



The Apartment Player

News for the Active Apartment Investor

Spring 2007 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
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Improved E-Mail Newsletter!

Greetings Apartment Players. A couple new developments here have delayed this newsletter so let me bring you up to date. Nell Ziegler has joined our staff as Office Manager, and her first priority is to contact many of you by phone to obtain your current email address so you will continue to receive our new listings, closing announcements, and this newsletter. Your prompt response to her in this regard is appreciated. We all hope you still wish to remain on our readership list but if you wish to be removed from the list, please inform us.

Additionally you may have noticed that this newsletter and recent closing announcements have been arriving in your mailbox a bit differently. We have recently upgraded our emailing capability to reach our database readership using a web based service rather than our own cumbersome in-office system. The result is we can now get information to you about ten times faster while still allowing you an unsubscribe option in accordance with the law. Unfortunately the anti spam settings on your email services have been screening our emails from a few of you. When we are able to contact you, we hope to resolve this limitation.

Seeking Sales Professional!

Hemisphere Holdings Corp continues to expand our activities across the state so I am once again eager to add an Experienced sales agent to our team. Qualities I seek in the new agent include ethical integrity, energy, along with communication, computer, and multi tasking skills. I give special consideration to successful Realtors. If you know of any candidates, please pass this along to them.

Closings:

I am pleased to announce the closings of the Dunlop apartments, Columbus apartments, Norborne apartments, Teall Ave apartments, Corning Mews apartments, and SW State St apartments. You will find pertinent details regarding these transactions on page 2 of this newsletter.

Exclusive Listing Update:

The **Edge of the Pond & Bellewood Arms** (20 Units) and **Sylvan Storage** (115 Storage Units) both in LaFayette, NY are 100% occupied, in excellent condition, and a local lender has underwritten them for financing.

The **AJN Town Homes** (36 Units) in Oswego, NY is a Class B complex built in the mid 1990s, are all separately metered, remains in nice condition, and are nearly always fully leased. A local lender has also underwritten them for financing. The **110 Building** in Auburn, NY is a 95% occupied 26,862 sf bank anchored office building just re listed to sell. In Trumansburg, NY **46 Acres** of Resid/Coml zoning are available and in Montour Falls, NY **7.3 Acres** of Commercial zoned land are for sale and development.

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

I'm happy to say the rest of our listings are currently under contract, so we have nearly a clean slate to take on more challenging marketing efforts on your behalf.

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: Dunlop Apartments
Location: Dewitt, New York
Size: 9 Units
Date: 1/9/2007
Price: \$147,000
Financed: Fulton Bank
Seller: Michael & Gary Carfagno
Buyer: Undisclosed
Broker: Andrea Bucci

Property: Columbus Apartments
Location: Syracuse, New York
Size: 3 Units
Date: 1/23/2007
Price: \$185,000
Financed: Undisclosed
Seller: Real Property Enterprises
Buyer: Undisclosed
Broker: Andrea Bucci

Property: Norborne Apartments
Location: Auburn, New York
Size: 7 Units
Date: 2/9/2007
Price: \$210,000
Financed: Undisclosed
Seller: Norborne Apts, LLC
Buyer: TW Osborne, LLC
Broker: Lisa Brennan

Property: Teall Ave Apartments
Location: Syracuse, New York
Size: 11 Units
Date: 2/16/2007
Price: \$379,000
Financed: Syracuse Securities
Seller: Tikal, LLC
Buyer: Undisclosed
Broker: Andrea Bucci

Property: Corning Mews Apartments
Location: Corning, New York
Size: 60 Units
Date: 3/2/2007
Price: \$890,000
Financed: Undisclosed
Seller: Corning Mews Associates
Buyer: Apple Creek Apartments, LLC
Broker: Peggy Gans

Property: SW State St Apartments
Location: Auburn, New York
Size: 8 Units (5 Apts + 3 Retail)
Date: 3/16/2007
Price: \$195,000
Financed: Tompkins County Trust
Seller: SW Historical Preservation
Buyer: Undisclosed
Broker: Lisa Brennan

CONTACT ONE OF OUR BROKERS FOR MORE INFORMATION



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