

PROJECT ANALYSIS REPORT

**775 Yucca St,
San Antonio, TX 78220**



Property Specification

Bedrooms: **3** Cash Price: **\$49,999.00**
Bathrooms: **1.0**
Garage:
Year Built: **1951**

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

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.

Full - Report

Master

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

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

Property 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
Yes	2015	\$7,210	\$29,790	\$37,000	\$998.29
Yes	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
Yes	2009	\$10,390	\$38,930	\$49,320	\$1,262.74
Yes	2008	\$10,390	\$45,020	\$55,410	\$1,416.58
Yes	2007	\$10,390	\$44,300	\$54,690	\$1,387.36
Yes	2006	\$10,390	\$43,250	\$53,640	\$1,546.15
Yes	2005	\$7,200	\$43,600	\$50,800	\$1,522.51

Tax Jurisdiction	Tax
SAN ANTONIO ISD	\$1,419.65
CITY OF SAN ANTONIO	\$517.68
BEXAR COUNTY	\$257.26
UNIV HEALTH SYSTEM	\$256.15
ALAMO COM COLLEGE	\$138.31
BEXAR CO RD & FLOOD	\$21.95
SA RIVER AUTH	\$17.23

Exemptions:
 HOMESTEAD / DISABLED VET

<u>TaxYr Prelim:</u>	<u>Land Value:</u>	<u>Improv Value:</u>	<u>Total Value:</u>
2019	\$21,510	\$71,220	\$92,730

Sales 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	

Land Features

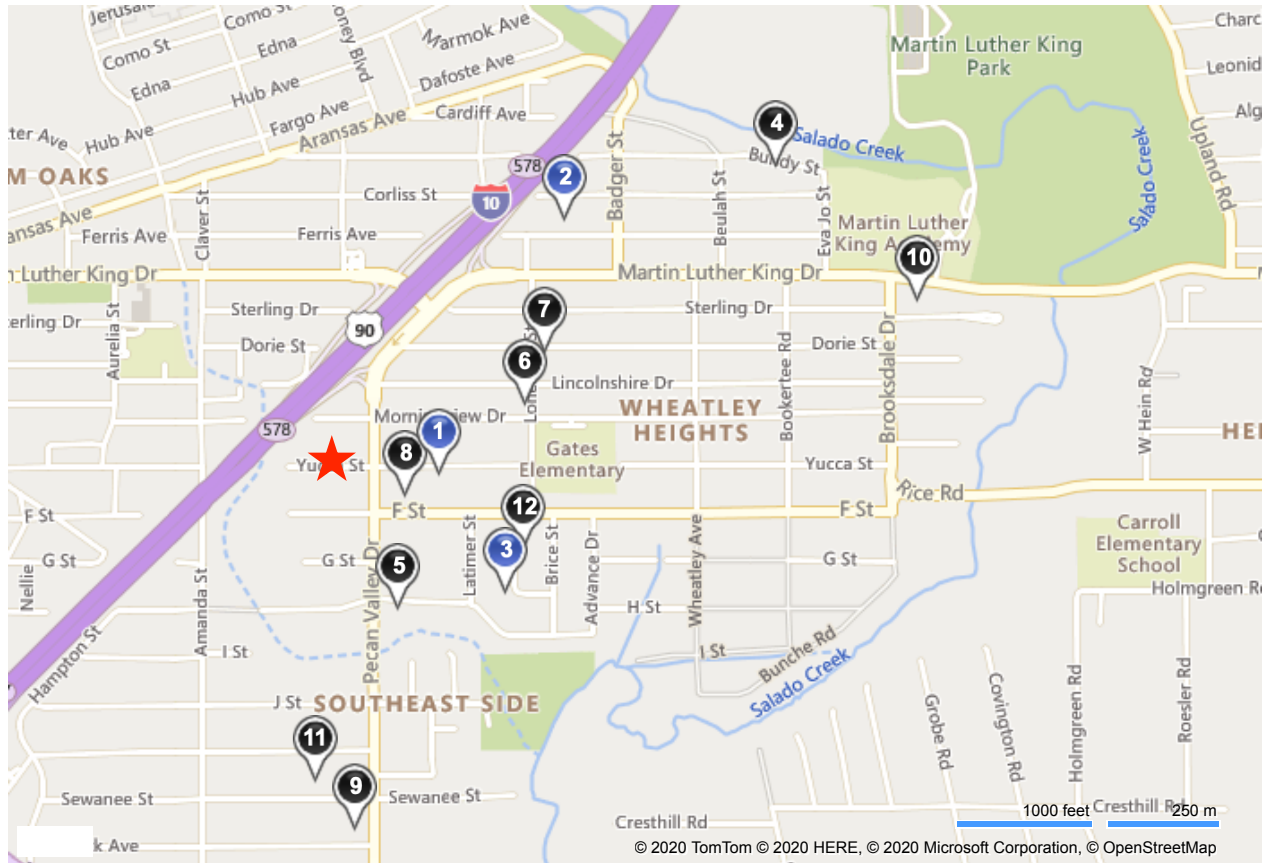
Frontage:	Depth:
SqFt: 23250	Acres: 0.53
Type:	

Residential 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.

Prepared By: Darren Johnson | New Western Acquisitions | 09/29/2020 09:17 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	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



Addr: 838 Yucca St
Status: Pending **Class:** RE **MLS #:** 1473678
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
Block: 14 **Lot:** 10
Legal: NCB 10274 BLK 14 LOT 10 **Currently Leased:**
Lot Size: 0.18 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1969
I.S.D.
Elem: GATES **FBaths:** 2 **HBaths:** 0
ACADEMY
Middle: Davis **Builder:** UNKNOWN **Recent Rehab:**
High: Call District **Constr:** Pre-Owned

	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 **Cash** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** Other - See Remarks
Loan Info:

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 **FrpI:** 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:** 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:**

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

Agent Report



Addr: 451 Ferris Ave **MLS #:** 1471184
Status: Pending **Class:** RE
Area: 1900 **Grid:** 618A6 **List Price:** \$149,999
Int.St./Dir: Turn left onto Martin Luther King Dr 1.3 mi Turn left to stay on Martin Luther King Dr 0.2 mi Turn left onto Lone Oak St 322 ft Turn right onto Ferris Ave
Subdivision: WHEATLEY HEIGHTS
City: San Antonio **Zip:** 78220-2313 **Type:** SFD
County: Bexar **CAN#:** 102550190280 **AdSf:** 1248
Block: 19 **Lot:** 28
Legal: NCB 10255 BLK 19 LOT 28 **Currently Leased:** No
Lot Size: 0.14 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1968
I.S.D.
Elem: Miller **FBaths:** 2 **HBaths:** 0
Middle: MILLER **Builder:** Unknown **Recent Rehab:**
ACADEMY
High: Sam Houston **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	14X11	1	Master Bedroom	13X11	1	Gas:
Dining Room	11X12	1	Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	13X7	1	Garbage:
Kitchen	8X9	1	Bedroom 2	13X11	1	Water:
Breakfast	---		Bedroom 3	14X11	1	Sewer:
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): \$736.36 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: WHEATLEY HEIGHTS **Neighborhood Amenities:** None
Preferred Title Co.: Spark Title : Aryne Miller

Owner: t21b properties llc **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Aaron Jistel 548216 **(512) 827-2252** **Occupancy:** Vacant
List Office: Listing Spark LISPOO **(512) 827-2252** **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:** 0
Contact: ShowingTime

AgentRmrks: For quickest response to all inquiries, email Admin@ListingSpark.com. Send offers to Offers@ListingSpark.com with Spark Title : Aryne Miller and include other required documents (see attachments).

Remarks: Newly remodeled 3 bedroom, 2 bath home. Completely new kitchen with white shaker cabinets and granite counter tops. New bathrooms and light fixtures. New flooring and fresh paint throughout the home. New roof, AC, plumbing, and electrical throughout the house.

Style: One Story **Garage Parking:** Rear Entry **Additional/Other Parking:** Unpaved Drive
Ext: Siding **Roof:** Composition **Mst BR:** Other
Fndtn: Pier & Beam **Wdw:** None Remain **Mst Bth:** Shower Only, Double Vanity
Interior: One Living Area, Open Floor Plan
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, High Speed Internet Access, Solid Counter Tops
Exterior Fea:
Wat/Swr: Water System, Sewer **Floor:** Vinyl **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:** 21/ 21 **Sold Price:**
Contract Date: 07/28/2020 **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$120.19
Sell Ofc: **Selling Agent:** Ruben Prieto **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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

Agent Report



Addr: 1639 Lone Oak Ave **MLS #:** 1467328
Status: Pending **Class:** RE
Area: 1900 **Grid:** 618A8 **List Price:** \$164,990
Int.St./Dir: South on 281 to 37. exit 139 follow signs for I-10 Exit 578 for Pecan Valley dr. Left on F street then right on Lone oak
Subdivision: WHEATLEY HEIGHTS
City: San Antonio **Zip:** 78220-4223 **Type:** SFD
County: Bexar **CAN#:** 130410030310 **AdSf:** 1585
Block: 3 **Lot:** 31
Legal: NCB 13041 BLK 3 LOT 31 **Currently Leased:**
Lot Size: 0.21 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1966
I.S.D.
Elem: Gates **FBaths:** 2 **HBaths:** 0
Middle: Davis **Builder:** unknown **Recent Rehab:**
High: High School **Constr:** Pre-Owned

Copyright 2020
 San Antonio Board of Realtors

Level		Level		Utility Suppliers
Living Room	---	Master Bedroom	11X15 1	Gas:
Dining Room	---	Master Bedroom 2	---	Electric:
Family Room	20X23 1	Master Bath	10X8 1	Garbage:
Kitchen	18X14 1	Bedroom 2	10X11 1	Water:
Breakfast	---	Bedroom 3	9X11 1	Sewer:
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): \$2,964.36 **PrTerms:** Conventional, FHA, VA, TX Vet, **HOA Name:**
Tax Year: 2019 **Cash, Investors OK** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

Subdivision: WHEATLEY HEIGHTS
Preferred Title Co.: Frontier Title

Owner: Christopher Munoz **SC/\$:** 0 **BC/\$:** 2.5% **Owner LREA/LREB:** No
List Agent: Christian Davalos 714248 (573) 337-9099 **Occupancy:** Vacant
List Office: eXp Realty LLC EXPO00 (888) 519-7431 **Possession:** Closing/Funding
Ph to Show: 2102222227 **Lockbox Type:** Combo **Showing Contact:** ShowingTime **Bonus:**

AgentRmrks: Back on market, buyer could't get lender approval. Please verify all room measurements. Submit offer with pre-approval to chris.davalos@yahoo.com. Please use Heather Bourne at Frontier title.
Remarks: Back on market, buyer could't get lender approval. Come check out this beautifully renovated 3 bedroom 2 bath home. Its about a ten minute drive to downtown. This Gem features an open floor plan with high ceilings and a separate dining room. The whole house has been completely updated from new counters, appliances, flooring and two absolutely gorgeous bathrooms and has a NEW ROOF. Did I mention that its gas! Cooking is always better with gas! Step into your big yard which has a double gated door so you ... (text truncated for print)

Style: One Story **Garage Parking:** One Car Garage **Additional/Other Parking:**
Ext: Brick, 4 Sides Masonry **Roof:** Composition **Mst BR:** DownStairs, Ceiling Fan
Fndtn: Slab **Wdw:** None Remain **Mst Bth:** Shower Only
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Stove/Range, GSCK, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas WaterHeater, Garage Door Opener, City Garbage Service
Exterior Fea:
Wat/Swr: Water System **Floor:** Carpeting, Laminate **FrpI:** Not Applicable
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:**
Contract Date: 09/17/2020 **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$104.09
Sell Ofc: **Selling Agent:** Danny Moman **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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

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:**

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

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:**

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

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

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

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

Copyright 2020
San Antonio Board of Realtors

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:**

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

Agent Report



Addr: 819 F St **MLS #:** 1401011
Status: **Sold** **Class:** RE
Area: 1900 **Grid:** 618A7 **List Price:** \$130,000
Int.St./Dir: IH 10 to Pecan Valley, left onto F Street
Subdivision: WHEATLEY HEIGHTS
City: San Antonio **Zip:** 78220 **Type:** SFD
County: Bexar **CAN#:** 102740140280 **AdSf:** 988
Block: 14 **Lot:** 0.18
Legal: NCB 10274 Lot 28 Blk 14 **Currently Leased:** No
Lot Size: 0.18 **Lot Dimensions:** 50 x 155 **Lease Expiration:**
Sch: San Antonio **BR:** 2 **Year Built:** 1954
 I.S.D.
Elem: Gates **FBaths:** 2 **HBaths:** 0
Middle: Martin **Builder:** Unknown **Recent Rehab:** Yes
 Luther King
High: Sam Houston **Constr:** Pre-Owned

	Level		Level	Utility Suppliers			
Living Room	15X13	1	Master Bedroom	12X12	1	Gas:	CPS
Dining Room	13X10	1	Master Bedroom 2	---	Electric:	CPS	
Family Room	---		Master Bath	12X5	1	Garbage:	SAWS
Kitchen	13X8	1	Bedroom 2	12X12	1	Water:	SAWS
Breakfast	---		Bedroom 3	---		Sewer:	SAWS
Utility	9X6	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): \$1,782.63 **PrTerms:** Conventional, FHA, VA, Cash, **HOA Name:**
Tax Year: 2018 **Investors OK** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

Subdivision: WHEATLEY HEIGHTS

Preferred Title Co.: Alamo Title Company

Owner: Denis A. N. Diaz **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Lauren Seely 707489 (210) 313-0542 **Occupancy:** Vacant
List Office: Coldwell Banker D'Ann Harper COLD00 (210) 483-7070 **Possession:** Closing/Funding
Ph to Show: 2102222227 **Lockbox Type:** Combo **Showing Contact:** ShowingTime **Bonus:** 0

AgentRmrks: ALL offers will be considered!!! Please use Nefi Miramontes @ Alamo Title Company 2915 W. Bitters #301 San Antonio, TX 78248 210-536-0246

Remarks: Immaculate, turn key ready 2 bedroom 2 full bath home in established neighborhood! Granite counter tops, all flooring, no carpet, huge backyard with privacy fence, large shed, and mature trees! Come see it today!

Style: One Story **Garage Parking:** Side Entry **Additional/Other Parking:** Street Parking Only
Ext: Stucco **Roof:** Other **Mst BR:** DownStairs, Full Bath
Fndtn: Pier & Beam **Wdw:** All Remain **Mst Bth:** Shower Only
Interior: One Living Area, Secondary Bedroom Down, All Bedrooms Downstairs
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Ice Maker Connection, Smoke Alarm, Attic Fan, High Speed Internet Access, Gas WaterHeater, Custom Cabinets
Exterior Fea: Privacy Fence, Storage Building/Shed, Mature Trees
Wat/Swr: City **Floor:** Ceramic Tile, Wood, Laminite **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: City View **Lot Impv:** Street Paved, Curbs, Sidewalks, City Street
Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - Ceiling Fans

Contingent Info: **DOM/CDOM:** 68/ 68 **Sold Price:** \$130,000
Contract Date: 09/09/2019 **Sale Trms:** FHA **Sell Points:**
Closing Date: 01/17/2020 **Sell Concess:** \$5000 - Closing Costs **SQFT/Acre:**
Sell Ofc: Generations Real-Estate Group **Selling Agent:** Joe Herrera **Sold Price per SQFT:** \$131.57
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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

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
Block: 5 **Lot:** 24
Legal: NCB: 10306 BLK: 5 LOT: 24 **Currently Leased:**
Lot Size: 0.17 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1960
 I.S.D.
Elem: Call District **FBaths:** 2 **HBaths:** 0
Middle: Call District **Builder:** SJ VESTED **Recent Rehab:**
 INTERESTS LLC
High: Call District **Constr:** Pre-Owned

Copyright 2020 San Antonio Board of Realtors

	Level		Level	Utility Suppliers		
Living Room	12X12	1	Master Bedroom	15X15	1	Gas:
Dining Room	---		Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	10X10	1	Garbage:
Kitchen	8X20	1	Bedroom 2	12X12	1	Water:
Breakfast	---		Bedroom 3	10X12	1	Sewer:
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): \$2,046.07 **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:**

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

Agent Report



Addr: 815 Sterling St
Status: **Sold** **Class:** RE
Area: 1900 **Grid:** 618B7
Int.St./Dir: Use GPS
Subdivision: WHEATLEY HEIGHTS
City: San Antonio **Zip:** 78220-3233
County: Bexar **CAN#:** 107270010140
Legal: NCB 10727 BLK 1 LOT 14
Lot Size: 0.15 **Lot Dimensions:**
Sch: San Antonio **BR:** 3
I.S.D.:
Elem: Call District **FBaths:** 1
Middle: Call District **Builder:** Unk
High: Call District **Constr:** Pre-Owned

MLS #: 1460360
List Price: \$144,900
Type: SFD
AdSf: 1328
Lot: 14
Currently Leased:
Lease Expiration:
Year Built: 1962
HBaths: 0
Recent Rehab:

	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	---	Garage	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**
Total Tax (W/O Exemptions): \$2,408.85 **PrTerms:** Conventional, FHA, VA, TX Vet, Cash
Tax Year: 2019
Assessments **Mand/Mult HOA:** None/N
HOA Name:
HOA Fee / Freq / Trans Fee: // **Neighborhood Amenities:** None

Subdivision: WHEATLEY HEIGHTS
Preferred Title Co.: ALAMO TITLE COMPANY
Owner: MESIA SERGIO G
List Agent: Ana Ojeda
List Office: Premier Realty Group
Ph to Show: 2102222227
Lockbox Type: Combo
521370
PGRP00
SC/\$: 0 **BC/\$:** 3%
(210) 861-6381
(210) 641-1400
Showing
Contact: ShowingTime
Owner LREA/LREB: No
Occupancy: Vacant
Possession: Closing/Funding
Bonus: NONE

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
Ext: Brick
Fndtn: Slab
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 System
Heating: Central
Pool/SPA: None
Lot Des: Less than 1/4 Acre
Accessible/Adaptive: No Carpet, No Steps Down, No Stairs
Green: Features - none / Certification - none / Energy Efficiency - none
Garage Parking: One Car Garage
Roof: Composition
Wdw: None Remain
Floor: Ceramic Tile
Ht Fuel: Electric
Additional/Other Parking:
Mst BR: DownStairs
Mst Bth:
Frp1: Not Applicable
Air Cond: One Central
Misc: Home Service Plan, As-Is
Lot Impv: Street Paved, Curbs, Sidewalks

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

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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM

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		
Living Room	14X11	1	Master Bedroom	15X10	1	Gas:
Dining Room	---		Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	10X10	1	Garbage:
Kitchen	12X12	1	Bedroom 2	13X9	1	Water:
Breakfast	---		Bedroom 3	9X9	1	Sewer:
Utility	---		Bedroom 4	11X9	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** **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

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$2,552.84 **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.: First American Title

Owner: NAPIER BOBBY R **SC/\$:** 3 % **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Eddie Lozano 539230 (210) 889-7297 **Occupancy:** Vacant
List Office: Fidelity Realty Group FDEL00 (210) 641-1400 **Possession:** Negotiable
Ph to Show: 210222227 **Lockbox Type:** Combo **Showing** **Bonus:**
Contact: 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.

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

Contingent Info: **DOM/CDOM:** 92/ 92 **Sold Price:** \$155,000
Contract Date: 06/18/2020 **Sale Trms:** VA **Sell Points:** **SQFT/Acre:**
Closing Date: 07/29/2020 **Sell Concess:** \$4000 - Closing Costs, Other - See Agent **Sold Price per SQFT:** \$121.37

Sell Ofc: Keller Williams City-View **Selling Agent:** Joe Garcia **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***

Agent Report



Addr: 2832 E Houston St **MLS #:** 1440488
Status: **Sold** **Class:** RE **List Price:** \$159,995
Area: 1200 **Grid:** **Int.St./Dir:** I35 to Walters to Houston near AT&T Center
Subdivision: Wheatley Heights **City:** San Antonio **Zip:** 78202 **Type:** SFD
County: Bexar **CAN#:** 069090000150 **AdSf:** 1332
Legal: NCB 6909 BLK 0 LOT 15 & 16 **Block:** 0 **Lot:** 15
Lot Size: 0.1435 **Lot Dimensions:** **Currently Leased:**
Sch: San Antonio **BR:** 3 **Lease Expiration:**
 I.S.D. **Year Built:** 1950
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	16X18	1	Master Bedroom	16X21	1	Gas:
Dining Room	10X13	1	Master Bedroom 2	---	Electric:	
Family Room	---		Master Bath	4X13	1	Garbage:
Kitchen	10X13	1	Bedroom 2	11X15	1	Water:
Breakfast	---		Bedroom 3	11X14	1	Sewer:
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): \$3,197 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

Subdivision: Wheatley Heights **Owner:** Jorge & Sonia Aguilar **SC/\$:** 2% **BC/\$:** 3% **Owner LREA/LREB:** Yes
Preferred Title Co.: Alamo Title **List Agent:** Patricia Pequeno, GRI **556776** **(956) 319-0852** **Occupancy:**
Ph to Show: 210 222-2227 **List Office:** Keller Williams Heritage **KLWM00** **(210) 493-3030** **Possession:** Closing/Funding
Lockbox Type: Combo **Showing** **Contact:** ShowingTime **Bonus:**

AgentRmrks: Please Verify all school and measurement. Call Sonia 956 645-2257 with any questions and send offers to Patriciapequeno@kw.com.Seller is a licensed real estate agent.
Remarks: Recently Renovated home in east side near AT&T Center and 2 miles to downtown. Perfect for Air B&B . Granite kitchen countertops and tile backsplash, tile bathrooms, laminate floors throughout the house. Large Master Bedroom with a mock fireplace. Brand New dishwasher, stove,& micowave just install. Must see !!!

Style: One Story **Garage Parking:** None/Not Applicable **Additional/Other Parking:** Two Car Carport
Ext: Siding, Rock/Stone Veneer **Roof:** Composition **Mst BR:** Outside Access, Walk-In Closet, Ceiling Fan, Full Bath, Closet Size: 4 X 7
Fndtn: Pier & Beam **Wdw:** Some Remain **Mst Bth:** Shower Only, Single Vanity
Interior: One Living Area, Breakfast Bar
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher
Exterior Fea: Patio Slab, Covered Patio
Wat/Swr: Water System **Floor:** Ceramic Tile, Laminate **Frpl:** Master Bedroom
Heating: Central **Ht Fuel:** Natural Gas **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: Level **Lot Impv:**
Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - none
Contingent Info: **DOM/CDOM:** 22/ 22 **Sold Price:** \$157,000
Contract Date: 03/02/2020 **Sale Trms:** FHA **Sell Points:** **SQFT/Acre:**
Closing Date: 04/02/2020 **Sell Concess:** \$3600 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$117.86
Sell Ofc: Keller Williams Heritage **Selling Agent:** Scott Malouff **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: Darren Johnson | New Western Acquisitions | 09/30/2020 09:49 AM