

# NCS Home Properties, Inc.

2<sup>nd</sup> Edition Newsletter

May 2015

## Renewals

Our goal is to maintain 100% occupancy in all of our units. Cleanliness inspections are done quarterly to determine the upkeep of the property is in good standing and we also look at the payment history. We try our best to renew leases with our exceptional tenants who strive to maintain their home.



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## Financial Department

Summer has arrived here in Rochester, NY and now that winter is over, repairs caused by our harsh winter months are visible and need immediate attention. This can drive up repair costs in the summer months and we need to make sure that we are providing safe housing for your tenants. The insurance companies are driving around to make sure that happens as well. We see many investors receive insurance letters sighting issues such as roofs, trees and gutters, among other issues. The City of Rochester is also strict about lawn maintenance. These are extra costs that you will see this time of year but are necessary. Taking care of these issues quickly can save time and money on future fines or loss of insurance coverage. The investment back into these properties when issues arise can protect you from future damages, which would also drive up costs. Let's make the best of these summer months! I am always looking for suggestions to serve you better so please feel free to contact me any time. -Rachel (585) 254-8090 x12.

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## Seasons

**The heat is up!** Summertime means we have started our lawn maintenance and yard clean ups. Tenants who reside in single-family homes are responsible for their own lawn maintenance. All other units are maintained and cleaned up by our maintenance crew every two weeks to avoid any violations/ fines from the City of Rochester.



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



## Real Estate/ Listings

Houses on the Market:  
311 Westfield Street  
Rochester, NY 14619

- **School district: Rochester**
- **Formal Dining Room**
- **Number of rooms: 6**
- **Forced air heat**
- **Natural gas heat**
- **Detached parking**
- **Garage spaces: 1.00**
- **Vinyl siding**
- **Fenced yard**
- **Lot acreage is: 0.11**
- **Lot size: 40x120**
- **Subdivision: BLVD HEIGHTS**
- **Full basement**

**Property style: colonial**

WE ARE A LICENSED REAL ESTATE BROKERAGE.

- **Revenue: Listing price: \$47,500**
- **Rental Income: up to \$700/month**
- **Taxes: \$1.625**
- **Estimated Mortgage Payment: \$231/month**

For more information, please contact Nada Torres (585) 278-4428.



## Owner/ Investor Success!

### From the Owner...



## 19 Orlando Street Rochester, NY 14606

Since 2009, NCS Home Properties Inc. has been managing this property located on Orlando Street. For 6 long years, there has only been one family. This property is a three bedroom, single family home located in Rochester, New York. The long-term tenant maintains the condition and upkeep of this home exceptionally. She continues to renew her lease every year and she takes pride in maintaining her home. The rental income has also been raised a few times over the years.

We want to assist you on expanding your portfolio! **Having a long-term tenant helps diminish property upkeep expenses and increases owner profit!!**



I found out about NCS through a business associate over six years ago. We had always wanted to get into rental properties and this seemed to be an easy, affordable way. I have to say that the experience has met our expectations and has been very easy to manage thanks to Nada's efforts.

We now have seven properties and Nada manages all of them for us. She has done such a good job finding tenants that almost half of them still have the original tenants, minimizing costly tenant turnover. She has handled them all very well and has been the heavy when needed and compassionate when warranted. When repairs are required, she takes care of them quickly but has a good sense of how much expense is necessary.

On the management side, it has been relatively effortless. In fact, we hardly go by the properties because we know that they are being well taken care of. Honestly, about all we do is cash the rent checks and pay for a repair and taxes occasionally. It doesn't get any easier than that.