



INVESTMENT OPPORTUNITY PACKET

1008 Stonewall St

San Antonio, TX 78211

Skillset Homes | Strategic Property Management

June 2026 | Confidential

Prepared by Luke Leitzman



INVESTMENT OPPORTUNITY

1008 Stonewall St • San Antonio, TX 78211

PURCHASE PRICE: \$135,000

PROPERTY DETAILS

- 3 Bed / 2 Bath
- 1,139 sq ft
- Rehab estimate: \$25,000
- Est. ARV: \$215,000
- Strong Rental Area

FINANCIAL SUMMARY

- Loan: ~\$140,000
- Cash to Close: ~\$38,500
- Monthly IO payment: ~\$1,167
- ROI: ~25% (cash on cost)
- ROE: 75-85% (cash on cash)

WHY THIS DEAL

- Turnkey Rehab-to-Rental
- Strong Cash Flow
- SPM Professional Management

Agent Report



Addr: 1008 Stonewall StMLS #: 1784962

Status: SLDClass: Single Residential

Area: 2200Grid:List Price: \$235,000

Int.St./Dir: Take exit 151 from I-35 S, Drive to Stonewall St

Subdivision: HARLANDALE NW II (Common) / HARLANDALE(Legal)

City: San AntonioZip: 78211-2238Type: Single Family Detached

County: BexarCAN#: 078900070050AdSf: 1139

Block: 7Lot: S

Legal: NCB 7890 BLK 7 LOT S 117.5 FT OF 5 & 6Currently Leased:

Lot Size: 0.135Lot Dimensions:Lease Expiration:

Sch: HarlandaleBR: 3Year Built: 1950

I.S.D

Elem: StonewallFBaths: 2HBaths: 0

Elementary

Middle: LealBuilder: unknownRecent Rehab:

High: HarlandaleConstr: Pre-OwnedNew Constr. Est. Completion:

		Level			Level	Utility Suppliers
Living Room	13 X 11	1	Primary Bedroom	15 X 13	1	Gas:
Dining Room	---		Primary Bedroom 2	---		Electric:
Family Room	---		Primary Bath	13 X 5	1	Garbage:
Kitchen	13 X 11	1	Bedroom 2	14 X 13	1	Water:
Breakfast	---		Bedroom 3	9 X 9	1	Sewer:
Utility	---		Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: NoFinancials

Total Tax (W/O Exemptions): \$3,594.03PrTerms: Conventional, FHA, VA, CashAssessments

Tax Year: 2024Loan Info:Mand/Mult HOA: None/N

Subdivision: HARLANDALE NW II (Common) / HARLANDALE(Legal)HOA Name:

Preferred Title Co.: Nu World TitleHOA Fee / Freq / Trans Fee: / /

Neighborhood Amenities: Park/Playground, Jogging Trails

Owner: GAMEZ MANUEL HERIBERTO GUELSC/\$: BC/\$:

List Agent: Jose Vidaurri816285(210) 883-4675JV.SARealtor1@gmail.com

List Office: Redbird Realty LLCREDB00(210) 783-0100Jeff@redbird-realty.com

Ph to Show: 210-222-2227Lockbox Type: ComboShowing

Contact: ShowingTime

Owner LREA/LREB: No

Occupancy: Vacant

Possession: Closing/Funding

Bonus:

Sub Agency
Allowed?:

AgentRmrks: All info is deemed reliable but not guaranteed. Buyer and Agent to verify all measurements, schools, and taxes. Please send all offers to JV.SARealtor1@gmail.com. Please text 210-883-4675, once offer submitted. Please see associated docs for offer instructions.

Remarks: Discover this stunning, completely remodeled home with modern finishes situated in the heart of the Southside! This beautifully upgraded residence features 3 bedrooms, 2 bathrooms, a long driveway with ample parking, and a spacious yard perfect for family gatherings. The home boasts all-new electrical and plumbing, along with a privacy fence for added security. The interior boasts elegant countertops, a stylish subway tile backsplash, and laminate flooring throughout. Located within minutes of downtown ... (text truncated for print)

Style: One StoryGarage Parking: None/Not ApplicableAdditional/Other Parking:

Ext: SidingRoof: MetalPri BR: Ceiling Fan, Full Bath

Fndtn: Pier & BeamWdw: All RemainPri Bth: Shower Only

Interior: One Living Area, Breakfast Bar, Laundry Room

Inclusions: Ceiling Fans

Exterior Fea:

Wat/Swr: Water System, Sewer SystemFloor: LaminateFrpl: Not Applicable

Heating: CentralHt Fuel: ElectricAir Cond: One Central

Pool/SPA: None

Lot Des:

Accessible/Adaptive: NoMisc:

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

Senior Community:

Other Structures:

Contingent Info:DOM/CDOM: 140/ 140Sold Price: \$213,000

Contract Date: 10/25/2024Sale Trms: FHASell Points:SQFT/Acre:

Closing Date: 11/26/2024Sell Concess:

Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

Sold Price per SQFT: \$187

Sell Ofc: Redbird Realty LLC

Selling Agent: Diego De La Cerda

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 2026 by LERA MLS



The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Comparative Market Analysis (CMA) Report

1008 Stonewall St, San Antonio, TX 78211

Property Summary

Attribute	Details
Beds/Baths	3 / 2
Sq Ft	1,139
Lot Size	~5,898 sq ft
Year Built	1950 (Fully Remodeled)
Key Features	Updated kitchen, flooring, electrical, plumbing, fence, long driveway, open floorplan

Market Overview (as of June 2026)

Buyer's market in 78211/Harlandale: Higher inventory, longer DOM. Remodeled properties premium.

Recent Comparable Sales

Address	Sold Price	Sold Date	Sq Ft	Adjustment Notes
1008 Stonewall St (Subject)	\$208,000	Mar 2026 / Nov 2024	1,139	Fully remodeled - premium condition
1229 Flanders Ave (nearby)	~\$230,000	May 2026	1,295	New build, strong comparable
1051 Fitch St	~\$206,000	Recent 2026	1,652	Larger size, adjusted for condition
940 Stonewall St (nearby)	~\$220,000	Recent	~1,330	Similar street, updated
Area Avg 3bd/2ba Remodeled	\$195k-\$230k	2026	1,100-1,500	Adjusted for updates & location

Estimated Market Value & Recommendation

\$205,000 – \$225,000
Recommended List Price (quick sale): **\$215,000 – \$220,000**

Investment Notes - Skillset Homes / Strategic Property Management

Excellent rehab-to-rental opportunity. Low post-remodel capex. Fits "The Program" flywheel. Rental estimate: \$1,600–\$1,800/mo for strong cash flow.



1008 Stonewall Street San Antonio, TX

Results based on 5, 3-bedroom, 1½ or more bath House rentals seen within 12 months in a 0.75 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,700 ±8%	\$1,700	\$1,499	\$1,902

Report generated: 05 Jun 2026

Historical Trend Line



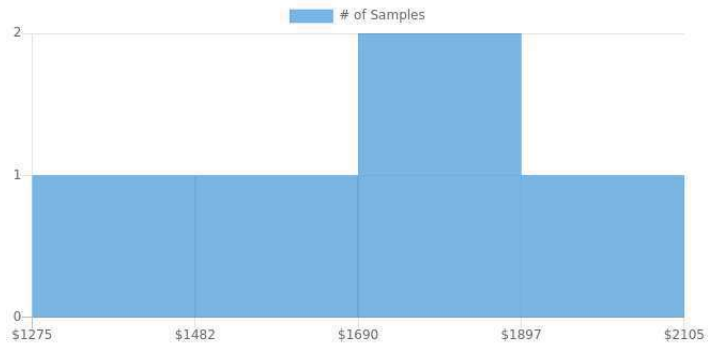
Summary Statistics

Sample Size	5
Sample Min	\$1,275
Sample Max	\$2,100
Sample Median	\$1,700
Sample Mean	\$1,700
Sample Standard Deviation	\$299
25th – 75th Percentile	\$1,499 – 1,902
10th – 90th Percentile	\$1,318 – 2,083
5th – 95th Percentile	\$1,210 – 2,191

Average Rent by Bedroom Type



Rent Distribution



STATEMENT OF WORK

Property: 1008 Stonewall St, San Antonio, TX 78211

Prepared for: Skillset Homes

Date: June 2026

This Statement of Work is based on a preliminary walkthrough and visible conditions. The home appears previously remodeled/flipped with newer visible HVAC, siding, roofing, bathrooms, and other systems. Multiple areas feel soft/soggy underfoot with noticeable moisture odor.

The existing flooring system and subfloor appear to have failed due to damaged subflooring, moisture exposure, improper installation, or a combination of these issues.

SCOPE OF WORK

Flooring & Subfloor Demolition

Advantech Subfloor Replacement

Luxury Vinyl Plank Flooring

Interior Painting

Kitchen Cabinet Painting

Drywall Repairs

Front Porch Restoration

- Demo and dispose of existing flooring (~1,139 sq ft), underlayment, and damaged subfloor. Haul debris.
- Install new Advantech tongue-and-groove subfloor, secure/reinforce, adhesive & fasteners, prepare for flooring.
- Supply & install luxury vinyl plank flooring with vapor barrier, underlayment, shoe molding.
- Prep and paint interior walls, ceilings, trim; kitchen cabinet repaint.
- Minor drywall repairs, texture, prime/paint.
- Scrape, prime, and repaint front porch concrete.

IMPORTANT NOTES & EXCLUSIONS

- Based on visible conditions only. Hidden issues (plumbing leaks, mold, structural) require change order.
- Foundation repairs, if needed, are separate.
- Moisture testing recommended.
- Matching finishes not guaranteed.
- One-year workmanship warranty on labor.

Total Home Solutions TX

8131 W Hausman Rd, San Antonio, TX 78249

Daniel@totalhomesolutionstx.com | 832-523-5882

<https://totalhomesolutionstx.com>

SAMPLE TERM SHEET

1008 Stonewall St, San Antonio, TX 78211
Skillset Homes | Rehab-to-Rental Opportunity | June 2026

PROPERTY DETAILS	
Item	Value
Purchase Price	\$135,000
Rehab Budget	\$25,000
Est. ARV	\$215,000
Property Type	SFR (3bd/2ba)
Loan Purpose	Purchase + Rehab

LOAN TERMS SUMMARY	
Item	Details
Interest Rate	10% (Interest-Only)
Origination Fee	2%
Admin Fee	\$500
Broker Fee	3%
Loan Term	12 Months
Loan Type	Hard Money

KEY CASH FLOW & RETURNS	
Item	Amount / %
Est. Loan Amount	\$140,000
Cash Down / Cash to Close	~\$38,500
Monthly Payment	~\$1,167 (Interest-Only)
Total Project Cost	~\$160,000
Est. Selling Costs (7%)	~\$15,050
Net Exit Proceeds	~\$199,950
Projected Gross Profit	~\$39,950
Projected ROI (on total cost)	~25%
Projected IRR (on Cash Down, 12-mo)	~75–85%

Notes on Returns:

- Cash to Close includes down payment, fees & closing costs.
- ROI adjusted for 7% selling/deal costs.