

Agent Report



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Addr: 405 County Road 3820		MLS #: 834196
Status: PND	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:	Frequency3:	Assoc Trans Fee3:
EN	X		X			Other:	HOA Fee3:		Mand/Mult HOA: Voluntary/N
SO	X		X			Neighborhood Amenities: None			

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:	DOM/CDOM: 156/ 156	Sold Price:
Contract Date: 08/30/2010	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Sold Price per SQFT:
Sell Ofc: Haby Realty	Selling Agent: Francis Haby	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***

Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 558 N San Ignacio Ave		MLS #: 830481
Status: ACT	Class: RE	
Area: 0700	Grid: 615C2	List Price: \$58,800
Int.St./Dir: GARCIA		
Subdivision: GARCIA (<i>Common</i>) / GARCIA SUB ED(<i>Legal</i>)		
City: San Antonio	Zip: 78228-6130	Type: SFD
County: Bexar	CAN#: 083060180451	AdSf: 1442
CB/NCB: 8306	Block: 18	Lot: 45
Legal: NCB 8306 BLK 18 LOT 45 & 46		Currently Leased:
Lot Size: 0.13	Lot Dimensions:	Lease Expiration:
Sch: Edgewood I.S.D	BR: 3	Year Built: 2003
Elem: Call District	FBaths: 2	HBaths: 0
Middle: Call District	Builder: unknown	Recent Rehab:
High: Call District	Constr: Pre-Owned	# Garage Sp: 2

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

Contingent Info:	DOM/CDOM: 185/ 185	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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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 1931 Muddy Peak Dr		MLS #: 846817
Status: PND	Class: RE	
Area: 0200	Grid: 612C7	List Price: \$66,900
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:	Lease Expiration:
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:		
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: 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:	Sale Trms:	DOM/CDOM: 40/ 40	Sold Price:
Contract Date: 07/23/2010	Sell Concess:	Sell Points:	SQFT/Acre:
Closing Date:	Selling Agent: Vanessa Villalpando		Sold Price per SQFT:
Sell Ofc: RE/MAX Fiesta City			Source SQFT Acre:

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 4107 County Road 3841
Status: PCH **Class:** RE **MLS #:** 852162
Area: 3000 **Grid:** R5867 **List Price:** \$80,900
Int.St./Dir: 471/LEFT ON TALLEY RD/RIGHT ON TAMARON PASS/RIGHT ON TAMARON VALLEY/ LEFT ON CR 3831/ 2ND TO LAST ON THE RIGHT
Subdivision: LEGEND OAKS
City: San Antonio **Zip:** 78253-5428 **Type:** MANU
County: Medina **CAN#:** R58679 **AdSf:** 2280
CB/NCB: UNIT2 **Block:** 1 **Lot:** 132
Legal: LEGEND OAKS, UNIT 2, BLOCK 1, LOT 132 **Currently Leased:**
Lot Size: 0.6 **Lot Dimensions:** **Lease Expiration:**
Sch: Medina Valley I.S.D. **BR:** 4 **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:** 0

LR 12 X 12		MB 12 X 14		MB2 X		Utility Suppliers		Assessments	
DR	X	MBth	8 X 8			Gas:		HOA Name:	
FR	X	2B	10 X 11			Electric:		HOA Fee:	Frequency:
KT	14 X 12	3B	11 X 10			Garbage:		HOA Name2:	Assoc Trans Fee:
BK	X	4B	10 X 10			Water:		HOA Fee2:	Frequency2:
UR	6 X 6	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): \$2,407.05

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Owner: CHASE HOME FINANCE LLC
List Agent: Neal Zingelmann 506474
List Office: Z Texas Real Estate, LLC NZMT00
Ph to Show: 210-222-2227

Subdivision: LEGEND OAKS
Preferred Title Co.: Not Applicable

SC/\$: 0 **BC/\$:** 3 **Owner LREA/LREB:** No
(210) 846-0358 **Occupancy:** Vacant
(210) 846-0358 **Possession:** Closing/Funding
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: Bank just reduced it 15K! Ready for a buyer! 4/2 mobile home on over 1/2 acre cul de sac. Home is in need of minor repairs. Nice view from backyard. Country living awaits the new owner of this mobile in Legend Oaks. Come see it SOON...

Style: One Story **Parking:** Unpaved Drive, None/Not Applicable
Ext: Other **Roof:** Composition **Mst BR:** DownStairs
Fndtn: Other **Wdw:** All Remain **Mst Bth:** Tub/Shower Combo
Interior: One Living Area
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven
Exterior Fea:
Wat/Swr: Water System, Sewer System **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: **DOM/CDOM:** 63/ 63 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** **Sold Price per SQFT:**
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 9922 Amber Breeze		MLS #: 857890
Status: AO	Class: RE	
Area: 0200	Grid: 646E2	List Price: \$88,900
Int.St./Dir: 410 TO 90 OFF KRIEWALD RD		
Subdivision: AMBERWOOD		
City: San Antonio	Zip: 78245-2929	Type: SFD
County: Bexar	CAN#: 043326590500	AdSf: 2244
CB/NCB: 4332F	Block: 59	Lot: 50
Legal: CB 4332F BLK 59 LOT 50 (AMBERWOOD SUBD UT-3)	Currently Leased:	
Lot Size: 0.21	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 3	Year Built: 2006
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 19 X 15	MB 16 X 19	MB2 X	Utility Suppliers	Assessments		
DR X	MBth 11 X 9		Gas:	HOA Name:		
FR X	2B 12 X 11		Electric:	HOA Fee:	Frequency:	Assoc Trans Fee:
KT 15 X 7	3B 12 X 12		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: None			Mand/Mult HOA: Voluntary/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$2,426.62

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:
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: Awesome home in PERFECT condition. Move in quick with the large masterbedroom, awesome backyard with storage area. The secondary bedrooms are also nicely sized. The entire home has a great feel, very clean and a WOW price.

Style: Two Story	Roof: Composition	Parking: Attached Garage
Ext: Siding, Cement Fiber	Wdw: All Remain	Mst BR: Upstairs
Fndtn: Slab		Mst Bth: Tub/Shower Combo
Interior: One Living Area		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven		
Exterior Fea:		
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Linoleum	Frpl: NotApplicable
Heating: Central	Pool/SPA: None	Lot Impv:
Ht Fuel: Electric	Lot Des:	Misc: Lender Owned, Corporate Owned, VA Foreclosure, Investor Potential
Air Cond: One Central		
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:	Sale Trms:	DOM/CDOM: 28/ 28	Sold Price:
Contract Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Closing Date:	Selling Agent:		Sold Price per SQFT:
Sell Ofc:			Source SQFT Acre:

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 2411 Laden Mdws		MLS #: 861688
Status: NEW	Class: RE	
Area: 0200	Grid: 612D8	List Price: \$92,900
Int.St./Dir: PUE / SUNSET PL		
Subdivision: SUNSET (Common) / SUNSET NS(Legal)		
City: San Antonio	Zip: 78245-2846	Type: SFD
County: Bexar	CAN#: 043321860030	AdSf: 1698
CB/NCB: 4332A	Block: 86	Lot: 3
Legal: CB 4332A BLK 86 LOT 3 SUNSET SUBD UT-5		Currently Leased:
Lot Size: 0.11	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 3	Year Built: 2002
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 16 X 15	MB2 X	Utility Suppliers	Assessments		
DR X	MBth 12 X 4		Gas: WM	HOA Name:		
FR 12 X 16	2B 12 X 12		Electric: CPS	HOA Fee:	Frequency:	Assoc Trans Fee:
KT 15 X 11	3B 13 X 9		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: None			Mand/Mult HOA: None/N

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$2,121.20

Financials

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

Loan Info:

Owner: DEPARTMENT 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_

Remarks: Nice 3/2 home in Sunset. The home is move in ready with nice backyard! The kitchen area is large with great appliances. Lots and lots of room in this home! Come and see it today. This two story home features is conveniently located to 1604/410 and Lackland Airforce Base. Northside schools are also a big PLUS!

Style: Two Story	Parking: Attached Garage
Ext: Brick, Siding, Cement Fiber	Mst BR: Upstairs
Fndtn: Slab	Mst Bth: Tub/Shower Combo
Roof: Composition	
Wdw: All Remain	
Interior: One Living Area	
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher	
Exterior Fea:	
Wat/Swr: Water System, Sewer System	Floor: Carpeting, Linoleum
Heating: Central	Pool/SPA: None
Ht Fuel: Electric	Lot Des:
Air Cond: One Central	Access: Level Lot
Green: Features - none / Certification - none / Energy Efficiency - none	Frpl: NotApplicable
	Lot Impv:
	Misc: Lender Owned, VA Foreclosure, Investor Potential

Contingent Info:	DOM/CDOM: 1/ 62	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: 4526 Roxio Dr		MLS #: 852011
Status: AO	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	Currently Leased:	
UT-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	
Wdw: All Remain	

Interior: One Living Area, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Dishwasher
Exterior Fea:
Wat/Swr: Water System, Sewer System **Floor:** Linoleum **Frpl:** NotApplicable
Heating: Central **Pool/SPA:** None **Lot Impv:**
Ht Fuel: Electric **Lot Des:**
Air Cond: One Central **Access:**
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info:	DOM/CDOM: 64/ 169	Sold Price:
Contract Date:	Sell Points:	SQFT/Acre:
Closing Date:		Sold Price per SQFT:
Sell Ofc:	Sale Trms:	Source SQFT Acre:
	Sell Concess:	
	Selling Agent:	

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***

Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 7542 Omega Vale **MLS #:** 855246
Status: AO **Class:** RE
Area: 2304 **Grid:** 647D7 **List Price:** \$113,900
Int.St./Dir: 410 SW TO RAY ELLISON W2 SOL TRC
Subdivision: SOLANA RIDGE (*Common*) / SOLANA RIDGE SUBD(*Legal*)
City: San Antonio **Zip:** 78252-2766 **Type:** SFD
County: Bexar **CAN#:** 152480020380 **AdSf:** 2279
CB/NCB: 15248 **Block:** 2 **Lot:** 38
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 **Lease Expiration:**
Elem: Call District **FBaths:** 2 **Year Built:** 2006
Middle: Call District **Builder:** unknown **HBaths:** 1
High: Call District **Constr:** Pre-Owned **Recent Rehab:** No
Garage Sp: 2

LR 16 X 18	MB 14 X 18	MB2 X	Utility Suppliers	Assessments
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	Roof: Composition	Parking: Attached Garage
Ext: Brick, Siding	Wdw: All Remain	Mst BR: Upstairs
Fndtn: Slab		Mst Bth: Tub/Shower Separate

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 **Lot Impv:**
Ht Fuel: Electric **Lot Des:** **Misc:**
Air Cond: One Central **Access:**
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info:	DOM/CDOM: 44/ 44	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Sold Price per SQFT:
Sell Ofc:	Selling Agent:	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***

Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 22018 Savannah Hts		MLS #: 846829
Status: AO	Class: RE	
Area: 2302	Grid: 748D6	List Price: \$124,900
Int.St./Dir: 1604 to SAVANNAH HEIGHTS		
Subdivision: SAVANNAH HEIGHTS (Common) / SAVANNAH HEIGHTS SM(Legal)		
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	Currently Leased: No	
Subd 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:	Frequency:	Assoc Trans Fee:
KT 15 X 11	3B 13 X 11		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			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 neighbors 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, Electric Water Heater
Exterior Fea:
Wat/Swr: Water System, Sewer System
Floor: Carpeting, Ceramic Tile, Linoleum
Frpl: NotApplicable
Heating: Central
Ht Fuel: Electric
Air Cond: One Central
Green: Features - none / Certification - none / Energy Efficiency - none
Pool/SPA: None
Lot Des:
Access: Level Lot, Level Drive, No Stairs, First Floor Bath, First Floor Bedroom
Lot Impv:
Misc: Lender Owned, VA Foreclosure

Contingent Info:	DOM/CDOM: 93/ 93	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: 4103 Camfield	Class: RE	MLS #: 858791
Status: ACT	Grid: 579B6	List Price: \$125,000
Area: 0200		
Int.St./Dir: Culebra		
Subdivision: WESTOVER ELMS		
City: San Antonio	Zip: 78251-2710	Type: SFD
County: Bexar	CAN#: 188200790820	AdSf: 1660
CB/NCB: 18820	Block: 79	Lot: 82
Legal: NCB 18820 BLK 79 LOT 82 MEADOWS SUB'D UT-1C	Currently Leased: No	
Lot Size: 0.2	Lot Dimensions:	Lease Expiration:
Sch: Northside	BR: 3	Year Built: 2002
Elem: Raba	FBaths: 2	HBaths: 0
Middle: Zachry H. B.	Builder: Medallion	Recent Rehab: No
High: Warren	Constr: Pre-Owned	# Garage Sp: 2

LR 18 X 16	MB 14 X 16	MB2 X	Utility Suppliers	Assessments
DR X	MBth 6 X 4		Gas: CPS	HOA Name: WESTOVER ELMS
FR X	2B 10 X 10		Electric: CPS	HOA Fee: \$55
KT 12 X 14	3B 10 X 10		Garbage: CITY	Frequency: Quarterly
BK X	4B X		Water: SAWS	Assoc Trans Fee: \$100
UR 6 X 8	5B X		Sewer: SAWS	HOA Name2:
EN X			Other:	HOA Fee2:
SO X			Neighborhood Amenities: Park/Playground	Frequency2:
				Assoc Trans Fee2:
				HOA Name3:
				HOA Fee3:
				Frequency3:
				Assoc Trans Fee3:
				Mand/Mult HOA:

Mandatory/No

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$3,657.82

Subdivision: WESTOVER ELMS
Preferred Title Co.: First American Title

Financials

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

Loan Info:

Owner: GRANTZ, MATTHEW B & JANICE 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: 210-222-2227		Showing Contact: CSS	Bonus:

AgentRmrks: FAX or EMAIL OFFERS to Z Texas Real Estate. Neal@ZTexasRealEstate.com or Fax 866.885.9651. Thanks for showing!

Remarks: Great Medallion home in very desirable Westover Elms. This 3/2 home is conveniently located near schools, shopping, entertainment, Sea World, and Lackland AFB. Home has been meticulously maintained! Barely lived in since built in 2002. A large Master bedroom is nicely separate from other bedrooms. Great kitchen with island, breakfast bar, quaint breakfast nook inside kitchen, opens to family room. Extremely private backyard, backs up to a permanent greenbelt, with privacy fence. **LOWEST PRICE IN SUBDIV.**

Style: One Story	Roof: Composition	Parking: Attached Garage
Ext: Brick	Wdw: Some Remain	Mst BR: DownStairs, Walk-In Closet, Full Bath
Fndtn: Slab		Mst Bth: Tub/Shower Combo, Single Vanity

Interior: Two Living Areas, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, Pull Down Storage, Cable TV Available, High Speed Internet
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm
Exterior Fea: Patio Slab, Privacy Fence, Dog Run Kennel
Wat/Swr: Water System, Sewer System **Floor:** Ceramic Tile **Frpl:** NotApplicable
Heating: Central **Pool/SPA:** None **Lot Impv:** Street Paved, Curbs, Street Gutters, Sidewalks, Streetlights, Fire Hydrant w/in 500'
Ht Fuel: Electric, Natural Gas **Lot Des:** Cul-de-Sac/Dead End, Bluff **Misc:** Investor Potential, None/Not Applicable
Air Cond: One Central **Access:** Level Lot, Level Drive, No Stairs, First Floor Bath, First Floor Bedroom, No Steps Down, Full Bath/Bed on 1st Flr

Green: Features - none / Certification - none / Energy Efficiency - Energy Star Appliances, Ceiling Fans

Contingent Info:	DOM/CDOM: 22/ 22	Sold Price:
Contract Date:	Sell Points:	SQFT/Acre:
Closing Date:	Sale Trms:	Sold Price per SQFT:
Sell Ofc:	Sell Concess:	Source SQFT Acre:
	Selling Agent:	

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 10946 Geneva Moon
Status: ACT **Class:** RE **MLS #:** 855060
Area: 0103 **Grid:** 546B6 **List Price:** \$141,900
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 18 X 17	MB 16 X 14	MB2 X	Utility Suppliers	Assessments
DR X	MBth 12 X 10		Gas:	HOA Name: HILLS OF SHAENFIELD ASSOCIATION, INC.
FR X	2B 12 X 12		Electric:	HOA Fee: \$165 Frequency: Annually Assoc Trans Fee: \$100
KT 16 X 13	3B 12 X 11		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	Mand/Mult HOA:

Mandatory/No

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

Subdivision: HILLS OF SHAENFIELD
Preferred Title Co.: Not Applicable

Financials

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

Loan Info:

Owner: SECRETARY OF VETERN AFFAIRS

List Agent: Neal Zingelmann 506474

List Office: Z Texas Real Estate, LLC NZMT00

Ph to Show: 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: 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

Ht Fuel: Electric

Air Cond: One Central

Pool/SPA: None

Lot Des:

Access:

Lot Impv:

Misc: Lender Owned, VA Foreclosure, Investor Potential

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

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 45/ 121

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***

Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 7335 Arbeth Pl		MLS #: 846848
Status: PCH	Class: RE	
Area: 0300	Grid: 546E8	List Price: \$144,400
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 31 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: CPS	HOA Fee: \$120 Frequency: Annually Assoc Trans Fee: \$120
KT 13 X 10	3B 12 X 10		Garbage: CITY	HOA Name2:
BK X	4B 10 X 10		Water: SAWS	HOA Fee2: Frequency2: Assoc Trans Fee2:
UR 4 X 4	5B X		Sewer: CITY	HOA Name3:
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: 1,000

AgentRmrks: **AGENTS!! 1K\$ BONUS FOR CONTRACT IN OCTOBER...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	Parking: Attached Garage
Ext: Brick	Mst BR: Upstairs
Fndtn: Slab	Mst Bth: Tub/Shower Combo, Double Vanity
Roof: Composition	
Wdw: Some Remain	

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, Electric Water Heater, 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:	DOM/CDOM: 92/ 203	Sold Price:
Contract Date:	Sell Points:	SQFT/Acre:
Closing Date:	Sale Trms:	Sold Price per SQFT:
Sell Ofc:	Sell Concess:	Source SQFT Acre:
	Selling Agent:	

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Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



Addr: 9227 Shadystone Dr
Status: ACT **Class:** RE **MLS #:** 858666
Area: 0300 **Grid:** 547A4 **List Price:** \$155,000
Int.St./Dir: Bandera , Stonefield Lft on shadystone
Subdivision: STONEFIELD (*Common*) / STONEFIELD/OAKS OF NS (*Legal*)
City: San Antonio **Zip:** 78254-6744 **Type:** SFD
County: Bexar **CAN#:** 156640200210 **AdSf:** 2334
CB/NCB: 15664 **Block:** 20 **Lot:** 21
Legal: NCB 15664 BLK 20 LOT 21 (STONEFIELD SUBD UT- **Currently Leased:** Yes
 4)
Lot Size: 0.19 **Lot Dimensions:** **Lease Expiration:**
Sch: Northside **BR:** 4 **Year Built:** 2000
Elem: Steubing **FBaths:** 2 **HBaths:** 1
Middle: Stevenson **Builder:** KB **Recent Rehab:** No
High: Oconnor **Constr:** Pre-Owned **# Garage Sp:** 2

LR		MB		MB2		Utility Suppliers		Assessments	
21	X 20	17	X 18	X	X	Gas: CPS	HOA Name: STONEFIELD ESTATES ASSOCIATION, INC.		
DR	X	MBth	18	X 6		Electric: CPS	HOA Fee: \$310	Frequency: Annually	Assoc Trans Fee: \$175
FR	21	X 20	2B	15	X 10	Garbage: City	HOA Name2:		
KT	10	X 15	3B	10	X 11	Water: SAWS	HOA Fee2:	Frequency2:	Assoc Trans Fee2:
BK	X		4B	12	X 12	Sewer: SAWS	HOA Name3:		
UR	8	X 4	5B	X		Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:
EN	X			X		Neighborhood Amenities: Pool, Park/Playground			Mand/Mult HOA:
SO	X			X					Mandatory/No

Taxed by Mltpl Counties: No
Total Tax (Without Exemptions): \$4,043.12

Subdivision: STONEFIELD (*Common*) / STONEFIELD/OAKS OF NS (*Legal*)
Preferred Title Co.: First American Title

Financials

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

Loan Info:

Owner: PROSKINE,PAUL B JR & BOBBIE J	SC/\$: 0	BC/\$: 150	Owner LREA/LREB: No
List Agent: Neal Zingelmann 506474	(210) 846-0358		Occupancy: Tenant
List Office: Z Texas Real Estate, LLC NZMT00	(210) 846-0358		Possession: Before Closing, Closing/Funding

Ph to Show: 210-222-2227

Showing Contact: CSS **Bonus:**

AgentRmrks: FAX or EMAIL OFFERS to Z Texas Real Estate. Neal@ZTexasRealEstate.com or Fax 866.885.9651. Thanks for showing!

Remarks: Perfect for the family! Located conveniently on the northwest side, providing easy access to the Medical center, UTSA, USAA and Valero, just to name a few. You will be minutes from Loop 1604 and I-10 making this ideal for the busy family! HUGE living area, kitchen and half bath downstairs gives you the ability to entertain, while the 4 bedrooms and 2 baths upstairs will still allow the family to use their space.

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

Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Walk-In Pantry, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater
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:**
Air Cond: One Central **Access:** Level Lot
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info:	DOM/CDOM: 21/ 21	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Sold Price per SQFT:
Sell Ofc:	Selling Agent:	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***

Prepared By: Neal Zingelmann - Z Texas Real Estate, LLC 10/08/2010 10:01 AM

Agent Report



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Addr: 11626 Blazing Sunset St		MLS #: 852408
Status: PND	Class: RE	
Area: 0102	Grid: 577F7	List Price: \$198,900
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: None/N

Taxed by Mitpl 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	Frpl: 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: 09/18/2010	Sale Trms:	DOM/CDOM: 56/ 399	Sold Price:
Closing Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Sell Ofc: Z Texas Real Estate, LLC	Selling Agent: Neal Zingelmann		Sold Price per SQFT:
			Source SQFT Acre:

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