATES	FBaths: 2	HBaths:	0
the second second second second		ACADEMY			0
and the second second	M	Aiddle: Davis	Builder: UNKNOWN	Recent Rehab	:
	copyright 2020	ligh: Call District	Constr: Pre-Owned		
	in Antonio Board of Realtors of	5			
		اميرما	Litility Cumplian	•	
Level	Master Bedroor	Level	Utility Suppliers Gas: CPS	5	
iving Room 12 x 12 1			Electric: CPS		
Dining Room Camily Room	Master Bedroor	m 2	Garbage: CITY		
	Master Bath Bedroom 2	10x10 1	Water: SAWS		
Kitchen 10 x 8 1 Breakfast	Bedroom 3		Sewer: SAWS		
Itility		10x10 1	Other:		
Entry Room	Bedroom 4 Bedroom 5		•		
Study/Office	Bedroom 5				
evel Key: 1-Main Level, 2-2nd Level,	3-3rd Level W-Walkout Bacemer	at B-Bacomont II-Unkno	W/P		
	· · ·	IL, D-Dasement, O-ONKIC			
axed by MItpl Counties: No	<u>Financials</u>			Mult HOA: None/I	N
otal Tax (W/O Exemptions): \$1		nal, FHA, VA, TX Vet,	HOA Name:		
ax Year: 2019	Cash		HOA Fee / Freq / Trans		
	Loan Info:		Neighborhood Ameniti	i es: Other - See R	emarks
Subdivision: WHEATLEY HEIGH	TS				
Preferred Title Co.: Key Title					
Owner: CONTACT AGENT		SC/\$: 3%	BC/\$: 3% Owne		1.
				er LREA/LREB: 1	NO
	663488	3 (210) 848-4	024 Occu	pancy: Vacant	
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	13 10 10		Start Start Start	-	39 Lone Oak A	ve	MLS #:	1467328
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Bar B		1862 10-20	Status:	Pending	Class: RE		1101000
States and	20	19 A 18	the state of the	Area:	1900 " South on 281	Grid: 618A8	List Price Ilow signs for I-10	
Carto Carto	1.25		States No. 1				right on Lone oak	LAIL J/O IUL FELGII
Carlo Carlo	1.18	1242	Although a start		ion: WHEATLE	Y HEIGHTS	-	
COLOR POS	States and		No state	City:	San Antonio			
The Party of the P			AC ROUNDED	County:	Bexar	CAN#: 130410 Block: 3	Lot:	1585 31
	AN YOUR		ALL ROLLING	Legal:	NCB 13041 B		Currently	-
	Test Stars		State of the local data	Lot Size:	0.21	Lot Dimensions	: Lease Exp	piration:
a sub- said to a			A Star Star Links	Sch:	San Antonio	BR: 3	Year Built	: 1966
	Carlow and			Elem:	I.S.D. Gates	FBaths: 2	HBaths:	0
	All st			Middle:	Davis	Builder: unknov	vn Recent Re	-
	the stand of	VT	Copyright 20	20 High:	High School	Constr: Pre-Ow	ned	
	and the second second	San A	ntonio Board of Realtor	50)				
	I	Level			Level	<u>Utility Su</u>	<u>ppliers</u>	
Living Room Dining Room			Master Bec Master Bec	• • •	<15 1 	Gas: Electric:		
	20 x 23	1	Master Bat			Garbage		
	18 x 14	1	Bedroom 2	,	(11 1	Water:		
Breakfast			Bedroom 3		(11 1	Sewer: Other:		
Utility Entry Room			Bedroom 4			Other:		
Study/Office			Bedroom 5					
•	Level, 2-2nd	d Level, 3-3	Brd Level, W-Walkout Bas	ement, B-Base	ment, U-Unknov	vn		
Taxed by Mitpl	Counties:	No	Financials				Mand/Mult HOA: N	one/N
	Exemption	וs): \$2,96	4.36 PrTerms: Conve		, ,	HOA Name:		
Tax Year: 2019			Loan Info:	Investors OK		HOA Fee / Freq		//
Subdivision: W	/ΗΕΔΤΙ ΕΥ Η	HEIGHTS	Loan into.			Neighborhood A	menities: None	
Preferred Title (
	ristopher M				SC/\$: 0 B	C/\$: 2.5%	Owner LREA/LRE	B: No
List Agent: Chi				4248	(573) 337-90		Occupancy: Vaca	
List Office: eXp Ph to Show: 210			دع ckbox Type : Combo	(PO00	(888) 519-74 Showing	31	Possession: Clos Bonus:	ing/Funding
	5222227	LU	croox type. combo		Contact: Sho	owingTime	Donus.	
						-		
AgentRmrks: Ba	ack on mar	ket, buyer	r could't get lender app e Heather Bourne at Fr	roval. Please	verify all room	measurements. S	Submit offer with pre	e-approval to
			ild't get lender approva		k out this beau	tifully renovated	3 bedroom 2 bath h	ome. Its about a
ten minute drive	to downto	wn. This C	Sem features an open f	loor plan with	n high ceilings a	and a separate di	ning room. The who	le house has been
completely updat	ted from ne	ew counte	rs, appliances, flooring	and two abso	olutely gorgeou	is bathrooms and	has a NEW ROOF. [Did I mention that
	,	etter with	gas! Step into your big			· · ·	(text truncated fo	or print)
Style: One Story Ext: Brick, 4 Side		,	Garage Parking: On Roof: Composition			II/Other Parking: DownStairs, Ceilin	a Fan	
Fndtn: Slab	23 11030111 y		Wdw: None Remai			Shower Only	gran	
Interior: One Liv			ining Room, Eat-In Kit		Kitchen, Breakf	ast Bar, 1st Floor		
			Internet, All Bedrooms					
			nection, Dryer Connec ge Door Opener, City (e, Gouk, Disposal	, Dishwasher, Ice Ma	aker connection,
Exterior Fea:		uch Guid	ge beer opener, ery c					
Wat/Swr: Water			Floor: Carpeting, L	aminate	Frpl: Not			
Heating: Central			Ht Fuel: Natural Gas			One Central		
Pool/SPA: None Lot Des:					Misc: Lot Impv:			
Accessible/Ada					_ot mp*.			
		ertification	<u>n</u> - none / <u>Energy Effici</u>	<u>ency</u> - none				
Contingent Info		20	Solo Tress			DOM: 29/ 29	Sold Price:	
Contract Date: Closing Date:	09/1//20/	20	Sale Trms: Sell Concess	s: -	Sell Po	ints:	SQFT/Acre: Price per SQFT:	\$104.09
Sell Ofc:			Selling Agen		man		Source SQFT Ac	
	All measur	rements, ta	axes, age, financial & sc y same before relying th			provided by other	sources. Buyer shou	ld
	independ	aently verif					ARD OF REALTORS*** cauisitions 09/3	
			Due					

				Agent R	eport				
				Addr: 530 Status: Area: Int.St./Dir: Subdivisio Condomir City: County: Legal:	Bundy St Rented 1900 : Please use GPS on: WHEATLEY H	HEIGHTS Zip: 78220- CAN#: 106820	2306 1050090	MLS #: List Price: AdSf: Lot Size:	1040
~	and the second second	San Antonio Bo	Copyright and of Reals	Elem: Middle: High: Builder: Type:	Call District Call District Call District UNKNOWN SFDET	Section 8 Qua	ilified: No	Lot Dimen Year Built: BR: FBaths: HBaths:	
Living Room 11X1 Dining Room Family Room Kitchen 10X9 Breakfast Jtility Entry Room Study/Office) 1	Master Bedroom Master Bedroom Master Bath Bedroom 2 Bedroom 3 Bedroom 5	15x13 2 6x5 10x10	Electric: 1 Garbage: 1 Water: 1 Sewer:	Mir Sec Cle Pet Ap	te Avail: n/Max Months: curity Dep: eaning Dep: t Dep: plication Form: ply At:	12 / 24 \$1,200 \$0 \$0 ONLINE	Monthly Le Personal C Cash Acce App Fee: Per/Total P Pet Rent: TWERX.COM	hecks: No pted: No \$75 et(s):
evel Key: 1-Main Le Inknown wner: Care of ist Agent: Cristin ist Office: RentV h to Show: 210-2	of Broker na Hinojos Verx San A	a, TRLS	W-Walkout E	Basement, B-Basen 699576 RWSA00	nent, U- SC/\$: \$0 (210) 497-8	BC/\$: \$300	Owne Bonus	r LREA/LRE s:	B: No
				Lockbox Type: Combo	Showing	howingTime	Occuj	py: Vacant	
appr your Remarks: Available well-kep shaded	lable Imme oved anim Clients! A e Immedia ot 1,040 sc backyard j	als + \$25 for rest gents must accon	ricted bree npany appl osite for ac ncludes a s ining gues	Type: Combo t Option for Well eds. Send Clients icants to receive Iditional showing pacious living are ts. Home located	Showing Contact: Sl Qualified Applica to RentWerx.co commission. options! Charm ea and an eat in 1 in quiet area. L	howingTime ants. No Animal m to apply. Pres ing 4 bedroom, kitchen. Carpet .ocated walking	Deposits. An sent Screenir 2 bathroom, s in all bedro distance to V	nimal fee of ng Criteria in , in Wheatley poms. Huge Wheatley He	MLS docs to Heights. Thand open ights Sports
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your Remarks: Available well-kep shaded Complex Style: One Sto Ext: Stone/R Heating: Floor Fu Mst Bth: Shower Garage Parking: N Additional/Other F Lot Desc: Accessible/Adapti nterior: One Living Exter Fea: nclusions: Washe Misc: Broker-Mana Rent Incl: Fenant Pay: Gas/E Common Area Am Green Features: Contingent Info: Contract Date: C Sell Ofc: Heritage	lable Imme roved anim Clients! A e Immedia ot 1,040 sc backyard p x and just rry / # stor lock, Wood Irnace vlicable/No Only None/Not A Parking: ive: No g Area, Ea er Connecti ger clectric, Wa menities: N 04/06/2020 Group, RE	hals + \$25 for rest agents must accon ately! Visit our wel quare foot home in perfect for enterta a short drive to b ries: 1 d ne Applicable t-In Kitchen ion, Dryer Connec ater/Sewer, Yard N None	ricted bree pany appl osite for ac ncludes a s ining gues eautiful do Roof: Fndtn: Ht Fue Restric tion faintenanc <u>Energy</u> Sale Trms Sell Conce	Type: Combo t Option for Well eds. Send Clients icants to receive Iditional showing pacious living are ts. Home located wntown San Anto Composition Slab I: Other e, Exterior Mainte tions: Pets Nego e, Exterior Mainte fficiency: : ess: - jent: Wayne Hall	Showing Contact: SI Qualified Applica to RentWerx.co commission. options! Charm ea and an eat in d in quiet area. L onio. Must See, otiable enance, Garbage DOM: Sell Poir	howingTime ants. No Animal m to apply. Pres ing 4 bedroom, kitchen. Carpet .ocated walking Don't Miss Out! Wdw: Floor: Air Cor Frpl: Pool/S Wat/Sw Securit	Deposits. An sent Screenir 2 bathroom, s in all bedro distance to V Schedule yo None Remai Carpeting, L nd: One Cen Not Applicat pa: None yr: Water Sys ty: Not Appli ty: Not Appli ty: Not Appli ty: Rented Price Sept/Acre: Rental Price Source SqFt	nimal fee of ng Criteria in , in Wheatley boms. Huge Wheatley He ur showing t n inoleum, Lan tral ble stem, Sewer cable e: \$ per SqFt: \$	MLS docs to / Heights. Th and open ights Sports ights Sports innate System 1,000

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¥/		TURNET		Condomin City: County:	San Antonio Bexar	Zip: 78220 CAN#: 13040		AdSf:	
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			copyright 201	Elem: Middle: High: Builder: Type:	Gates Davis Sam Houston N/A SFDET	Section 8 Qu	alified: No	Lot Dime Year Built BR: FBaths: HBaths:	t: 1965 3 1
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		Agent Repo	ort				
		Addr: 306 Do Status: Re Area: 19 Int.St./Dir: IH Subdivision: Condominiur City: Sa County: Be Legal: NC Sch Dist: Sa I.S Elem: Ga Middle: Da High: Sa Builder: Ur	rie St ented 100 -10E Exit Peca WHEATLEY H m: In Antonio Exar CB 10335 BLK In Antonio S.D.	Zip: 78220-33 CAN#: 1033501	turn on Dori 206 70020 i fied: No	MLS #: List Price: e. AdSf: Lot Size: Lot Dimen Year Built: BR: FBaths: HBaths:	1122 0.14 sions:
Leve Living Room 16X13 1 Dining Room 14X10 1 Family Room Kitchen 11X10 1 Breakfast Jtility Entry Room Study/Office	Sen Antonio Board of Reality Master Bedroom 15X13 1 Master Bedroom 2 Master Bath 6X6 1 Bedroom 2 12X10 1 Bedroom 3 11X10 1 Bedroom 4 10X10 1 Bedroom 5 nd Level, 3-3rd Level, W-Walkout Ba	vel <u>Utility Supplier</u> Gas: CPS Electric: CPS Garbage: Water: SAWS Sewer: Other:	Min/ Sect Clea Pet I App App	Max Months: urity Dep: ning Dep: Dep: lication Form:	\$1,250 (\$0 / \$0 F	Personal C Cash Acce App Fee: Per/Total P Pet Rent:	hecks: No pted: No \$60 et(s): P No
Jnknown Dwner: SEVEN SIST	AHS LLC everria, CIPS,TRLS,TRPM Northside	504001 CENS00 Lockbox Type: Combo	SC/\$: 0 (512) 825-4 (210) 979-6 Showing		Bonus	r LREA/LR :: :: :: :: Vacant	EB: No
AgentRmrks: Showings a Remarks: Home with ma with bonus roc	Illowed 8 a.m. to 7 p.m. ture trees in established neighbo m could be used as a second ma	orhood, open floor p aster bedroom or la	plan with upgr arge family roc	ades, appliances m. Close to IH-:	s, flooring, p 10 and shop	paint. Versa pping. Read	tile floor pla y for move-i
Style:One Story / # sExt:Siding, CementHeating:CentralMstBR:DownStairsMst Bth:Shower OnlyGarage Parking:None/NAdditional/Other Parking	t Fiber Fndtn: Ht Fuel:	Electric	ons	Air Conc Frpl: N Pool/Spa	noleum, Vin 1: One Centr ot Applicable	ral e	
Lot Desc: Level Accessible/Adaptive: N nterior: Liv/Din Combo, I Exter Fea: Chain Link Fer nclusions: Ceiling Fans, Misc: Broker-Manager Rent Incl: No Inclusions Fenant Pay: Gas/Electric,	o Jtility Room Inside, Cable TV Ava nce, Mature Trees Washer Connection, Dryer Conn Water/Sewer, Yard Maintenance	ailable, All Bedroom ection, Stove/Range	ns Downstairs, e, GSCKG, Ref	Laundry Main L rigerator, Gas W		ystem	
Common Area Amenitie Green Features:		Efficiency:		11 -			1 200
Contingent Info: Contract Date: 03/04/2	2020 Sale Trms:		DOM: Sell Point		ented Price:	: \$	1,200

Contingent Info:	Sale Trms: DOM: Sell Poin	11	Rented Price: \$1,200
Contract Date: 03/04/2020		ts:	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:
All measurements, taxes, age	e, financial & school data are approximate and p	rovided by ot	her sources. Buyer should
independently verify same	efore relying thereon.***Copyright 2020 by SA	N ANTONIO E	30ARD OF REALTORS***

				Agent	Report				
1.000	See Se		ucho 13	Addr: 81				MLS #:	1401011
	1 3	~	and surge	Status: Area:	Sold 1900	Class: RE Grid: 618A	7	List Price:	\$130,000
Sec. in				Subdivis	ion: WHEATL		nto F Stree	t	1 ,
				City: County:	San Antonio Bexar	CAN#: 1027	40140280		988 0.18
				Legal: Lot Size:		Block: 14 Lot 28 Blk 14 Lot Dimensio		Lot: Currently Lea Lease Expirat	sed: No
All and	-	STREET BALL		Sch:	San Antonio	155 BR: 2		Year Built:	1954
and the second				Elem: Middle:	I.S.D. Gates Martin	FBaths: 2 Builder: Unkn		HBaths: Recent Rehal	0 o : Yes
	5	San Ar	Copyright 2 Itonio Board of Realto	o19 rst High:	Luther King Sam Housto	n Constr: Pre-C			
		Level			Level		Suppliers		
Living Room Dining Room	15 X 13 13 X 10	1 1	Master Be Master Be		X12 1 	Gas: Electri	CPS c: CPS		
Family Room		T	Master Ba				ge: SAWS		
Kitchen	13 X 8	1	Bedroom	2 12)	X12 1	Water:			
Breakfast Utility	 9x6	1	Bedroom Bedroom			Sewer Other:			
Entry Room Study/Office		1	Bedroom						
	Level, 2-2n	nd Level, 3-3	rd Level, W-Walkout Ba	asement, B-Base	ement, U-Unkno	wn			
Taxed by Mitpl Total Tax (W/O			Financials 2.63 PrTerms: Conv	entional, FHA,	VA, Cash,	Assessments HOA Name:	Mand/M	ult HOA: None	e/N
Tax Year: 2018			Inves	tors OK		HOA Fee / Fre			/
Subdivision: V		HEICHTS	Loan Info:			Neighborhood	d Amenitie	s: None	
Preferred Title			ipany						
	enis A. N. D				SC/\$: 0%	BC/\$: 3%	Owner	LREA/LREB:	No
List Agent: La				07489	(210) 313-0			ancy: Vacant	(F
List Office: Co Ph to Show: 21			kbox Type: Combo	COLD00	(210) 483-7 Showing	070	Posses	ssion: Closing/ : 0	Funding
	··				Contact: Sh	owingTime			
AgentRmrks: A 210-536-0246	LL offers w	vill be consi	dered!!! Please use N	lefi Miramonte	s @ Alamo Tit	le Company 291	5 W. Bitters	s #301 San An	tonio, TX 78248
	aculate, tur	n key read	y 2 bedroom 2 full ba	ath home in es	tablished neigl	hborhood! Grani	te counter	tops, all floorin	ig, no carpet,
nuge backyard v	with privacy	y fence, lar	ge shed, and mature	trees! Come s	ee it today!				
Style: One Story	у		Garage Parking: Si Roof: Other	de Entry		al/Other Parkin DownStairs, Ful		arking Only	
ndtn: Pier &			Wdw: All Remain		Mst Bth:	Shower Only			
nterior: One Liv nclusions: Ceil Gas WaterHeate	ling Fans, V	Washer Con	Bedroom Down, All B nection, Dryer Conne	edrooms Dow ection, Ice Mak	nstairs ker Connection	, Smoke Alarm,	Attic Fan, H	ligh Speed Inte	ernet Access,
Exterior Fea: P Nat/Swr: City	Privacy Fend	ce, Storage	Building/Shed, Matu Floor: Ceramic Ti		Frpl: Not	Applicable			
	.1		Laminate	. ,					
Heating: Centra Pool/SPA: None			Ht Fuel: Electric		Air Cond Misc:	: One Central			
Lot Des: City Vi	ew					: Street Paved, (Curbs, Sidev	walks, City Stre	et
Accessible/Ada			- none / Energy Effi	ciency - Coiling	1 Fanc				
Contingent Info			<u>- none / Energy Effic</u>	<u>Liency</u> - Cening		DOM: 68/ 68	Sold Pri	ce:	\$130,000
Contract Date:	09/09/20		Sale Trms:	FHA	Sell Po		SQFT/A	cre:	
	01/17/20)20	Sell Concess	: \$5000 - Clos	ing Costs		Sold Pri	ce per SQFT:	\$131 57
					-		6		φ101.07
Closing Date: Sell Ofc: Gener	rations Rea	I-Estate Gro	oup Selling Agen			nd provided by ot		SQFT Acre:	<i>4131.37</i>
	rations Rea	I-Estate Gro				nd provided by ot SAN ANTONIO E		SQFT Acre:	φ10110 <i>/</i>

				Agent F	leport				
	Net State		n in 1753 and 1807 in	Addr: 18	43 Peck Ave			MLS #:	1464347
		2 4 A 1	A CARLES	Status:	Sold	Class:	RE		-
- Long	2.26		A RESIDENCE	Area:	1900	Grid:	618A8	List Price:	\$140,000
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	100		A STATE OF THE		on: WHEATL	-	-		
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	*1	N N N		County:	Bexar	CAN#:	103060050240	AdSf:	1170
	I FI				NOD 40000	Block:		Lot:	24
				Legal:	NCB: 10306			Currently Lea	
				Lot Size: Sch:	0.17 San Antonio		ensions: 3	Lease Expirat Year Built:	1960
			NU:	Scn.	I.S.D.	DR.	5	fear built.	1900
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		al la service de		Middle:	Call District			Recent Rehat	-
and a second	and an in the	Succession (1)	924///////////PA				INTERESTS LLC		
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the state of the second	and the second	San Antonio	Board of Realtors						
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ving Room	12 X 12	1	Master Bedro	om 15 x	15 1		Gas:	-	
ning Room			Master Bedro	om 2	-	ļ	Electric:		
mily Room			Master Bath	10 x	10 1	(Garbage:		
tchen	8x20	1	Bedroom 2	12 x	12 1		Water:		
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x Year: 2019		Le	oan Info:				e / Freq / Trans		/
ıbdivision: V						Neighbo	orhood Ameniti	es: None	
eferred Title	Co.: Old R	epublic Title							
	k broker					3C/\$: 3%	o Owne	r LREA/LREB:	No
st Agent: Pa	ulette Clay		66418	-	(210) 452-78		Occup	bancy: Vacant	
st Office: Re			REDB	00	(210) 783-01	100		ssion: Closing/	Funding
to Show: 22	22227	Lockbox Typ	e: Combo		Showing		Bonus	5:	
					Contact: Sh	owingTim	ie		
entRmrks [.] P	lease use l	auren Porter witt	Old Republic Title	115 N Lo	on 1604 F St	te 2200	San Antonio TX	78232	
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hackvard with	mature tre	es. Come see it	todavl			S, NEW FI	coning, cabinets,	baunooms, ett	. Tuge Tence
			loudy:						
le: One Story	1	Gara	ge Parking: None/	Not Applic		al/Other	Parkina:		
e. One story		Gara	ye raiking. None/	NOL APPIIC		another	raikiliy.		

Style: One Story	Garage Parking: None/Not Applicat	le Additional/Other Parking	q :			
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 Con	nnection, Dryer Connection, Stove/Rar	nge, GSCK, Disposal, Dishwas	sher			
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	<u>n</u> - none / <u>Energy Efficiency</u> - 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 - Clo	sing Costs, Home Warranty	Sold Price per SQFT	: \$119.65		
Sell Ofc: Pinnacle Realty Advisors	Selling Agent: Raul Maya		Source SQFT Acre:			
All measurements, t independently veri	axes, age, financial & school data are ap fy same before relying thereon.***Copyr	proximate and provided by oth ight 2020 by SAN ANTONIO B	er sources. Buyer should DARD OF REALTORS***			

	Agent F	Report	
	8 Addr: 81 Status: Area: Int.St./Din	5 Sterling St Sold Class : RE 1900 Grid : 618B7 r: Use GPS	MLS #:1460360List Price:\$144,900
	Subdivis City: County: Legal: Lot Size: Sch: Elem: Middle: High:	San Antonio BR: 3 I.S.D. Call District FBaths: 1 Call District Builder: Unk Call District Constr: Pre-Owr	010140 AdSf: 1328 Lot: 14 Currently Leased: Lease Expiration: Year Built: 1962 HBaths: 0 Recent Rehab: ned
Level Living Room 12 × 15 1 Dining Room 11 × 15 1 Family Room Kitchen 11 × 11 Breakfast Utility Utility Garage Entry Room Study/Office Level Key: 1-Main Level, 2-2nd Level, 3-	Master Bedroom 2Master BathBedroom 210)Bedroom 310)Bedroom 4Bedroom 5	Garbage: (15 1 Water: (11 1 Sewer: Other: 	CPS ENERGY CPS ENERGY
Taxed by Mltpl Counties: No Total Tax (W/O Exemptions): \$2,40 Tax Year: 2019 Subdivision: WHEATLEY HEIGHTS	<u>Financials</u>	<u>Assessments</u>	
Preferred Title Co.: ALAMO TITLE (Owner:MESIA SERGIO GList Agent:Ana OjedaList Office:Premier Realty GroupPh to Show:2102222227LocationLocation	COMPANY 521370 PGRP00 ockbox Type: Combo	SC/\$: 0 BC/\$: 3% (210) 861-6381 (210) 641-1400 Showing Contact: ShowingTime	Owner LREA/LREB:NoOccupancy:VacantPossession:Closing/FundingBonus:NONE
AgentRmrks: NO SHOWING TILL M aojeda22@yahoo.com, BA to verify r Remarks: Gorgeous rehab ready for passed each and every city inspectio amazing 4 side brick, granite counter	neasurements and schools. [.] new owner. Don't wait and own one n. The home has almost everything i	of a kind beautiful home. Seller new and upgraded. Buyers will n	
	· ·		
Style: One Story, Ranch Ext: Brick Fndtn: Slab Interior: One Living Area, Eat-In Kito Inclusions: Ceiling Fans, Washer Co	Garage Parking: One Car Garage Roof: Composition Wdw: None Remain chen, Island Kitchen, Utility Area in G	Additional/Other Parking: Mst BR: DownStairs Mst Bth: arage, Walk in Closets	
Style: One Story, Ranch Ext: Brick Fndtn: Slab Interior: One Living Area, Eat-In Kito	Garage Parking: One Car Garage Roof: Composition Wdw: None Remain chen, Island Kitchen, Utility Area in G	Additional/Other Parking: Mst BR: DownStairs Mst Bth: arage, Walk in Closets ange, Dishwasher, Smoke Alarm Frpl: Not Applicable Air Cond: One Central Misc: Home Service Plan, A	s-Is
Style: One Story, Ranch Ext: Brick Fndtn: Slab Interior: One Living Area, Eat-In Kito Inclusions: Ceiling Fans, Washer Co Exterior Fea: Privacy Fence Wat/Swr: Water System, Sewer System Heating: Central Pool/SPA: None Lot Des: Less than 1/4 Acre Accessible/Adaptive: No Carpet, N Green: Features - none / Certificatio Contingent Info:	Garage Parking: One Car Garage Roof: Composition Wdw: None Remain chen, Island Kitchen, Utility Area in G nnection, Dryer Connection, Stove/R Floor: Ceramic Tile Ht Fuel: Electric No Steps Down, No Stairs <u>n - none / Energy Efficiency - none</u>	Additional/Other Parking: Mst BR: DownStairs Mst Bth: arage, Walk in Closets ange, Dishwasher, Smoke Alarm FrpI: Not Applicable Air Cond: One Central Misc: Home Service Plan, A Lot Impv: Street Paved, Cu	s-Is rbs, Sidewalks Sold Price: \$144,900
Style: One Story, Ranch Ext: Brick Fndtn: Slab Interior: One Living Area, Eat-In Kito Inclusions: Ceiling Fans, Washer Co Exterior Fea: Privacy Fence Wat/Swr: Water System, Sewer System Heating: Central Pool/SPA: None Lot Des: Less than 1/4 Acre Accessible/Adaptive: No Carpet, N Green: Features - none / Certificatio Contingent Info: Contract Date: 06/27/2020 Closing Date: 08/02/2020 Sell Ofc: Keller Williams Legacy	Garage Parking: One Car Garage Roof: Composition Wdw: None Remain chen, Island Kitchen, Utility Area in G nnection, Dryer Connection, Stove/R Floor: Ceramic Tile Ht Fuel: Electric No Steps Down, No Stairs	Additional/Other Parking: Mst BR: DownStairs Mst Bth: arage, Walk in Closets ange, Dishwasher, Smoke Alarm Frpl: Not Applicable Air Cond: One Central Misc: Home Service Plan, A Lot Impv: Street Paved, Cu DOM/CDOM: 45/ 45 Sell Points: g Costs, Repairs	s-Is rbs, Sidewalks Sold Price: \$144,900 SQFT/Acre: Sold Price per SQFT: \$109.11 Source SQFT Acre: Appraiser

			An a Managaran da	Agent F	-	•		MLS #:	1/51/20
			Sector Kills	Status:	9 Sewanee St Sold	Class: RE	=	WIL3 #:	1451429
A States		a fair and a state of		Area:	1900		 8A8	List Price:	\$149,999
Section of the sectio	2410	ma la la		Int.St./Dir				and Rd then m	
	- Contraction			3				vanee St. 90W	
		-	調整					o I-10 Access	Rd/Martin Lut
		16		1			nto Pecan Val	ley Dr & last	
			- Wat		ion: WHEATL				
-	The Party of the P	The second second	al and a second s	City:	San Antonio		3210-3427	Type: SFD	
	- Paral	the work	Copyright 202	County:	Bexar		3070080150		1151
	Ser 2	San Antoni	o Board of Realtors	Legal:	NCB 10207	Block: 8 BLK 8 LOT 1	5	Lot: Currently Le	15 acad:
				Lot Size:		Lot	5	Lease Expira	
				LUI 0126.	0.17	Dimension	s 50X150		
				Sch:	San Antonio		0. 50/(150	Year Built:	1959
					I.S.D.				
				Elem:	Call District	FBaths: 2		HBaths:	0
				Middle:	Call District	Builder: Ur	nknown	Recent Reha	ab: Yes
				High:	Call District	Constr: Pr	e-Owned		
		Level			Level	Util	lity Suppliers		
ving Room	14X11	1	Master Bedr	oom 15)	(10 1	Gas	S:		
ning Room			Master Bedro			-	ctric: CPS		
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ntry Room			Bedroom 5						
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otal Tax (W/O E ax Year: 2019	Exemption	is): \$2,003.28	Financials PrTerms: Conven Cash, 10 OK Loan Info:	tional, FHA,)0% Financii	VA, TX Vet, ng, Investors		e: Freq / Trans	fult HOA: Nor Fee: es: Park/Playg	//
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	Age	ent Report	
	Addr Statu Area: Int.St	: 2832 E Houston St s: Sold Class: RE 1200 Grid: //Dir: I35 to Walters to Houston I ivision: Wheatley Heights San Antonio Zip: 7820 ty: Bexar CAN#: 0690 Block: 0 I: NCB 6909 BLK 0 LOT 15 & ize: 0.1435 Lot Dimensio San Antonio BR: 3 I.S.D. : Call District FBaths: 2 le: Call District Builder: UNK	12Type: SFD190000150AdSf:1332Lot:1516Currently Leased:ons:Lease Expiration:Year Built:1950HBaths:0NOWNRecent Rehab: Yes
Level Living Room 16 × 18 1 Dining Room 10 × 13 1 Family Room Kitchen Kitchen 10 × 13 1 Breakfast Utility Entry Room Study/Office Level Key: 1-Main Level, 2-2nd Level, 3- Taxed by Mitpl Counties: No Total Tax (W/O Exemptions): \$3,19	<u>Financials</u>	16\chi21 1 Gas: Electr 4\chi21 1 Garba 11\chi21 Water 11\chi21 Water 11\chi21 Sewe Other Other Assessments	ige: : :
Tax Year: 2018Subdivision: Wheatley HeightsPreferred Title Co.: Alamo TitleOwner:Jorge & Sonia AguilarList Agent:Patricia Pequeno, GRIList Office:Keller Williams HeritagePh to Show:210 222-2227	Loan Info: 556776 e KLWM00 Lockbox Type: Combo	HOA Fee / Fre Neighborhood SC/\$: 2% BC/\$: 3% (956) 319-0852 (210) 493-3030 Showing Contact: ShowingTime	q / Trans Fee: / / I Amenities: None Owner LREA/LREB: Yes Occupancy: Possession: Closing/Funding Bonus:
AgentRmrks: Please Verify all schoo Patriciapequeno@kw.com.Seller is a Remarks: Recently Renovated home and tile backsplash, tile bathrooms, stove,& micowave just install. Must s	licensed real estate agent. In east side near AT&T Center a aminate floors throughout the he	and 2 miles to downtown. Perfect	and send offers to for Air B&B . Granite kitchen countertops a mock fireplace. Brand New dishwasher,
Style: One Story Ext: Siding, Rock/Stone Veneer Fndtn: Pier & Beam Interior: One Living Area, Breakfast Inclusions: Ceiling Fans, Chandelier Exterior Fea: Patio Slab, Covered P Wat/Swr: Water System Heating: Central Pool/SPA: None Lot Des: Level Accessible/Adaptive: No	Roof: Composition Wdw: Some Remain Bar , Washer Connection, Dryer Conr atio Floor: Ceramic Tile, Laminal Ht Fuel: Natural Gas	Closet Size: 4) Mst Bth: Shower Only, mection, Microwave Oven, Stove/F Frpl: Master Bedroom Air Cond: One Central Misc: Lot Impv:	s, Walk-In Closet, Ceiling Fan, Full Bath, < 7 Single Vanity
Green: Features - none / Certificatio Contingent Info: Contract Date: 03/02/2020 Closing Date: 04/02/2020 Sell Ofc: Keller Williams Heritage All measurements, independently ver	Sale Trms: FHA Sell Concess: \$3600 - (Selling Agent: Scott Ma taxes, age, financial & school data fy same before relying thereon.**	DOM/CDOM: 22/ 22 Sell Points: Closing Costs, Home Warranty alouff are approximate and provided by o *Copyright 2020 by SAN ANTONIO	Sold Price: \$157,000 SQFT/Acre: Sold Price per SQFT: Sold Price per SQFT: \$117.86 Source SQFT Acre: Source SQFT Acre: ther sources. Buyer should BOARD OF REALTORS*** A Acquisitions 09/30/2020 09:49 AM