



The Apartment Player

News for the Active Apartment Investor

Fall 2006 Edition

Hemisphere Holdings Corp specializes in the brokerage of multifamily and investment properties.

We service the needs of our clients throughout the entire Upstate New York marketplace as the only company focusing exclusively on this niche.



RICHARD L. WILL
President

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E-Mail Newsletter is a Success!

Greetings Apartment Players. Your feedback on the new email newsletter has been very favorable and I encourage you to continue sending in your thoughts and comments.

Our growing database has made it necessary for future mass emailings to be sent by a high volume emailing service yet to be named. This will allow you to receive our newsletter, listing flyers, and closing announcements more promptly and without the errors and duplications that our present in office system is prone to. They will arrive to you with web links rather than attachments that could be screened out by your spam filters.

I only ask that you keep me updated on your email address changes or you will be dropped from the mailing list without my knowledge.

New Agent Position!

Hemisphere Holdings Corp continues to expand our activities across the state so I am once again eager to hire a new qualified addition to our team. Qualities I seek in the new agent include ethical integrity, energy, along with communication and computer skills. I will also give special consideration to Realtors, two of whom have already become very successful with my firm. If you know of any candidates, please pass this along to them.

Closings:

I am pleased to announce the closings of the Marcellus Town homes, Little Dorm apartments, 41 Oswego St bldg, Holly Garden apartments, 28 E. Genesee apartments, and Scotch Grove apartments. You will find pertinent details regarding these transactions on page 2 of this newsletter.

Exclusive Listing Update:

The [AJN Townhomes](#) (36 Units) in Oswego, NY, the [Winkworth Gardens](#) (80 Units), a [Syracuse University Portfolio](#) (60 Units), and [Carlin Arms](#) (9 Units) all in

Syracuse, NY are all Class B or better and in good neighborhoods. They all boast 95%+ occupancies and can be purchased with new financing.

In Auburn, NY the [S & W apartments](#) (8 Units) is 100% occupied and price has just been reduced to make a deal. The 30,000 sq ft [110 Genesee](#) office building remains near full and priced at 8.5% cap.

A complete marketing proforma with income/expense figures, photo, and physical information can be viewed on Hemisphere listings at our website.

My Invitation:

I would like to remind the apartment owners receiving this newsletter that our extensive network of apartment owners and buyers is in place and here for your use and profit. Eighteen years in the making this database of Apartment Players is the largest in upstate New York and is constantly growing and being updated. Our exclusive listings enjoy instant Internet exposure to the largest number of potential purchasing prospects available in this market place. Leaving no stone unturned, this database includes hundreds of other commercial real estate brokers as well. Our listings are also frequently found in trade journals like the New York Real Estate Journal and the New York Times with circulation to thousands of professional subscribers all over the northeast.

If you are serious about selling your property at this time, the best way to secure the highest possible offer is exposing it to the greatest number of potential buyers. Our computer assisted marketing system can do this for you. Hire a specialist to do a special task. It's a no brainer.

Cordially,

Richard L. Will, President

CLOSING ANNOUNCEMENTS

Property: Marcellus Town homes
Location: Marcellus, New York
Size: 15 Units
Date: 9/1/2006
Price: \$825,000
Financed: LaSalle Bank
Seller: Daniel Elstein, MD
Buyer: Roops, LLC
Broker: Andrea Bucci

Property: Little Dorm Apartments
Location: Herkimer, New York
Size: 30 Units
Date: 9/5/2006
Price: \$634,000
Financed: North Bank
Seller: David Koo
Buyer: D2N2 Properties
Broker: Andrea Bucci

Property: 41 Oswego Apartments
Location: Baldwinsville, New York
Size: 8 Unit & mixed coml space
Date: 7/14/2006
Price: \$210,000
Financed: Undisclosed
Seller: William Lieberman, Trustee
Buyer: L & B Properties, LLC
Broker: Andrea Bucci

Property: Holly Gardens Apartments
Location: Fulton, New York
Size: 60 Units
Date: 9/22/2006
Price: \$1,550,000
Financed: M & T Bank
Seller: Paul Cappuccilli
Buyer: Holly Gardens Apartments, LLC
Broker: Richard L. Will

Property: 28 E. Genesee Apartments
Location: Auburn, New York
Size: 4 Units & 2 retail spaces
Date: 10/6/2006
Price: \$165,000
Financed: Elmira Savings Bank
Seller: SW Historic Preservation, LLC
Buyer: Undisclosed local investor
Broker: Lisa Brennan

Property: Scotch Grove Apartments
Location: Pulaski, New York
Size: 39 Units
Date: 10/31/2006
Price: \$620,000
Financed: Community Preservation Corp
Seller: Eduard Gulabyan
Buyer: Undisclosed local investor
Broker: Richard L. Will

CONTACT ONE OF OUR BROKERS FOR MORE INFORMATION



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