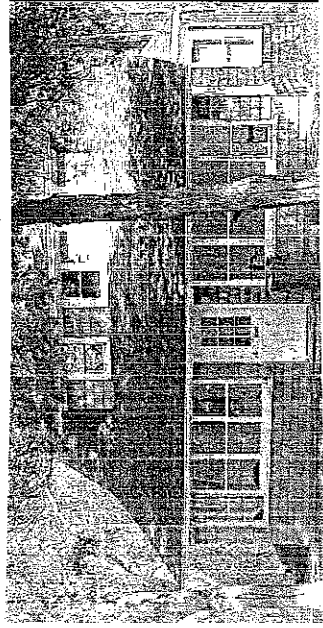


# **\*\$10,000 FINDERS FEE REWARD\***

TO THE PERSON WHO SUCCESSFULLY SOLICITS  
A PURCHASER FOR THE TWO HOUSES LISTED BELOW AT A  
SALES PRICE OF **\$355,000**

## **TWO HOUSES LOCATED ON ONE BIG LOT**

IN SUFFOLK COUNTY, NEW YORK  
LOCATED ACROSS FROM LAKE PANOMOKA IN QUIET AREA



**CONTACT RON @ 631-355-3944 OR MARC @ 516-655-9643**  
**THE SALES PRICE HAS BEEN SLASHED FROM \$405,000 TO \$355,000**

### **FOR A QUICK SALE**

#### **DETAILS:**

- Address: #1 and #5 Long Pond Road, Ridge, NY
- School District: Longwood
- Property size: shy of 1 acre
- Sales Price: \$355,000 (for both houses in total)
- Property taxes: +/- \$8,600 (for both houses in total)
- BOTH HOUSES ARE FULLY RENTED AND BRING IN \$2,850 PER MONTH IN RENT. THE RENTS ARE DUE FOR AN INCREASE, AS THEY HAVE NOT BEEN INCREASED IN YEARS. THE HOUSES CAN BE SOLD WITH THE TENANTS OR VACANT, PURCHASERS CHOICE.

**NOTE: THE OWNER HAS SUCCESSFULLY BEEN AWARDED APPROVAL OF A SUBDIVISION FROM THE TOWN OF BROOKHAVEN. THIS GREATLY ENHANCES THE VALUE NOW BECAUSE THE NEW OWNERS CAN SELL EITHER OF THE HOUSES AS INDEPENDENT AND SEPARATE.**

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\* \$10,000 Finders Fee Award to be paid at the closing and funding of the purchase of the houses. If the Purchaser you identify does not close and fund on the purchase of the house, there is no Finders Fee Award. Additionally, if the Purchaser brings a third party licensed realtor into the transaction the Finders Fee Award shall be paid to the licensed realtor.