

# 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.



## 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**

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

<b>TaxYr Prelim:</b>	<b>Land Value:</b>	<b>Improv Value:</b>	<b>Total Value:</b>
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**

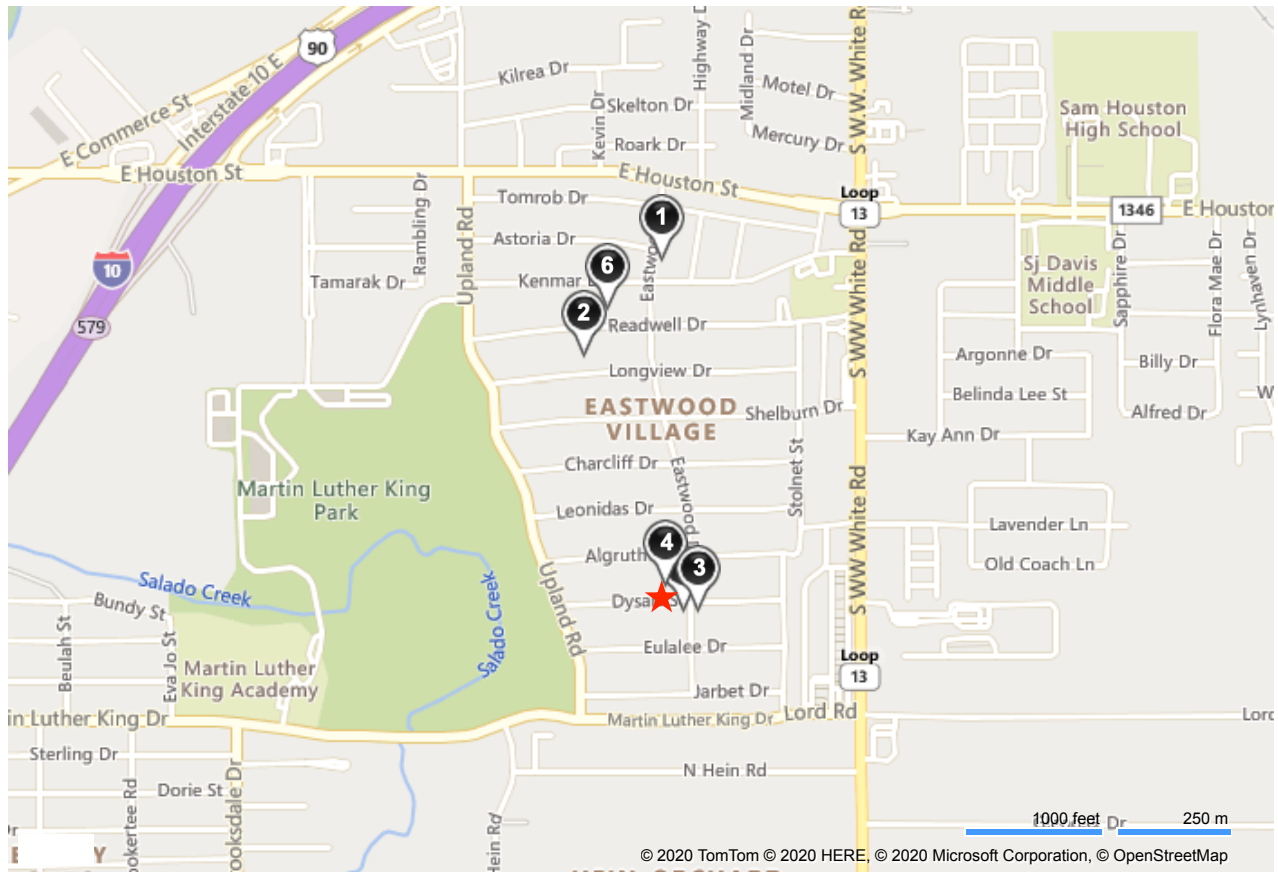
**Frontage:** 65  
**SqFt:** 9100  
**Type:**  
**Depth:** 140  
**Acres:** 0.21

**Residential Property Features**

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

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	<b>RNTD</b>	1900	126 Eastwood Dr	833	0.18	\$1,000	\$1.20	14	1954		2	1	78220	EASTWOOD VILLAGE	
2	1420568	<b>RNTD</b>	1900	341 Longview Dr	1376	0.21	\$1,200	\$0.87	75	1951		4	1	78220	EASTWOOD VILLAGE	
3	1422630	<b>RNTD</b>	1900	4302 Dysart St	1316	0.21	\$1,345	\$1.02	56	1966		3	1	78220	EASTWOOD VILLAGE	
4	1394037	<b>SLD</b>	1900	4251 Dysart Dr	1112	0.2089	\$140,975	\$126.77	69	1961	1	3	2	78220	EASTWOOD VILLAGE	
5	1438688	<b>SLD</b>	1900	4258 Dysart St	1056	0.21	\$145,000	\$137.31	1	1961	1	3	2	78220	EASTWOOD VILLAGE	
6	1457602	<b>SLD</b>	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  
**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):	
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:**  
**Energy Efficiency:**

**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

**Restrictions:** Pet Restrictions, No Pets Allowed  
**Security:** Not Applicable

**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:** 2102222227

**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\*\*\*

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

**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		
<b>Living Room</b>	11X19	1	<b>Master Bedroom</b>	10X12	1	<b>Gas:</b> CPS
<b>Dining Room</b>	8X8	1	<b>Master Bedroom 2</b>	---		<b>Electric:</b> CPS
<b>Family Room</b>	11X22	1	<b>Master Bath</b>	5X8	1	<b>Garbage:</b> SAWS
<b>Kitchen</b>	12X8	1	<b>Bedroom 2</b>	10X10	1	<b>Water:</b> SAWS
<b>Breakfast</b>	---		<b>Bedroom 3</b>	10X12	1	<b>Sewer:</b> SAWS
<b>Utility</b>	---		<b>Bedroom 4</b>	---		<b>Other:</b>
<b>Entry Room</b>	5X5	1	<b>Bedroom 5</b>	---		
<b>Study/Office</b>	---					

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\*\*\*

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

**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 **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:**

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:** 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 **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

<b>Taxed by Mltpl Counties:</b> No	<b>Financials</b>	<b>Assessments</b>	<b>Mand/Mult HOA:</b> None/N
<b>Total Tax (W/O Exemptions):</b> \$1,964.16	<b>PrTerms:</b> Conventional, FHA, VA, Cash	<b>HOA Name:</b>	
<b>Tax Year:</b> 2019	<b>Loan Info:</b>	<b>HOA Fee / Freq / Trans Fee:</b>	//
<b>Subdivision:</b> Eastwood Village		<b>Neighborhood Amenities:</b>	None
<b>Preferred Title Co.:</b> Security Service Title			
<b>Owner:</b> Jose Antonio Castaneda	<b>SC/\$:</b> 0%	<b>BC/\$:</b> 3.00%	<b>Owner LREA/LREB:</b> No
<b>List Agent:</b> Claudia Hernandez	677725	(210) 910-7211	<b>Occupancy:</b> Vacant
<b>List Office:</b> AE Realty	RXPA00	(210) 688-9740	<b>Possession:</b> Closing/Funding
<b>Ph to Show:</b> 210.222.2227	<b>Lockbox Type:</b> Combo	<b>Showing Contact:</b> ShowingTime	<b>Bonus:</b>

**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!

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

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

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\*\*\*