

Agent Report



Addr: 712 Lot 712 Rockin J Ranch
Status: ACT **Class:** LA
Area: 3100 **Grid:** 9999
Int.St./Dir: 281N to Rockin J Ranch 3 Miles south of Blanco
Subdivision: ROCKIN J RANCH
City: Blanco **Zip:** 78606
County: Blanco **CAN#:** 21972
CB/NCB: 0000 **Block:** 712
Legal: ROCKIN J RANCH , BLK 3 , LOT 712
Lot Size: 0.32 **Lot Dimensions:**
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco

MLS #: 842939
List Price: \$40,000
Type: RELOT
AdSf:
Lot: 3
Sale/Rent: For Sale
Mo Lease:

Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 0
Depth Feet: 0
Total Acres: 0.32
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name:
HOA Fee: **Frequency:**
HOA Name2: **Frequency2:**
HOA Fee2: **Frequency3:**
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Voluntary/N

Assoc Trans Fee:

Assoc Trans Fee2:

Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash, Investors OK

Preferred Title Co.: Alamo Title

Owner: SWARTZ CARL & MELANIE
List Agent: Jacob Martin
List Office: Z Texas Real Estate, LLC
Ph to Show: 210-367-9249

561283
NZMT00

Owner LREA/LREB: No
 (210) 367-9249
 (210) 846-0358
Showing Contact: Agent

SC/\$: 0
BC/\$: 3
Bonus:

AgentRmrks:

Remarks:

Description: Partial Cleared, Other

Utility Avail: Water System, Natural Gas, Electric

Utility On Site: Water on Site, Electric

Site/Area Ft: Golf Course, Other

Improvements: Other

Miscellaneous: Not Applicable

Septic: Not Applicable

Location: In Subdivision, Other

Frontage: Private Street

Restrictions: Call Broker

Terrain: GNTSL

Trees: Many

Docs Avail: None

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 73 / 73

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT:

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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 10222 Canton Fld	MLS #: 851606
Status: AO	Class: RE
Area: 0200	Grid: 646C1
Int.St./Dir: Pue to Canton	List Price: \$42,900
Subdivision: HERITAGE PARK (<i>Common</i>) / HERITAGE PARK SOUTHWESTSW (<i>Legal</i>)	
City: San Antonio	Zip: 78245-2641
County: Bexar	CAN#: 043323150210
CB/NCB: 4332C	Block: 15
Legal: CB 4332C BLK 15 LOT 21 HERITAGE PARK UT -8	Type: SFD
Lot Size: 0.12	AdSf: 1178
Sch: Southwest I.S.D.	Lot: 21
Elem: Call District	Currently Leased:
Middle: Call District	Lease Expiration:
High: Call District	Year Built: 1988
	HBaths: 1
	Recent Rehab: No
	# Garage Sp: 2
	Builder: unknown
	Constr: Pre-Owned

LR	X	MB	13 X 12	MB2	X	Utility Suppliers	Assessments
DR	12 X 12	MBth	6 X 5			Gas:	HOA Name:
FR	12 X 12	2B	10 X 11			Electric:	HOA Fee:
KT	6 X 6	3B	10 X 11			Garbage:	Frequency:
BK	X	4B	X			Water:	HOA Name2:
UR	X	5B	X			Sewer:	HOA Fee2:
EN	X		X			Other:	HOA Name3:
SO	X		X			Neighborhood Amenities:	HOA Fee3:
							Frequency3:
							Assoc Trans Fee:
							Assoc Trans Fee2:
							Assoc Trans Fee3:
							Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$1,543.38

Subdivision: HERITAGE PARK (*Common*) / HERITAGE PARK SOUTHWESTSW (*Legal*)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Cash

Loan Info:

Owner: SECRETARY OF VETERANS AFFAIRS

List Agent: Neal Zingelmann

List Office: Z Texas Real Estate, LLC

Ph to Show: 210222227

SC/\$: 0 **BC/\$:** 3

(210) 846-0358

(210) 846-0358

Showing Contact: CSS

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

AgentRmrks: I have received multiple offers. SEE OFFER INSTRUCTIONS IN DOCUMENTS and ALSO SEND MFO form. All offers due by 5pm Monday August 9.

Remarks: 3/2 home in great area. Home is in need of flooring and other handyman items. Sold 'as-is' CASH only.

Style: Two Story

Ext: Brick, Cement Fiber

Fndtn: Slab

Roof: Composition

Wdw: All Remain

Parking: Attached Garage

Mst BR: DownStairs

Mst Bth: Tub/Shower Combo

Interior: One Living Area

Inclusions: Washer Connection, Dryer Connection

Exterior Fea:

Wat/Swr: Water System, Sewer System

Floor: Ceramic Tile

Frpl: One

Heating: Central

Pool/SPA: None

Lot Impv:

Ht Fuel: Electric

Lot Des:

Misc:

Air Cond: One Central

Access:

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 23/ 23

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

Source SQFT Acre:

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Agent Report



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Addr: 7407 Buckboard St	Class: RE	MLS #: 843933
Status: PCH	Grid: 613E8	List Price: \$54,900
Area: 0700		
Int.St./Dir: Hackmore/Lackland Area		
Subdivision: LACKLAND TERRACE (Common) / LACKLAND TERRACE I NS (Legal)		
City: San Antonio	Zip: 78227-2708	Type: SFD
County: Bexar	CAN#: 155440090150	AdSf: 1225
CB/NCB: 15544	Block: 009	Lot: 15
Legal: NCB 15544 BLK 009 LOT 15		Currently Leased:
Lot Size: 0.16	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 4	Year Built: 1963
Elem: Call District	FBaths: 1	HBaths: 0
Middle: Call District	Builder: UNKNOWN	Recent Rehab: Yes
High: Call District	Constr: Pre-Owned	# Garage Sp: 0

LR	X	MB	11 X 11	MB2	X	Utility Suppliers	Assessments
DR	X	MBth	X			Gas:	HOA Name:
FR	11 X 11	2B	10 X 10			Electric:	HOA Fee: Frequency: Assoc Trans Fee:
KT	12 X 8	3B	10 X 10			Garbage:	HOA Name2: Frequency2: Assoc Trans Fee2:
BK	X	4B	10 X 10			Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR	X	5B	X			Sewer:	HOA Name3: Frequency3: Assoc Trans Fee3:
EN	X		X			Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
SO	X		X			Neighborhood Amenities: None	Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No

Total Tax (Without Exemptions): \$1,404.82

Subdivision: LACKLAND TERRACE (Common) / LACKLAND TERRACE I NS (Legal)

Preferred Title Co.: First American Title

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: BANK OF AMERICA NA

List Agent: Neal Zingelmann

List Office: Z Texas Real Estate, LLC

Ph to Show: 210 222 2227

SC/\$: 0 **BC/\$:** 3

(210) 846-0358

(210) 846-0358

Showing Contact: CSS

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA

Remarks: Nicely recently remodeled with new Carpet! Newer roof, exterior paint in great condition. The garage Converted into large 4th bedroom. All rooms have ceilings fans and the fenced all around the front yard and alley in rear. Nice size backyard for your dogs or BBQ time. Very close to Lackland and all that SouthWest San Antonio has to offer. Come see it today.

Style: One Story

Ext: Wood

Fndtn: Slab

Roof: Composition

Wdw: All Remain

Parking: Converted Garage, None/Not Applicable

Mst BR: DownStairs

Mst Bth:

Interior: One Living Area

Inclusions: Washer Connection, Dryer Connection

Exterior Fea:

Wat/Swr: Water System, Sewer System **Floor:** Carpeting, Ceramic Tile, Linoleum

Frpl: NotApplicable

Heating: Central

Ht Fuel: Electric

Air Cond: One Central

Pool/SPA: None

Lot Des:

Access:

Lot Impv:

Misc:

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 67/ 67

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

Source SQFT Acre:

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Agent Report



Addr: 405 County Road 3820		MLS #: 834196
Status: ACT	Class: RE	
Area: 3000	Grid: 1.543	List Price: \$54,900
Int.St./Dir: Portranco, R on CR 381, L on CR 382, L on CR 3820, R on CR 3823, L on CR 3820		
Subdivision: WESTVIEW		
City: San Antonio	Zip: 78253-6903	Type: MANU
County: Medina	CAN#: R58213	AdSf: 1680
CB/NCB: WEST VIEW	Block: 1	Lot: 184
Legal: WEST VIEW, UNIT 1, BLOCK 1, LOT 184, ACRES 1.543, 'TITLE CAN		Currently Leased: No
Lot Size: 1.54	Lot Dimensions:	Lease Expiration:
Sch: Medina Valley I.S.D.	BR: 3	Year Built: 2001
Elem: Call District	FBaths: 2	HBaths: 0
Middle: Call District	Builder: UNKNOWN	Recent Rehab:
High: Call District	Constr: Pre-Owned	# Garage Sp: 0

LR X	MB 12 X 14	MB2 X	Utility Suppliers	Assessments
DR X	MBth 6 X 8		Gas:	HOA Name:
FR 12 X 12	2B 10 X 10		Electric:	HOA Fee: Frequency: Assoc Trans Fee:
KT 12 X 12	3B 10 X 10		Garbage:	HOA Name2:
BK X	4B X		Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR 6 X 4	5B X		Sewer:	HOA Name3:
EN X	X		Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
SO X	X		Neighborhood Amenities: None	Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$1,923.62

Subdivision: WESTVIEW
Preferred Title Co.: First American Title

Financials

PrTerms: Conventional, FHA, VA, Cash
Loan Info:

Owner: SECRETARY OF VA	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_VENDEE FINANCING AVAILABLE

Remarks: HUGE PRICE REDUCTION.. BANK says sell! Large 1.54 acre home site with newer mobile in good shape. This is country living at its finest. Close enough to the city but far enough for large lot. This lovely 3/2 mobile home appears to be in good condition other than a little damaged skirting. The home also boast a large storage shed and lots of trees in the yard. With well over one acre you can have room to roam!

Style: One Story	Roof: Composition	Parking: Unpaved Drive
Ext: Vinyl	Wdw: All Remain	Mst BR: DownStairs
Fndtn: Other		Mst Bth: Tub/Shower Separate

Interior: One Living Area

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven

Exterior Fea:

Wat/Swr: Septic	Floor: Carpeting, Linoleum	Frpl: NotApplicable
Heating: Central	Pool/SPA: None	Lot Impv:
Ht Fuel: Electric	Lot Des:	Misc:
Air Cond: One Central	Access:	

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

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 122/ 122	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			Source SQFT Acre:

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Agent Report



Addr: 558 N San Ignacio Ave Status: ACT Area: 0700 Int.St./Dir: GARCIA Subdivision: GARCIA (<i>Common</i>) / GARCIA SUB ED (<i>Legal</i>) City: San Antonio County: Bexar CB/NCB: 8306 Legal: NCB 8306 BLK 18 LOT 45 & 46 Lot Size: 0.13 Sch: Edgewood I.S.D Elem: Call District Middle: Call District High: Call District	Class: RE Grid: 615C2 MLS #: 830481 List Price: \$64,800 Type: SFD AdSf: 1442 Lot: 45 Currently Leased: Lease Expiration: Year Built: 2003 HBaths: 0 Recent Rehab: # Garage Sp: 2
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LR 12 X 12	MB 12 X 12	MB2 X	Utility Suppliers	Assessments	
DR 12 X 12	MBth 6 X 6		Gas:	HOA Name:	
FR X	2B 10 X 10		Electric:	HOA Fee:	Frequency:
KT 12 X 12	3B 10 X 10		Garbage:	HOA Name2:	Assoc Trans Fee:
BK X	4B X		Water:	HOA Fee2:	Frequency2:
UR X	5B X		Sewer:	HOA Name3:	Assoc Trans Fee2:
EN X	X		Other:	HOA Fee3:	Frequency3:
SO X	X		Neighborhood Amenities: None		Assoc Trans Fee3:
					Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,053.91

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Owner: BANK OF AMERICA

List Agent: Neal Zingelmann

List Office: Z Texas Real Estate, LLC

Ph to Show: (210) 222-2227

Subdivision: GARCIA (*Common*) / GARCIA SUB ED (*Legal*)

Preferred Title Co.: Alamo Title

SC/\$: 0 **BC/\$:** 3

(210) 846-0358

(210) 846-0358

Showing Contact: CSS

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

AgentRmrks: ___SEE OFFER INSTRUCTIONS IN DOCUMENTS ___ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_

Remarks: ***MOTIVATED SELLER***Bring me an offer.New INTERIOR PAINT 8/15/2010! Great SW looking home in the middle of the CITY... WOW. You will love this Cozy WHITE ROCK Home in a central location. This must see three bed two bath home is in a great location close to St. Marys, Holy Cross Catholic and other city attractions. The home does need a new airhandler inside the home but priced aggressively.

Style: One Story Ext: Stone/Rock, Siding Fndtn: Slab Interior: One Living Area Inclusions: Washer Connection, Dryer Connection Exterior Fea: Wat/Swr: Water System, Sewer System Heating: Central, None Ht Fuel: Electric Air Cond: Other Green: <u>Features</u> - none / <u>Certification</u> - none / <u>Energy Efficiency</u> - none	Roof: Composition Wdw: All Remain Floor: Carpeting, Linoleum Pool/SPA: None Access: Parking: Attached Garage Mst BR: DownStairs Mst Bth: Tub/Shower Combo FrpI: NotApplicable Lot Impv: Misc:
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Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 143/ 143

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

Source SQFT Acre:

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Agent Report



Addr: 1931 Muddy Peak Dr
Status: PND **Class:** RE
Area: 0200 **Grid:** 612C7
Int.St./Dir: 1604 to Grissom to Pue to Muddy Peak
Subdivision: BIG COUNTRY (Common) / BIG COUNTRY GDN HMS (Legal)
City: San Antonio **Zip:** 78245-2805 **Type:** SFD
County: Bexar **CAN#:** 051971260030 **AdSf:** 1072
CB/NCB: 5197A **Block:** 26 **Lot:** 3
Legal: CB 5197A BLK 26 LOT 3 (BIG COUNTRY UT-13) **Currently Leased:**
Lot Size: 0.1 **Lot Dimensions:**
Sch: Southwest I.S.D. **BR:** 3 **Year Built:** 1994
Elem: Call District **FBaths:** 2 **HBaths:** 0
Middle: Call District **Builder:** unknown **Recent Rehab:** No
High: Call District **Constr:** Pre-Owned **# Garage Sp:** 0

LR	X	MB	14	X	11	MB2	X	Utility Suppliers	Assessments		
DR	X	MBth	10	X	11			Gas:	HOA Name:		
FR	10	X	11	2B	10	X	11	Electric:	HOA Fee:	Frequency:	Assoc Trans Fee:
KT	14	X	11	3B	10	X	10	Garbage:	HOA Name2:	Frequency2:	Assoc Trans Fee2:
BK	X	4B		X				Water:	HOA Fee2:	Frequency2:	Assoc Trans Fee2:
UR	X	5B		X				Sewer:	HOA Name3:	Frequency3:	Assoc Trans Fee3:
EN	X			X				Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:
SO	X			X				Neighborhood Amenities:	None		Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$1,555.10

Subdivision: BIG COUNTRY (Common) / BIG COUNTRY GDN HMS (Legal)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: VA	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA

Remarks: Great dead end street with little traffic for this nice one story floorplan with 3 bedrooms 2 baths. The game room could be another bedroom also. Within walking distance of Big Country Elem and Scoby Middle schools. Needs a little TLC but very easy to show and sell.

Style: One Story	Roof: Composition	Parking: Attached Garage
Ext: Brick, Wood	Wdw: All Remain	Mst BR: DownStairs
Fndtn: Slab		Mst Bth: Tub/Shower Combo
Interior: One Living Area, Utility Room Inside, 1st Floor Lvl/No Steps, Converted Garage, Cable TV Available, High Speed Internet		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven		
Exterior Fea:		
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile, Linoleum	Frpl: NotApplicable
Heating: Central	Pool/SPA: None	Lot Impv:
Ht Fuel: Electric	Lot Des:	Misc: Lender Owned
Air Cond: One Central	Access: Level Lot, Level Drive, No Stairs, First Floor Bath, First Floor Bedroom	
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:	DOM/CDOM: 40/ 40	Sold Price:
Contract Date: 07/23/2010	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Sold Price per SQFT:
Sell Ofc: RE/MAX Fiesta City	Selling Agent: Vanessa Villalpando	Source SQFT Acre:

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Agent Report



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Addr: 10323 Cedarbend Dr		MLS #: 852412
Status: AO	Class: RE	
Area: 0200	Grid: 612E4	List Price: \$69,900
Int.St./Dir: MARBACH TO ELLISON, RIGHT ON CEDARBEND POTRANCO RD TO ELLISON, LEFT ON CEDARBEND		
Subdivision: HERITAGE NORTHWEST (<i>Common</i>) / HERITAGE FARMS II (<i>Legal</i>)		
City: San Antonio	Zip: 78245-1077	Type: SFD
County: Bexar	CAN#: 159100860060	AdSf: 1370
CB/NCB: 15910	Block: 86	Lot: 6
Legal: NCB 15910 BLK 86 LOT 6 (LACKLAND CITY UT-191) "HERITAGE NW"		Currently Leased:
Lot Size: 0.13	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 3	Year Built: 1986
Elem: Call District	FBaths: 2	HBaths: 0
Middle: Call District	Builder: unknown	Recent Rehab: No
High: Call District	Constr: Pre-Owned	# Garage Sp: 2

LR 14 X 12	MB 14 X 12	MB2 X	Utility Suppliers	Assessments
DR 10 X 12	MBth 8 X 8		Gas:	HOA Name:
FR X	2B 10 X 11		Electric:	HOA Fee: Frequency: Assoc Trans Fee:
KT 6 X 10	3B 11 X 10		Garbage:	HOA Name2:
BK X	4B X		Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR X	5B X		Sewer:	HOA Name3:
EN X	X		Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
SO X	X		Neighborhood Amenities: Park/Playground, Jogging Trails	Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$2,366.60

Subdivision: HERITAGE NORTHWEST (*Common*) / HERITAGE FARMS II (*Legal*)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: SECRETARY OF VETERANS AFFAIRS	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: ___SEE OFFER INSTRUCTIONS IN DOCUMENTS ___ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_

Remarks: Nice single story 3/2 home near the park! VERY CONVIENT TO POTRANCO, SEAWORLD, MARBACH RD, MAJOR FREEWAYS: 1604, HWYS 90, 410, FEW MILES TO LACKLAND AFB/WILFORD HALL MED CNTR. Home has a large master with walk in closet! Needs a little TLC, but well worth it at this price!

Style: One Story	Parking: Attached Garage
Ext: Brick, Wood, Cement Fiber	Mst BR: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab	Mst Bth: Tub/Shower Separate, Double Vanity, Tub has Whirlpool
Roof: Composition	
Wdw: All Remain	
Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Florida Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Pull Down Storage, Cable TV Available, High Speed Internet	
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Dishwasher	
Exterior Fea: Patio Slab, Privacy Fence	
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile
Heating: Central	Frpl: One, Living Room
Ht Fuel: Electric	Lot Impv:
Air Cond: One Central	Misc: Lender Owned, VA Foreclosure, Investor Potential
Green: Features - none / Certification - none / Energy Efficiency - none	Access: Level Lot, No Stairs, First Floor Bath, First Floor Bedroom, No Steps Down

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 18/ 18	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			Source SQFT Acre:

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Agent Report



Addr: 4126 First View Dr		MLS #: 853162
Status: ACT	Class: RE	
Area: 1500	Grid: 552C6	List Price: \$69,999
Int.St./Dir: outside 410 to perrin beitel to first view		
Subdivision: oak mount		
City: San Antonio	Zip: 78217-3518	Type: SFD
County: Bexar	CAN#: N/A	AdSf: 1379
CB/NCB: N/A	Block: 4	Lot: 5
Legal: NCB 13992 blk4 lot5		Currently Leased:
Lot Size: 0.19	Lot Dimensions:	Lease Expiration:
Sch: North East I.S.D	BR: 4	Year Built: 1971
Elem: Serna	FBaths: 2	HBaths: 0
Middle: Garner	Builder: N/A	Recent Rehab: No
High: Macarthur	Constr: Pre-Owned	# Garage Sp: 2

LR 12 X 11	MB 12 X 12	MB2 X	Utility Suppliers	Assessments		
DR 10 X 8	MBth 5 X 8		Gas:	HOA Name:		
FR X	2B 10 X 12		Electric:	HOA Fee:	Frequency:	Assoc Trans Fee:
KT 5 X 8	3B 10 X 10		Garbage:	HOA Name2:		
BK X	4B 10 X 12		Water:	HOA Fee2:	Frequency2:	Assoc Trans Fee2:
UR X	5B X		Sewer:	HOA Name3:		
EN X	X		Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:
SO X	X		Neighborhood Amenities: None			Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$2,711.60

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Owner: Donna Holland

List Agent: Jacob Martin

List Office: Z Texas Real Estate, LLC

Ph to Show: 210-367-9249

Subdivision: oak mount

Preferred Title Co.: Alamo Title

SC/\$: 3 **BC/\$:** 3

(210) 367-9249

(210) 846-0358

Showing Contact: Agent

Owner LREA/LREB: No

Occupancy:

Possession: Closing/Funding

Bonus:

AgentRmrks: Fax all offers to 247-6186 Possible short sale Contact Jacob to arrange showings. 210-367-9249

Remarks: Nice 4 bedroom home located in a nice and quite neighborhood.

Style: One Story

Ext: Stone/Rock, Siding

Fndtn: Slab

Roof: Composition

Wdw: Some Remain

Parking: Attached Garage

Mst BR: Full Bath

Mst Bth: Tub/Shower Combo

Interior: One Living Area, Utility Room Inside, 1st Floor Lvl/No Steps

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection

Exterior Fea:

Wat/Swr: Water System

Floor: Carpeting, Linoleum

Frpl: NotApplicable

Heating: Window Unit

Pool/SPA: None

Lot Impv:

Ht Fuel: Other

Lot Des:

Misc:

Air Cond: One Central, 3+ Window/Wall **Access:**

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 14/ 14

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 4526 Roxio Dr **MLS #:** 852011
Status: **PCH** **Class:** RE
Area: 0300 **Grid:** 580A5 **List Price:** \$105,900
Int.St./Dir: 410 Exit Ingram R-Roxbury thru to Crystal Run L-Crystal Bow L-Roxio Dr
Subdivision: Villas at Ingram Hills *(Common)* / VILLAS AT INGRAM HILLS NS *(Legal)*
City: San Antonio **Zip:** 78238-2429 **Type:** SFD
County: Bexar **CAN#:** 180890140090 **AdSf:** 2175
CB/NCB: 18089 **Block:** 14 **Lot:** 9
Legal: NCB 18089 BLK 14 LOT 9 CRYSTAL HILLS SUBD UT- **Currently Leased:**
 6 PUD
Lot Size: 0.07 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 4 **Year Built:** 2004
Elem: Call District **FBaths:** 2 **HBaths:** 0
Middle: Call District **Builder:** unknown **Recent Rehab:** No
High: Call District **Constr:** Pre-Owned **# Garage Sp:** 1

LR		X		MB		14 X 12		MB2		X		Utility Suppliers		Assessments	
DR	1	X	1	MBth	6	X	4	Gas:	HOA Name:	RETREAT AT INGRAM HILLS HOMEOWNERS ASSOCIATION, IN					
FR	12	X	14	2B	11	X	10	Electric:	HOA Fee:	\$185	Frequency:	Annually	Assoc Trans Fee:	\$125	
KT	14	X	12	3B	10	X	10	Garbage:	HOA Name2:						
BK	X			4B	10	X	10	Water:	HOA Fee2:	Frequency2:	Assoc Trans Fee2:				
UR	6	X	8	5B	X			Sewer:	HOA Name3:	Frequency3:	Assoc Trans Fee3:				
EN	X			X				Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:				
SO	X			X				Neighborhood Amenities:	None	Mand/Mult HOA:	Mandatory/No				

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,101.44

Subdivision: Villas at Ingram Hills *(Common)* / VILLAS AT INGRAM HILLS NS *(Legal)*
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: BANK OF AMERICA NA	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227	Showing Contact: CSS		Bonus:

AgentRmrks: SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_

Remarks: PRICE REDUCTION! And....We just added new carpet, fresh paint and fixed the HVAC (LOOKIN GOOD). Yes this is a 4 bedroom home convenient access to 410, Bandera and Ingram shopping areas. Home does have a study, separate dining area and half bath downstairs. All bedrooms up with a master bedroom with full bath and walking closet. Sold as-is, Seller will not perform, contribute to, or allow Buyer to perform any repairs prior to closing. Seller exempt from disclosure.

Style: Two Story	Parking: Attached Garage
Ext: Brick, Cement Fiber	Mst BR: Upstairs
Fndtn: Slab	Mst Bth: Tub/Shower Combo
Roof: Composition	Interior: One Living Area, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan
Wdw: All Remain	Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Dishwasher
Floor: Linoleum	Exterior Fea:
Pool/SPA: None	Wat/Swr: Water System, Sewer System
Lot Des:	Frpl: NotApplicable
Access:	Heating: Central
	Ht Fuel: Electric
	Air Cond: One Central

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

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 22/ 127	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 7542 Omega Vale	MLS #: 855246
Status: NEW	Class: RE
Area: 2304	Grid: 647D7
Int.St./Dir: 410 SW TO RAY ELLISON W2 SOL TRC	List Price: \$115,900
Subdivision: SOLANA RIDGE (<i>Common</i>) / SOLANA RIDGE SUBD (<i>Legal</i>)	
City: San Antonio	Zip: 78252-2766
County: Bexar	CAN#: 152480020380
CB/NCB: 15248	Block: 2
Legal: NCB 15248 BLK 2 LOT 38 (SOLANA RIDGE SUBD UT-4)	Currently Leased:
Lot Size: 0.26	Lot Dimensions:
Sch: Southwest I.S.D.	BR: 3
Elem: Call District	FBaths: 2
Middle: Call District	Builder: unknown
High: Call District	Constr: Pre-Owned
	Lease Expiration:
	Year Built: 2006
	HBaths: 1
	Recent Rehab: No
	# Garage Sp: 2

LR	MB	MB2	X	Utility Suppliers	Assessments
16 X 18	14 X 18				
DR 11 X 12	MBth 8 X 10			Gas:	HOA Name: SOLANA RIDGE HOMEOWNERS ASSOCIATION, INC.
FR X	2B 12 X 12			Electric:	HOA Fee: \$81 Frequency: Quarterly Assoc Trans Fee: \$150
KT 12 X 12	3B 12 X 12			Garbage:	HOA Name2:
BK X	4B X			Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR 11 X 8	5B X			Sewer:	HOA Name3:
EN X	X			Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
SO X	X			Neighborhood Amenities: None	Mand/Mult HOA: Mandatory/No

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,735.18

Subdivision: SOLANA RIDGE (*Common*) / SOLANA RIDGE SUBD (*Legal*)

Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: SECRETARY OF VA	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA__

Remarks: Open floor plan, spacious bedrooms, large kitchen with lots of cabinets, eat in kitchen area. Great living areas, plenty of room for entertaining, great paint colors, lots of closet space. Back yard is HUGE. Lot is almost 1/3 acre so lots of room for BBQs and fun. It Needs a little TLC but priced very nice for this large lot home.

Style: Two Story	Parking: Attached Garage
Ext: Brick, Siding	Mst BR: Upstairs
Fndtn: Slab	Mst Bth: Tub/Shower Separate
Roof: Composition	
Wdw: All Remain	
Interior: Two Living Areas, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Cable TV Available, High Speed Internet	
Inclusions: Ceiling Fans, Central Vacuum, Washer Connection, Dryer Connection	
Exterior Fea:	
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile, Linoleum
	Frpl: NotApplicable
Heating: Central	Pool/SPA: None
Ht Fuel: Electric	Lot Impv:
Air Cond: One Central	Misc:
Green: Features - none / Certification - none / Energy Efficiency - none	

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 2/ 2	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			Source SQFT Acre:

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Agent Report



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Addr: 9343 Rainbow Crk	Class: RE	MLS #: 846540
Status: PND	Grid: 612C5	List Price: \$127,900
Area: 0200		
Int.St./Dir: PARK PLACE		
Subdivision: PARK PLACE (<i>Common</i>) / PARK PLACE PHASE II NS (<i>Legal</i>)		
City: San Antonio	Zip: 78245-1482	Type: SFD
County: Bexar	CAN#: 051976170110	AdSf: 2463
CB/NCB: 5197F	Block: 17	Lot: 11
Legal: CB 5197F BLK 17 LOT 11 PARK PLACE PHASE II		Currently Leased:
SUB'D UT-2		
Lot Size: 0.16	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 4	Year Built: 2005
Elem: Call District	FBaths: 2	HBaths: 1
Middle: Call District	Builder: unknown	Recent Rehab: No
High: Call District	Constr: Pre-Owned	# Garage Sp: 2

LR	X	MB	15 X 15	MB2	X	Utility Suppliers	Assessments		
DR	X	MBth	9 X 9			Gas:	HOA Name:		
FR	X	2B	10 X 11			Electric:	HOA Fee:	Frequency:	Assoc Trans Fee:
KT	14 X 10	3B	11 X 13			Garbage:	HOA Name2:		
BK	8 X 10	4B	12 X 12			Water:	HOA Fee2:	Frequency2:	Assoc Trans Fee2:
UR	X	5B	X			Sewer:	HOA Name3:		
EN	X		X			Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:
SO	X		X			Neighborhood Amenities: Park/Playground, Jogging Trails			Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,558.58

Subdivision: PARK PLACE (*Common*) / PARK PLACE PHASE II NS (*Legal*)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: SECRETARY OF VETERANS AFFAIRS	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA__

Remarks: This 4/2 home on the greenbelt will SHOW like a MODEL... VERY Nice landscaping with mature trees and a covered patio make for great outdoor entertaining! Inside you have decorator touches from the painted walls to the gorgeous brick fireplace! Formal livingroom, formal dining room and a breakfast area (w/ bay windows) downstairs. The upstairs has all four bedrooms and a huge gameroom. You will want to show it AGAIN.

Style: Two Story	Parking: Attached Garage
Ext: Brick, 3 Sides Masonry	Mst BR: Upstairs
Fndtn: Slab	Mst Bth: Tub/Shower Separate, Shower Only
Roof: Composition	
Wdw: All Remain	

Interior: Two Living Areas

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven

Exterior Fea:

Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile, Linoleum	FrpI: NotApplicable
--	---	----------------------------

Heating: Central	Pool/SPA: None	Lot Impv:
Ht Fuel: Electric	Lot Des:	Misc:
Air Cond: One Central	Access:	

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

Contingent Info:

Contract Date: 07/23/2010	Sale Trms:	DOM/CDOM: 20/ 20	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc: Birdy Properties	Selling Agent: Brian Birdy		Sold Price per SQFT:
			Source SQFT Acre:

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Agent Report



Addr: 1610 Morning Sun **MLS #:** 827870
Status: ACT **Class:** RE
Area: 0800 **Grid:** 614D1 **List Price:** \$130,000
Int.St./Dir: Inside Lp 410 And Culebra
Subdivision: MIRA VISTA (*Common*) / MIRA VISTA PARK NS (*Legal*)
City: San Antonio **Zip:** 78228-5614 **Type:** SFD
County: Bexar **CAN#:** 135190080070 **AdSf:** 1238
CB/NCB: 13519 **Block:** 8 **Lot:** 7
Legal: NCB 13519 BLK 8 LOT 7 " MIRA VISTA PLACE SUBD" **Currently Leased:**
Lot Size: 0.16 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 4 **Year Built:** 2006
Elem: Nelson **FBaths:** 2 **HBaths:** 0
Middle: Ross Sul **Builder:** Unknown **Recent Rehab:**
High: Memorial **Constr:** Pre-Owned **# Garage Sp:** 1

LR 14 X 12		MB 12 X 11		MB2 X		Utility Suppliers		Assessments	
DR	11 X 8	MBth	9 X 5	Gas:	CPS	HOA Name:		Frequency:	Assoc Trans Fee:
FR	X	2B	11 X 11	Electric:	CPS	HOA Fee:			
KT	11 X 6	3B	11 X 11	Garbage:	City	HOA Name2:			
BK	X	4B	11 X 11	Water:	Saws	HOA Fee2:		Frequency2:	Assoc Trans Fee2:
UR	6 X 4	5B	X	Sewer:	Saws	HOA Name3:			
EN	X		X	Other:		HOA Fee3:		Frequency3:	Assoc Trans Fee3:
SO	X		X	Neighborhood Amenities:	None				Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$2,489.74

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Owner: PADILLA, LORENA C

List Agent: Neal Zingelmann

List Office: Z Texas Real Estate, LLC

Ph to Show: (210) 222-2227

Subdivision: MIRA VISTA (*Common*) / MIRA VISTA PARK NS (*Legal*)
Preferred Title Co.: Alamo Title

SC/\$: 0 **BC/\$:** 3

(210) 846-0358

(210) 846-0358

Showing Contact: CSS

Owner LREA/LREB: No

Occupancy: Owner

Possession: Closing/Funding

Bonus:

AgentRmrks: Agent: \$1000.00 Earnest Money to Kelly Brister Sammons @ Alamo Title Co. 434 N Lp 1604 W. Suite 2208 Fax Offer to (210) 6958364

Remarks: Great house near St. Mary' University, Ingram Mall. Custom Tile in all Bedrooms, Kitchen, Bathrooms, Living Room, Dining Room, Utility Room. Must see to appreciate.

Style: Contemporary

Ext: Brick, Siding

Fndtn: Slab

Interior: Liv/Din Combo, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Cable TV Available

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, GSCK, Disposal, Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, High Speed Internet Access, Satellite Dish (owned)

Exterior Fea: Chain Link Fence, Double Pane Windows, Decorative Bars

Wat/Swr: Water System

Heating: Central

Ht Fuel: Electric

Air Cond: One Central

Roof: Composition

Wdw: None Remain

Floor: Ceramic Tile

Pool/SPA: None

Lot Des: Less than 1/4 Acre

Access: Level Lot, Level Drive, Near Bus Line, Ext Door Opening 36"+, No Stairs, First Floor Bath, First Floor Bedroom, No Steps Down, Full Bath/Bed on 1st Floor

Parking: Attached Garage

Mst BR: Ceiling Fan, Full Bath

Mst Bth: Tub/Shower Combo

Frlp: NotApplicable

Lot Impv: Street Paved, Curbs

Misc: City Bus

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 157/ 157

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 10946 Geneva Moon **MLS #:** 855060
Status: **NEW** **Class:** RE
Area: 0103 **Grid:** 546B6 **List Price:** \$146,900
Int.St./Dir: Shaenfield /1604 about 1 mile after the school second sub to the right, The hills of Sfaenfield, follow the road, Geneva Moon is on the right, house on the right.
Subdivision: HILLS OF SHAENFIELD
City: San Antonio **Zip:** 78254-5473 **Type:** SFD
County: Bexar **CAN#:** 044505060190 **AdSf:** 2250
CB/NCB: 4450E **Block:** 6 **Lot:** 19
Legal: CB 4450E (THE HILLS OF SHAENFIELD SUBD UT-4), **Currently Leased:**
 BLOCK 6 LOT 19
Lot Size: 0.14 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 3 **Year Built:** 2007
Elem: Call District **FBaths:** 2 **HBaths:** 1
Middle: Call District **Builder:** UNKNOWN **Recent Rehab:** No
High: Call District **Constr:** Pre-Owned **# Garage Sp:** 2

LR	DR	FR	KT	BK	UR	EN	SO	MB	MBth	2B	3B	4B	5B	MB2	Utility Suppliers	Assessments
18	X	X	16	X	17	X	X	16	X	14	X	X	X	X	Gas:	HOA Name: HILLS OF SHAENFIELD ASSOCIATION, INC.
															Electric:	HOA Fee: \$165 Frequency: Annually Assoc Trans Fee: \$100
															Garbage:	HOA Name2:
															Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
															Sewer:	HOA Name3:
															Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
															Neighborhood Amenities: Park/Playground	Mand/Mult HOA: Mandatory/No

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,494.90

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: SECRETARY OF VETERN AFFAIRS

List Agent: Neal Zingelmann

List Office: Z Texas Real Estate, LLC

Ph to Show: 222-2227

Subdivision: HILLS OF SHAENFIELD

Preferred Title Co.: Not Applicable

SC/\$: 0 **BC/\$:** 3

(210) 846-0358

(210) 846-0358

Showing Contact: CSS

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

AgentRmrks: SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_

Remarks: WOW PRICE.....Very clean 3/2 home in popular wild horse area. Ready for move in ASAP at this price. Close to schools and everything that NW San Antonio has to offer. This home has upgrades you won't believe. Go check it out. Show it and it will SELL. Nice covered backyard for lots of fun.

Style: Two Story

Ext: Brick

Fndtn: Slab

Roof: Composition

Wdw: All Remain

Parking: Attached Garage

Mst BR: Upstairs, Full Bath

Mst Bth: Tub/Shower Combo, Double Vanity

Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Game Room, Utility Room Inside, All Bedrooms Upstairs, Cable TV Available, High Speed Internet

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Dishwasher

Exterior Fea:

Wat/Swr: Water System, Sewer System **Floor:** Carpeting, Ceramic Tile, Linoleum

Frpl: NotApplicable

Heating: Central

Pool/SPA: None

Lot Impv:

Ht Fuel: Electric

Lot Des:

Misc: Lender Owned, VA Foreclosure, Investor Potential

Air Cond: One Central

Access:

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 3/ 79

Sell Points:

Sold Price:

SQFT/Acre:

Sold Price per SQFT:

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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 7335 Arbeth Pl **MLS #:** 846848
Status: ACT **Class:** RE
Area: 0300 **Grid:** 546E8 **List Price:** \$147,900
Int.St./Dir: Dover Ridge to Hearthglen to Arbeth
Subdivision: NORTHWEST CROSSING (Common) / AUTUMN WOODS NS(Legal)
City: San Antonio **Zip:** 78250-3733 **Type:** SFD
County: Bexar **CAN#:** 190410670560 **AdSf:** 2260
CB/NCB: 19041 **Block:** 67 **Lot:** 56
Legal: NCB 19041 BLK 67 LOT 56 (NORTHWEST CROSSING UT-33) "GUILBEAU" **Currently Leased:** No
Lot Size: 0.18 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 4 **Year Built:** 1993
Elem: Northwest Crossing **FBaths:** 2 **HBaths:** 1
Middle: Connally **Builder:** unknown **Recent Rehab:** Yes
High: Taft **Constr:** Pre-Owned **# Garage Sp:** 2

LR		X 15		MB		20 X 15		MB2		X		Utility Suppliers		Assessments				
DR	X			MBth	10	X	9					Gas:	HOA Name:	NORTHWEST CROSSING HOMEOWNERS ASSOCIATION				
FR	X			2B	15	X	11					Electric:	HOA Fee:	\$120	Frequency:	Annually	Assoc Trans Fee:	\$120
KT	13	X	10	3B	12	X	10					Garbage:	HOA Name2:		Frequency2:		Assoc Trans Fee2:	
BK	X			4B	10	X	10					Water:	HOA Fee2:		Frequency2:		Assoc Trans Fee2:	
UR	X			5B		X						Sewer:	HOA Name3:		Frequency3:		Assoc Trans Fee3:	
EN	X					X						Other:	HOA Fee3:		Frequency3:		Assoc Trans Fee3:	
SO	X					X						Neighborhood Amenities:	Pool, Park/Playground			Mand/Mult HOA:	Mandatory/No	

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,602.48

Subdivision: NORTHWEST CROSSING (Common) / AUTUMN WOODS NS(Legal)
Preferred Title Co.: Alamo Title

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: DUNN,DARRELL SCOTT & GINA L	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Owner
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 2102222227		Showing Contact: CSS	Bonus: 500

AgentRmrks: 500\$ Seller AGENT BONUS...FAX or EMAIL OFFERS to Z Texas Real Estate. Neal@ZTexasRealEstate.com or Fax 866.885.9651. Thanks for showing!

Remarks: YOU WILL NOT BELIEVE THIS MODEL LIKE HOME!! A Must See. This wonderful floorplan has 4 bedrooms 2 1/2 baths and is ALL 4 sides brick. Did I mention the designer colors, upgraded plumbing, light fixtures and beautiful ceramic tile? The backyard boasts a storage shed, covered patio and room for a BBQ. Oversized master bedroom closet with built in shelving. Come play in the street on this NO TRAFFIC cul de sac! Want a home with great curb appeal, a great location, and LOTS of space? WELCOME HOME!

Style: Two Story	Roof: Composition	Parking: Attached Garage
Ext: Brick	Wdw: Some Remain	Mst BR: Upstairs
Fndtn: Slab		Mst Bth: Tub/Shower Combo, Double Vanity

Interior: One Living Area, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, All Bedrooms Upstairs

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Dishwasher, High Speed Internet Access, Garage Door Opener

Exterior Fea: Patio Slab, Covered Patio, Privacy Fence, Storage Building/Shed, Mature Trees

Wat/Swr: Water System, Sewer System **Floor:** Carpeting, Ceramic Tile **Frpl:** NotApplicable

Heating: Central **Pool/SPA:** None **Lot Impv:**

Ht Fuel: Electric **Lot Des:** **Misc:** Virtual Tour

Air Cond: One Central **Access:** Level Lot

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

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 50/ 161	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			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 2010 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 22018 Savannah Hts		MLS #: 846829
Status: ACT	Class: RE	
Area: 2302	Grid: 748D6	List Price: \$149,900
Int.St./Dir: 1604 to SAVANNAH HEIGHTS		
Subdivision: SAVANNAH HEIGHTS (<i>Common</i>) / SAVANNAH HEIGHTS SM (<i>Legal</i>)		
City: Von Ormy	Zip: 78073-3004	Type: SFD
County: Bexar	CAN#: 042062010670	AdSf: 1770
CB/NCB: 4206B	Block: 1	Lot: 67
Legal: CB 4206B BLK 1 LOT 67 SAVANNAH HEIGHTS SUBD		Currently Leased: No
UT-2		
Lot Size: 1.03	Lot Dimensions:	Lease Expiration:
Sch: Somerset	BR: 3	Year Built: 2005
Elem: Call District	FBaths: 2	HBaths: 0
Middle: Call District	Builder: unknown	Recent Rehab: No
High: Call District	Constr: Pre-Owned	# Garage Sp: 2

LR 14 X 11	MB 16 X 13	MB2 X	Utility Suppliers	Assessments
DR 12 X 14	MBth 11 X 9		Gas:	HOA Name:
FR X	2B 13 X 11		Electric:	HOA Fee:
KT 15 X 11	3B 13 X 11		Garbage:	Frequency:
BK X	4B X		Water:	Assoc Trans Fee:
UR X	5B X		Sewer:	HOA Name2:
EN X	X		Other:	HOA Fee2:
SO X	X		Neighborhood Amenities: Park/Playground	Frequency2:
				Assoc Trans Fee2:
				HOA Name3:
				Frequency3:
				Assoc Trans Fee3:
				Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,250.20

Subdivision: SAVANNAH HEIGHTS (*Common*) / SAVANNAH HEIGHTS SM (*Legal*)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK, Other

Loan Info:

Owner: BANK OF AMERICA NA	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: __SEE OFFER INSTRUCTIONS IN DOCUMENTS ____ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA

Remarks: WOW. Large 1 acre lot with great 3 bed 2 bath home on level lot with awesome curb appeal. Get away from the city in this relaxed setting. A large paved driveway brings you home to this nice country home with large master bedroom and great sized secondary rooms. The custom looking kitchen overlooks the patio covered backyard and eating areas. No neighborhs visible behind your home! Easy to show and you will sell it!

Style: One Story	Parking: Attached Garage
Ext: Brick, 3 Sides Masonry, Wood	Mst BR: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab	Mst Bth: Tub/Shower Separate, Double Vanity
Roof: Composition	
Wdw: All Remain	
Interior: Two Living Areas, Liv/Din Combo, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet	
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Dishwasher, Smoke Alarm, High Speed Internet Access	
Exterior Fea:	
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Ceramic Tile, Linoleum
Frlp: NotApplicable	
Heating: Central	Pool/SPA: None
Ht Fuel: Electric	Lot Des:
Air Cond: One Central	Access: Level Lot, Level Drive, No Stairs, First Floor Bath, First Floor Bedroom
Green: Features - none / Certification - none / Energy Efficiency - none	Lot Impv:
	Misc: Lender Owned, VA Foreclosure

Contingent Info:	DOM/CDOM: 51/ 51	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Sold Price per SQFT:
Sell Ofc:	Selling Agent:	Source SQFT Acre:

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Agent Report



Addr: 11626 Blazing Sunset St **MLS #:** 852408
Status: ACT **Class:** RE
Area: 0102 **Grid:** 577F7 **List Price:** \$204,900
Int.St./Dir: From 1604 turn onto Misty Woods, Turn left at Blazing Sunset St/Summer Breeze Ln, Continue to follow Blazing Sunset St, destination will be on the left
Subdivision: NORTH SAN ANTONIO HI (*Common*) / N. SAN ANTONIO HILLS (*Legal*)
City: San Antonio **Zip:** 78253-5062 **Type:** SFD
County: Bexar **CAN#:** 344001150070 **AdSf:** 2115
CB/NCB: 34400A **Block:** 15 **Lot:** 7
Legal: NCB 34400A BLK 15 LOT 7 NORTH SAN ANTONIO HILLS UT-1 "POTRAN" **Currently Leased:** No
Lot Size: 2.23 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 3 **Year Built:** 2005
Elem: Call District **FBaths:** 2 **HBaths:** 0
Middle: Call District **Builder:** unknown **Recent Rehab:** No
High: Call District **Constr:** Pre-Owned **# Garage Sp:** 2

LR 14 X 16		MB 16 X 12		MB2 X		Utility Suppliers		Assessments	
DR	X	MBth	11 X 7			Gas:		HOA Name:	
FR	X	2B	10 X 11			Electric:		HOA Fee:	Frequency:
KT	14 X 15	3B	10 X 11			Garbage:		HOA Name2:	Assoc Trans Fee:
BK	X	4B	X			Water:		HOA Fee2:	Frequency2:
UR	X	5B	X			Sewer:		HOA Name3:	Assoc Trans Fee2:
EN	X		X			Other:		HOA Fee3:	Frequency3:
SO	X		X			Neighborhood Amenities:	Park/Playground		Assoc Trans Fee3:
									Mand/Mult HOA:

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$6,644.07

Subdivision: NORTH SAN ANTONIO HI (*Common*) / N. SAN ANTONIO HILLS (*Legal*)
Preferred Title Co.: Not Applicable

Financials

PrTerms: Conventional, FHA, VA, Cash, Investors OK

Loan Info:

Owner: SECRETARY OF VETERANS AFFAIRS	SC/\$: 0	BC/\$: 3	Owner LREA/LREB: No
List Agent: Neal Zingelmann	506474	(210) 846-0358	Occupancy: Vacant
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358	Possession: Closing/Funding
Ph to Show: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: ___SEE OFFER INSTRUCTIONS IN DOCUMENTS ___ BOA WILL NOT CHARGE FOR AN APPRAISAL AND CREDIT REPORT IF FINANCED WITH BANK OF AMERICA_

Remarks: WOW PRICE... ON THIS BEAUTIFUL 3/2/2, 2115 SQ FT HAS FORMAL DINING, FAMILY ROOM W/ WOOD BURNING FIREPLACE, CERAMIC TILE. ISLAND KITCHEN FEATURES SILESTONE TALL COUNTERTOPS AND DELUXE CABINETRY, EAT IN KITCHEN. SPLIT MASTER HAS TALL SILESTONE COUNTERTOPS, DOUBLE VANITY, SEPARTE GARDEN TUB/SHOWER AND WALK IN CLOSET. KIDS ROOMS ARE NICELY SIZED W/ A CHILDREN'S RETREAT. DID I MENTION THE 2.23 ACRES OF PRIVACY?

Style: One Story	Roof: Composition	Parking: Attached Garage
Ext: Brick	Wdw: All Remain	Mst BR: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab		Mst Bth: Tub/Shower Separate, Double Vanity

Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven

Exterior Fea:

Wat/Swr: Water System, Septic	Floor: Carpeting, Ceramic Tile	Frp1: One
Heating: Central	Pool/SPA: None	Lot Impv:
Ht Fuel: Electric	Lot Des:	Misc: Lender Owned, VA Foreclosure
Air Cond: One Central	Access: First Floor Bath, First Floor Bedroom, Stall Shower	

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

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 18/ 361	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc:	Selling Agent:		Sold Price per SQFT:
			Source SQFT Acre:

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Agent Report



Addr: 11300 Us Highway 281 N
Status: ACT
Area: 2602
Int.St./Dir: 281 North of FM 311 *
City: Spring Branch
County: Comal
CB/NCB: MULTI
Legal: A-108 SUR- 22 J M CHRISTIAN, ACRES 10.1
Utility Suppliers
Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Class: CL
Grid: 000
Int.St./Dir: 281 North of FM 311 * property borders Jumbo Evans Sports Park on south and west
Zip: 78070-6300
CAN#: 74346 MUTI
Lease: \$: \$0
Land Description
Land SqFt: 435600
Prc/SqFt: \$0.69
Land Acres: 10
Price/Acre: \$30,000
Front Feet: 800
Lot Size: 10
Lot Dimensions:

MLS #: 852607
List Price: \$300,000
AdSf:
Zoning: COUNTY - NO ZONING
Currently Leased:
Lease Expiration:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Existing Exemptions

Agric: Yes
Other: No

Type: CMLND

Financials

Preferred Title Company: Alamo Title
PrTerms: Cash, Conventional

Owner: Timberline
List Agent: Jacob Martin
List Office: Z Texas Real Estate, LLC
Ph to Show: 210-421-1580

SC/\$: .03
561283
NZMT00
Showing
Contact: Owner

BC/\$: .03
(210) 367-9249
(210) 846-0358

Owner LREA/LREB: No
Bonus:
Agncy Rsv:

AgentRmrks:

Remarks: 10 acres to be divided from 23.81 Acre tract (all 23.81 acres are available) * Hwy 281 Frontage * borders Jumbo Evans Sports Park on south and West

Present Use: Agricultural
Frontage: U.S. Highway
Mineral Rights: None
Docs Avail: Survey
Restrictions: Not Applicable/None
Utilities On Site: Electric
Utility Available: Electric, Water System, Telephone, Septic
Easements: Telephone

Rail: No
Flood: None
Misc:

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 17 / 17
Sell Points:

Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 08/27/2010 12:23 PM

Agent Report



Addr: 1 Miranda Ridge Status: ACT Area: 1004 Int.St./Dir: Address not defined yet TBD Subdivision: ANAQUA SPRINGS RANCH City: Helotes County: Bexar CB/NCB: 4671A Legal: CB 4671A BLK 9 LOT 11 Lot Size: 3.701 Sch: Northside Elem: Leon Springs Middle: Rawlinson High: Clark	Class: LA Grid: 478A1 Zip: 78023 CAN#: 046711090110 Block: 9 Lot Dimensions: Currently Leased: Lease Expiration:	MLS #: 735065 List Price: \$333,900 Type: LTACR AdSf: Lot: 11 Sale/Rent: For Sale Mo Lease:
---	---	--

Lot Description	Utility Suppliers	Assessments
Front Feet: 0 Depth Feet: 0 Total Acres: 3.7 Price/Acre: Well Depth:	Gas: Electric: Garbage: Water: Sewer: Other:	HOA Name: Anaqua Springs Ranch Homeowners Association, Inc HOA Fee: \$1,025 Frequency: Annually Assoc Trans Fee: \$100 HOA Name2: Frequency2: Assoc Trans Fee2: HOA Fee2: Frequency3: Assoc Trans Fee3: HOA Name3: Frequency3: Assoc Trans Fee3: HOA Fee3: Frequency3: Assoc Trans Fee3: Mand/Mult HOA: Mandatory/No

Base Taxes	
County: \$838 City: \$0 School: \$3,588 Other: \$1,391 Total: \$5,817	Taxed by Mltpl Counties: No Zoning: 0 Preferred Title Co.: First American Title PrTerms: Conventional, Cash

Owner: VILLASENOR List Agent: Neal Zingelmann List Office: Z Texas Real Estate, LLC Ph to Show: 210-222-2227	Owner LREA/LREB: No (210) 846-0358 (210) 846-0358 Showing Contact: CSS SC/\$: 0 BC/\$: 3 Bonus:
---	--

AgentRmrks:

Remarks:WOW.....One of the largest building sites in the exclusive Anaqua Springs! Quiet, private cul-de-sac lot has views galore! This 3.7 acre lot is covered with Oak Trees and ready to build your dream home! Bring your own builder! Sits in serene Boerne, just minutes away in the calm and quite country, but close to 110, 1604, La Cantera Mall, and The Rim.

Description: Wooded Utility Avail: Electric Utility On Site: Electric, Telephone, Cable TV Site/Area Ft: Playground/Park, Controlled Access, Street Gutters Improvements: Paved Roads, Curbs/Gutters Miscellaneous: No City Tax Septic: Allowed Location: Cul-de-Sac/Dead End, In Subdivision, Bluff View Frontage: Private Street	Terrain: GNTSL, Rocky Trees: Many, Mature, Hardwood Docs Avail: Area Plat, Survey, Topographic Map, Restrictions, Corner Staked
---	--

Restrictions: No Mobile Homes, No Horses, No Farm Animals, Cannot be Subdivided

Contingent Info:	DOM/CDOM: 499 / 499	Sold Price:
Contract Date:	Sale Trms:	Sell Points:
Closing Date:	Sell Concess:	SQFT/Acre:
Sell Ofc:	Selling Agent:	Price per SQFT:
		Source SQFT Acre:

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Agent Report



Addr: 11301 Us Highway 281	Unit #:	MLS #: 852614
Status: ACT	Class: CM	
Area: 2602	Grid: 318C8	List Price: \$375,000
Int.St./Dir: Hwy 281 north of 311 * borders Jumbo Evans sports park		
City: Spring Branch	Zip: 78070-6301	AdSf: 1400
County: Comal	CAN#: 740108001203	
Lease Only: No	Available w/ \$: \$0	CB/NCB: NCB
	Lease: No	
Legal: A-108 SUR- 22 J M CHRISTIAN, ACRES 10		
Building Name: 0		Zoning: COUNTY - NO ZONING
# Buildings: 3	# Stories: 1	Currently Leased:
# Units: 1	# Rentals: 1	Lease Expiration:
# Drive-In Doors: 0	Ceiling Height: 10	
# Total Parking: 1	Type: OMP	

Income/Expense	Values	Estimated SqFt	Source: Appsl Dist	Utility Suppliers
Gross Income:		Apartment:		Gas:
Annual Tax:		Retail:		Electric:
Insurance:		Office:		Garbage:
Gas & Electric:		Warehouse/Ind:		Water:
Water/Sewer:		Other:		Sewer:
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:		
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		
Base Taxes	Financials	Taxes		
County: \$0	Preferred Title Co.: Alamo Title	Existing Exmpt/Abatements:		
City: \$0	PrTerms: Sale Only, Cash, Conventional			
School: \$0		Lot Size: 10		
Other: \$0		Lot Dimensions:		
Total: \$0				
Owner: TIMBERLINE	SC/\$: .03	BC/\$: .03	Owner LREA/LREB: No	
List Agent: Jacob Martin	561283	(210) 367-9249	Bonus:	
List Office: Z Texas Real Estate, LLC	NZMT00	(210) 846-0358		
Ph to Show: 210-421-1580		Showing Contact: Owner	Agency Rsv:	

Remarks: 10 acres out of 23.81 acre tract (entire 23.81 acre tract available) *Completely remodeled farm house with barn * approximately 800' HWY 281 frontage * perfect for immediate use (home or office) and future development

Foundation:	Roof: Composition
Heating: Central	Rail Service: No
Air Conditioning: Central	Accessibility:
Flood Plain: None	Loading Facilities: None
Construction: Stone	Easements:
Restrictions: None	
Docs Avail: Survey	
Amenities: Not Applicable/None	
Sale Includes: Buildings, Land	
Utilities: Electricity, Telephone, Septic	

Contingent Info:	DOM/CDOM: 17 / 17	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Price per SQFT:
Sell Ofc:	Selling Agent:	Source SQFT Acre:

Agent Report



Addr: 1575 Frontier	Class: RE	MLS #: 853157
Status: PCH	Grid: 384D2	List Price: \$375,000
Area: 2613	Int.St./Dir: HWY 46 / river way /gray hawk/ frontier	
Subdivision: river crossing (Common) / RIVER CROSSING 2 (Legal)		
City: Spring Branch	Zip: 78070-5950	Type: SFD
County: Comal	CAN#: N/A	AdSf: 3199
CB/NCB: 4507120259	Block: N/A	Lot: 1.03
Legal: river crossing 2		Currently Leased:
Lot Size: 1.06	Lot Dimensions: 133x348x132x340	Lease Expiration:
Sch: Comal	BR: 4	Year Built: 2002
Elem: Bill Brown	FBaths: 2	HBaths: 2
Middle: Smithson Valley	Builder: unknown	Recent Rehab:
High: Smithson Valley	Constr: Pre-Owned	# Garage Sp: 3

LR 16 X 12	MB 16 X 15	MB2 X	Utility Suppliers	Assessments
DR 14 X 13	MBth 16 X 11		Gas:	HOA Name: River Crossing Property Owners Association, Inc
FR 20 X 16	2B 13 X 13		Electric:	HOA Fee: \$208 Frequency: Annually Assoc Trans Fee: \$100
KT 15 X 14	3B 14 X 13		Garbage:	HOA Name2:
BK 11 X 8	4B 14 X 12		Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR 9 X 8	5B X		Sewer:	HOA Name3:
EN 8 X 6	X		Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
SO X	X		Neighborhood Amenities: Waterfront Access, Pool, Golf Course, Clubhouse, Mand/Mult HOA: Mandatory/No Park/Playground, Jogging Trails	

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$7,818.90

Subdivision: river crossing (Common) / RIVER CROSSING 2 (Legal)
Preferred Title Co.: Alamo Title

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Owner: stace debusk	SC/\$: 3 BC/\$: 3	Owner LREA/LREB: No
List Agent: Jacob Martin	561283	Occupancy:
List Office: Z Texas Real Estate, LLC	NZMT00	Possession: Closing/Funding
Ph to Show: CSS		Bonus:

AgentRmrks: call Jacob with any questions 210-367-9249 SALE IS PENDING SHORT SALE APPROVAL!!!!!!!

Remarks: Gorgeous 2 story Texas hill country home situated on over an acre lot. Great landscaping, privacy & view. Open flooplan w/ 2 living & 2 dining areas. Spacious island kitchen w/ built-in appliances. Recirculating hot water. Formal dining room for entertaining w/ fireplace. 2nd living area upstairs. Family room w/ inviting fireplace. Large master suite w/ walk-in closet & separate whirlpool tub & shower bathroom. Shady porches & patios in back. Room over garage w/ plumbed bathroom unfinished.

Style: Two Story	Parking: Detached Garage	Interior: Two Living Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Ext: Stone/Rock	Roof: Heavy Composition	Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Security System (Owned), High Speed Internet Access, Garage Door Opener, Plumb for Water Softener
Fndtn: Slab	Wdw: All Remain	Exterior Fea:

Water/Sewer: Septic **Floor:** Carpeting, Ceramic Tile **Frpl:** Two

Heating: Central, Heat Pump **Pool/SPA:** None **Lot Impv:** Street Paved

Ht Fuel: Electric **Lot Des:**

Air Cond: Two Central **Access:**

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

Contingent Info:

Contract Date:	Sale Trms:	DOM/CDOM: 14/ 14
Closing Date:	Sell Concess:	Sell Points:
Sell Ofc:	Selling Agent:	Sold Price:
		SQFT/Acre:
		Sold Price per SQFT:
		Source SQFT Acre:

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