

PROJECT ANALYSIS REPORT

**4250 Dysart St,
San Antonio, TX 78220**



Property Specification

Bedrooms: **3** Cash Price: **\$99,000.00**
Bathrooms: **1.0**
Garage: **1**
Year Built: **1960**

Property Description

OFF MARKET investment opportunity in the Eastwood Village subdivision! This property is currently tenant occupied and producing \$1000 a month. This is the perfect deal to add to your rental portfolio and you can sit back and collect rents without touching the property. Deals like this don't come around very often so here's your chance to snag it before it's long gone. Call your New Western agent immediately for more info.



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Full - Report

Master

Address: 4250 DYSART ST	CAN: 106510170120
City: SAN ANTONIO	State: TX
Zip: 78220	Owner: MILLER CAROLYN M
Class: SINGLE-STRUCTURE PROP W/O AGR	School District: SAN ANTONIO ISD
Map: 618D6	Owner Display: CAROLYN M MILLER
Mail Address: 1074 RICE RD	Owner 2:
Mail City St Zip: SAN ANTONIO, TX 78220 - 3517	Latitude: 29.4156
Census Tract: 131000	Longitude: -98.4102
Census Block: 2	Sale Date:
Acres: 0.21	Year Built: 1960
Owner Occupied: No	Living Area Sqft: 1035
Subdivision: EASTWOOD VILLAGE	Neighborhood: 57041

Legal

Legal Description: NCB 10651 BLK 17 LOT 12

Property Values and Taxes

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$14,550	\$63,450	\$78,000	\$2,210.73
Yes	2018	\$13,650	\$58,350	\$72,000	\$2,067.13
Yes	2017	\$10,370	\$56,280	\$66,650	\$1,891.29
Yes	2016	\$10,370	\$52,330	\$62,700	\$1,769.71
Yes	2015	\$10,370	\$47,660	\$58,030	\$1,565.67
Yes	2014	\$10,370	\$41,350	\$51,720	\$1,399.37
Yes	2013	\$10,370	\$40,620	\$50,990	\$1,373.34
Yes	2012	\$10,370	\$37,510	\$47,880	\$1,289.36
Yes	2011	\$10,370	\$33,630	\$44,000	\$1,159.55
Yes	2010	\$10,370	\$39,180	\$49,550	\$1,291.63
Yes	2009	\$10,370	\$42,100	\$52,470	\$1,343.39
Yes	2008	\$10,370	\$49,110	\$59,480	\$1,520.63
Yes	2007	\$10,370	\$46,750	\$57,120	\$1,449
Yes	2006	\$10,370	\$39,620		\$1,440.94
Yes	2005	\$10,300	\$36,700		\$1,408.62

Tax Jurisdiction

SAN ANTONIO ISD	Tax
CITY OF SAN ANTONIO	\$1,194.14
BEXAR COUNTY	\$435.45
UNIV HEALTH SYSTEM	\$216.39
ALAMO COM COLLEGE	\$215.46
BEXAR CO RD & FLOOD	\$116.34
SA RIVER AUTH	\$18.46
	\$14.49

Exemptions:

TaxYr Prelim:	Land Value:	Improv Value:	Total Value:
2019	\$14,550	\$63,450	\$78,000

Sales History

File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
	4321	325			MILLER CAROLYN M	
	4321	325			MILLER CAROLYN M	
07/03/2006	12226	1756	D/T	RACKARDMILLER CAROLYN M	AMERICAS WHOLESALE LENDER	\$53,600

Land Features

Frontage: 65
SqFt: 9100
Type:

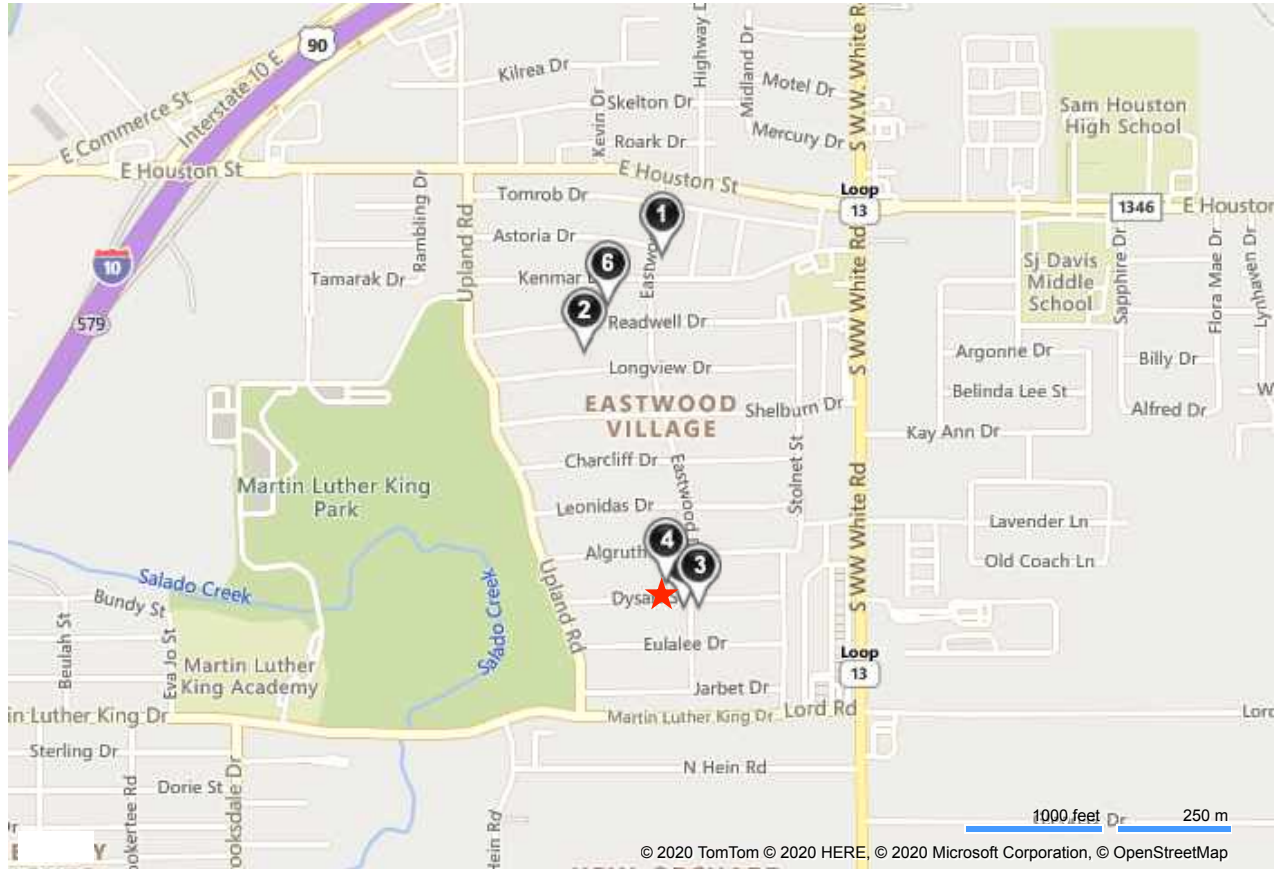
Depth: 140
Acres: 0.21

Residential Property Features

Beds: 3	Stories:
Full Bath:	Style:
Half Bath:	C/P:
Fndtn: Slab	Ext Walls: Asbestos
Year Built: 1960	Fireplace:
Patio:	Roof: METAL
Garage: 672	Canopy:
Heating:	Living Area SqFt: 1035
Deck:	A/C:

Bexar County 2020 tax values are from 2020 certified rates.

Prepared By: Darren Johnson | New Western Acquisitions | 09/30/2020 08:21 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	1454701	RNTD	1900	126 Eastwood Dr	833	0.18	\$1,000	\$1.20	14	1954		2	1	78220	EASTWOOD VILLAGE	
2	1420568	RNTD	1900	341 Longview Dr	1376	0.21	\$1,200	\$0.87	75	1951		4	1	78220	EASTWOOD VILLAGE	
3	1422630	RNTD	1900	4302 Dysart St	1316	0.21	\$1,345	\$1.02	56	1966		3	1	78220	EASTWOOD VILLAGE	
4	1394037	SLD	1900	4251 Dysart Dr	1112	0.2089	\$140,975	\$126.77	69	1961	1	3	2	78220	EASTWOOD VILLAGE	
5	1438688	SLD	1900	4258 Dysart St	1056	0.21	\$145,000	\$137.31	1	1961	1	3	2	78220	EASTWOOD VILLAGE	
6	1457602	SLD	1900	325 Readwell Dr	1234	0.21	\$148,000	\$119.93	52	1951	1	4	2	78220	EASTWOOD VILLAGE	

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 08:25 AM

Agent Report



Addr: 126 Eastwood Dr **MLS #:** 1454701
Status: **Rented** **Class:** RR
Area: 1900 **Grid:** 618D5 **List Price:** \$1,000
Int.St./Dir: From WW White right on E Houston left on Eastwood Dr
Subdivision: EASTWOOD VILLAGE
Condominium:
City: San Antonio **Zip:** 78220-1603 **AdSf:** 833
County: Bexar **CAN#:** 106320330020
Legal: NCB 10632 BLK 33 LOT 2
Sch Dist: San Antonio **Recent Rehab:** **Lot Size:** 0.18
I.S.D.
Elem: White **Section 8 Qualified:** No **Lot Dimensions:**
Middle: Davis **Year Built:** 1954
High: Sam Houston **BR:** 2
Builder: UNKNOWN **FBaths:** 1
Type: SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	05/05/2020	Monthly Lease:	\$1,000
Living Room 15X12 1	Master Bedroom 12X11 1	Gas: CPS	Min/Max Months:	12 / 24	Personal Checks:	No
Dining Room 10X10 1	Master Bedroom 2 ---	Electric: CPS	Security Dep:	\$1,000	Cash Accepted:	No
Family Room ---	Master Bath ---	Garbage: CITY	Cleaning Dep:	\$0	App Fee:	\$65
Kitchen 10X10 1	Bedroom 2 10X10 1	Water: SAWS	Pet Dep:	\$200 (No Refund)	Per/Total Pet(s):	No
Breakfast ---	Bedroom 3 ---	Sewer: SAWS	Application Form:	TAR	Pet Rent:	No
Utility ---	Bedroom 4 ---	Other:	Apply At:	16719 HUEBNER RD BLDG 4 SA TX 78248		
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: WITHHELD **SC/\$:** 0 **BC/\$:** \$200 **Owner LREA/LREB:** No
List Agent: Aidee Zamora **597910** (210) 262-2611 **Bonus:**
List Office: Home Team of America **HOMT00** (210) 490-8000
Ph to Show: 2102222227 **Lockbox** **Showing** **Occupy:** Vacant
Type: Combo **Contact:** ShowingTime

AgentRmrks: Contact listing agent with any questions. Each applicant of the age of 18 or older must complete a separate application. The following needs to accompany a complete application: copy of ID, 2 months worth of pay stubs, and a money order with application fee of \$65 made out to Aidee Zamora. Please contact agent for instructions on drop off of applications. T

Remarks: Charming one story home featuring 2 bedrooms and 1 full bath. New laminate flooring throughout, new paint, and some other upgrades. It has a covered enclosed patio, one carport, chain link fenced, and mature trees. Easy access to Ih 10, 410 and major shopping centers.

Style: One Story / # stories: 1 **Roof:** Composition **Wdw:** All Remain
Ext: Asbestos Shingle, Brick **Fndtn:** Slab **Floor:** Ceramic Tile, Laminate
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
MstBR: Ceiling Fan, Not Applicable/None **Frpl:** Not Applicable
Mst Bth: **Pool/Spa:** None
Garage Parking: None/Not Applicable **Wat/Swr:** Water System, Sewer System
Additional/Other Parking: One Car Carport **Restrictions:** Pets Allowed, Pet Restrictions
Lot Desc: **Security:** Not Applicable

Accessible/Adaptive: No
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, 1st Floor Lvl/No Steps, Laundry in Closet
Exter Fea: Patio Slab, Covered Patio, Privacy Fence, Chain Link Fence, Decorative Bars, Mature Trees
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas WaterHeater, City Garbage Service
Misc: Owner-Manager
Rent Incl: No Inclusions
Tenant Pay: Gas/Electric, Water/Sewer, Interior Maintenance, Yard Maintenance, Exterior Maintenance, Garbage Pickup, Renters Insurance Required
Common Area Amenities: None
Green Features: **Energy Efficiency:**

Contingent Info: **DOM:** 14 **Rented Price:** \$1,000
Contract Date: 05/08/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**
Closing Date: 05/16/2020 **Sell Concess: -** **Rental Price per SqFt:** \$1.20
Sell Ofc: Home Team of America **Selling Agent:** Aidee Zamora **Source SqFt Acre:**

Agent Report



Addr: 341 Longview Dr
Status: **Rented**
Area: 1900
Int.St./Dir: From IH10 & Houston, Turn Right onto Upland, Turn Left on Longview
Subdivision: EASTWOOD VILLAGE
Condominium:
City: San Antonio
County: Bexar
Legal: NCB 10637 BLK 3 LOT 28
Sch Dist: San Antonio I.S.D.
Elem: Call District
Middle: Davis
High: Sam Houston
Builder: UNKNOWN
Type: SFDET

Class: RR
Grid: 618C5
Zip: 78220-1615
CAN#: 106370030280

MLS #: 1420568
List Price: \$1,200
AdSf: 1376
Recent Rehab:
Section 8 Qualified: Yes
Lot Size: 0.21
Lot Dimensions:
Year Built: 1951
BR: 4
FBaths: 1
HBaths: 0

Level		Level		Utility Suppliers		Date Avail:		Monthly Lease:	
Living Room	20X19 1	Master Bedroom	12X12 1	Gas:	10/29/2019	Min/Max Months:	12 / 24	Personal Checks:	\$1,200
Dining Room	---	Master Bedroom 2	---	Electric:		Security Dep:	\$800	Cash Accepted:	No
Family Room	---	Master Bath	---	Garbage:		Cleaning Dep:	\$200	App Fee:	\$60
Kitchen	9X15 1	Bedroom 2	12X12 1	Water:		Pet Dep:	\$0	Per/Total Pet(s):	
Breakfast	---	Bedroom 3	12X12 1	Sewer:		Application Form:	TAR	Pet Rent:	
Utility	---	Bedroom 4	20X15 1	Other:		Apply At:	ONLINE		
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: See Broker
List Agent: Lucy Huereca, ABR,GRI,SFR
List Office: Legendary Realty
Ph to Show: 210222227

587697
 LEGN00
Lockbox
Type: SABOR
 Supra

SC/\$: 0 **BC/\$:** \$200
 (210) 214-2685
 (210) 214-2685
Showing
Contact: ShowingTime

Owner LREA/LREB: Yes
Bonus:
Occupy: Vacant

AgentRmrks:

Remarks:

Style: One Story / # stories: 1
Ext: Asbestos Shingle, Wood, Siding
Heating: Central
MstBR: Walk-In Closet
Mst Bth:
Garage Parking: Tandem
Additional/Other Parking:
Lot Desc:
Accessible/Adaptive: No
Interior: Two Living Areas, Separate Dining Room, Two Eating Areas, Laundry Room, Walk in Closets
Exter Fea:
Inclusions: Washer Connection, Dryer Connection, Stove/Range, Refrigerator
Misc: Broker-Manager, As-Is
Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer, Interior Maintenance, Yard Maintenance, Exterior Maintenance, Garbage Pickup, Renters Insurance Required
Common Area Amenities: None
Green Features:
Restrictions: Pet Restrictions, No Pets Allowed
Security: Not Applicable

Roof:
Fndtn:
Ht Fuel: Natural Gas
Wdw: All Remain
Floor: Vinyl
Air Cond: One Central
Frpl: Not Applicable
Pool/Spa: None
Wat/Swr: Water System

Contingent Info:
Contract Date: 11/05/2019
Closing Date: 11/15/2019
Sell Ofc: Legendary Realty

Sale Trms:
Sell Concess: -
Selling Agent: Lucy Huereca

DOM: 75
Sell Points:
Rented Price: \$1,200
SqFt/Acre:
Rental Price per SqFt: \$0.87
Source SqFt Acre:

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

Agent Report



Addr: 4302 Dysart St
Status: **Rented**
Area: 1900
Int.St./Dir: BY MLK and Houston
Subdivision: EASTWOOD VILLAGE
Condominium:
City: San Antonio
County: Bexar
Legal: NCB 10652 BLK 18 LOT 1
Sch Dist: San Antonio I.S.D.
Elem: Call District
Middle: Davis
High: Sam Houston
Builder: UNKNOWN
Type: SFDET

Class: RR
Grid: 618D6

MLS #: 1422630
List Price: \$1,395

Zip: 78220-1644
CAN#: 106520180010

AdSf: 1316

Recent Rehab:
Section 8 Qualified: Yes

Lot Size: 0.21
Lot Dimensions:
Year Built: 1966
BR: 3
FBaths: 1
HBaths: 1

Level		Level		Utility Suppliers		Date Avail:		Monthly Lease:	
Living Room	20X18 1	Master Bedroom	15X14 1	Gas:	11/06/2019	Min/Max Months:	12 / 24	Monthly Lease:	\$1,395
Dining Room	---	Master Bedroom 2	---	Electric:		Security Dep:	\$900	Personal Checks:	Yes
Family Room	---	Master Bath	6X8 1	Garbage:		Cleaning Dep:	\$200	Cash Accepted:	No
Kitchen	12X9 1	Bedroom 2	12X12 1	Water:		Pet Dep:	\$0	App Fee:	\$60
Breakfast	---	Bedroom 3	12X13 1	Sewer:		Application Form:	TAR	Per/Total Pet(s):	
Utility	---	Bedroom 4	---	Other:		Apply At:	ONLINE	Pet Rent:	
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: See Broker
List Agent: Lucy Huereca, ABR,GRI,SFR
List Office: Legendary Realty
Ph to Show: 210222227

SC/\$: 0 **BC/\$:** \$200
 (210) 214-2685
 LEGN00
Lockbox
Type: Combo

Showing
Contact: ShowingTime

Owner LREA/LREB: Yes
Bonus:
Occupy: Vacant

AgentRmrks:

Remarks: Beautiful House with ample Parking, 2 Living Areas, Open Kitchen. 3 Spacious Bedrooms, Garage and extra space with attached garage. Rear Entry and Porch in the front and in the back.

Style: One Story / # stories: 1
Ext: Brick, Siding, Cement Fiber
Heating: Central
MstBR: Walk-In Closet, Full Bath, Half Bath
Mst Bth: Tub/Shower Combo, Single Vanity
Garage Parking: Rear Entry
Additional/Other Parking:
Lot Desc:
Accessible/Adaptive: No
Interior: Two Living Areas, Utility Area in Garage, Open Floor Plan, Skylights, Laundry in Garage
Exter Fea:
Inclusions: Washer Connection, Dryer Connection, Stove/Range
Misc: Owner-Manager
Rent Incl:
Tenant Pay: Gas/Electric, Water/Sewer, Yard Maintenance
Common Area Amenities: Other
Green Features:
Energy Efficiency:

Roof:
Fndtn:
Ht Fuel: Electric

Wdw: All Remain
Floor: Linoleum, Wood
Air Cond: One Central
Frpl: Not Applicable
Pool/Spa: None
Wat/Swr: Water System

Restrictions: No Pets Allowed
Security: Not Applicable

Contingent Info:
Contract Date: 11/13/2019
Closing Date: 11/25/2020
Sell Ofc: Legendary Realty

Sale Trms:
Sell Concess: -
Selling Agent: Lucy Huereca

DOM: 56
Sell Points:

Rented Price: \$1,345
SqFt/Acre:
Rental Price per SqFt: \$1.06
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***

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Agent Report



Addr: 4251 Dysart Dr **MLS #:** 1394037
Status: **Sold** **Class:** RE
Area: 1900 **Grid:** 61806 **List Price:** \$138,975
Int.St./Dir: From 410 Head West on Rigsby. Turn right on W.W.White.Turn left on Lord Rd. Turn right on Stonet St.Turn left on Dysart.
Subdivision: EASTWOOD VILLAGE
City: San Antonio **Zip:** 78220 **Type:** SFD
County: Bexar **CAN#:** 106500160290 **AdSf:** 1112
Legal: NCB 10650 BLK 16 LOT 29#37894 **Block:** 16 **Lot:** 29
Lot Size: 0.2089 **Lot Dimensions:** **Currently Leased:** No
Sch: San Antonio **BR:** 3 **Lease Expiration:**
I.S.D. **Year Built:** 1961
Elem: Martin **FBaths:** 2 **HBaths:** 0
Luther King
Middle: Martin **Builder:** Unknown **Recent Rehab:**
Luther King
High: Sam Houston **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	11X19	1	Master Bedroom	10X12	1	Gas: CPS
Dining Room	8X8	1	Master Bedroom 2	---		Electric: CPS
Family Room	11X22	1	Master Bath	5X8	1	Garbage: SAWS
Kitchen	12X8	1	Bedroom 2	10X10	1	Water: SAWS
Breakfast	---		Bedroom 3	10X12	1	Sewer: SAWS
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): \$2,425 **PrTerms:** Conventional, FHA, VA, TX Vet, Cash **HOA Name:**
Tax Year: 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

Subdivision: EASTWOOD VILLAGE

Preferred Title Co.: Independence Title

Owner: Louis H. Perez **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Charles Buckley 712205 (210) 421-4005 **Occupancy:** Vacant
List Office: Jadestone Real Estate JADE00 (210) 340-5233 **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra **Showing Contact:** CSS **Bonus:**

AgentRmrks: Please use Tina Bunn at Independence Title. Schertz, Tx, email offers w/pre approval letter to charlesmartinbuckley@gmail.com asking for 1 hr. notice. Per owner, square footage does not reflect enclosed conversion of 288 sq. ft.

Remarks: WOW, this home is Super Cute! Inside and Out! Located in desirable Eastwood Village. New Roof, New Ceramic Tile, New Gas Stove, Double Pane Windows, Recessed Lighting, 2 LIVING AREAS, THAT'S RIGHT 2 LIVING AREAS, second living area could be used as a 4th bedroom. Large Backyard and 10x12 Storage Room! Convenient to Downtown!! MOVE IN READY!!!

Style: One Story **Garage Parking:** None/Not Applicable **Additional/Other Parking:**
Ext: Brick, Vinyl **Roof:** Composition **Mst BR:** DownStairs, Full Bath
Fndtn: Slab **Wdw:** All Remain **Mst Bth:** Shower Only
Interior: Two Living Areas
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Trash Compactor, Gas WaterHeater, City Garbage Service
Exterior Fea: Privacy Fence, Double Pane Windows, Decorative Bars, Storage Building/Shed, Mature Trees
Wat/Swr: Water System **Floor:** Ceramic Tile, Wood, Vinyl **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Natural Gas **Air Cond:** One Central, One Window/Wall
Pool/SPA: None **Misc:**
Lot Des: Less than 1/4 Acre, Mature Trees (ext feat) **Lot Impv:** Street Paved, Curbs
Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - Double Pane Windows, Ceiling Fans
Contingent Info: **DOM/CDOM:** 69/ 69 **Sold Price:** \$140,975
Contract Date: 08/28/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 10/21/2019 **Sell Concess:** \$5955.00 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$126.77
Sell Ofc: Full Spectrum Realty **Selling Agent:** Steven Reyes **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***

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Agent Report



Addr: 4258 Dysart St **MLS #:** 1438688
Status: **Sold** **Class:** RE **List Price:** \$145,000
Area: 1900 **Grid:** 618D6
Int.St./Dir: GPS
Subdivision: EASTWOOD VILLAGE
City: San Antonio **Zip:** 78220-1642 **Type:** SFD
County: Bexar **CAN#:** 106510170140 **AdSf:** 1056
Legal: NCB 10651 BLK 17 LOT 14 **Block:** 17 **Lot:** 14
Lot Size: 0.21 **Lot Dimensions:** **Currently Leased:** No
Sch: San Antonio **BR:** 3 **Lease Expiration:**
I.S.D. **Year Built:** 1961
Elem: Call District **FBaths:** 2 **HBaths:** 0
Middle: Call District **Builder:** UNKNOWN **Recent Rehab:** No
High: Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	11X12	1	Master Bedroom	12X12	1	Gas:
Dining Room	11X12	1	Master Bedroom 2	---	Electric:	
Family Room	---		Master Bath	4X8	1	Garbage:
Kitchen	8X12	1	Bedroom 2	12X12	1	Water:
Breakfast	---		Bedroom 3	9X9	1	Sewer:
Utility	8X8	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** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$2,547.74 **PrTerms:** Conventional, Cash **HOA Name:**
Tax Year: 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None
Subdivision: EASTWOOD VILLAGE
Preferred Title Co.: SENDERA TITLE

Owner: IN CARE OF BROKER **SC/\$:** 3% **BC/\$:** 1% **Owner LREA/LREB:** Yes
List Agent: Cynthia Vasquez 513471 (210) 449-8203 **Occupancy:** Vacant
List Office: Mission Real Estate Group MREG00 (210) 690-0050 **Possession:** Closing/Funding
Ph to Show: 210222227 **Lockbox Type:** Combo **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Email Offers to: Cynthia Vasquez at cjs.vasquez@gmail.com with POF or Pre-Approval Letter; 1% Earnest Money, Option: \$15/day not to exceed 8-days. Seller holds an active real estate license. Seller does not have a survey. Please verify schools and measurements.
Remarks: Beautiful home, pride of ownership all around!

Style: One Story **Garage Parking:** One Car Garage **Additional/Other Parking:**
Ext: Siding **Roof:** Composition **Mst BR:** Full Bath
Fndtn: Slab **Wdw:** Some Remain **Mst Bth:** Shower Only
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Atrium, Florida Room, Utility Area in Garage
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection
Exterior Fea: Patio Slab, Covered Patio, Mature Trees
Wat/Swr: Water System **Floor:** Ceramic Tile, Laminate **FrpI:** Not Applicable
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:** As-Is
Lot Des: Less than 1/4 Acre **Lot Impv:** Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights

Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 1/ 1 **Sold Price:** \$145,000
Contract Date: 02/01/2020 **Sale Trms:** Conventional **SQFT/Acre:**
Closing Date: 02/24/2020 **Sell Concess:** 0 **Sold Price per SQFT:** \$137.31
Sell Ofc: Mission Real Estate Group **Selling Agent:** Cynthia Vasquez **Source SQFT Acre:**

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Prepared By: Darren Johnson | New Western Acquisitions | 09/30/2020 08:25 AM

Agent Report



Addr: 325 Readwell Dr **MLS #:** 1457602
Status: **Sold** **Class:** RE **List Price:** \$148,000
Area: 1900 **Grid:** **Int.St./Dir:** From I-10 exit WW white, turn right on Readwell Dr
Subdivision: Eastwood Village **City:** San Antonio **Zip:** 78220 **Type:** SFD
County: Bexar **CAN#:** 106360020160 **AdSf:** 1234
Legal: NCB 10636 BLK 2 LOT 16 **Block:** 2 **Lot:** 16
Lot Size: 0.21 **Lot Dimensions:** **Currently Leased:** No
Sch: San Antonio **BR:** 4 **Lease Expiration:**
I.S.D. **Year Built:** 1951
Elem: Martin **FBaths:** 2 **HBaths:** 0
Luther King
Middle: Davis **Builder:** UNKNOWN **Recent Rehab:** Yes
High: Sam Houston **Constr:** Pre-Owned

Level		Level		Utility Suppliers	
Living Room	---	Master Bedroom	14X12	1	Gas: CPS
Dining Room	5X5	Master Bedroom 2	---	1	Electric: CPS
Family Room	16X12	Master Bath	13X6	1	Garbage: CITY
Kitchen	10X10	Bedroom 2	10X8	1	Water: SAWS
Breakfast	---	Bedroom 3	14X11	1	Sewer: SAWS
Utility	---	Bedroom 4	14X10	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): \$1,964.16	PrTerms: Conventional, FHA, VA, Cash	HOA Name:	
Tax Year: 2019	Loan Info:	HOA Fee / Freq / Trans Fee:	//
Subdivision: Eastwood Village		Neighborhood Amenities:	None
Preferred Title Co.: Security Service Title			
Owner: Jose Antonio Castaneda	SC/\$: 0%	BC/\$: 3.00%	Owner LREA/LREB: No
List Agent: Claudia Hernandez	677725	(210) 910-7211	Occupancy: Vacant
List Office: AE Realty	RXPA00	(210) 688-9740	Possession: Closing/Funding
Ph to Show: 210.222.2227	Lockbox Type: Combo	Showing Contact: ShowingTime	Bonus:

AgentRmrks: Send offers to realtor.claudiahernandez@gmail.com Room sizes approx.*** BRAND NEW ROOF, STUCCO SIDING, ELECTRICAL, FLOORS, NEW HVAC! Completely rehabbed! Professional photos coming soon!
Remarks: Come see this beautifully renovated home in Eastwood Village! Just like NEW! NEW ROOF, NEW HVAC, NEW ELECTRICAL, NEW STUCCO EXTERIOR! This is the perfect starter home in an established neighborhood with 3b/2b and brand new floors. This place is move in ready and waiting for your buyer to call it home!

Style: One Story	Garage Parking: Converted Garage	Additional/Other Parking:
Ext: Stucco	Roof: Composition	Mst BR: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: None Remain	Mst Bth: Tub/Shower Combo, Single Vanity
Interior: One Living Area		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Gas WaterHeater, Solid Counter Tops, Custom Cabinets, City Garbage Service		
Exterior Fea: Chain Link Fence, Double Pane Windows, Wire Fence		
Wat/Swr: Sewer System, City	Floor: Ceramic Tile, Laminate	Frpl: Not Applicable
Heating: Central	Ht Fuel: Natural Gas	Air Cond: One Central
Pool/SPA: None		Misc: M.U.D., City Bus, School Bus
Lot Des:		Lot Impv: Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, Fire Hydrant w/in 500', City Street, Interstate Hwy - 1 Mile or less

Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - Programmable Thermostat, Double Pane Windows, Energy Star Appliances, Low E Windows, Ceiling Fans

Contingent Info:	Sale Trms: FHA	DOM/CDOM: 52/ 52	Sold Price: \$148,000
Contract Date: 06/11/2020	Sell Conc: \$5,000.00 - Closing Costs	Sell Points:	SQFT/Acre:
Closing Date: 07/22/2020	Selling Agent: Alexis Martinez		Sold Price per SQFT: \$119.93
Sell Ofc: JP & Associates, REALTORS			Source SQFT Acre:

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