

On the Market

with Manuel Vargas May 2006



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So, What is Going on With the Market?

From the desk of Manuel Vargas, NY & FL Licensed Broker, CRS, CBR, Bachelor of Science in RE (NYU), Magna Cum Laude.

Rather than telling you my opinion, I want you to judge for yourself. The media is full of prophets of the past, when, in fact, the data is out there for all of us to see. All of this information was outsourced from the Libor MLS as follows:

- Listings: available residential listings in each zip code in any given month.
- Contracts: reported contracts in each zip code in any given month.

continued on page 2

Qué Está Pasando Con El Mercado?

Desde la oficina de Manuel Vargas, NY & FL Licensed Broker, CRS, CBR, Bachelor of Science in RE (NYU), Magna Cum Laude.

En vez de dar mi opinión me gustaría que Uds. juzgaran por si mismos. Los medios de comunicación están llenos de profetas del pasado, cuando en realidad las estadísticas están disponibles para todos. Esta información fue extraída del MLS de Long Island y Queens y debe entenderse de la siguiente manera:

- Listings: propiedades disponibles en cada zip code, cada mes.
- Contracts: contratos reportados en cada zip code, cada mes.

sigue en la pag. 2

ACCURATE MARKET EVALUATION OF YOUR PROPERTY,
please call Manuel
917-559-2002

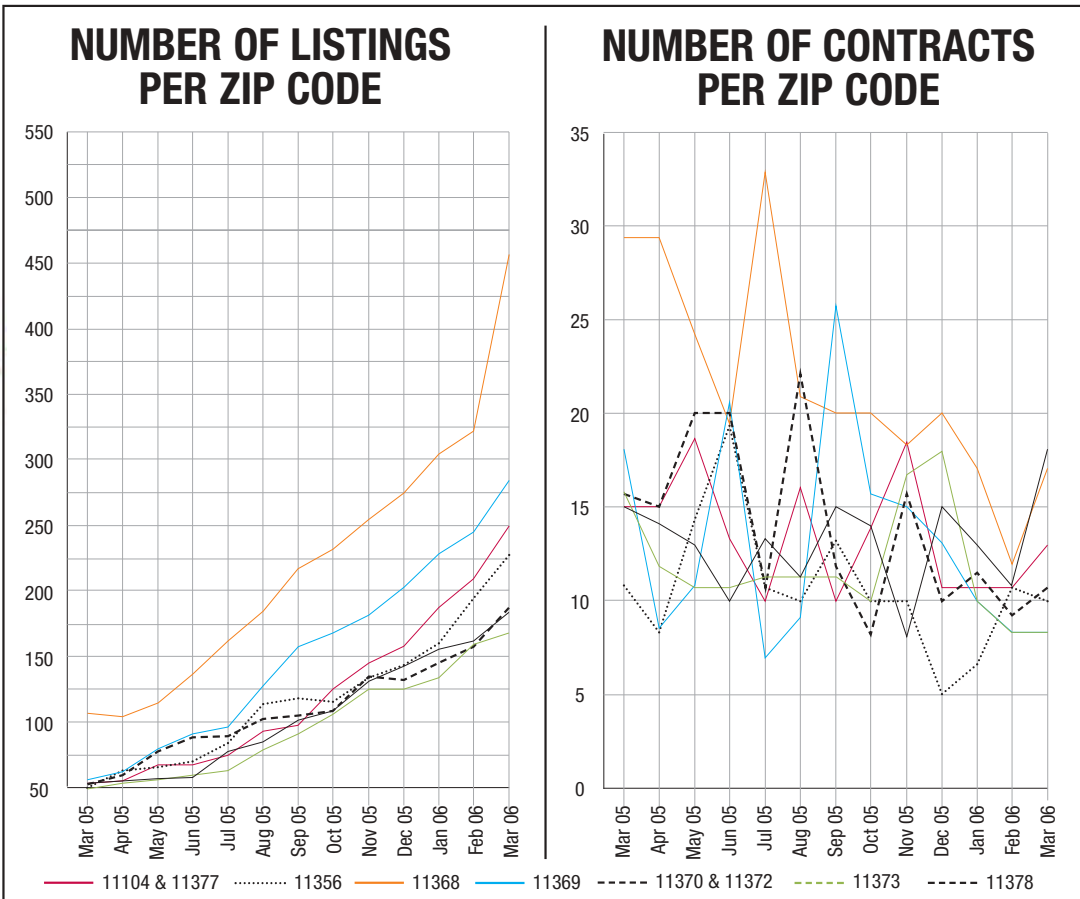
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Congratulations Coloring Contest Winners

Eileen Garcia, age 9
Louis Liendo, age 5

Both are from East Elmhurst and won Toys R' Us certificates.



So, What is Going on with the Market?

continued from front cover

- Absorption rate (AB%): percentage of homes on the market that go to contract, per zip code.
- Months of supply: based on the found AB%, correspond to the number months of inventory. In other words, at the selling rate, it is the months that it will take to sell all inventory in a given zip code.
- Average LP\$: average price of all homes listed in a zip code in any given month.

Interpretation is what gives value to

statistics. It is obvious that inventory is growing and buyers are scarcer than a year ago. In the next issue, we will take a look at the average selling prices per zip code.

In the meantime, I propose that you tell me your opinion about the market by mailing the following survey on or before June 7, 2006; there will be a raffle with all entries and the winner will take home a gift certificate for a dinner for two at Park Side Restaurant. Remember there is no right or wrong answer, just your opinion.

LAST NAME: _____ FIRST NAME: _____
 ADDRESS: _____
 TOWN: _____ ZIP: _____
 NO. OF HOME OWNED: _____
 PHONE NO. (FOR NOTIFICATION): _____

• I BELIEVE THE MARKET IS: _____
 (A) STABILIZING (B) STILL GOING UP (C) GOING DOWN

• IF THERE IS AN ADJUSTMENT IN MY ZIP CODE IT WILL BE MORE OR LESS: _____
 (A) 0% (B) 5% (C) 10% OR MORE

• THE SINGLE FACTOR THAT AFFECTS THE MARKET THE MOST IN MY ZIP CODE IS: _____
 (A) INTEREST RATES INCREASING (B) WEAKNESS OF THE RENTAL MARKET
 (C) FUEL, TAX, INSURANCE INCREASES (D) OVERBUILDING

• I AM: _____
 (A) OPTIMISTIC ABOUT THE MARKET, THIS IS A VERY STRONG AREA (B) PESIMISTIC ABOUT THE MARKET. I HAVE SEEN THE FULL CYCLE ALREADY (C) NEUTRAL ABOUT THE MARKET. I OWN A PROPERTY BUT HAVE NO INTEREST IN ANY MARKET TRANSACTION, SO IT DOES NOT AFFECT ME

RETURN ADDRESS: PANAMERICAN REALTY 33-19 JUNCTION BLVD. JACKSON HEIGHTS, NY 11372

Qué Está Pasando Con El Mercado?

viene de la pag. 1

- Absorption rate (AB%): porcentaje de casas que se van a contrato cada mes, en cada zip code.
- Months of supply: basado en la AB%, indica cuantos meses se necesitan para venderse la totalidad de las casas disponibles.
- Average LP\$: valor promedio en que se listan las casas en cada zip code (nota, éste no es el precio de contrato).

La interpretación es lo que le da valor a la estadística. Es evidente que el inventario ha aumentado y que los

compradores son más escasos que el año pasado. En el próximo ejemplar de *On the market*, veremos el cambio de los precios promedios durante el último año. Mientras tanto me gustaría que Uds. Me dieran su opinión sobre el mercado por medio del cupón adjunto. Por favor llenarlo y devolverlo antes del 7 de Junio. Los participantes entrarán en una rifa por una cena en el Restaurante Park Side para dos personas. Recuerde, no hay respuesta incorrecta, solamente me gustaría saber su opinión.

APELLIDO: _____ NOMBRE: _____
 DIRECCION: _____
 TOWN: _____ ZIP: _____
 NO. DE PROPIEDADES QUE TIENE: _____
 TELEFONO NO. (PARA NOTIFICAR): _____

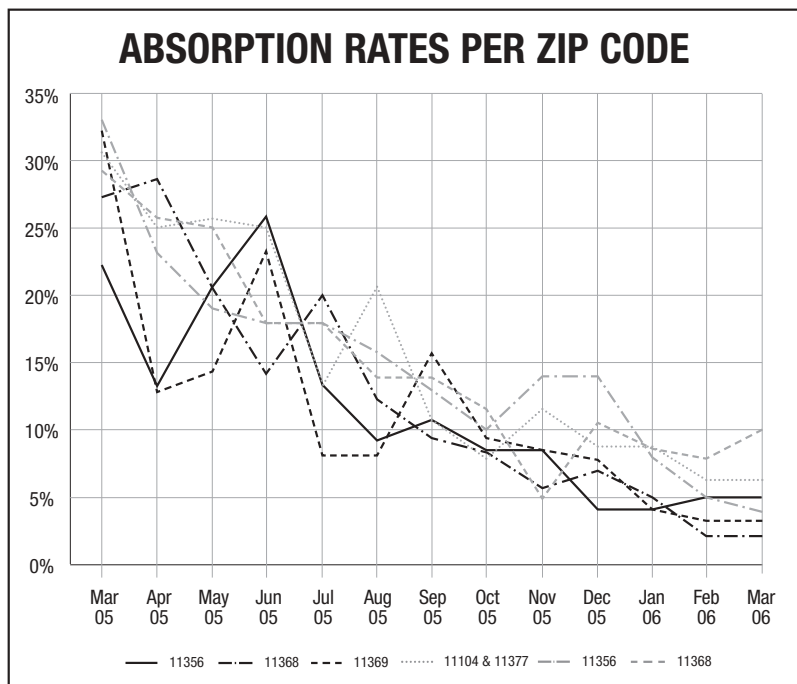
• CREO QUE EL MERCADO: _____
 (A) SE ESTA ESTABILIZANDO (B) ESTA SUBIENDO (C) ESTA BAJANDO

• SI HAY UN AJUSTE EN MI ZIP CODE SERA DEL: _____
 (A) 0% (B) 5% (C) 10% O MAS

• EL FACTOR QUE MAS AFECTA EL MERCADO EN MI ZONA ES: _____
 (A) LA SUBIDA DE LOS INTERESES HIPOTECARIOS. (B) LA DEBILIDAD DEL MERCADO DE RENTAS. (C) INCREMENTO DEL PRECIO DEL COMBUSTIBLE, LOS IMPUESTOS, EL SEGURO. (D) SOBRECONSTRUCCION.

• UD. SE CONSIDERA: _____
 (A) OPTIMISTA SOBRE EL MERCADO PORQUE ESTA AREA ES ECONOMICAMENTE MUY SALUDABLE. (B) PESIMISTA SOBRE EL MERCADO PORQUE UD. YA HA VISTO UN CICLO COMPLETO. (C) NEUTRAL SOBRE EL MERCADO. SOY DUEÑO DE CASA PERO NO TENGO NINGUN INTERES EN NEGOCIAR EN EL MERCADO Y POR TANTO NO ME AFECTA.

RETURN ADDRESS: PANAMERICAN REALTY 33-19 JUNCTION BLVD. JACKSON HEIGHTS, NY 11372

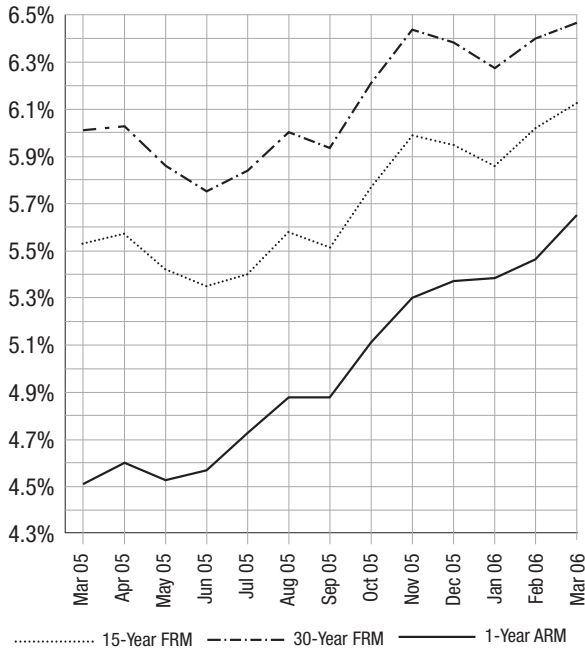


“ My product is excellent service, not houses. I work for you, and I happen to know the market better than the competition. ”

Manuel A. Vargas
 Manuel A. Vargas

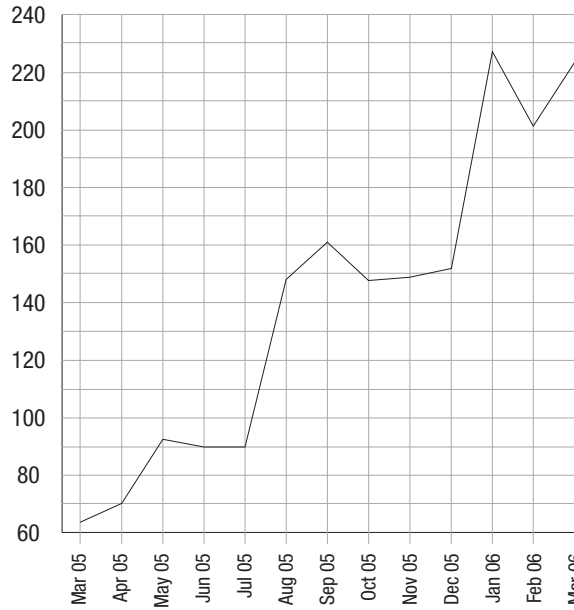


**NATIONAL MONTHLY AVERAGE INTEREST RATES,
MARCH 2005 – MARCH 2006**



Source: HSH Associates www.hsh.com

**AVAILABLE APARTMENTS FOR RENT IN NORTHWEST QUEENS
(Zip Codes 11104, 11377, 11368, 11369, 11370, 11372, 11373, 11377, 11356)**



Source: Libor MLS

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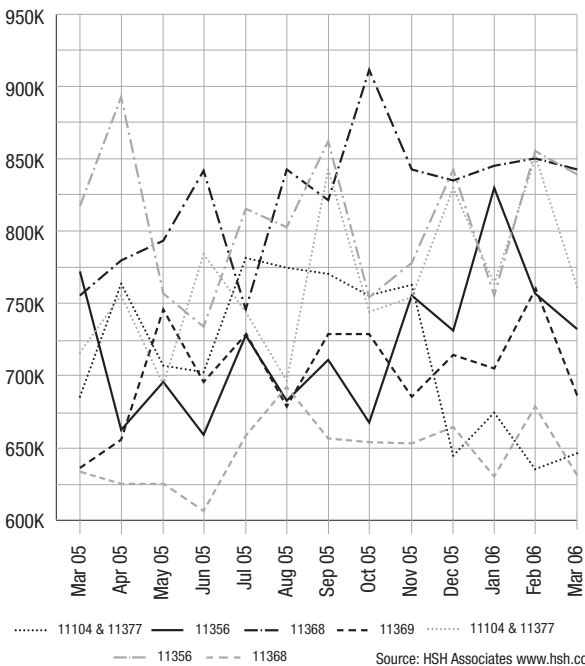
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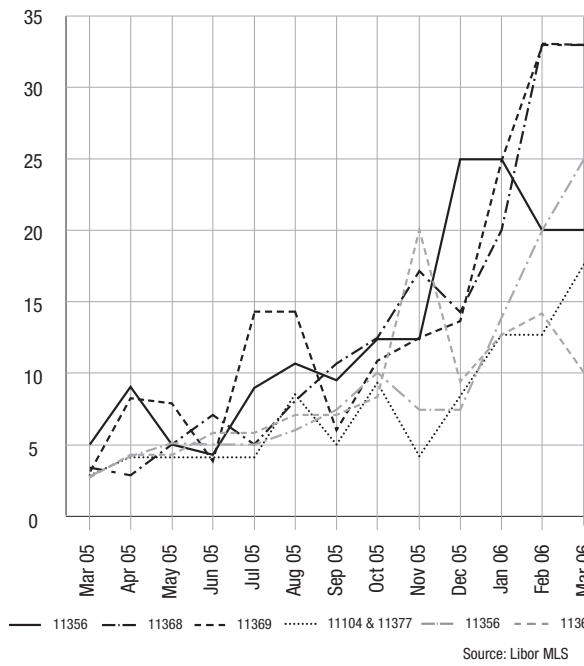
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AVERAGE LISTING PRICE PER ZIP CODE



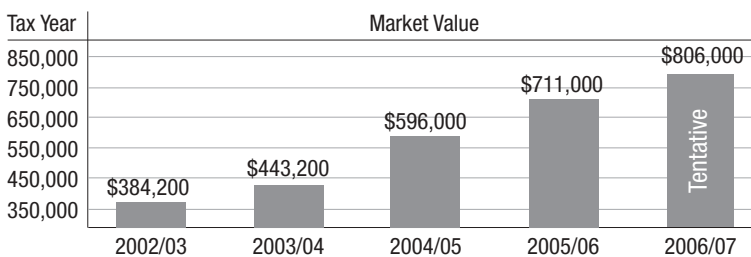
Source: HSH Associates www.hsh.com

NUMBER MONTHS OF INVENTORY PER ZIP CODE

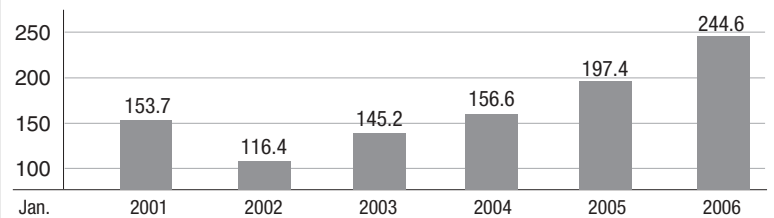


Source: Libor MLS

**Tax Assessment Increase for a
2-Family Brick in the 11370 Zip Code**



**U.S. Heating Oil Residential Price
(Cents per Gallon Excluding Tax)**



Updated on 3/15/2006
Source: U.S. Energy Information Administration

Biodiversity Hotspots

by Audrey Zupan

A biodiversity hotspot is a region that is both a major concentration of biodiversity and is threatened with destruction. The term "biodiversity hotspot" refers to 34 biologically rich areas around the world that have lost at least 70 percent of their original habitation. The lingering natural habitat in these biodiversity hotspots amounts to just 1.4 percent of the land surface of the planet, yet supports nearly 60 percent of the world's mammal, plant, reptile, bird and amphibian species.

Biodiversity hotspots were initially recognized by Dr. Norman Myers in two articles in *The Environmentalist* (1998 & 1999) and revised in an article in the journal *Nature* (2000). The concept of biodiversity hotspots was created as a means to address the problem of spotting the areas that were the most important, ultimately for preserving animal and plant life species. Myers acknowledged that, in the face of their relatively small sizes, certain eco-systems account for a high percentage of worldwide biodiversity. Many of these same areas face great pressure from logging, agriculture, hunting and climate change.

The 34 hotspots that are recognized today include: California floristic province; Caribbean islands; Madrean pine-oak woodlands; Mesoamerica; Atlantic forests; Cerrado; Chilean Winter Rainfall and Valdivian Forests; Tumbes-Choco-Magdalena; Tropical Andes; Caucasus; Irano and Anatolian; Mediterranean Basin; mountains of Central Asia; Cape Floristic Region; Coastal forests of eastern Africa; Eastern

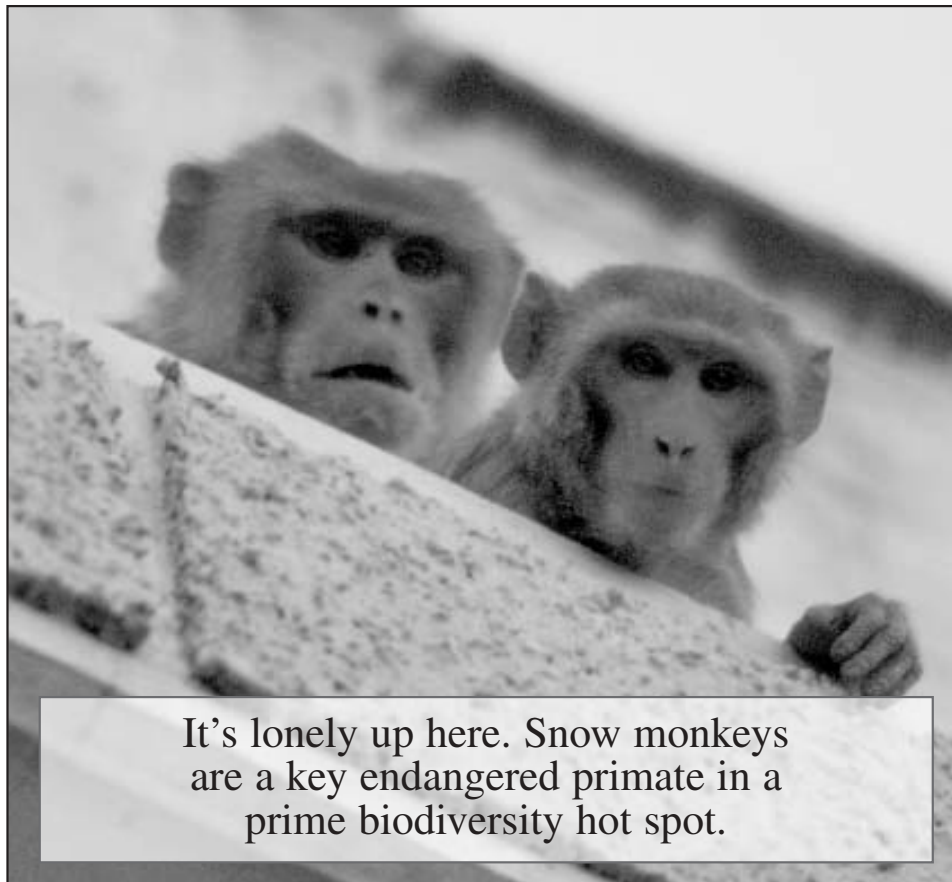
Afromontane, Guinean forest of West Africa, Horn of Africa, Madagascar and the Indian Ocean Islands; Maputaland, Pondoland and Albany; Succulent Karoo; East Melanesian Islands; Himalaya; Indo-Burma; Japan; mountains of southwest China; New Caledonia; New Zealand; Philippines; Polynesia and Micronesia; Southwest Australia; Sundaland; Wallacea; Western Ghats and Sri Lanka.

In 2005, conservationists named nine new biodiversity hotspots. The hotspots range from the African island nation of Madagascar to the Indian Ocean Islands, which are home to 24 varieties of plants and animals found nowhere else in the world. By focusing awareness on these regions, conservationists hope to make the most of their efforts at saving as many species as possible from extinction.

Most hotspots have several endangered plants and animals. For instance, in the islands that make up the Japanese Archipelago, about a quarter of the vertebrate species occurring in this hotspot are endemic, including and the Japanese macaque. Also known as the famous "snow monkeys," they are the most northerly-living non-human primates in the world.

Another at-risk species in this hotspot is the critically endangered Okinawa woodpecker. One cause for the endangerment of this animal is urban development in Japan. This has had some of the most significant effects on the Japanese wilderness, as well as the introduction of exotic species, like the Indian grey mongoose, the Siberian weasel and the large mouthed bass.

Another example of a bio-



It's lonely up here. Snow monkeys are a key endangered primate in a prime biodiversity hot spot.

diversity hotspot where the species are under stress is in New Caledonia. This is one of the smallest hotspots in the world. It consists of a small group of islands located in the South Pacific Ocean at the southern end of the Melanesian region. The region consists of the main island of Grande Terre and the smaller Loyalty Islands, Belep and Surprise Islands are located to the north and Isle of Pines to the south. Uninhabited volcanic islands of Matthew and Hunter can also be found in this region.

New Caledonia's ecosystems include numerous natural vegetation types. Evergreen rain forests once covered about 70 percent of the area, and are now limited to a few scattered areas in the central mountains. In drier areas on the western coast, there are a few small patches left of sclerophyllous forest. On the west coast, there are several other types of vegetation, including mangroves. An invasive

eucalypt, often referred to as grassland or niaouli, occupies more than 32 percent of the area, and are often mistaken by visitors and residents as the typical landscape of New Caledonia. These are also highly disturbed anthropogenic formations that are maintained by repeated fire and grazing by cattle and introduced deer.

The resolution for conservation by environmentally concerned groups, like Conservation International and the World Wildlife Fund, is to focus on biodiversity hotspots and aid in identifying more than 200 eco-regions as a priority for conservation of biodiversity. Both are scientific initiatives that try to quantify species diversity, and the two efforts both target many of the same areas. The main difference is in the scale of the regions. For instance, the biodiversity hotspots tend to be larger regions, and generally include multiple WWF eco-regions. CI's focus is primarily on

terrestrial eco-regions, while the WWF method includes concentrating on freshwater and marine eco-regions.

There are many ways that individuals can help the efforts being made to preserve these endangered areas. Contact World Wildlife Fund or Conservation International and ask how a contribution may be made. WWF makes it easy to contribute by visiting their Web site or calling 1-800-CALL WWF. Conservation International also has extensive information on their Web site so that supporting biodiversity in our world can be as easy as a few clicks of a mouse. You, too, can make a difference in world by supporting organizations that make the environment a priority.

For additional information about biodiversity hotspots, visit www.nationalgeographic.com, www.deh.gov.au, www.enviroliteracy.org, www.worldwildlife.org, www.conservation.org and www.biodiversityhotspots.org

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THE VALUE OF IMMIGRATION

When The Population is Aging

by Corinne Tower

With the increase of the generation of Baby Boomers, long-term care has become an increasingly hot topic among aging Americans and their loved ones. According to a recent article in *The Washington Post*, more people are living longer than ever and are having fewer children than past generations. More medications and healthy lifestyle changes are increasing longevity in the senior population. To support this aging society, more and more immigrants are seizing the opportunity to train for employment in the health care field.

Immigrants, who tend to be younger men and women in their prime working years, are stabilizing the balance of generations in the United States. Some are joining the workforce by accepting health care jobs that are aiding seniors. According to *The Washington Post*, many immigrants are working hard and paying taxes and adding funds for Medicare and Social Security, thus bettering the lives for all citizens who qualify for those governmental benefits.

In a quote in *The Washington Post*, Harry R. Moody, director of academic affairs at AARP said, “Anybody who looks at immigration has to look at aging.” First, said Moody, immigration affects “the age structure of society” by adding younger members to the population. “Second,” he said, “the people who do hands-on care work are immigrants. Look at our nursing homes! We have an image of people picking tomatoes—that’s not the whole story. Immigrants are the front-line caregivers.”

Many Americans will need extensive nursing care such as on-site health care providers 24 hours a day for invasive diseases and terminal illnesses. And continuing-care facilities will need to hire staff to care for all aspects of long-term health care. With these care facilities being built all over the country, accompanying health care workers will be needed to fill positions at the facilities. In 2004, according to *The Washington Post*, about 655,000 immigrants were granted legal status in the United States. According to the Office of Immigration Statistics in the Department of Homeland Security, this figure represents those who fit into the 16 – 49 age group, with a majority 25 – 39.

It is evident that immigrants are filling essential jobs required by communities. In addition, the expansive shortage of nurses remains significant throughout the United States. In fact, the Bureau of Labor Statistics reports that the health care system will require more than 1.2 million new nurses across the nation between 2004 and 2014, in part because the average age of a nurse working today is more than 46. When these nurses reach retirement age, there is going to be an even more serious demand for new, trained health care workers.

Those who are new to the United States are going to be needed to take on new nursing jobs. *The Washington Post* reports that along with a lack of workers, there is a shortage in educational programs for nursing students, teaching cutting-edge techniques that will raise the health care bar in this country. In addition, there is going to be a noted reduction in qualified professionals to fill jobs in hospitals, clinics, assisted-living facilities and nursing homes.

There is also a large population of aging U.S. citizens



who speak little to no English. By hiring Spanish-speaking employees to work in the health care field, workers’ understanding of the language will greatly aid in the care of non-English-speaking patients. These workers will be able to relay patients’ symptoms and complications and translate what health care providers prescribe as a treatment. In addition, bilingual pharmacy employees can offer life-saving instructions for seniors who are on multiple medications and become

easily confused due to a language barrier.

It is impossible to think about the aging population in the United States without also considering the immigrant population. By providing hands-on care to seniors who require special attention, immigrant workers are providing a service that is in high demand.

For additional information, visit www.washingtonpost.com/wpdyn/content/article/2006/04/17/AR2006041701276.html.



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Public Record of February & March 2006 Home Sales

Zip Code	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date	Zip Code	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date
11104	4755 39 Pl.	R4			1		\$318,270	24-Mar-06	11369	9104 24 Ave.	A5	20'x115'	20'x35'	1	1950	\$570,000	17-Apr-06
11104	4532 40 St.	C2	20'x100'	20'x72'	6	1926	\$870,000	06-Apr-06	11369	8609 25 Ave.	B1	44.12'x66.69'	26'x31'	2	1949	\$755,000	14-Mar-06
11104	4716 41 St.	C2	27.25'x100'	20'x84'	6	1931	\$400,000	06-Apr-06	11369	8603 25 Ave.	B1	25.11'x53.09'	25'x30'	2	1949	\$675,000	14-Apr-06
11104	4823 41 St.	B9	18'x100'	18'x35'	2	1930	\$680,000	21-Apr-06	11369	8708 25 Ave.	B1	41.56'x61.75'	29'x25'	2	1950	\$560,000	29-Mar-06
11104	5041 41 St.	C0	24.42'x100'	20'x52'	3	1925	\$830,000	05-Apr-06	11369	9619 25 Ave.	B1	20'x100'	20'x60'	2	1930	\$705,000	17-Apr-06
11104	4121 42 St.	R4			1		\$350,000	14-Mar-06	11369	10018 27 Ave.	A1	40'x100'	20'x24'	1	1925	\$486,000	24-Feb-06
11104	4528 43 St.	B1	19'x95'	19'x53'	2	1928	\$775,000	27-Mar-06	11369	9802 31 Ave.	B1	24'x95'	20'x40'	2	1925	\$710,000	07-Apr-06
11104	4134 44 St.	C0	30.25'x128'	24'x36'	3	1950	\$900,500	09-Mar-06	11369	10505 32 Ave.	B2	30'x100'	22'x36'	2	1910	\$735,000	10-Apr-06
11104	4523 45 St.	C2	27'x99.75'	22'x78'	6	1928	\$650,000	24-Feb-06	11369	9407 32 Ave.	B2	24'x108'	17'x36'	2	1925	\$590,000	13-Apr-06
11104	3935 47 Ave.	S2	19'x100'	19'x55'	3	1930	\$875,000	09-Mar-06	11369	10408 32 Ave.	V0	21'x100'		0		\$740,000	16-Feb-06
11104	3902 Locust St.	B1	43.50'x72.25'	28'x28'	2	1945	\$815,000	05-Apr-06	11369	9719 32 Ave.	B3	20'x100'	20'x30'	2	1920	\$590,000	03-Mar-06
11104	4708 Skillman Ave.	B1	25'x83'	25'x28.33'	2	1925	\$788,000	06-Mar-06	11369	9606 32 Ave.	B1	20'x100'	16'x60'	2	1925	\$821,500	05-Apr-06
11368	3503 100 St.	B2	27'x100'	22'x55'	2	1920	\$610,000	10-Mar-06	11369	3039 86 St.	B3	19'x100'	19'x35'	2	1945	\$676,480	22-Mar-06
11368	3728 100 St.	B2	25'x113.75'	20'x50'	2	1920	\$800,000	21-Apr-06	11369	3228 86 St.	B1	23.58'x100'	20'x55'	2	1930	\$780,000	23-Mar-06
11368	3533 101 St.	C0	25'x100'	20'x60'	3	1930	\$750,000	31-Mar-06	11369	2503 87 St.	B1	25.17'x79.33'	25'x25'	2	1950	\$657,500	14-Mar-06
11368	5506 102 St.	C0	25'x100'	18'x48'	3	1915	\$675,000	23-Feb-06	11369	3234 87 St.	A5	20'x100'	20'x33'	1	1940	\$525,000	06-Apr-06
11368	3321 102 St.	B2	20'x100'	16'x56'	2	1920	\$747,000	06-Apr-06	11369	3026 88 St.	A5	20.42'x100'	20'x35'	1	1930	\$580,000	22-Feb-06
11368	3504 103 St.	C0	20'x61.68'	20'x51'	3	1930	\$700,000	28-Mar-06	11369	2400 90 Pl.	A2	40'x100'	25'x35'	1	1940	\$550,000	10-Mar-06
11368	3427 103 St.	B1	30'x100'	20'x50'	2	2005	\$885,000	21-Apr-06	11369	3044 90 St.	A5	20.42'x100'	20'x35'	1	1930	\$586,000	14-Mar-06
11368	3345 104 St.	B1	20'x100'	20'x52'	2	1920	\$690,000	23-Mar-06	11369	2627 91 St.	A5	20'x100'	17'x43'	1	1935	\$83,673.61	31-Mar-06
11368	5314 105 St.	B3	40'x100'	17'x30'	2	1920	\$650,000	19-Apr-06	11369	2638 91 St.	B3	20'x100'	20'x37'	2	1930	\$605,000	06-Apr-06
11368	5304 106 St.	C0	26.41'x100'	20'x55'	3	1920	\$945,000	27-Feb-06	11369	2401 92 St.	A5	26'x100'	22'x44'	1	1940	\$464,000	06-Apr-06
11368	3415 107 St.	B2	40'x95'	22'x30'	2	1925	\$820,000	21-Apr-06	11369	2369 92 St.	A5	20'x100'	20'x36'	1	1950	\$30,000	29-Mar-06
11368	3429 110 St.	A1	30'x100'	16'x38'	1	1930	\$500,000	20-Apr-06	11369	3018 93 St.	C0	16.25'x100'	16'x44.50'	3	1930	\$750,000	19-Apr-06
11368	3445 110 St.	A1	20'x100'	16'x35'	1	1920	\$420,000	01-Mar-06	11369	2625 93 St.	B2	23.42'x100'	18'x45'	2	1920	\$626,000	27-Feb-06
11368	3455 110 St.	B3	20'x100'	16'x42'	2	1920	\$735,000	27-Feb-06	11369	3012 93 St.	A5	16.25'x100'	16'x44.50'	1	1930	\$458,000	15-Mar-06
11368	3820 111 St.	C3	24'x100'	24'x80'	4	1931	\$925,000	13-Apr-06	11369	3111 94 St.	A5	20'x117'	20'x30'	1	1925	\$445,000	31-Mar-06
11368	3316 112 St.	B3	20'x100'	17'x26'	2	1910	\$1	21-Apr-06	11369	2249 95 St.	B9	40'x95'	24'x38'	2	1955	\$650,000	31-Mar-06
11368	11017 34 Ave.	A1	60'x113'	17'x36'	1	1920	\$190,000	08-Mar-06	11369	2503 95 St.	B1	40.75'x95'	22'x52'	2	2001	\$250,000	16-Mar-06
11368	10808 34 Ave.	C0	20.17'x100'	20.17'x58'	3	2004	\$1,065,000	11-Apr-06	11369	2618 95 St.	C0	24.42'x110'	20'x54.80'	3	1925	\$765,000	03-Mar-06
11368	11103 34 Ave.	B2	20.08'x102.58'	17'x36'	2	1910	\$386,000	01-Mar-06	11369	3103 95 St.	B3	16'x95'	16'x52'	2	1920	\$603,000	31-Mar-06
11368	10415 34 Ave.	B3	40'x100'	20'x50'	2	1920	\$850,000	22-Mar-06	11369	2349 97 St.	C0	40'x97.50'	20'x55'	3	1925	\$45,000	17-Mar-06
11368	9622 35 Ave.	C0	25.17'x100'	20'x50'	3	1920	\$960,000	09-Mar-06	11369	3115 99 St.	B1	25'x110'	20'x40'	2	1935	\$700,000	07-Mar-06
11368	10109 35 Ave.	B3	25.22'x100'	18'x26'	3	1910	\$740,900	22-Mar-06	11369	2234 99 St.	V0	50'x97.42'		0		\$345,000	03-Apr-06
11368	10617 37 Ave.	C0	35.33'x103.86'	35'x60'	3	1935	\$904,000	07-Apr-06	11369	3150 Buell St.	B3	46'x100'	20'x29'	2	1925	\$650,000	17-Feb-06
11368	10302 37 Ave.	C0	20.27'x87.61'	20.25'x47'	3	1968	\$770,000	01-Mar-06	11369	10441 Ditmars Blvd.	A3	29'x104'	22'x30'	1	1930	\$625,000	07-Apr-06
11368	10315 37 Ave.	S1	25'x100'	22'x49'	2	1920	\$950,000	16-Mar-06	11369	2745 Ericsson St.	B3	40'x100'	28'x28'	2	1915	\$599,000	05-Apr-06
11368	11236 38 Ave.	B2	25'x125'	18'x42'	2	1920	\$445,000	08-Mar-06	11369	2915 Gillmore St.	C3	40'x100'	22'x48'	4	1928	\$770,000	13-Mar-06
11368	9702 38 Ave.	B3	25'x100'	19'x30'	2	1920	\$770,000	20-Apr-06	11369	2750 Gillmore St.	A1	40'x100'	16'x32'	1	1925	\$490,000	17-Apr-06
11368	11236 38 Ave.	B2	25'x125'	18'x42'	2	1920	\$1,050,000	05-Apr-06	11369	2921 Humphreys St.	A1	40'x100'	22'x31'	1	1920	\$464,919	22-Mar-06
11368	10001 39 Ave.	B2	25'x100'	20'x40'	2	1901	\$720,000	17-Mar-06	11369	2725 Kearney St.	B3	45'x100'	28'x28'	2	1925	\$850,000	19-Apr-06
11368	10005 40 Rd.	B3	25'x100'	16'x51'	2	1920	\$777,000	29-Mar-06	11369	2716 McIntosh St.	B3	30'x100'	22'x35'	2	1915	\$760,000	24-Mar-06
11368	10318 42 Ave.	A1	50'x62.50'	20'x32'	1	1920	\$800,000	27-Feb-06	11370	7804 24 Ave.	B3	18'x100'	18'x37'	2	1955	\$600,000	17-Apr-06
11368	9902 42 Ave.	A2	25'x100.02'	17'x39'	1	1930	\$556,000	15-Mar-06	11370	8203 25 Ave.	A5	23'x100'	20'x37'	1	1950	\$620,000	20-Apr-06
11368	10218 42 Ave.	C0	57'x53'	20'x40'	3	1920	\$825,000	14-Mar-06	11370	2133 72 St.	A5	20'x100'	16'x32'	1	1925	\$495,000	14-Mar-06
11368	10839 42 Ave.	C2	25'x100'	20'x66'	5	1931	\$2,300,000	17-Apr-06	11370	3245 76 St.	B3	18.67'x100'	18.67'x35'	2	1950	\$300,000	06-Apr-06
11368	11171 43 Ave.	B3	25'x100'	18'x23'	2	1910	\$699,600	13-Apr-06	11370	3222 76 St.	A5	16.42'x100'	16.50'x36'	1	1955	\$575,000	13-Mar-06
11368	9907 43 Ave.	R2			1		\$205,000	22-Mar-06	11370	3227 77 St.	A5	18'x100'	18'x34'	1	1940	\$585,000	17-Feb-06
11368	10411 44 Ave.	A1	25'x100'	20'x30'	1	1915	\$520,150	01-Mar-06	11370	2209 78 St.	R2			1		\$335,000	03-Apr-06
11368	10839 48 Ave.	B3	25'x100'	24'x30'	2	1910	\$477,000	10-Apr-06	11370	2124 79 St.	R2			1		\$210,000	07-Apr-06
11368	10825 48 Ave.	B1	18'x100'	18.92'x42'	2	1965	\$690,000	27-Feb-06	11370	2517 80 St.	B1	27.67'x100'	27'x35'	2	1950	\$585,000	27-Mar-06
11368	5348 96 St.	C3	20'x100'	20'x56'	4	1976	\$900,000	16-Mar-06	11370	3031 81 St.	A5	20'x100'	20'x43.67'	1	1960	\$535,000	21-Apr-06
11368	4519 97 Pl.	B3	20'x100'	16'x38'	2	1925	\$670,000	14-Apr-06	11370	3115 82 St.	B3	22'x100'	17'x47.77'	2	1920	\$740,000	28-Feb-06
11368	4720 98 Pl.	C0	20'x95'	16'x46'	3	1925	\$680,000	24-Feb-06	11370	2428 83 St.	A5	22.33'x100'	18'x34'	1	1940	\$860,000	14-Mar-06
11368	4737 98 Pl.	A1	25'x88.75'	15'x32'	1	1920	\$475,000	28-Feb-06	11370	2504 83 St.	A5	16'x100'	16'x40.95'	1	1930	\$525,300	29-Mar-06
11368	10453 Alstyn Ave.	B3	50'x100'	20'x28'	2	1920	\$935,000	13-Mar-06	11370	2545 83 St.	A5	20'x100'	16'x47'	1	1930	\$660,000	13-Mar-06
11368	9811 Corona Ave.	B2	19.19'x71.11'	18'x53'	2	1910	\$650,000	13-Mar-06	11370	3053 83 St.	C0	13.42'x100'	29'x55'	3	1979	\$850,000	21-Apr-06
11368	10419 Martense Ave.	S3	20'x95'	18'x60'	4	1931	\$535,000	24-Mar-06	11370	3021 84 St.	B3	25'x100'	20'x35'	2	1935	\$785,000	23-Feb-06
11368	10407 Martense Ave.	B1	20'x95'	18'x40'	2	1920	\$740,000	06-Mar-06	11370	3244 84 St.	B3	22'x100'	18'x36'	2	1930	\$790,000	18-Apr-06
11368	10216 Martense Ave.	C0	21.33'x85.14'	20'x70'	3	1930	\$775,000	10-Apr-06	11370	3118 85 St.	B1	23.75'x100'	20'x55'	2	1925	\$900,000	20-Apr-06
11368	10918 Reverend Jarvis Dr.	A1	20.42'x107'	16'x34'	1	1925	\$395,000	03-Apr-06	11372	7615 35 Ave.	R4			1		\$337,000	23-Feb-06
11368	Roosevelt Ave.	G2	50'x125'	48'x32'	1		\$2,100,000	17-Apr-06	11372	3336 72 St.	B1	20'x100'	20'x38'	2	1940	\$880,000	07-Apr-06
11368	5526 Van Cleef St.	C3	40'x100'	20'x45'	4	1920	\$780,000	31-Mar-06	11372	3431 73 St.	B1	20'x100'	20'x54'	2	1930	\$260,000	18-Apr-06
11368	5632 Waldron St.	C0	20'x100'	19'x35'	3	1920	\$730,000	17-Apr-06	11372	3728 77 St.	A1	25'x100'	16'x40'	1	1925	\$875,000	03-Mar-06
11368	5919 Xenia St.	C0	20'x100'	20'x56'	3	1998	\$600,000	03-Mar-06	11372	372							



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Public Record of February & March 2006 Home Sales

Zip Code	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date	Zip Code	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date
11373	7627 46 Ave.	B2	20'x86.50'	18'x40'	2	1920	\$650,000	21-Mar-06	11377	7118 Calamus Ave.	A5	21.25'x142'	21.50'x44'	1	1935	\$439,998	13-Mar-06
11373	9070 51 Ave.	R5			1		\$257,000	05-Apr-06	11377	6908 Woodside Ave.	S9	37.17'x101.50'	25'x50'	7	1931	\$1,025,000	07-Mar-06
11373	9035 51 Ave.	A5	19.67'x100.08'	16'x55'	1	1925	\$615,000	11-Apr-06	11377	4126 Woodside Ave.	B1	24'x100'	20'x56'	2	1940	\$835,000	16-Feb-06
11373	9243 52 Ave.	C0	30'x100.08'	22'x48'	3	1920	\$835,000	03-Mar-06	11377	6544 Woodside Ave.	B2	20'x95'	19'x27'	2	1905	\$561,000	19-Apr-06
11373	8536 53 Ave.	A1	25'x95'	16'x36'	1	1925	\$590,000	06-Apr-06	11378	5311 46 St.	B2	20'x100'	20'x38'	2	1915	\$495,000	20-Apr-06
11373	8633 55 Ave.	A1	25'x97.67'	16'x35'	1	1925	\$555,000	13-Mar-06	11378	7109 52 Ave.	B3	18'x100'	18'x30'	2	1940	\$670,000	22-Mar-06
11373	8607 56 Ave.	A1	25'x100'	17'x36'	1	1925	\$580,000	21-Mar-06	11378	6735 52 Ave.	A5	26'x98'	20'x37'	1	1960	\$180,000	30-Mar-06
11373	8524 57 Ave.	R2			1		\$330,000	15-Mar-06	11378	6621 52 Dr.	A9	25'x102'	21'x37'	1	1910	\$420,000	15-Mar-06
11373	4211 74 St.	C0	25'x95'	18'x44'	3	1920	\$721,000	03-Apr-06	11378	53 Ave.	V0	15'x221.75'		0		\$400,000	16-Mar-06
11373	4513 74 St.	B9	20.42'x64'	19.42'x44'	2	1965	\$726,000	29-Mar-06	11378	6815 53 Rd.	B2	25'x100'	22'x45'	2	1930	\$2,200,000	20-Mar-06
11373	4123 76 St.	R3			1		\$240,000	03-Apr-06	11378	54 Dr.	V1	30'x300'		0		\$100,000	07-Apr-06
11373	4131 77 St.	R3			1		\$263,000	12-Apr-06	11378	4821 54 Rd.	A5	20'x95'	20'x36'	1	1940	\$443,000	10-Apr-06
11373	4213 79 St.	A1	20'x120'	17'x38'	1	1910	\$625,500	21-Mar-06	11378	6406 56 Ave.	B2	25'x100'	22'x38'	2	1940	\$640,000	16-Mar-06
11373	4225 80 St.	R4			1	1960	\$357,000	24-Feb-06	11378	6105 56 Dr.	B2	25'x100'	21'x28'	2	1901	\$380,000	27-Feb-06
11373	5450 82 St.	G0	25'x100'	10'x20'	0	1901	\$299,000	10-Mar-06	11378	6131 56 Rd.	B1	50'x100'	17'x54'	2	2003	\$850,000	12-Apr-06
11373	5257 84 St.	B1	40'x99.25'	26'x40'	2	1930	\$740,500	09-Mar-06	11378	5963 56 Rd.	S4	25'x100'	25'x53'	5	1920	\$999,999	14-Apr-06
11373	5202 90 St.	C0	25'x100.08'	22'x53'	3	1920	\$900,000	23-Mar-06	11378	6082 56 St.	B2	30'x100'	20'x43'	2	1920	\$450,000	27-Mar-06
11373	5415 92 St.	A1	25'x100.08'	16'x38'	1	1930	\$580,500	20-Apr-06	11378	7205 57 Dr.	B2	20'x100'	18'x40'	2	1920	\$526,000	28-Mar-06
11373	8210 Baxter Ave.	K1	125.16'x89.97'	125'x100'	4	1940	\$4,250,000	06-Apr-06	11378	7132 58 Ave.	B2	25'x100'	18'x36'	2	1930	\$10	22-Mar-06
11373	8201 Britton Ave.	R4			1	1939	\$176,000	16-Mar-06	11378	5820 58 Pl.	B3	23'x90'	23'x26'	2	1920	\$405,000	22-Mar-06
11373	4014 Forley St.	B9	20.17'x103'	20.08'x51'	2	1955	\$875,000	05-Apr-06	11378	5712 58 Pl.	A1	25'x95'	16'x25'	1	1899	\$38,000	10-Apr-06
11373	4033 Forley St.	B1	30'x97.42'	22'x32'	2	1930	\$750,000	20-Apr-06	11378	6436 58 Rd.	A5	17.25'x95'	15'x36'	1	1925	\$395,000	11-Apr-06
11373	4230 Forley St.	A1	25'x100'	19'x36'	1	1935	\$635,000	05-Apr-06	11378	6417 58 Rd.	A2	20'x100'	16'x50'	1	1920	\$412,000	28-Mar-06
11373	4036 Gleane St.	B3	55'x46.25'	38'x18'	2	1930	\$820,000	13-Apr-06	11378	5965 58 Rd.	B3	25'x100'	17'x38'	2	1910	\$638,600	29-Mar-06
11373	4262 Hampton St.	A1	25'x100'	16'x40'	1	1925	\$660,000	05-Apr-06	11378	60 Pl.	V0	18'x100'		0		\$300,000	24-Mar-06
11373	4231 Ithaca St.	C0	22.67'x100'	20'x54'	3	1910	\$580,000	27-Feb-06	11378	6027 60 Pl.	A1	19'x100'	19'x37.42'	2	1970	\$556,000	09-Mar-06
11373	4035 Ithaca St.	R4			1	1937	\$365,000	28-Feb-06	11378	6029 60 Pl.	B2	25'x100'	25'x22'	1	1920	\$200,000	27-Mar-06
11373	5320 Junction Blvd.	C0	20'x99.58'	16'x47'	3	1920	\$770,000	23-Feb-06	11378	5341 61 St.	A9	29'x108.08'	20.33'x42'	1	1940	\$518,000	06-Mar-06
11373	8708 Justice Ave.	R5			1		\$150,000	10-Apr-06	11378	5961 61 St.	B1	22'x100'	18'x60'	2	1940	\$635,000	11-Apr-06
11373	8708 Justice Ave.	R5			1		\$135,000	01-Mar-06	11378	5566 61 St.	B2	19.42'x53.42'	19'x34'	2	1930	\$455,800	27-Mar-06
11373	8708 Justice Ave.	R5			1		\$355,000	03-Mar-06	11378	6026 62 Ave.	B2	21.67'x120'	18'x50'	2	1935	\$730,000	19-Apr-06
11373	5154 Manila St.	B1	40'x100'	24.33'x46'	2	1955	\$800,000	30-Mar-06	11378	5836 63 St.	A5	22'x100'	22'x38'	1	1940	\$510,000	23-Feb-06
11373	Railroad Ave.	V0	29'x49'		0		\$575,000	03-Apr-06	11378	5393 63 St.	B1	20'x90'	20'x31'	1	1950	\$475,000	20-Mar-06
11373	8248 St. James Ave.	B3	45.23'x95.40'	16'x40'	2	1920	\$690,000	14-Mar-06	11378	5431 64 St.	A1	25'x100'	16'x36'	1	1925	\$550,000	10-Apr-06
11373	8816 St. James Ave.	B1	18'x92.42'	18'x41'	2	1935	\$615,000	31-Mar-06	11378	5363 65 Pl.	A5	20'x100'	20'x34'	1	1930	\$570,000	16-Mar-06
11373	8826 St. James Ave.	A1	25'x100'	16'x40'	1	1930	\$550,000	20-Apr-06	11378	5764 65 St.	A5	33'x72'	15'x34'	1	1935	\$525,000	15-Feb-06
11377	6215 37 Ave.	B1	20'x75'	20'x45'	2	1920	\$785,000	31-Mar-06	11378	5377 66 St.	B3	25.17'x96'	16'x32'	2	1930	\$582,000	28-Feb-06
11377	5814 41 Dr.	A5	25'x90'	16'x35'	1	1920	\$580,000	01-Mar-06	11378	5441 66 St.	B1	28.75'x121'	20'x58'	2	1960	\$900,000	11-Apr-06
11377	6803 41 St.	R1			1	1986	\$415,000	17-Feb-06	11378	6026 68 St.	A5	21'x104'	21'x44'	1	1950	\$458,000	18-Apr-06
11377	5817 43 Ave.	R3			1	3	\$450,000	31-Mar-06	11378	5944 69 Ln.	A5	22'x100'	22'x43.42'	1	1950	\$503,000	12-Apr-06
11377	5813 43 Ave.	R3			1	2003	\$445,000	21-Apr-06	11378	6072 69 Ln.	A1	34'x100'	22'x27'	1	1940	\$660,000	06-Apr-06
11377	6918 43 Ave.	C2	29'x112'	20'x60'	5	1975	\$935,000	03-Apr-06	11378	5356 72 Pl.	B2	24.67'x100'	18'x30'	2	1925	\$675,000	13-Mar-06
11377	5068 43 St.	A5	20'x95'	20'x32'	1	1945	\$799,000	29-Mar-06	11378	5355 72 St.	B2	25'x100'	21'x30'	2	1901	\$425,000	12-Apr-06
11377	5859 44 Ave.	R1	25'x100'		1	1988	\$358,000	07-Apr-06	11378	5286 73 St.	A5	20'x100'	16'x32'	1	1925	\$399,000	15-Mar-06
11377	5056 46 St.	A5	20'x100'	20'x30'	1	1950	\$705,000	13-Mar-06	11378	6918 Caldwell Ave.	B2	25'x95'	22'x40'	2	1910	\$660,000	20-Mar-06
11377	5038 46 St.	B3	20'x100'	20'x30'	2	1950	\$670,000	13-Mar-06	11378	6982 Caldwell Ave.	C0	35'x103'	20'x30'	3	1965	\$705,000	14-Mar-06
11377	6414 48 Ave.	B1	22'x80'	20'x42'	2	1950	\$720,000	02-Mar-06	11378	6046 Flushing Ave.	B2	20'x97'	20'x44'	2	1940	\$475,000	11-Apr-06
11377	6724 49 Ave.	B1	25'x100'	20'x52'	2	1930	\$2,050,000	20-Mar-06	11378	5817 Fresh Pond Rd.	B2	28'x100'	20'x50'	2	1925	\$605,000	13-Mar-06
11377	5022 49 St.	E9	40.17'x102'	40'x100'	1	1958	\$1,000,000	23-Feb-06	11378	5764 Mazeau St.	A5	19'x78'	17'x35'	1	1930	\$515,000	21-Apr-06
11377	3965 50 St.	B1	19'x100'	19'x51'	2	1935	\$850,000	05-Apr-06	11356	11514 10 Ave.	A1	40'x80'	26'x24'	1	1930	\$588,300	14-Mar-06
11377	2821 50 St.	B1	33'x54'	33'x22'	2	1945	\$700,000	01-Mar-06	11356	1415 110 St.	A1	21'x100'	16'x27'	1	1910	\$450,000	16-Mar-06
11377	6603 51 Rd.	B2	25'x100'	20'x42'	2	1920	\$750,000	15-Mar-06	11356	1422 121 St.	B1	50'x100'	17'x58'	2	1930	\$745,000	22-Feb-06
11377	3926 51 St.	B1	19'x100'	19'x52'	2	1935	\$793,000	05-Apr-06	11356	214 121 St.	R3			1		\$450,000	24-Mar-06
11377	3914 51 St.	B1	19'x100'	19'x52'	2	1935	\$825,000	13-Mar-06	11356	2329 121 St.	V0	25'x94'		0	1901	\$725,000	10-Mar-06
11377	4333 53 St.	A5	60'x100'	20'x28'	1	1950	\$1,300,000	07-Apr-06	11356	916 123 St.	B1	20.67'x100'	20.67'x51.28'	2	2004	\$790,000	11-Apr-06
11377	3111 55 St.	A5	33'x95'	18'x33'	1	1960	\$570,000	20-Apr-06	11356	1126 123 St.	A5	16.50'x100'	16'x35'	1	1920	\$250,000	29-Mar-06
11377	3921 55 St.	B2	25'x100'	21'x49'	2	1901	\$765,000	01-Mar-06	11356	928 124 St.	A1	50'x100'	22'x26'	1	1920	\$607,500	05-Apr-06
11377	2819 56 Pl.	A5	17'x100'	17'x34'	1	1940	\$440,000	07-Mar-06	11356	1832 124 St.	A9	25'x100'	18'x35'	1	1915	\$430,000	31-Mar-06
11377	3210 56 St.	B1	25'x77'	22'x46'	2	1940	\$575,000	06-Mar-06	11356	2339 124 St.	B2	31.17'x99.75'	20'x45'	2	1920	\$660,000	21-Apr-06
11377	4805 58 St.	A5	19'x100'	19'x42'	1	1945	\$948,000	23-Mar-06	11356	2224 124 St.	B2	25'x100'	25'x20'	2	1920	\$700,000	02-Mar-06
11377	5011 59 Pl.	B1	25'x100'	20'x50'	2	1926	\$755,000	15-Mar-06	11356	2231 125 St.	B2	25'x100'	20'x40'	2	1901	\$685,000	21-Apr-06
11377	4755 59 St.	A5	23'x80'	19'x36'	1	1950	\$551,050	11-Apr-06	11356	1810 125 St.	B2	23.42'x100'	18'x36'	2	1915	\$450,000	06-Apr-06
11377	3410 60 St.	C0	69'x114'	36'x51'	3	1999	\$1,060,000	03-Apr-06	11356	1321 126 St.	A2	32.42'x100'	23'x48'	1	1960	\$495,000	20-Apr-06
11377	3745 62 St.	B2	30'x100'	18'x54'	2	1901	\$770,000	23-Mar-06	11356	2010 126 St.	A2	25'x100'	18'x42'	1	1935	\$430,000	27-Mar-06
11377	3426 62 St.	C0	20'x100'	20'x48'	3	1955	\$844,000	28-Mar-06	11356	739 127 St.	B2	26.67'x100'	20'x48'	2	1935	\$554,946.25	15-Mar-06
11377	4305 63 St.	A1	43.42'x100'	21'x28'	1	1905	\$665,000	24-Feb-06	11356	1120 129 St.	B2	35'x100'	24.83'x50'	2	1960	\$823,000	15-Mar-06
11377	444																

PROPERTIES OFFERED BY MANUEL

cell: 917-559-2002, office: 718-406-8615, email: manuelbroker@aol.com, web: www.isellny.com. 33-19 Junction Blvd., Jackson Heights, NY 11372



Restaurant For Sale
WHITESTONE/BY CLINTONVILLE ST.
BE YOUR OWN BOSS!
 Busy Take-Out Restaurant, Owner Relocating.
\$60,000



Vacant—We Have Keys.
E. ELMHURST.
2-FAMILY BRICK BY 31ST AVE.
 Excellent brick semi-detached townhouse. Sold "as is" with no guarantees to the best and highest offer. Property features a private driveway and a 2-car garage. Ideal opportunity for handyman or investor. Corporate owner entrusted this fine piece of real estate to Manuel: 917-559-2002.
Price Adjusted to \$719,000



New Construction
CORONA.
105TH ST AND 35TH AVE.
 Brand new 3-family brick home. The corner unit 6+6+3+full basement+ 2-car garage. Separate boilers and 25-year tax abatement. Estimated completion: Summer 2006.
It's A Great Value At \$899,000!



On 7th St.
JACKSON HEIGHTS/ E. ELMHURST.
MOTHER AND DAUGHTER.
 Legal 2-family solid brick. Excellent condition. Walk to bus, train and all shopping. Lovely back yard and private yard.
Asking Only \$669,000



Sold to a Lucky Neighbor
E. ELMHURST.
BY 25TH AVE AND ASTORIA BLVD.
 Large 2-family brick with big box rooms. Features 2-bedroom apartment + 3-bedroom apartment. Plus a large finished basement. New boiler, new roof, new bathrooms, new kitchens, new brick and cement work. Parking in rear.



Big Boxy Rooms
E. ELMHURST.
BY 25TH AVE AND ASTORIA BLVD.
 Large 2-family brick with big boxy rooms. Features 2-bedroom apartment + 3-bedroom apartment. Plus a large finished basement. New boiler, new roof, new bathrooms, new kitchens, new brick and cement work. Parking in rear.
Asking \$749,000 And Willing To Listen To Offers



Diamond Condition in Nesconset, L.I.
NESCONSET.
ON ROLLING HILLS DR.
 9-year young Colonial on .44 acre, corner lot. 5 bedrooms, 3 full baths, in-ground swimming pool and WBFP. 2.5-car garage. Owners relocated out of state. Smithtown School district. This is the life! CALL ME.
Asking \$699,000 And Open To Proposals In Writing

THIS SPACE RESERVED FOR YOUR PROPERTY.

YOU MAKE TOP DOLLAR WHEN YOU LIST WITH MANUEL.

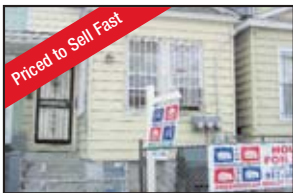
I will feature your house on this page that is delivered periodically to more than 40,000 area residents. You get top exposure, top advertising and the right price with no hassles when you list with Manuel. Call me today for an accurate evaluation of your property.



Sold Above Asking Price
JAMAICA.
145TH ST AND 114TH AVE.
 All-brick affordable 2-family. Full basement and parking in the back. Quiet and lovely residential block. I have keys.
Won't Last At \$449,000



Builders Yours Could Be SOLD NEXT
CORONA
3-FAMILY ON 105TH ST.
 Brand new brick attached 3-family home. 25 years tax abatement. Separate heating systems. Good for user or investor. Walk to 7 train. Unfinished basement and 1-car garage. Offered exclusively by Manuel.



Priced to Sell Fast
CORONA HEIGHTS.
EXCELLENT FOR FIRST TIME HOME BUYER.
 Legal 2-family in very good condition. Walk to National St. station of the 7 train. Finished basement and 2-car parking in rear. Won't last.
Asking Only \$549,000, What Are You Waiting For?



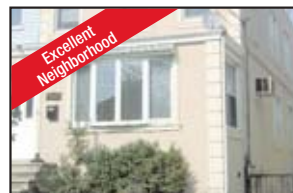
3 Min. TO Train 7
CORONA
DETACHED WITH PARKING.
 Large 2-family with 5 BR + 3 BR + full finished basement. Very high income.
Won't Last At \$740,000

ARE YOU RENTING AN APARTMENT?

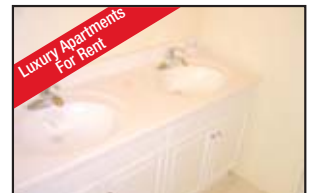
CONTACT MANUEL FOR YOUR COMPLIMENTARY LANDLORD'S PACKAGE

PHONE 917-559-2002

EMAIL: MANUELBROKER@AOL.COM



Excellent Neighborhood
MASPETH.
MIDDLE VILLAGE BORDERLINE. (69 PLACE).
 Brand new stucco 2-family with private driveway, 1.5-car garage, lovely yard and full finished basement. Good sized box rooms: 3-bedroom + 2-bedroom apartments.
Price Available Upon Request



Luxury Apartments For Rent
CORONA-ROOSEVELT AVE.
WE HAVE 32 BRAND NEW APARTMENTS
 1, 2, 3 bedrooms, some of them with Jacuzzi and balconies. Very convenient location, 2 minutes to 7 Train. Application required.
Price Available Upon Request

I UNDERSTAND YOU MAY NOT BE ENTERING THE MARKET RIGHT NOW BUT PLEASE KEEP MY INFORMATION HANDY FOR ANY INQUIRY YOU MAY HAVE. I WANT TO BE YOUR REAL ESTATE ADVISOR. I WANT YOU AS A CLIENT FOR LIFE.



ACCURATE MARKET EVALUATION OF YOUR PROPERTY,
please call Manuel
917-559-2002



Manuel, Rated No. 1 Realtor in Queens by an Independent American Bulldog and a very Intelligent Giant Schnauzer.