

On the Market

with Manuel Vargas Jan. 2006



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**JAN. 2006
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Cost Vs. Value 2005 Report: The Payoff of Nine Popular Remodeling Projects.

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

The National Association of Realtors, in conjunction with Remodeling magazine, publishes a yearly report analyzing the cost of remodeling vs. the value it adds to a property.

A major consideration: all of these numbers are influenced by the status of the market. In other words, the market is always dynamic and its direction and strength will definitely affect the payoff of home renovation projects.

You may now be wondering where the market is right now so you can make your renovating decisions. Plain and simple, we are in a transition from a seller's market to a buyer's market but we are not there yet. Inventory is higher, financing is more expensive, buyers are more cautious and prices seem to have settled.

With a limited budget, what are the best projects to undertake? My professional opinion is choosing those projects that add quality of life while you own your property.

I have extracted the data for **New York City** and I have made calculations for Queens for rental and owner occupied properties.

BATHROOM REMODEL NYC COST: \$13,930; Resale Value: \$18,985; Recouped: 136.3%.

- Update 25 year old, 5x7 foot bathroom. Replace fixtures, including 30x60 inch porcelain-on-steel tub with 4x4 ceramic tile surround, new single-lever temperature and pressure-balanced shower control, standard white toilet, solid surface vanity counter with double sink, recessed medicine cabinet with light, ceramic tile floor and vinyl wallpaper.

- **In Queens:** make sure heat and ventilation are adequate.

- a. **Single family:** for around a \$1,000, add a Jacuzzi.

- b. **Rental:** drop the second sink and mind water usage from all fixtures.

MINOR KITCHEN REMODEL NYC COST: \$17,274; Resale Value: \$23,318; Recouped: 135%.

- In a functional, but dated 200-square-foot kitchen with 30 linear feet of cabinetry and countertops, leave cabinet boxes in place but replace fronts with new raised-panel wood doors and drawers. Replace wall oven and cook top with new energy-efficient models. Replace laminate countertops. Install midpriced sink and faucet. Repaint trim, add wall covering and replace existing flooring with resilient flooring.

- **In Queens:** ventilation issues are key here.

- a. **Single family:** improve storage solutions, they are a big selling point.

- b. **Rental:** if your layout is flexible free up some space for a small dinette or a counter top bar.

SIDING REPLACEMENT NYC COST: \$9,188; Resale Value: \$12,750; Recouped: 138.8%.

- Replace 1,250 square feet of existing siding with new vinyl siding, including all trim.

- **In Queens:** never put siding over a brick house (I've seen it happen).

- a. **Single family:** if you can and you should, replace windows now.

- b. **Rental:** don't forget your tenant's mailboxes and doorbells.

ATTIC BEDROOM NYC COST: \$51,024; Resale Value: \$63,697; Recouped: 124.8%

- In a house with 2 or 3 bedrooms, finish the attic to a 15x15 foot bedroom and a 5x7 foot bath with shower. Include a 15-foot shed dormer, four new windows and closet space under the eaves. Insulate

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Costo Y Apreciación Al Completar Nueve Populares Proyectos De Remodelación.

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

La asociación nacional de corredores de bienes raíces junto con la revista Remodeling publica un reporte anual que analiza el costo de remodelar en comparación al valor añadido a la propiedad.

Una importante advertencia: estas estadísticas dependen de la situación del Mercado. En otras palabras, el Mercado siempre es dinámico y su dirección y su fuerza impactan definitivamente al beneficio producido por las renovaciones.

A lo mejor ud. quiere saber cómo está el Mercado de cara a decidir a cerca de posibles renovaciones. La respuesta directa es que está en transición de un Mercado de vendedores a un Mercado de compradores pero sin llegar a un Mercado de compradores todavía. Los inventarios de casas son más abundantes, el financiamiento es más caro, los compradores más cautos y los precios parecen haberse estabilizado.

Entonces, con un presupuesto limitado cuáles serían los mejores proyectos a emprender? Yo diría que aquellos que añaden calidad de vida mientras ud. es dueño de la propiedad.

A continuación he extraído datos para NYC y he hecho mis propios comentarios sobre Queens para propiedades ocupadas por el dueño y para propiedades de renta.

REMODELACION DE UN BAÑO. Costo en NYC: \$13,930; Valor añadido: \$18,985; Recuperado: 136.3%.

- Renovar un baño de 25 años, 5x7'. Bañera de porcelana nueva de 30x60", rodeada de cerámica 4x4, con una ducha con control de temperatura monomando y control de presión. Inodoro blanco standard, mueble de lavabo de superficie sólida con lavabo doble,

gabinete empotrado con luz, piso de cerámica y papel de vinilo.

- En Queens: asegúrese de que la ventilación y calefacción sean adecuadas.

- a. Casas de una familia: añada un Jacuzzi por unos \$1,000.

- b. Casas de renta: elimine el segundo lavabo y preocúpese del gasto de agua de cada elemento.

RENOVACION MENOR DE UNA COCINA. Costo en NYC: \$17,274; Valor añadido: \$23,318; Recuperado: 135%.

- En una cocina vieja, pero todavía funcional, de 200' cuadrados que tiene 30' lineales de gabinetes y mesones, dejar los gabinetes pero refaccionar su superficie y sus cajones con paneles nuevos de madera labrada. Reemplazar el horno de pared y la estufa con modelos que ahorren energía. Reemplazar el laminado de los mesones. Instalar un lavaplatos y un grifo de precio medio. Pintar las molduras, añadir cobertura de pared y reemplazar el piso viejo con un piso resistente.

- En Queens: resuelva los problemas de ventilación.

- a. Casas de una familia: mejore los espacios para guardar utensilios pues son un gran atractivo cuando se vende.

- b. Casas de renta: si la distribución es flexible, deje espacio para un comedor pequeño o un bar de cocina.

REEMPLAZO DE LA CUBIERTA EXTERNA DE VINILO. Costo en NYC: \$9,188; Valor añadido: \$12,750; Recuperado: 138.8%.

- Reemplazar 1,250' cuadrados de "siding" con nuevo "siding" de vinilo, incluyendo todos los bordes y molduras.

sigue en la pag. 2

Cost Vs. Value 2005 Report

continued from front cover

and finish ceiling and walls. Carpet floor. Extend existing HVAC to new space. Retain existing stairs, add rail and baluster around stairwell.

• **In Queens:** consult with your architect! If the timing is right, wouldn't it be better for you to relocate?

a. Single family: may be a perfect occasion to add central air if there is none.

b. Rental: make sure the attic has adequate heat and cooling; accessibility is key for tenants.

DECK ADDITION NYC COST: \$12,866; Resale Value: \$16,664; Recouped: 129.5%.

• Add a 16x20 foot deck using pressure-treated pine joists supported by 4x4 posts set into concrete footings. Install composite deck material in a linear pattern. Include stairs, assuming 3 steps to grade. Provide a complete railing system using either a matching system made of the same composite as the decking material or a compatible vinyl system.

• **In Queens:** yes, check with your architect again. In certain cases it is advisable to order a new survey of the property that reflects the new deck.

a. Single family: utilize the space underneath for storage of gardening supplies, salt and shovels for the winter, etc. You may want water spigots and electric outlets.

b. Rental units: just don't do it.

BASEMENT REMODEL NYC COST: \$63,678; Resale Value: \$70,879; Recouped: 111.3%.

• Create a 20x30 foot entertainment area with wet bar, a 5x8 foot full bath and a 2x12 foot auxiliary room. Painted drywall throughout; insulate exterior walls. Include five six-panel primed hardboard doors. Main room: 15 recessed ceiling light fixtures, and a snap-together laminate flooring system. Bathroom: Toilet, vanity

with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combination and recessed medicine cabinet. Bar area: 10 linear feet of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, under-counter refrigerator and vinyl floor tile.

• **In Queens:** definitely check with your architect and remember that use of basements as living quarters is highly restricted. Only spend this kind of money if your house is worth in excess of \$700,000. If it is not, go with a more simple, cheaper and utilitarian project (laundry, storage, open room, - a bath kind of project).

a. Single family: if you are into electronics, plan ahead for wiring and fixtures. Use easy to clean, water resistant flooring. An open plan is brighter and makes the basement look roomier.

b. Rental: implement storage solutions. Consider coin operated washer and driers. Make sure tenants have access to their circuit breakers at all times. Boiler rooms must be safe, clean, uncluttered and readily accessible by servicing personnel.

WINDOW REPLACEMENT NYC COST: \$11,340; Resale Value: \$14,131; Recouped: 124.6%.

• Replace 10 existing 3x5-foot double-hung windows with wood replacement windows, double-glazed and exterior clad in vinyl or aluminum. Wrap existing exterior trim as required to match. Don't disturb existing interior trim.

• **In Queens:** most homeowners use efficient and inexpensive vinyl windows instead.

a. Single family residences: a bay window enhances your curb appeal.

b. Rental units: plan for tenants a/c window units, window guards for children's safety.

ROOFING REPLACEMENT NYC COST: \$15,441; Resale Value: \$20,121; Recouped: 130.3%.

• Remove existing roofing to bare wood sheathing and dispose of properly. Install 30 squares of 235-pound fiberglass asphalt shingles (minimum 25-year warranty) with new felt underlay, galvanized drip edge and mill finish aluminum flashing. Assume a 5-square hip roof, custom flashing at two average-sized skylights and custom cap treatment at vented ridge.

• **In Queens:** get referrals from friends and family for a reputable roofer. Manufacturer's guarantee does not mean anything without a good roofer's workmanship guarantee. If you have a flat roof, rubber roofs have become the standard.

a. Single family: light tubes are good alternatives to skylights.

b. Rental: just keep good communications with your tenants so you find out about imperfections and leaks A.S.A.P.

FAMILY ROOM ADDITION NYC COST: \$69,568; Resale Value: \$77,147; Recouped: 110.9%.

• In a style and location appropriate to the existing house, add a 16x25-foot room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Include drywall interior with batt insulation, prefinished hardwood floor and 180 square feet of glazing, including windows, atrium-style exterior doors and two operable skylights. Tie into existing HVAC. Add electrical system to code, including 12 recessed ceiling lights.

• **In Queens:** chances are this room may double as a bedroom or a guest room, plan accordingly. Ponder the pros and cons of doing this project or moving up to a larger property.

a. Single family: if your house is average in size, think of the demand for larger than average homes. Is your house going to be too big?

b. Rental: make sure that you can amortize this project with the extra income expected.

Costo Y Apreciacion Al Completar Nueve Populares Proyectos De Remodelacion.

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• En Queens: nunca se le ocurra cubrir una casa de ladrillo con "siding" (he visto casos).

a. Casas de una familia: si puede y debe, aproveche este momento para cambiar ventanas.

b. Casas de renta: no se olvide de buzones y timbres.

DORMITORIO EN LA BUHARDILLA. Costo en NYC: \$51,024; Valor añadido: \$63,697; Recuperado: 138.8%.

• En una casa de 2-3 dormitorios, terminar la buhardilla con un dormitorio de 15x15' y un baño de 5x7' con ducha. Incluir un altillo de 15', 4 ventanas nuevas, y closets debajo del los aleros. Aislar y terminar el techo y las paredes. Alfombrar el piso. Extender el sistema de aire/ventilación hasta el ático. Mantener las escaleras pero añadirles pasamanos y balaustrada.

• **In Queens:** consulte con un arquitecto. Si el momento es adecuado, no sería mejor mudarse?

a. Casas de una familia: esta puede ser una buena ocasión para instalar aire central si es que todavía no tiene.

b. Casas de renta: asegúrese de que la calefacción y el aire acondicionado son adecuados. El acceso al ático es fundamental para los inquilinos.

AÑADIR UN BALCON/PLATAFORMA EN EL PATIO. Costo en NYC: \$12,866; Valor añadido: \$16,664. Recuperado: 129.5%

• Añadir un "deck" de 16x20' usando listones de pino prensado apoyados en postes de 4x4 enterrados en bases de cemento. Instalar los listones en línea, incluir una escalera de 3 escalones y proveer barandillas del mismo material o de vinilo similar al pino.

• **In Queens:** de nuevo, consulte con su arquitecto. A veces es aconsejable ordenar un plano de la casa ("survey") nuevo que refleje el "deck".

a. Casas de una familia: utilice el espacio debajo del "deck" para guardar productos de jardinería, palas, sal, etc. A lo mejor ud. necesitará agua y electricidad.

b. Casas de renta: olvídese de esta idea...

RENOVACION DEL SÓTANO. Costo en NYC: \$63,678; Valor añadido: \$70,879. Recuperado: 111.3%

• Crear un área de entretenimiento de 20x30' con un bar, un baño de 5x8' y un cuarto auxiliar de 2x12'. "Sheetrock" y pintura en todo el sótano y aislamiento en las paredes. Incluir 5 puertas de Madera sólida con 6 paneles, con primera mano de pintura. Cuarto principal con 15 apliques de luces empotrados en el techo y suelo laminado. Baño: inodoro y lavamanos con mármol cultivado, suelo de vinilo resistente, ducha de dos piezas

de fibra de vidrio, luz/extractor combinado y gabinete empotrado. Area del bar: 10 pies lineales de gabinetes con mesones laminados, lavaplatos de acero inoxidable, nevera bajo la barra y suelo de vinilo.

• **In Queens:** consulte con su arquitecto y recuerde que el uso del sótano como vivienda esta muy restringido. Gaste esta cantidad de dinero solamente si su casa vale más de \$700,000. Si no, considere un proyecto más utilitario y barato (lavandería, depósito, salón abierto, medio baño).

a. Casa unifamiliar: si le gustan los equipos electrónicos, piense en los cables y componentes con anticipación. Use suelo fácil de limpiar y resistente al agua. Un plano abierto es mas luminoso y hace ver el sótano más grande.

b. Casa de renta: instale closets y depósitos. Considere lavadoras y secadoras de monedas. Asegúrese de que sus inquilinos tienen acceso a los interruptores eléctricos ("breakers") principales en todo momento. El cuarto de la caldera debe ser seguro, limpio, sin desorden y accesible para reparaciones.

REEMPLAZAR VENTANAS. Costo en NYC: \$11,340; Valor añadido: \$14,131. Recuperado: 124.6%

• Reemplazar 10 ventanas dobles de 3x5' con ventanas nuevas de Madera, de doble vidrio y forradas de vinilo o aluminio por fuera. Envolver las molduras alrededor de las ventanas con el mismo material.

• **In Queens:** la mayoría de dueños usa eficientes ventanas de vinilo que son más baratas.

a. Casas unifamiliares: una ventana grande en arco mejora el atractivo de su casa.

b. Casas de renta: prevea la instalación de unidades de aire acondicionado y guardas de ventana para y por parte de los inquilinos.

REEMPLAZO DEL TECHO. Costo en NYC: \$15,441; Valor añadido: \$20,121. Recuperado: 124.6%.

• Quitar el techo viejo hasta exponer la madera base y desecharlo adecuadamente. Instalar 30 cuadros de 235 libras de tejas de asfalto de fibra de vidrio (con garantía mínima de 25 años) sobre recubrimiento de felpa, borde galvanizado de goteo y sellamiento de aluminio. Asumir 5 cuadros de "hips", 2 claraboyas y otras opciones de recubrimiento y ventilación.

• **In Queens:** use contratistas recomendados y exíjales una buena garantía de la mano de obra. Los techos de caucho son el estándar en techos planos.

a. Casas de una familia: los tubos de luz son una buena alternativa a las claraboyas.

b. Casas de renta: mantenga una buena comunicación con sus inquilinos para averiguar sobre problemas y goteras lo antes posible.

AÑADIR UN CUARTO FAMILIAR. Costo en NYC: \$69,568; Valor añadido: \$77,147. Recuperado: 110.9%

• En un estilo y lugar apropiado de la casa, añadir un cuarto de 16x25' con fundación poco profunda y forro de vinilo y techo de tejas de fibra de vidrio. Incluir paredes de "sheetrock" con aislamiento, suelo preterminado de madera fina, ventanas y puertas terminadas con laca y 2 claraboyas. Extender el sistema de aire acondicionado hasta el cuarto. Añadir electricidad según el código, con 12 apliques de luz empotrados en el techo.

• **In Queens:** es probable que este cuarto se use como cuarto de huéspedes, así que prepárelo para eso. Evalúe los pros y los contras de este proyecto comparado con mudarse a una propiedad más grande.

a. Casas unifamiliares: si su casa es de tamaño medio, piense si hay una demanda real para casas más grandes.

b. Casas de renta: asegúrese de que ud. puede amortizar este proyecto con la renta adicional que le producirá.

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Manuel A. Vargas
Manuel A. Vargas



What Can Be Done to Save the Rain Forest?

Today, Brazil faces a challenging dilemma: how can there be balance with a growing local economy and the preservation of the Amazon rain forest? Since 1978, Brazil has lost more than 500,000 square kilometers of rain forest. With so many benefits, including monetary incentives, located within this tropical region, stability must be found in order to safeguard the remaining natural habitat.

Rehabilitation of Formerly Forested Land

Through increasing the productivity of cleared land and habitat and species rehabilitation, future rain forest loss can be reduced significantly. Using modern technology for local agriculture could provide a more sufficient crop yield, and better soil conservation may be obtained through the use of specially selected grasses and crops, which will grow in nutrient depleted soils of cleared rain forests.

Habitat and species can be rehabilitated most easily where areas of the original rain forest remain. Ecosystems can recover in little time, especially if assistance is given in the reforestation process.

Expansion of Protected Areas

There are three keys to the

expansion of rain forest regions. First, officials must prioritize the rain forest areas for protection. Second, regulations must be enforced and there needs to be funding for maintenance. And third, locals should be encouraged to support conservation of the rain forest.

Sustainable Development

For thousands of years, the Amazon has established a productive agricultural system. By applying techniques used by indigenous people, the rain forest can sustain itself, improving the local economy and providing an income for rural Amazon habitants.

New forest management will aid in the old fashioned logging mentality that forests only serve an immediate need for trees. The action of species restriction would decrease the need for further depletion, saving native rain forest plants, such as mahogany, which was restricted for trade in 2002. And replanting on established tree plantations of degraded land would replenish the tree crop and create a future source for wood products.

Using already cleared land to raise cattle would be highly beneficial to local farmers. By using land that has already been harvested, cattle ranchers would not have to further deplete the rain

forest of acreage, thus contributing to conservation.

Land Policy Reform and Law Enforcement

Much of the Amazon rain forest is an open access resource, under Brazilian law. There is no regulation to use the land in a suitable manner, which includes conservation practices. Laws that are in place are not strictly enforced, as forest depletion has radically increased over the past few years. The IBAMA, Brazil's Environmental Protection Agency, estimates about 80 per cent of the logging in the Amazon is illegal. With

proper funding, the IBAMA may be better equipped to enforced regulations, thus aiding in the rehabilitation of the rain forest.

Conservation and restoration of the Amazon rain forest is key to maintain the biodiversity of the world's fifth largest country. By taking these points into consideration, there is a chance to protect plant and animal species native to this region for decades to come.

For additional information, visit http://www.mongabay.com/saving_brazils_forests.html.



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Public Record of October & November 2005 Home Sales

Neighborhood	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date
Sunnyside	4117 48 St.	C2	27.17x100'	27.17x68'	6	1928	\$960,000	10/7
Sunnyside	4815 43 Ave.	S4	18'x75.67'	18'x55'	5	1928	\$750,000	10/12
Sunnyside	4709 43 Ave.	S1	25'x83'	25'x28.33'	2	1925	\$640,000	10/12
Sunnyside	3931 Locust St.	B1	25'x100'	25'x28'	2	1925	\$700,000	10/12
Sunnyside	3971 46 St.	B1	25'x100'	25'x28'	2	1925	\$683,000	10/13
Sunnyside	4842 41 St.	C2	25.42x100'	20'x70'	6	1929	\$620,000	10/19
Sunnyside	5015 41 St.	B1	24.42x100'	20'x52'	2	1920	\$475,000	10/25
Sunnyside	3913 Gosman Ave.	C0	29'x95'	25'x28'	3	1925	\$705,000	10/31
Sunnyside	3943 Heiser St.	B1	20'x100'	20'x34'	2	1940	\$395,000	11/7
Sunnyside	4540 40 St.	C2	20'x100'	20'x72'	6	1952	\$1,050,000	11/7
Sunnyside	4107 42 St.	R4			1		\$300,000	11/9
Sunnyside	3924 Heiser St.	C0	44'x95'	38'x28'	3	1925	\$760,000	11/10
Sunnyside	3920 47 Ave.	K4	20'x100'	20'x76'	5	1931	\$593,286	11/15
Sunnyside	4755 39 Pl.	R4			1		\$215,000	11/15
Sunnyside	4109 41 St.	R4	140'x100'		1	1938	\$300,000	11/15
Sunnyside	3923 Queens Blvd.	K1	60'x90'	60'x80'	1	1931	\$1,400,000	11/25
Sunnyside	4114 50 Ave.	B1	20'x100'	20'x49'	2	1925	\$32,000	11/28
Sunnyside	4313 Barnett Ave.	G0	19.50'x35'	19.50'x25'	0	1901	\$105,000	11/30
Corona	10854 39 Ave.	B1	25'x125'	20'x60'	2	1920	\$815,000	10/3
Corona	10440 37 Dr.	C0	35'x125'		3	1915	\$819,691	10/3
Corona	3443 107 St.	A1	20'x95'	17'x35'	1	1925	\$430,000	10/4
E. Elmhurst	9903 Northern Blvd.	S4	20'x100'	20'x60'	5	1920	\$940,000	10/4
Corona	3476 112 St.	A1	20'x100'	16'x38'	1	1920	\$540,000	10/4
Corona	57384 Penrod St.	C3	20'x100'	20'x55'	4	1990	\$950,000	10/4
Corona	10421 41 Ave.	A1	25'x100'	20'x30'	1	1925	\$470,000	10/4
Corona	3731 97 St.	B1	25'x100'	20'x55'	2	1935	\$710,000	10/5
Corona	4700 99 St.	A5	28.17'x35.50'	11'x17'	1	1920	\$339,500	10/5
Corona	5009 101 St.	C0	25'x100'	21'x49'	3	1920	\$675,000	10/5
Corona	4609 102 St.	A1	50'x100'	24'x27'	1	1915	\$865,500	10/5
Corona	3724 98 St.	A1	25'x100'	18'x33'	1	1925	\$660,000	10/5
Corona	10339 52 Ave.	C3	25'x100'	25'x45'	4	1931	\$920,000	10/6
Corona	9713 40 Rd.	C0	20.29'x99.62'	20'x40'	3	1905	\$750,000	10/6
Corona	10223 Horace Harding Expy.	K9	168.37'x114.36'	88'x72'	1	1966	\$2,000,000	10/6
Corona	5537 97 St.	C0	21'x100'	21'x65'	3	1984	\$876,000	10/6
Corona	5012 102 St.	C3	25'x100'	20'x42'	4	1920	\$590,000	12/16
Corona	10402 Otis Ave.	B3	20'x100'	18'x40'	2	1910	\$560,000	10/11
Corona	3619 109 St.	C0	40'x100'	20'x60'	3	1996	\$824,782	10/11
Corona	3326 104 St.	C0	20'x103.58'	20'x41'	3	1910	\$630,000	10/11
Corona	10402 Northern Blvd.	S2	21'x115'	21'x67'	3	1930	\$720,000	10/11
Corona	3722 97 St.	B2	25.02'x100'	20'x42'	2	1915	\$848,000	10/11
Corona	9759 Corona Ave.	A5	18'x93.83'	16'x36'	1	1935	\$450,000	10/11
Corona	10721 37 Dr.	C0	33'x45'	33'x32'	3	5	\$809,508	10/11
Corona	3507 104 St.	C0	22'x79.08'	22'x50'	3	1920	\$780,000	10/11
Corona	4033 97 St.	C2	20.02'x91.89'	20'x55'	5	1991	\$839,999	10/12
Corona	10944 Sautell Ave.	B3	25.14'x118.37'	21'x42'	2	1940	\$714,000	10/12
Corona	10003 39 Ave.	B3	25'x152.50'	19'x26'	2	1910	\$800,000	12/16
Corona	10005 39 Ave.	A9	25'x146.58'	19'x25'	1	1910	\$600,000	10/13
Corona	9910 34 Ave.	C0	25'x100'	20'x48'	3	1935	\$675,000	10/13
Corona	10503 Martense Ave.	C0	19.75'x95'	19'x54'	3	1920	\$710,000	10/13
Corona	10101 Martense Ave.	B1	20'x95'	19'x54'	2	1925	\$45,000	10/14
Corona	4321 National St.	B3	37.75'x65'	25'x40'	2	1925	\$640,000	10/14
Corona	11115 44 Ave.	F5	125'x100'	93.50'x63'	1	1961	\$748,413	10/17
Corona	10323 52 Ave.	G9	25'x100'	25'x18'	1	1931	\$848,500	10/19
Corona	3470 111 St.	B3	20'x100'	20'x32'	2	1910	\$1	10/19
Corona	10843 49 Ave.	C3	25'x100'	21'x47'	4	1931	\$775,000	10/19
Corona	3425 101 St.	C0	25'x100.67'	20'x55'	3	1920	\$765,000	10/19
Corona	5726 Penrod St.	C0	21.52'x102.64'	20'x30'	3	1920	\$675,000	10/19
Corona	5437 101 St.	A9	20'x100'	17'x30'	1	1920	\$399,000	10/19
Corona	10464 38 Ave.	C3	20'x125'	20'x55'	4	1990	\$491,700	10/19
Corona	3430 108 St.	B2	20'x85'	18'x47'	2	1925	\$640,000	10/19
Corona	3709 111 St.	C0	22.33'x100'	20.33'x52'	3	1960	\$820,000	10/19
Corona	10128 45 Ave.	E9	25'x100'	25'x80'	2	1983	\$525,000	10/20
Corona	10446 39 Ave.	C0	25'x125'	25'x57'	3	2002	\$1,338,000	10/20
Corona	11222 39 Ave.	B3	25'x125'	18'x36'	2	1920	\$730,000	10/20
Corona	4508 102 St.	C0	25'x100'	20'x40'	3	1920	\$730,000	10/21
Corona	10317 52 Ave.	B2	25'x100'	18'x38'	2	1910	\$630,000	10/21
Corona	3535 99 St.	B2	25'x100'	22'x46'	2	1955	\$602,550	10/21
Corona	10420 38 Ave.	A1	25'x125'	18'x28'	1	1925	\$595,000	10/24
Corona	10326 Martense Ave.	B1	21.33'x80.60'	20'x54'	2	1971	\$825,000	10/24
Corona	10439 47 Ave.	A2	25'x100'	25'x32'	1	1910	\$480,000	10/24
Corona	4534 National St.	C0	18'x90.46'	18'x48'	3	1910	\$649,000	10/25
Corona	9617 46 Ave.	A1	25'x100'	16'x37'	1	1915	\$575,000	10/25
Corona	4718 98 St.	C0	20'x100'	18'x48'	3	1925	\$755,000	10/25
Corona	4917 103 St.	B1	22'x100'	22'x50'	2	1960	\$895,000	10/26
Corona	3343 102 St.	C0	22.42'x100'	20'x52'	3	1920	\$684,000	10/26
Corona	3519 109 St.	B2	20'x100'	16'x56'	2	1910	\$690,000	10/26
Corona	10502 37 Ave.	S2	25'x120.17'	25'x55'	3	1931	\$1,150,000	10/26
Corona	10424 46 Ave.	R3			1		\$170,000	10/26
Corona	9613 43 Ave.	C0	28.56'x50'	24'x40'	3	1925	\$602,000	10/26
Corona	4742 98 Pl.	B3	20'x95'	16'x38'	2	1925	\$635,000	10/28
Corona	5223 103 St.	S9	25.06'x105.86'	20'x46'	5	1931	\$85,000	10/28
Corona	5767 Xenia St.	B3	20'x100'	20'x36'	2	1920	\$560,000	10/28
Corona	3312 99 St.	C0	25'x97.42'	20'x55'	3	1910	\$780,000	10/28
Corona	9717 38 Ave.	B3	28'x100'	20'x28'	2	1925	\$600,000	10/28
Corona	4048 100 St.	C0	19.83'x100.10'	19'x83'x48'	3	1964	\$770,000	10/28
Corona	10228 Martense Ave.	C0	21.33'x80.66'	20'x56'	3	1990	\$720,000	10/31
Corona	4603 102 St.	B3	50'x100'	32'x32'	2	1910	\$920,000	10/31
Corona	3728 98 St.	R5	50'x100'		1	1989	\$184,000	11/1
Corona	10827 53 Ave.	B2	36'x100'	20'x60'	2	1930	\$780,000	11/1
Corona	9814 34 Ave.	B1	26'x100'	21'x60'	2	1930	\$845,000	11/1

Neighborhood	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date
Corona	9925 Service Road	K1	198.60'x100'	132.50'x100'	4	1963	\$600,000	11/1
Corona	5009 101 St.	C0	25'x100'	21'x49'	3	1920	\$770,000	11/1
Corona	10902 West Side Ave.	R3			1		\$258,000	11/1
Corona	10428 43 Ave.	B3	25'x100'	20'x28'	2	1915	\$550,000	11/3
Corona	10434 38 Ave.	B3	25'x125'	20'x28'	2	1925	\$795,000	11/3
Corona	3511 109 St.	B3	40'x100'	20'x28'	2	1910	\$175,000	11/3
Corona	5307 102 St.	B2	18'x100'	18'x47'	2	1910	\$445,000	11/4
Corona	10830 35 Ave.	A1	17'x52'	14'x23'	1	1915	\$380,000	11/4
Corona	10862 42 Ave.	A1	28'x100'	18'x28'	1	1910	\$550,000	11/7
Corona	3528 103 St.	C0	25'x110'	18'x50'	3	1930	\$700,000	11/7
Corona	10511 Otis Ave.	R3			1		\$172,000	11/7
Corona	10122 45 Ave.	E1	75'x100'	50'x78'	3	1973	\$1,200,000	11/7
Corona	10829 Roosevelt Ave.	A5	17.67'x125'	17.75'x36'	1	1901	\$700,000	11/9
Corona	9620 Corona Ave.	C0	30'x60'	26.33'x40'	3	1968	\$10	11/9
Corona	3430 99 St.	C0	32.67'x100'	20'x57'	3	1930	\$288,190	11/10
Corona	5825 Penrod St.	C0	19.50'x100'	20'x30'	3	1920	\$660,000	11/10
Corona	10116 Nicolls Ave.	C0	23'x100'	22'x52'	3	2002	\$923,000	11/10
Corona	3430 110 St.	G0	40'x100'	35'x20'	0	1901	\$1,150,000	11/14
Corona	4618 104 St.	C0	25'x100'	21'x58'	3	1920	\$610,000	11/15
Corona	9830 Alt Yne Ave.	A5	16'x102.42'	16'x40'	1	1930	\$515,000	11/15
Corona	3505 101 St.	C0	25'x60.88'	25'x38'	3	4	\$925,000	11/15
Corona	4517 97 St.	C0	24'x100'	20'x50'	3	1930	\$700,000	11/15
Corona	3511 109 St.	B3	40'x100'	20'x28'	2	1910	\$800,000	11/16
Corona	5414 111 St.	B3	37.42'x100'	20'x40'	2	1920	\$865,000	11/17
Corona	4907 108 St.	G9	75'x100'	53'x50'	5	1931	\$1,225,000	11/17
Corona	3324 104 St.	B2	20'x103'	20'x38'	2	1910	\$185,000	11/18
Corona	3315 111 St.	B2	30'x100'	20'x36'	2	1993	\$667,000	11/18
Corona	10940 Corona Ave.	C2	20.18'x105.60'	20'x66'	5	1920	\$735,000	11/18
Corona	3405 99 St.	N2	100'x75'	52.83'x30.83'	3	1975	\$1,200,000	11/18
Corona	3317 109 St.	C0	35'x100'	19'x50'	3	1910	\$550,000	11/18
Corona	3318 102 St.	A1	20'x100'	18'x28'	1	1910	\$466,400	11/18
Corona	10312 53 Ave.	C3	35'x77'	25'x34'	4	1931	\$810,000	11/21
Corona	10838 53 Ave.	B3	25'x100'	23'x28'	2	1930	\$615,000	11/22
Corona	10311 52 Ave.	C0	25'x100'	24'x43'	3	1930	\$760,000	11/22
Corona	3806 112 St.	C0	20.83'x75'	17'x50'x46'	3	1920	\$780,000	11/22
Corona	3765 101 St.	B2	25'x100'	20'x53'	2	1920	\$820,000	11/22
Corona	5829 Penrod St.	C3	20'x100'	20'x55'	4	1989	\$975,000	11/23
Corona	3738 101 St.	B2	25'x109.58'	20'x50'	2	1925	\$740,000	11/25
Corona	10811 35 Ave.	C0	20'x120'	20'x55'	3	1920	\$835,000	11/25
Corona	5742 Penrod St.	C3	20'x100'	20'x55'	4	1990	\$925,000	11/25
Corona	10208 35 Ave.	C0						



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Public Record of October & November 2005 Home Sales

Neighborhood	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date	Neighborhood	Address	Class	Lot Size	Building Size	Units	Year Built	Sale Price	Recording Date
E. Elmhurst	3144 98 St.	C0	20.67'x100'	17'x62'	3	1910	\$770,000	11/9	Jackson Hts.	3563 88 St.	R4	100'x200'		1	1927	\$307,500	10/19
Jackson Hts.	2524 87 St.	B1	47.27'x100'	25'x35'	2	1950	\$760,000	11/9	Jackson Hts.	3315 75 St.	A5	19.42'x100'	19.42'x35'	1	1945	\$500,000	10/20
Jackson Hts.	2524 87 St.	B1	47.27'x100'	25'x35'	2	1950	\$565,000	11/10	Jackson Hts.	3550 78 St.	R4	160'x100'		1	1937	\$245,000	10/20
Jackson Hts.	2425 88 St.	A5	18'x100'	18'x34'	1	1950	\$525,000	11/10	Elmhurst	7814 Roosevelt Ave.	R5			1	1920	\$16,750,000	10/20
Jackson Hts.	3016 88 St.	A5	20.42'x100'	20'x35'	1	1930	\$595,000	11/15	Jackson Hts.	3747 93 St.	B2	22'x100'	18'x59'	2	1925	\$760,000	10/28
Jackson Hts.	3056 88 St.	A5	35'x100'	20'x35'	1	1930	\$657,000	11/15	Jackson Hts.	3711 82 St.	K9	300'x100'	193'x97'	13	1935	\$12,500,010	10/31
E. Elmhurst	3214 108 St.	A1	20'x90'	16'x36'	1	1930	\$370,000	11/16	Jackson Hts.	7615 35 Ave.	R4			1	1920	\$325,000	10/31
Jackson Hts.	3050 86 St.	A5	19'x100'	19'x35'	1	1945	\$604,200	11/16	Jackson Hts.	3736 79 St.	B3	25'x100'	19'x35'	2	1935	\$795,000	11/2
Jackson Hts.	3238 88 St.	B3	19'x100'	19'x35'	2	1960	\$699,000	11/17	Jackson Hts.	3340 85 St.	A5	20'x100'	20'x38.50'	1	1940	\$550,000	11/4
E. Elmhurst	2515 94 St.	A1	45'x127'	22'x36'	1	1956	\$605,000	11/17	Jackson Hts.	8515 37 Ave.	K1	100'x100'	100'x77.50'	5	1948	\$3,250	11/15
E. Elmhurst	10014 32 Ave.	C3	24.42'x100'	20'x73'	4	1930	\$740,000	11/17	Jackson Hts.	3429 87 St.	A5	20'x100'	20'x35'	1	1935	\$724,500	11/16
E. Elmhurst	2328 95 St.	A5	19'x100'	19'x32'	1	1935	\$553,000	11/18	Jackson Hts.	3444 82 St.	R4	160'x100'		1	1920	\$263,500	11/17
E. Elmhurst	2537 97 St.	A5	18'x97.42'	18'x35'	1	1935	\$570,000	11/21	Jackson Hts.	3520 Leverich St.	R4			1	1920	\$270,000	11/18
E. Elmhurst	3238 100 St.	C0	20'x125'	20'x69'	3	1901	\$890,000	11/21	Jackson Hts.	3714 91 St.	S2	25.58'x100'	20'x59'	3	1920	\$500,000	11/18
Jackson Hts.	3124 93 St.	A5	20'x100'	20'x30'	1	1930	\$550,000	11/21	Jackson Hts.	3520 Leverich St.	R4			1	1920	\$222,000	11/25
E. Elmhurst	3215 98 St.	B1	20'x100'	20'x50'	2	1935	\$750,000	11/22	Jackson Hts.	3324 85 St.	A5	28.42'x100'	21'x42'	1	1940	\$810,000	11/29
E. Elmhurst	2358 97 St.	B2	40'x95'	25'x36'	2	1950	\$725,000	11/22	Jackson Hts.	3735 95 St.	B2	25'x109.25'	18'x60'	2	1930	\$865,000	11/30
E. Elmhurst	2547 100 St.	B1	20'x79'	20'x45'	2	1935	\$670,000	11/25	Jackson Hts.	7115 Northern Blvd.	08	100'x20.56'	50'x20.50'	3	1966	\$350,000	10/3
Jackson Hts.	3041 90 St.	A5	20.42'x100'	20'x37'	1	1935	\$595,000	11/25	Jackson Hts.	3729 95 St.	C0	25'x95.58'	16'x36'	3	1930	\$700,000	10/3
Jackson Hts.	2424 93 St.	B1	25.50'x100'	21.25'x41'	2	1940	\$680,000	11/28	Jackson Hts.	8401 37 Ave.	K1	100'x100'	100'x100'	7	1946	\$5,400,000	10/3
Jackson Hts.	2401 88 St.	A5	25'x100'	18'x34'	1	1950	\$425,000	11/30	Astoria	3024 Hobart St.	B3	20'x98'	20'x35'	2	1945	\$620,000	10/4
E. Elmhurst	2402 97 St.	A5	20'x95'	20'x34'	1	1940	\$550,000	10/3	Woodside	3835 Woodside Ave.	A5	25'x126'	20'x26'	1	1925	\$550,000	10/4
E. Elmhurst	9504 32 Ave.	B1	19'x90'	19'x46'	2	1965	\$625,000	10/3	Woodside	4115 52 St.	C1	27.17'x100'	27'x68'	12	1931	\$710,000	10/4
E. Elmhurst	2414 94 St.	A2	60'x100'	28'x22'	1	1920	\$650,000	10/5	Elmhurst	4164 72 St.	C0	25'x100'	20'x31'	3	1970	\$995,000	10/4
Jackson Hts.	8411 25 Ave.	A5	20'x100'	20'x35'	1	1935	\$470,000	10/5	Elmhurst	4213 69 St.	S2	25'x90'	20'x55'	3	1931	\$525,000	10/5
Jackson Hts.	7611 Ditmars Blvd.	R2			1	1920	\$270,000	10/5	Elmhurst	5008 66 St.	B1	20'x100'	20'x58'	2	2001	\$950,000	10/5
Jackson Hts.	7202 21 Ave.	B9	60'x100'	35'x44'	2	1945	\$975,000	10/5	Woodside	3255 58 St.	A1	24.58'x100'	17'x21'	1	1901	\$440,000	10/5
Jackson Hts.	2420 79 St.	C0	21.25'x100'	21'x49'	3	1960	\$840,000	10/12	Elmhurst	6920 48 Ave.	G2	80.33'x99.33'	80'x99'	1	1956	\$1,400,000	10/6
Jackson Hts.	3139 75 St.	A5	20'x100'	20'x37'	1	1960	\$570,000	10/13	Jackson Hts.	3224 88 St.	A5	30'x48'	18'x34'	1	1960	\$565,000	10/6
Jackson Hts.	3204 77 St.	B3	18'x100'	18'x34'	2	1950	\$575,000	10/13	Woodside	3442 62 St.	B3	21'x100'	21'x44'	2	1940	\$570,000	10/7
Jackson Hts.	3037 73 St.	C0	19.83'x100'	19.83'x46'	3	1965	\$750,000	10/13	Sunnyside	4831 44 St.	A5	33.59'x102.64'	20'x35'	1	1940	\$550,000	10/13
Jackson Hts.	7818 19 RD.	R2			1	1920	\$377,000	10/13	Astoria	3062 50 St.	A5	18'x100'	18'x35'	1	1945	\$510,000	10/13
Jackson Hts.	7718 25 Ave.	C0	19'x92'	19.83'x50'	3	1965	\$805,000	10/17	Maspeth	5118 67 St.	B3	20'x100'	14'x32'	2	1925	\$379,500	10/14
Jackson Hts.	2243 77 St.	R2			1	1920	\$280,900	10/19	Woodside	4144 68 St.	C3	20'x100'	20'x50'	4	1991	\$900,000	10/17
Jackson Hts.	2239 78 St.	R2			1	1920	\$340,000	10/19	Woodside	4146 68 St.	C3	20'x80'	20'x50'	4	1991	\$850,000	10/19
Jackson Hts.	3049 82 St.	V0	46'x100'		0	1935	\$2,300,000	10/19	Jackson Hts.	6918 30 Ave.	C0	19.67'x93'	19.67'x50'	3	1960	\$765,000	10/19
Jackson Hts.	2209 78 St.	R2			1	1920	\$280,000	10/19	Maspeth	5040 63 St.	A5	20'x100'	20'x35'	1	1945	\$340,000	10/19
Jackson Hts.	3064 85 St.	A2	20'x110'	20'x37'	1	1940	\$470,000	10/19	Woodside	3922 58 St.	C0	25'x100'	20'x51'	3	1950	\$196,859	10/19
Jackson Hts.	3220 84 St.	A5	22'x100'	18'x36'	1	1930	\$498,000	10/19	Maspeth	5016 66 St.	B1	20'x100'	20'x53'	2	1980	\$590,000	10/21
Jackson Hts.	8211 25 Ave.	A5	21'x95'	21'x38'	1	1940	\$463,500	10/19	Woodside	3713 68 St.	B1	20'x80'	20'x45'	2	1930	\$795,000	10/21
Jackson Hts.	2209 78 St.	R2			1	1920	\$355,000	10/20	Woodside	6120 Woodside Ave.	R2			1	1920	\$315,000	10/21
Jackson Hts.	7902 19 RD.	R2			1	1920	\$355,000	10/20	Maspeth	5014 63 St.	B3	20'x100'	20'x38'	2	1945	\$642,500	10/24
Jackson Hts.	3055 80 St.	C0	29.50'x100'	20.50'x54.80'	3	1940	\$945,000	10/21	Woodside	3220 53 Pl.	A5	18'x87'	18'x30'	1	1930	\$560,000	10/25
Jackson Hts.	2230 79 St.	R2			1	1920	\$330,000	10/21	Sunnyside	5026 46 St.	A5	20'x100'	20'x30'	1	1950	\$568,000	10/25
Jackson Hts.	1968 79 St.	R2			1	1920	\$260,000	10/21	Woodside	5819 44 Ave.	B1	20'x100'	20'x42'	2	1935	\$705,000	10/26
Jackson Hts.	1933 79 St.	R2			1	1920	\$5,000	10/24	Astoria	2388 Bk Qns Expy W Servic.	E1	57.07'x70.61'	57'x70.50'	2	1983	\$450,000	10/26
Jackson Hts.	7717 31 Ave.	A5	18'x91'	18'x37'	1	1955	\$425,000	10/24	Woodside	4114 68 St.	R2			1	1920	\$351,000	10/26
Jackson Hts.	3129 75 St.	A5	20'x100'	20'x37'	1	1960	\$577,000	10/25	Elmhurst	4154 73 St.	B1	20'x100'	20'x43'	2	1960	\$540,000	10/28
Jackson Hts.	3022 79 St.	B1	23'x100'	23'x42.50'	2	1960	\$775,000	10/25	Woodside	3714 58 St.	B3	25'x100'	20'x30'	2	1901	\$500,000	10/28
Jackson Hts.	2335 80 St.	B3	49.25'x100'	18'x42'	2	1930	\$730,000	10/26	Maspeth	4707 65 St.	B2	20'x100'	19'x23'	2	1930	\$590,000	10/31
Jackson Hts.	7818 32 Ave.	C0	24.42'x93'	20'x60'	3	1925	\$785,000	10/26	Maspeth	6629 Garfield Ave.	B1	20'x100'	20'x40'	2	1950	\$565,000	10/31
Jackson Hts.	7707 Ditmars Blvd.	R2			1	1920	\$300,000	10/26	Woodside	3958 56 St.	B2	50'x100'	22'x30'	2	1901	\$650,000	10/31
Jackson Hts.	2539 83 St.	A5	20'x100'	16'x47'	1	1930	\$590,000	10/28	Sunnyside	4510 48 Ave.	S2	19'x100'	19'x64'	3	1926	\$190,000	11/1
Jackson Hts.	2126 77 St.	R2			1	1920	\$253,500	10/31	Elmhurst	5117 69 St.	A5	18'x98.67'	18'x34'	1	1950	\$530,000	11/1
Jackson Hts.	3142 75 St.	B3	20'x100'	20'x37'	2	1955	\$621,000	11/1	Elmhurst	7229 51 Dr.	B3	21'x100'	21'x38'	2	1940	\$595,000	11/4
Jackson Hts.	7815 32 Ave.	B1	20'x107'	20'x50'	2	1950	\$683,400	11/2	Jackson Hts.	3130 69 St.	A5	20'x107'	20'x32'	1	1940	\$585,000	11/4
Jackson Hts.	2542 72 St.	B1	22'x100'	22'x44'	2	1955	\$669,000	11/2	Woodside	4810 58 Ln.	B1	40'x112'	26'x44'	2	1940	\$775,000	11/7
Jackson Hts.	3136 82 St.	C0	24'x100'	20'x56'	3	1925	\$785,000	11/3	Woodside	3434 64 St.	B1	22'x100'	18'x53'	2	1930	\$770,000	11/7
Jackson Hts.	3254 84 St.	B1	22'x100'	18'x36'	2	1930	\$689,000	11/4	Elmhurst	7225 45 Ave.	A5	50'x112.42'	20'x28'	1	1930	\$635,000	11/9
Astoria	4914 21 Ave.	C0	40'x100'	25'x40'	3	1925	\$895,000	11/7	Woodside	6210 Woodside Ave.	R4			1	1922	\$355,000	11/10
Jackson Hts.	1950 79 St.	R2			1	1920	\$275,000	11/7	Sunnyside	3969 50 St.	B1	23.58'x100'	20'x60'	2	1935	\$775,000	11/10
Jackson Hts.	3252 83 St.	B1	25'x100'	20'x65'	2	1925	\$830,000	11/9	Maspeth	5169 48 St.	B1	23.25'x74'	20'x44'	2	1920	\$670,000	11/14
Jackson Hts.	2220 76 St.	R2			1	1920	\$333,000	11/9	Woodside	4108 69 St.	C0	20'x85'	20'x55'	3	1973	\$985,000	11/14
Jackson Hts.	3128 70 St.	A5	18'x110'	18'x30'	1	1945	\$550,000	11/9	Sunnyside	4721 47 St.	C2	27'x95'	20'x84'	6	1923	\$330,000	11/15
Jackson Hts.	2205 77 St.	R2			1	1920	\$260,000	11/10	Woodside	3748 62 St.	A5	20'x89'	16'x36'	1	1930	\$473,000	11/15
Jackson Hts.	3257 80 St.	B3	26'x100'	18'x38'	2	1930	\$638,000	11/14	Woodside	4017 67 St.	C1	25'x95'	20'x58'	7	1925	\$900,000	11/15
Jackson Hts.	2215 79 St.	R2			1	1920	\$292,030	11/14	Elmhurst	5044 69 Pl.	A9	19.08'x100'	19'x24'	1	1920	\$393,000	11/16
Jackson Hts.	3034 78 St.	A5	18'x100'	18'x37'	1	1955	\$576,000	11/14	Woodside	6120 Woodside Ave.	R2			1	1920	\$120,000	11/16
Jackson Hts.	3140 81 St.	B1	24'x100'	20'x56'	2	1920	\$775,000	11/14	Woodside	5864 41 Dr.	A5	14'x73.08'	15'x				

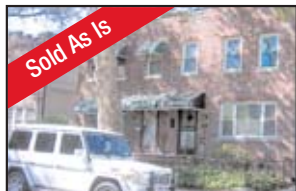
PROPERTIES OFFERED BY MANUEL

cell: 917-559-2002, office: 718-406-8600, email: manuelbroker@aol.com, web: www.isellny.com. 33-19 Junction Blvd., Jackson Heights, NY 11372



FLUSHING/KISSENA PARK
Fully detached 2-family on a 40' X100' lot; excellent location, school district 25. Owner just completed beautiful brickwork in the front garden.

Adjusted to \$819,000



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 \$659,000



CORONA/SHEA STADIUM 75' X 125' PLOT ON ROOSEVELT AND 112TH ST.
Vacant land with R6B and C2-4 zoning. Ideal for residential, mixed use, retail, light manufacturing or any business with parking. Owner will consider offers. Call Manuel for details: 917-559-2002.

\$2,250,000



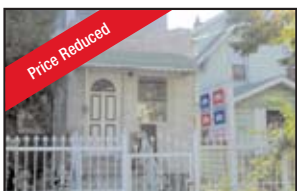
KEW GARDENS. EXCELLENT LOCATION.
Beautiful Junior 4 apartment located within walking distance to trains and shopping. Must obtain board approval.

Price Available Upon Request



EAST ELMHURST. 2-FAMILY BRICK OFF ASTORIA BLVD.
Very large apartments. Excellent condition. Owners unit has formal dining room and stainless steel fridge. Garage, back yard, fully finished basement and more! This house is priced right.

\$760,000



E. ELMHURST. 1-FAMILY COLONIAL
Semi-detached home located on quiet residential block and currently being used as a "Mother and Daughter." Finished basement and parking in rear. Easily converted into a 2-family income producing property. Ask Manuel for a showing: 917-559-2002.

\$499,000



CORONA HEIGHTS RIGHT ON CORONA AVE.
Corner 2-family frame on residential and convenient location Corona Ave. block. Large-sized rooms; 1st floor is a 2-bedroom apartment and 2nd floor is a 3-bedroom apartment. Basement is unfinished. Won't last.

\$659,000

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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.



CORONA HEIGHTS 1-FAMILY ON 46TH AND 108TH ST.
1 story cozy 1 family on 25'x100' R5 lot in need of some repairs. Excellent for first time homebuyers or the savvy investor/developer. Won't last!

\$479,000



EAST ELMHURST. 2 BLOCKS FROM NORTHERN BLVD.
Great 1-family frame steps from bus and all amenities. Needs kitchen updated. There are 3 bedrooms, living room, family dining room, EIK, den and full finished basement. It also includes a 2-car garage!

\$445,000



E. ELMHURST 2-FAMILY TOWNHOUSE ON 92ND ST.
This one seems to be waiting for you! All-brick construction, almost mint condition. Owner's kitchen is brand new. Lovely newly fenced-in back yard and 1-car garage.

\$659,000



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.

\$450,000



YONKERS 3-FAMILY COLONIAL/VICTORIAN ON POINT ST.
Larger corner home in need of some TLC by an enthusiastic owner, user or investor. Remember: Management is where the money is. A low initial investment will secure you a property that will pay for itself and afford you many tax advantages! Located by Metro North. The owners trusted this home's keys to Manuel. Call Today: 917-559-2002.



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



CORONA HEIGHTS DETACHED 2 FAMILY
Two 3-bedroom apartments. Owners unit has a bright renovated kitchen and a new bathroom with Jacuzzi. Lovely back yard and oversized balcony and deck. Parking for 2-3 cars. Hurry!

\$710,000

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.

ARE YOU RENTING AN APARTMENT?

CONTACT MANUEL FOR YOUR COMPLIMENTARY LANDLORD'S PACKAGE

PHONE 917-559-2002 **EMAIL: MANUELBROKER@AOL.COM**

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

Limited 00061340

★★★★★

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