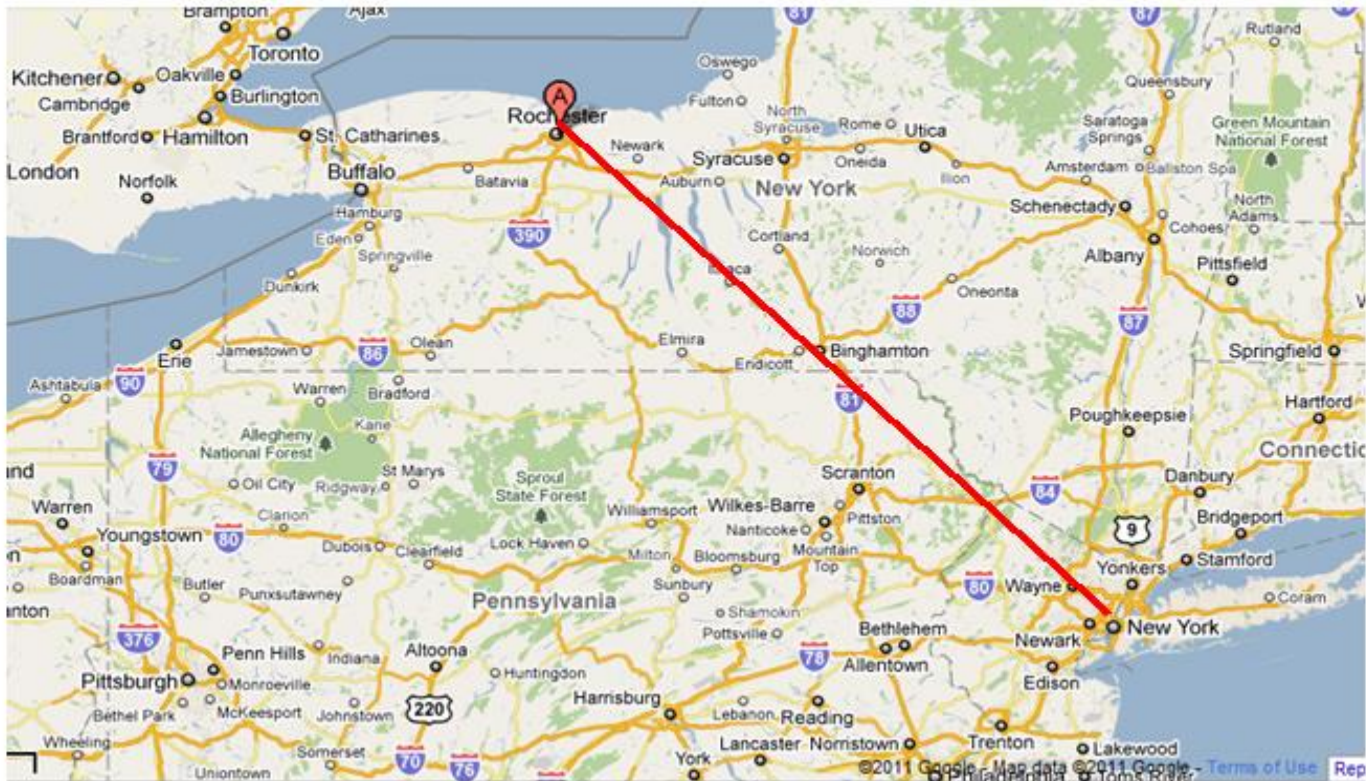


Rochester New York



רוצ'סטר נמצאת כ 5 שעות נסיעה או 45 דק' טיסה ממנהטן. נמצאת מעבר לגבול עם קנדה וטורונטו .



298-300 Avenue D , New York- 2 family



Income and Expenses		
	\$84,000	
Purchase expenses		Amount
water		410
Insurance		420
Property tax		3,282
Gardening		120
Management		1,440
Total		5,672
Rent revenue		\$14,340
Net income		8,668
ROI		10.3%

Living space:	Lot size:	Bedrooms	Bathrooms	Garage:	Actual rent:	Total rent
2520 sqft	2460 sqft	3	1		239/ 261	1,195
		3	1		695/ 0	

All numbers are based on current monthly bills and multiplied for yearly average and may vary in the future. ROI does not include vacancy or maintenance. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein.

מידע על הנכס

298-300 Avenue D

298-300 Avenue D

דופלקס / 2 יחידות כל יחידה 126 מ"ר

ממוקם באזור מיקוד 14621 בקרבת האוניברסיטה של רוצ'סטר (6ק"מ) מה שגורם לביקוש רציף וקבוע של נדל"ן באזור זה.

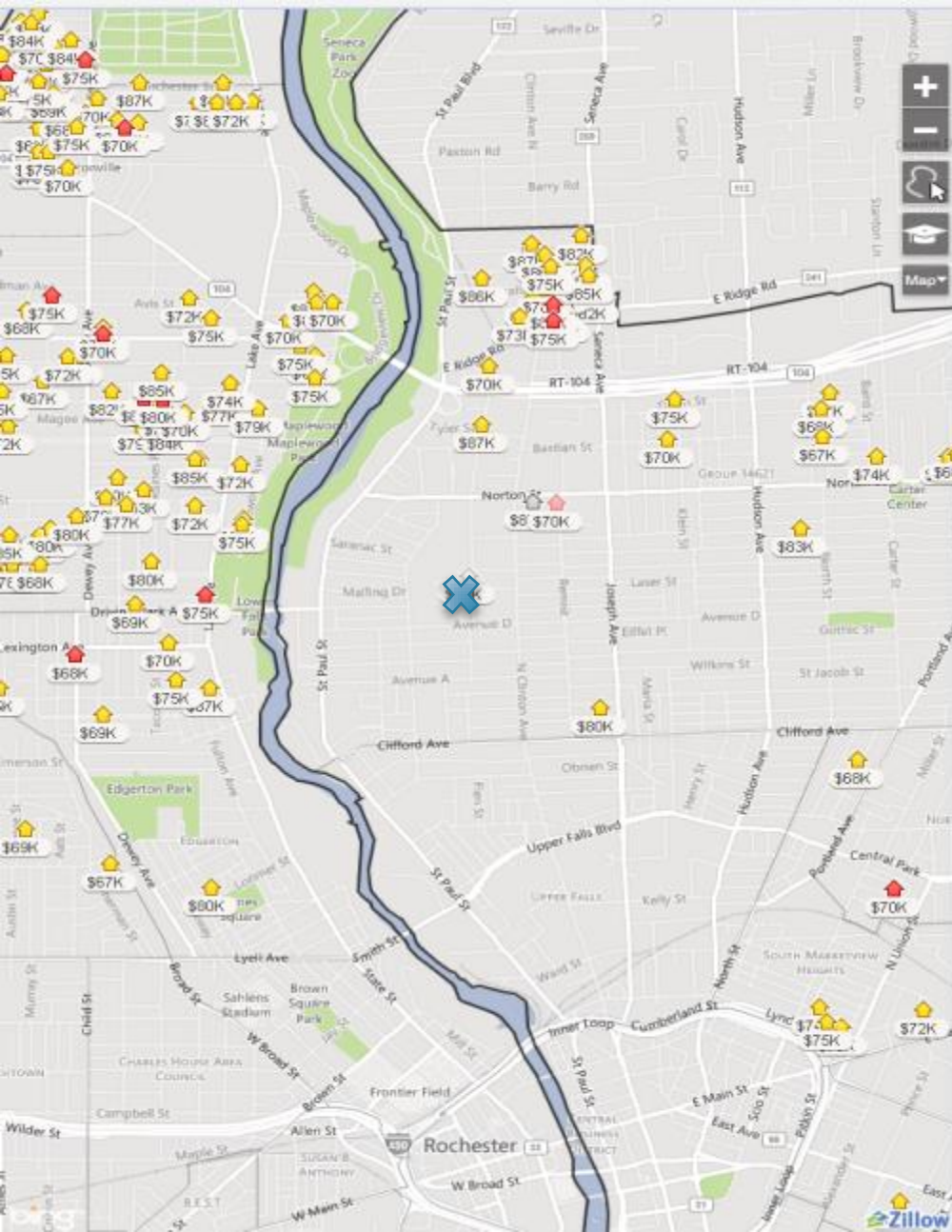
משנת 2012 ועד שנת 2017 עלו מחירי הנדל"ן באזור ב 28%
5.6% בממוצע שנתי.

החל מינואר 2017 עלו מחירי הנדל"ן ברוצ'סטר ב 8.3% עלפי רישומי השמאי המחוזי.

מצב הנכס:

New Roof 2013,
New Plumbing 2013,
New Light fixtures,
Refinished Hardwood Floors,
Freshly painted Interior 3 colors
New Smoke Detectors and Carbon Monoxide Detectors
New Certificate of Occupancy

Property Value



Sold: \$75,000

Sold on 10/24/13
Zestimate®: \$79K
Price/sqft: \$57

200 Collingwood Dr, Rochester, NY
3 beds, 1.0 bath, 1,300 sqft
6,098 sqft lot
Built in 1927



Sold: \$78,000

Sold on 10/18/13
Zestimate®: \$77K
Price/sqft: \$56

533 Winchester St, Rochester, NY
4 beds, 2.0 baths, 1,392 sqft
8,020 sqft lot
Built in 1952



Sold: \$67,000

Sold on 10/17/13
Zestimate®: \$66K
Price/sqft: \$41

111 Northlane Dr, Rochester, NY
4 beds, 2.0 baths, 1,622 sqft
6,098 sqft lot
Built in 1952



House For Sale
\$84,900

Zestimate®: \$77K
Price Cut: \$3,000 (Nov 19)

41 Argonne St, Rochester, NY
4 beds, 2.0 baths, 1,465 sqft
5,227 sqft lot
Built in 1927



House For Sale
\$69,900

74 days on Zillow

197 Goodwill St, Rochester, NY
3 beds, 2.0 baths, 1,300 sqft
Built in 1930



House For Sale
\$74,900

Zestimate®: \$75K
Price Cut: \$4,000 (Nov 20)

2119 Dewey Ave, Rochester, NY
3 beds, 2.0 baths, 1,560 sqft
6,534 sqft lot
Built in 1920

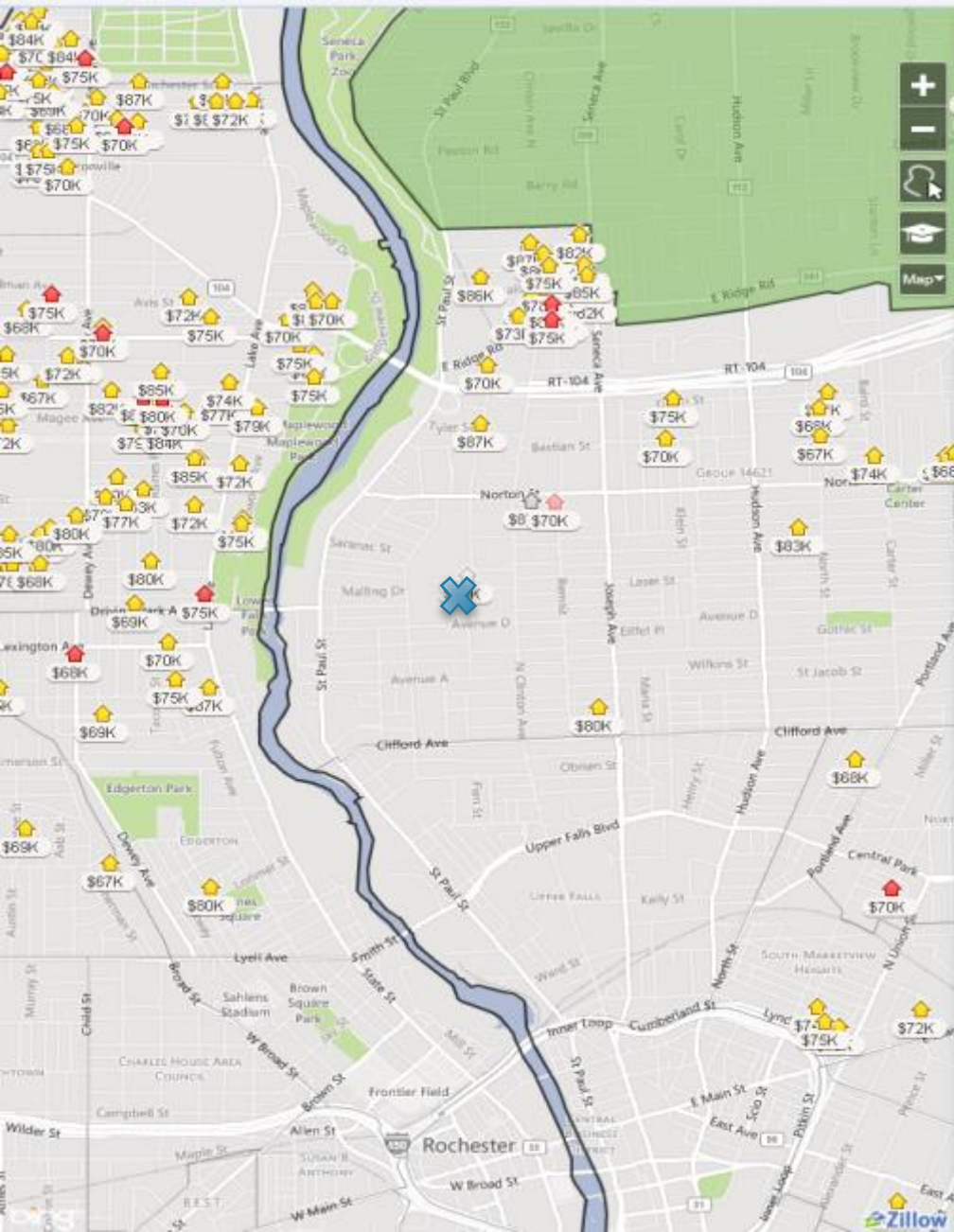


Sold: \$85,000

Sold on 10/10/13
Zestimate®: \$82K
Price/sqft: \$48

359 Flower City Park, Rochester, NY
3 beds, 2.0 baths, 1,770 sqft
10,454 sqft lot
Built in 1907

Property Value



Sold: \$75,000

Sold on 9/26/13
Zestimate®: \$76K
Price/sqft: \$39

27 Dorothy Ave, Rochester, NY
3 beds, 2.0 baths, 1,896 sqft
4,300 sqft lot
Built in 1930



Not for Sale

Rent Zestimate®: \$697
Zestimate®: \$87K

403 Norton St, Rochester, NY
3 beds, 2.0 baths, 3,920 sqft
1,750 sqft lot
Built in 1920



Sold: \$84,400

Sold on 9/17/13
Zestimate®: \$86K
Price/sqft: \$55

41 Parkwood Rd, Rochester, NY
3 beds, 2.0 baths, 1,512 sqft
5,850 sqft lot
Built in 1920



Apartment For Sale \$74,900

Zestimate®: \$78K
Price Cut: \$15,000 (Nov 29)

415-417 Pullman Ave, ROCHESTER, NY
6 beds, 4.0 baths, 2,184 sqft
5,227 sqft lot
Built in 1910



Sold: \$72,000

Sold on 8/27/13
Zestimate®: \$68K
Price/sqft: \$42

548 Flower City Park, Rochester, NY
3 beds, 1.5 baths, 1,696 sqft
7,405 sqft lot
Built in 1998



For Sale by Owner \$69,900

Zestimate®: \$68K
126 days on Zillow

99 Hebard St, Rochester, NY
3 beds, 2.0 baths, 1,574 sqft
7,841 sqft lot
Built in 1998

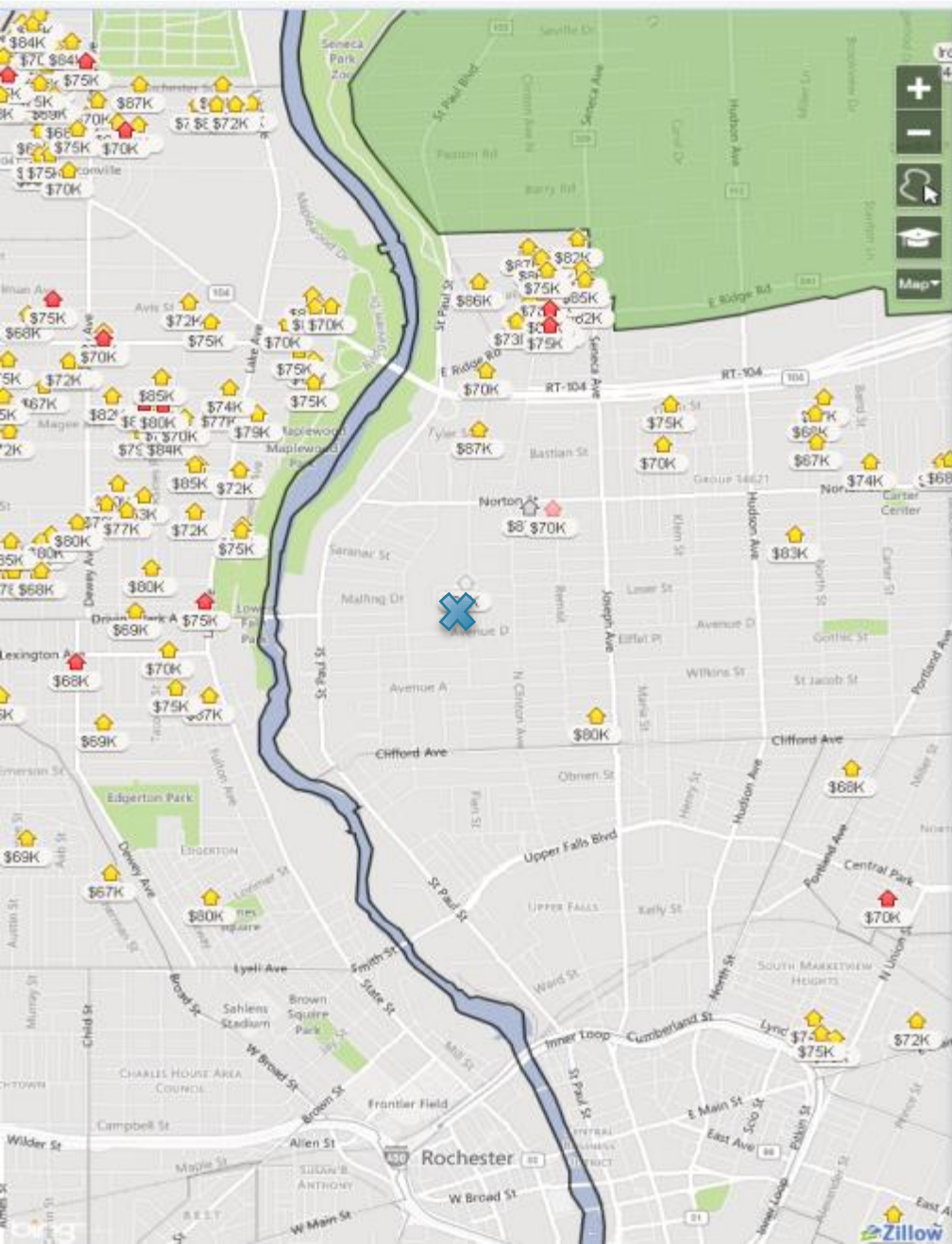


Sold: \$67,500

Sold on 8/19/13
Zestimate®: \$63K
Price/sqft: \$59

175 Northlane Dr, Rochester, NY
2 beds, 2.0 baths, 1,137 sqft
4,791 sqft lot
Built in 1967

Property Value



Sold: \$67,500

Sold on 3/19/13
Price/sqft: \$64

163-165 Kislingbury St, ROCHESTER, NY

3 beds, 1.0 bath, 1,046 sqft
5,227 sqft lot
Built in 1910



Sold: \$70,000

Sold on 3/12/13
Zestimate®: \$76K
Price/sqft: \$58

99 Parkwood Rd, Rochester, NY

3 beds, 1.0 bath, 1,200 sqft
7,840 sqft lot
Built in 1947



Sold: \$80,000

Sold on 3/4/13
Zestimate®: \$44K
Price/sqft: \$50

300 Birr St, Rochester, NY

4 beds, 1.5 baths, 1,572 sqft
5,227 sqft lot
Built in 1900



Sold: \$77,000

Sold on 3/1/13
Zestimate®: \$83K
Price/sqft: \$23

193-195 Augustine St, ROCHESTER, NY

10 beds, 3.0 baths, 3,236 sqft
5,227 sqft lot
Built in 1910



Sold: \$84,900

Sold on 2/26/13
Zestimate®: \$82K
Price/sqft: \$51

226 Bryan St, Rochester, NY

4 beds, 1.5 baths, 1,656 sqft
4,791 sqft lot
Built in 1920



Sold: \$75,000

Sold on 2/19/13
Zestimate®: \$78K
Price/sqft: \$45

134 Gorsline St, Rochester, NY

4 beds, 1.5 baths, 1,646 sqft
5,662 sqft lot
Built in 1910



Sold: \$83,000

Sold on 2/5/13
Zestimate®: \$77K
Price/sqft: \$53

169 Alameda St, Rochester, NY

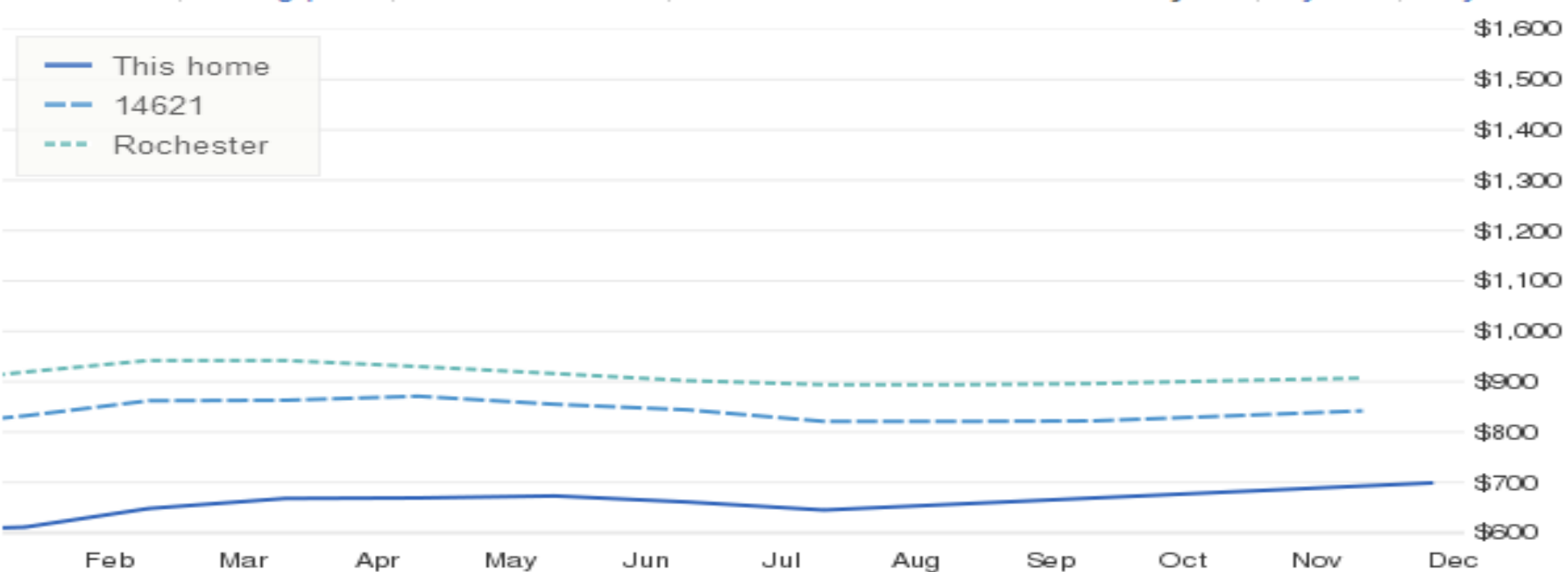
4 beds, 2.0 baths, 1,547 sqft
5,227 sqft lot
Built in 1905

Zestimates

	Value	Range	30-day change
Zestimate ?	\$71,865	\$48K – \$93K	+\$13,000
Rent Zestimate ?	\$699/mo	\$559 – \$902/mo	\$0
Owner estimate posted on 10/02/2013	\$70,000 (based on Comparative Market Analysis)		
Market guide	Zillow predicts 14621 home values will increase 1% next year, compared to a 0.9% rise for Rochester as a whole. Among 14621 homes,...		
	more		

[Zestimate](#) | [Listing price](#) | [Rent Zestimate](#) | [more](#) ▾

[1 year](#) | [5 years](#) | [10 years](#)



Walk Score

83

298 Avenue D

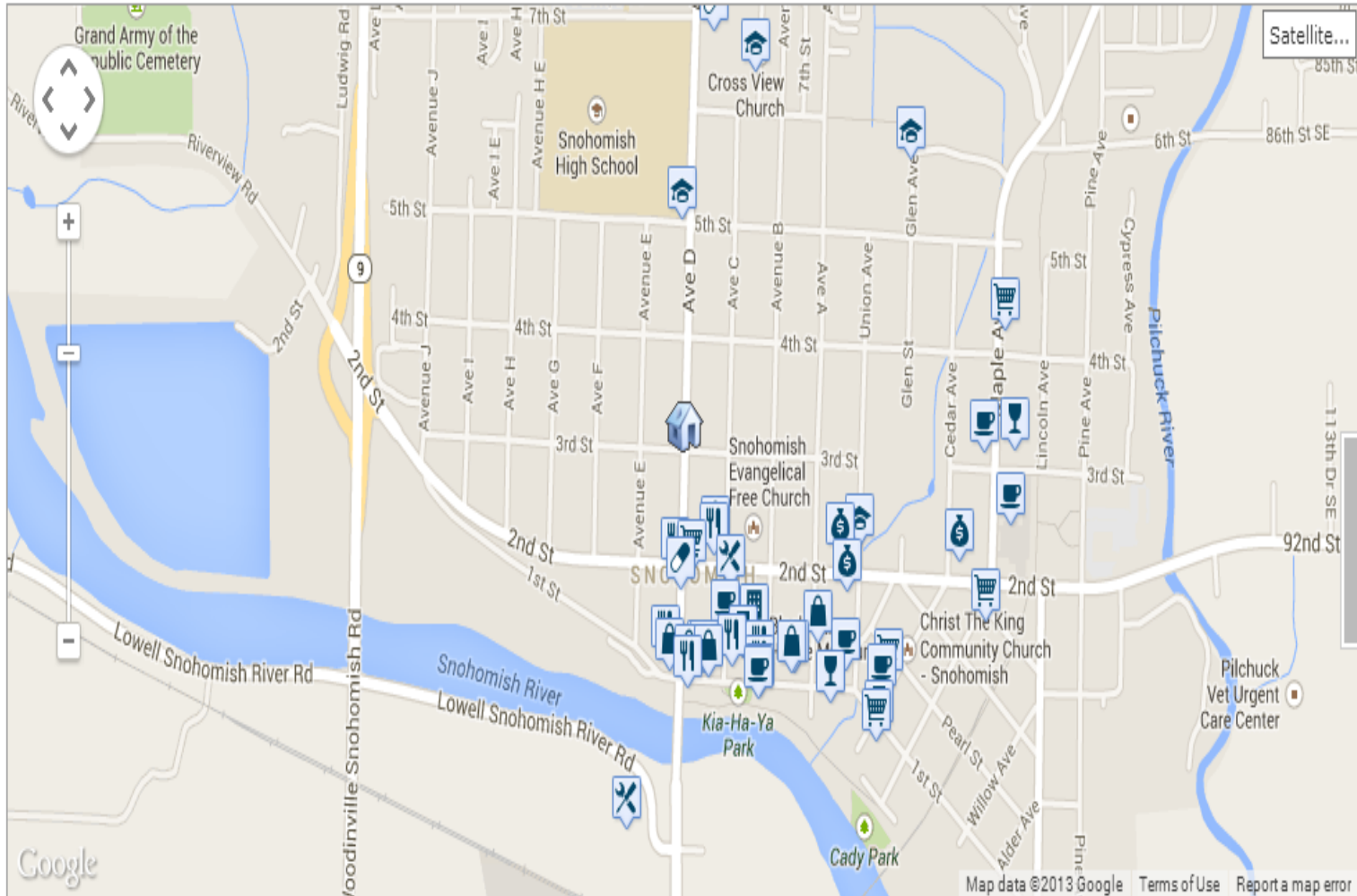
Very Walkable ?

Snohomish

Nearby Apartments

Nearby Homes

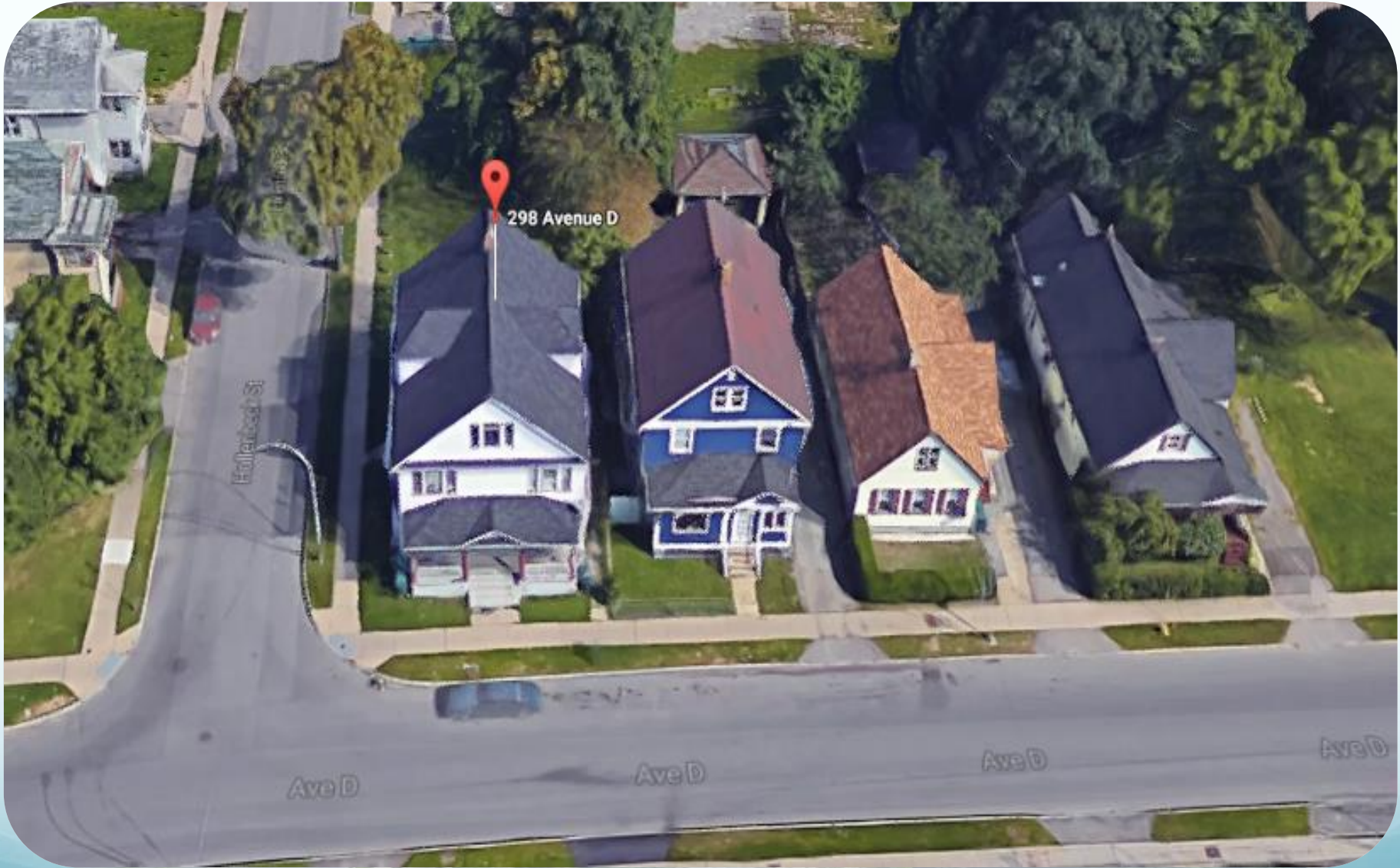
- Restaurants:**
 - Peking Duck .1mi
- Coffee:**
 - The Hungry Pelican .2mi
- Bars:**
 - Fred's Rivertown Ale House .2mi
- Groceries:**
 - SNOHOMISH 76, FUEL & FOOD .1mi
- Parks:**
 - Ferguson Park 1.1mi
- Schools:**
 - Snohomish High School .2mi
- Shopping:**
 - Lyvia's Alterations .1mi
- Entertainment:**
 - Blackman House Museum .2mi
- Errands:**
 - J P Butchering .1mi
- Search Nearby:**











Ave D

Ave D

Ave D

Ave D

298 Avenue D

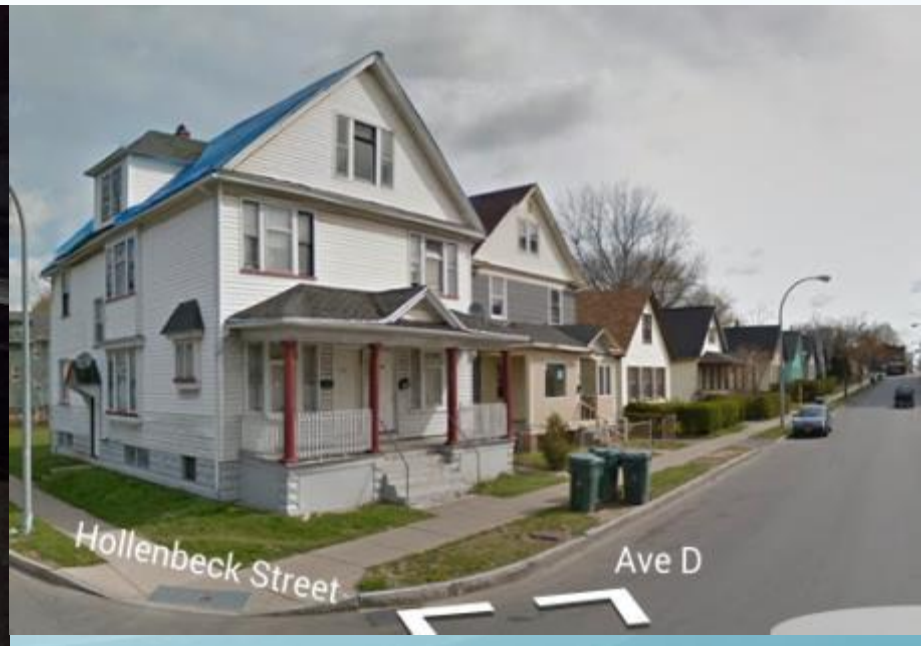
Hollerbach St



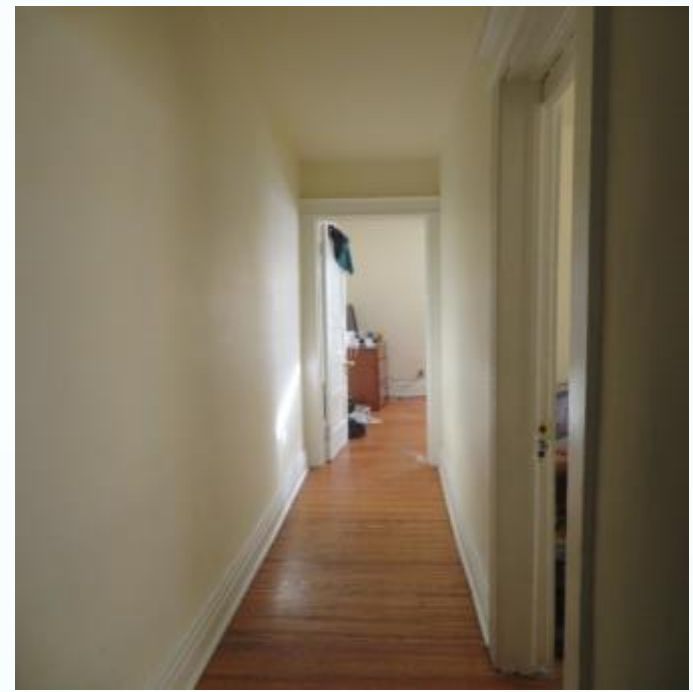






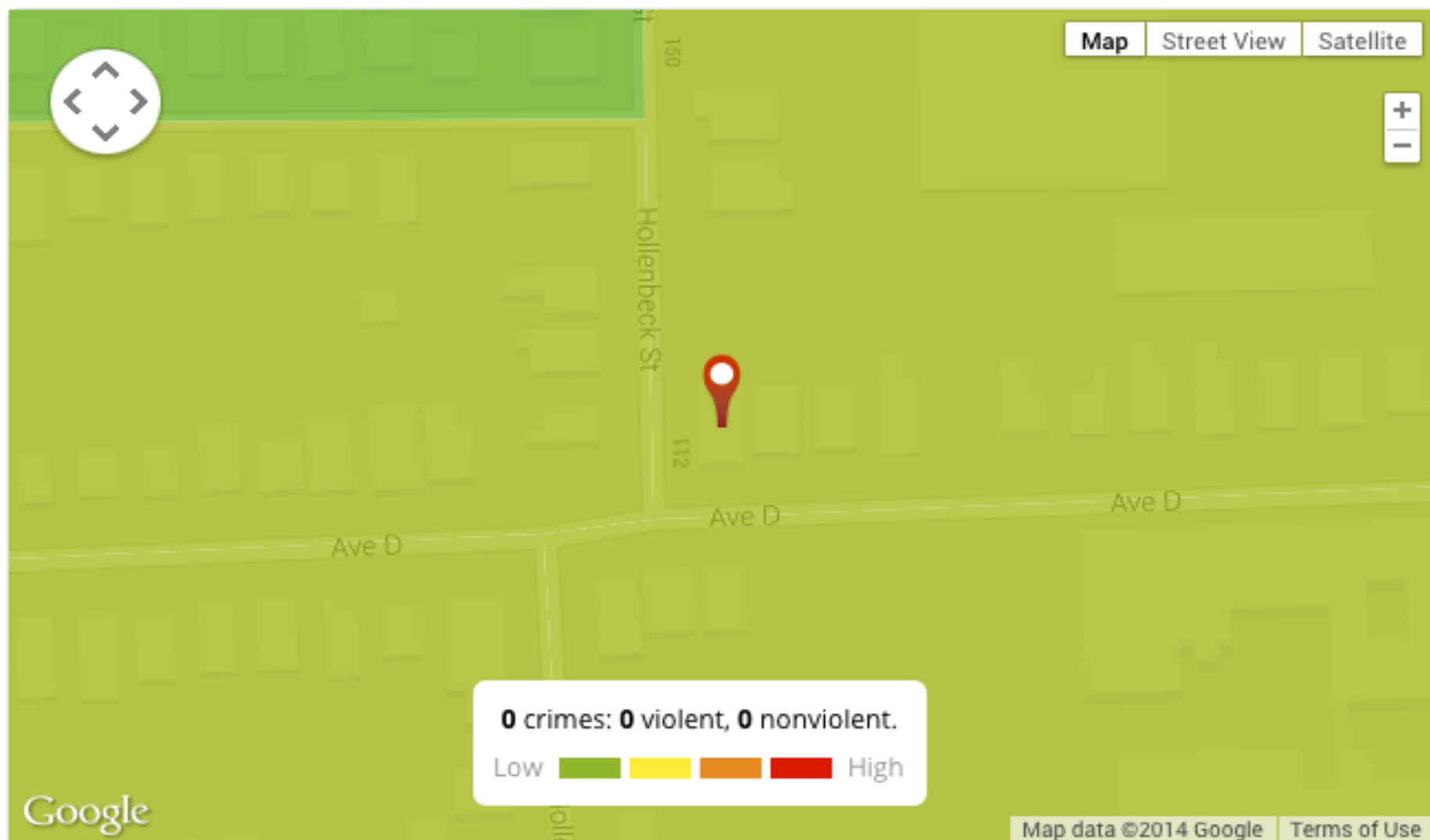






Local Info

[Comparables](#) | [Schools](#) | [Estimates](#) | [Crimes](#) | [Amenities](#) | [Transit](#)

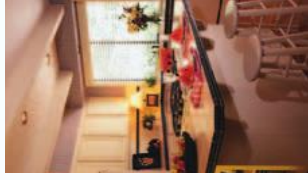


Base price \$445/\$100 or \$470/\$75 or \$495/\$50

**The Best Value
in the Industry!
The most protection
at the best price!**

	SELLER*	BUYER*
	Seller plan included with purchase of any buyer plan at closing*	\$445 Base Price \$100 Trade Fee or \$470 Base Price \$75 Trade Fee or \$495 Base Price \$50 Trade Fee
Air Conditioning & Heat Pump	optional	✓
Heating System and Ductwork	✓	✓
Steam or Hot Water Heat Systems	✓	✓
Geothermal Heatpump	✓	✓
Plumbing Systems	✓	✓
Plumbing Pipe Leaks	✓	✓
Toilet Assembly Parts	✓	✓
Drain Line Stoppages including Roots	✓	✓
Permanently Installed Sump Pump	✓	✓
Built-in Bathtub Whirlpool Motor & Pump	✓	✓
Water Heaters (multiple units)	✓	✓
Garage Door Openers (up to 3)	✓	✓
Range • Oven • Cooktop	✓	✓
Garbage Disposal	✓	✓
Refrigerator	✓	✓
Trash Compactor	✓	✓
Built-in Microwave Oven	✓	✓
Dishwasher	✓	✓
Instant Hot Water Dispenser	✓	✓
Electrical Wiring	✓	✓
Fuse Panels & Circuit Breaker Panels	✓	✓
Electrical Switches and Receptacles	✓	✓
Fire & Burglar Alarms	✓	✓
Doorbell System	✓	✓
Central Vacuum System	✓	✓
Telephone Wiring	✓	✓
Attic, Ceiling & Exhaust Fans	✓	✓
Roof Leak Repair	✓	✓
Washer/Dryer	✓	✓
Optional package available to seller		
Seller A/C & Heat Pump	\$70	
Optional package available to buyer only		
Supreme Protection		\$75
Enhanced HVAC		\$75
Supreme Protection + Enhanced HVAC		\$125
Swimming Pool/Spa Equipment		\$160
Additional Pool/Spa Equipment		\$160
Water Well Mechanical		\$45
Septic System		\$45
Water Softener		\$40

* Subject to the terms, conditions and limitations of this agreement.



You wouldn't consider buying a new home without a warranty. Why would anyone buy an existing home without protection?

VALUABLE PRODUCT FEATURES

- R410A A/C protection
- Drain line stoppages caused by roots
- Roof leak repair for buyer
- Multiple HVAC systems
- Multiple hot water heaters
- 13-SEER A/C protection
- Enhanced HVAC Protection available for buyer



OBTAINING SERVICE

1. Before any work is performed, enter your claim at www.HomeTrustWarranty.com or call us at **1-800-775-4736. We will not pay for any work without prior approval.**
2. 24 hours a day, 7 days a week, even on holidays.
3. A contractor will be dispatched to evaluate the problem.
4. Pay your trade fee to the contractor when they arrive.
5. Upon authorization, the covered system or appliance will be repaired.



**Home Buyers Resale
Warranty CorporationSM**

C31D01

Protecting your Interests through Title Insurance

Benefits of Title Insurance

Although Title insurance agents make every effort to eliminate the risk involved in the purchase or mortgage of real property, there will always be certain risks for the buyers and investors.

The benefits of title insurance are:

- clears title problems
- pays valid claims
- provides a defense for claims attacking the title as insured

A Title insurance policy insures your interest subject to exclusions and conditions contained therein and insures against loss or damage resulting from: Any title risks covered by that policy up to the amount of the policy; and any costs, attorneys' fees and expenses we have to pay under the policy.

Covered Title Risks

Subject to its terms and conditions, a title policy covers the following title risks, if they affect title to the insured property on the policy date:

- Someone else owns an interest in the title.
- A document is not properly signed, sealed, acknowledged, or delivered.
- Forgery, fraud, duress, incompetency, incapacity or impersonation.
- Defective recording of any document.
- Lack of legal right of access to and from the land.
- There are restrictive covenants limiting the use of the land.
- There is a lien on the title because of:
 - A mortgage or deed or trust
 - A judgment, tax or special assessment.
 - Others have rights arising out of leases, contracts, or options.
- Someone else has an easement on the land.
- Title is unmarketable, which allows another person to refuse to perform a contract to purchase, to lease or to make a mortgage loan.
- You are forced to remove your existing structure other than a boundary wall or fence because:
 - it extends onto adjoining land or onto any easement
 - it violates a restriction shown in the policy.
- Other defects, liens or encumbrances.

Costs

Unlike most types of insurance the title insurance premium is paid only once. If the owner's and lender's policy are purchased simultaneously, there is a substantial discount.

Protection

If a claim is made against your title as insured, The title insurance underwriter protects you by (1) defending your interest in any court case and paying the costs, attorneys' fees, and expenses incurred in that defense; (2) If the claim is proven to be valid, The title insurance underwriter will pay the costs of your claim, up to the amount of the policy or will undertake the responsibility of perfecting the title as insured at its own expense.

A LEASE,

Made and executed this 1st _____ between
Louis Gargani _____ Landlord, and
Joseph Mallery _____ Tenant(s)

AGREEMENT TO RENT: In consideration of the rents and agreements herein contained, the landlord agrees to lease to the tenant(s), jointly and severally, the premises known as 298 Avenue D

TERM OF LEASE: The term of this lease shall be one year beginning on 1/1/11 at 12:00 noon and ending on 1/1/12 at noon. Possession of the premises is to begin on 1/1/11.

AMOUNT OF RENT: The Tenant(s) agree to pay for the use of the premises a rent of \$ 8340.00, payable in monthly installments of \$ 695.00. Rent is payable the first day of each month in advance. The monthly rental shall be mailed or delivered to :

Louis Gargani
3628 Latta Rd.
Rochester ny 14612

Or to such other person or place as the Landlord may from time to time designate.

LATE PAYMENT OF RENT FEES:

- A. If the full rent amount is not received by the Landlord on or before the 5th day of the month due, there will be a late charge of \$25.00. After the 5th day of the month, there will be an additional late charge of \$10.00 per day, due and payable from the Tenant(s) to the Landlord.
- B. Landlord may, at his option, deem rentals postmarked by the 3rd day of the month due as timely paid even though actually received by the Landlord after the 5th day of the month.

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Rochester, ny 14612 _____

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Rochester New York is one of the best, listed in the top ten by **Forbes**, **Bloomberg Business Week**, **Money Magazine**, and more:

- * **#1 in US for Best Quality of Life – *Expansion Management Magazine***
- * **One of the 10 “best places to vacation” – *Money Magazine***
- * **4th most affordable city in the US – *Forbes (2010)***
- * **6th best place to live in America – *Places Rated Almanac***
- * **7th among 225 metro areas for recreational amenities – *Places Rated Almanac***
- * **One of the “Top 10 US Cities to Raise a Family” – *Child Magazine***
- * **A top 10 metro area with the best education opportunities – *Forbes***
- * **3rd healthiest place for men to live – *Men’s Health Magazine***
- * **One of America’s Most Innovative Cities – *Forbes (2010)***
- * **One of the strongest job markets in the US – *Bloomberg Business week (2010)***
- * **3rd best metro region in the US for raising a family – *Forbes (2010)***
- * **11th among 100 Metro Areas for “Least Stressful City” – *Sparlings' Best Places***
- * **7th cleanest city in the US – *Reader’s Digest***
- * **10th smartest city in the US – *Daily Beast (2010)***
- * **Average daily commute time of 19.7 minutes – U.S. Census**
- * **Ranked one of the nation’s healthiest cities**
- * **16th among “20 Best Places to Start Over” – *Bloomberg Businessweek (2010)***
- * **One of the top 10 Best Golf Cities in America**
- * **12th healthiest place for women in 100 biggest metro areas – *Self Magazine***

Links to articles:

<http://www.forbes.com/2011/05/09/best-places-to-buy-a-home-now.html>

<http://www.yourrochesterrealtor.com/rochester-ny-is-the-best-place-to-buy-a-home/>

http://www.mercurynews.com/real-estate/ci_17066691?source=rss&nclick_check=1

<http://www.zillow.com/blog/research/2011/01/26/top-places-to-buy-in-2011-list/>