

NCS Home Properties, Inc.

1st Edition Newsletter

January 2015

Online System



24/7 online access for owners- This feature allows owners to review work orders, rent notes, leases, bills, and all of the necessary day to day information on your investment properties.

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Financial Department



It may be getting cold outside in early 2015 but it is heating up in the finance office! We are very busy this time of year preparing owner income tax information and getting out property tax payments. It is important to update us with any address change so we can ensure the information gets to you on time. Remember if your property is in the City of Rochester, there are 2 sets of Property taxes due in February, The City of Rochester and Monroe County. A big expense this time of year is property taxes, and if not kept current, interest and penalties are excessive. The City of Rochester/Monroe County have websites that you may go on to see your tax bills, payments and property information. Visit www.cityofrochester.gov, or www.monroecounty.gov. If you need help navigating the websites contact me for assistance. I am always looking for suggestions to serve you better so please feel free to contact me any time. -Rachel (585) 254-8090 x12.

Seasons



During the winter, all vacant properties are winterized. Full winterization occurs when all water lines are drained. Contractors compress air to remove water out of the lines and disconnect the water meter. All sinks, tubs, and sewer traps are filled with go green antifreeze. This also includes all toilets and toilet tanks. This is to prevent pipes from freezing during cold months.

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NCS Home Properties, Inc.
289 Driving Park Ave
Rochester, NY 14613



Real Estate/ Listings

Houses on the Market:

704 Elmgrove Road

Single family home built in 1950

Five bedrooms, two full bathrooms single family, cape cod style home located in Gates, Monroe County. Spencerport school district. This beautiful home includes an eat-in kitchen, formal dining and living rooms with hardwood floors. Crawl space attic, and full basement with laundry hook ups. There is also a fireplace. Two-car garage, and a large backyard. WE ARE A LICENSED REAL ESTATE BROKERAGE.

- Revenue: Listing price: \$85,000.00
- Rental Income: up to \$1200/month
- Taxes: \$4,922.00
- Estimated Mortgage Payment: \$720/month

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70 Hemple Street
Rochester, NY 14605

Since 2010, NCS Home Properties Inc. has been managing this property located on Hemple Street. It is a three bedroom, single family home located in Rochester, New York 14605. The condition and upkeep of this home is maintained exceptionally. Residing here is a long-term tenant, which takes pride in maintaining her home. Our application process is very important when screening a new potential tenant for your properties.

We chose this home to show our investors what kind of income they could be gaining yearly. We want to help you expand your portfolio! For the past year, after all expenses, there has been a total profit of almost \$4k.



Owner/ Investor Success!

From the Owner...

I live in the UK, and in 2008 I took the decision to buy an investment property in the US. I was attracted by the rental yield available in Rochester compared to what I was getting in the UK property market, as well as the prospect for gains in the US Dollar compared to Sterling (the UK currency), and of course the security of property title in the US legal system.

I found a UK based property agent who helped me find a property and helped with the transaction. I bought a property with a sitting tenant, which gave me confidence that I could expect to receive a rental income into the future. But, as this was my first investment in Rochester I also needed to find an agent to manage the property for me.

Finding a good and trustworthy agent was particularly important for me, because I live in the UK. Unfortunately, I had not realized how difficult this was going to be. My first agent was recommended to me by the UK property agent who had helped me to buy the property, but this managing agent was a disaster. He often failed to transfer rental payments to me, and would overcharge for work done on my property. Then he disappeared, owing me a year's rent.

At this point I regretted ever getting involved in the US property investment market, but thankfully I was put in touch with Nada Torres at NCS. After the awful experience with my first agent, I travelled to Rochester with my 12 year old daughter to meet Nada and the team at NCS and talk to them about their service. She took me, and my daughter, to meet my tenant which I found very helpful. I also visited her office to spend time with the administration staff at NCS to understand their accounts system and to build trust in their service.

I was very impressed with Nada and her team, and of course very pleased to have found someone reliable, friendly and well supported, to manage my property for me. Ever since I have never missed a rental payment, my property has been well managed, and I have had no complaints from my tenant.

Thank you NCS and especially Nada!

Kind regards.

-Investor managed by NCS Home Properties Inc. since 2010.