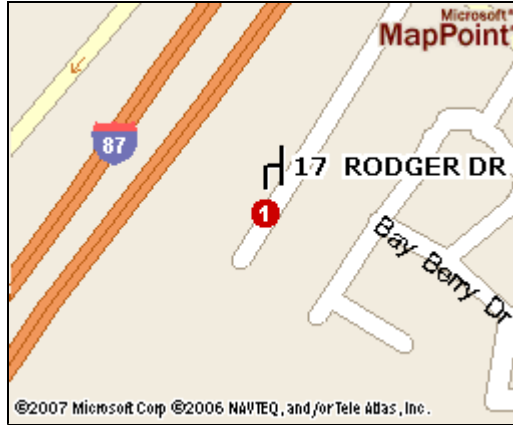


Proper Type 2F - Two Family Buyer's Public Report



MLS#: <b>27121984</b>	Status: <b>New</b>	Total BR: <b>4</b>	List Price: <b>\$169,900</b>
Address: <b>17 RODGER DR</b>		Fam Room: <b>Neither Unit</b>	Map: <b>96DJ101</b>
City/Town: <b>Colonie</b>	Village: <b></b>	Total Bth: <b>3.0</b>	Style: <b>Up-and-Down</b>
County: <b>Albany County</b>	Locale: <b></b>	Master Bth: <b>Full</b>	Model: <b></b>
School District: <b>North Colonie</b>	Projected School: <b></b>		

	<b>UNIT 1</b>	<b>UNIT 2</b>	Basement: <b>Full</b>	Roof: <b>Asphalt Shingle</b>
ROOM	B 1 2 3+	B 1 2 3+	Attic:	
Living Room:			Laundry:	Exterior: <b>Aluminum, Wood</b>
Dining Room: <b>FDR</b>		<b>DIN</b>	Garage: <b>None</b>	Off St Parking:
Kitchen:			Unit 1 Amenities:	Condition: <b>Very Good</b>
Bedroom:	<b>0 2 0 0</b>	<b>0 0 2 0</b>	Unit 1 Appliances:	Age: <b>73</b>
Other:			Unit 2 Amenities:	Age Desc: <b>Actual</b>
Full Bath:	<b>1 1 0 0</b>	<b>0 0 1 0</b>	Unit 2 Appliances: <b>Range w/Oven, Refrigerator</b>	Handicap: <b>No</b>
Partial Bath:	<b>0 0 0 0</b>	<b>0 0 0 0</b>	Lot Size:	Fireplaces:
Occupied: <b>Month-to-Month</b>	<b>Month-to-Month</b>		Description:	Woodstoves:
Monthly Rent: <b>\$ 850</b>	<b>\$ 500</b>		Features:	Acres: <b>0.500</b>
Rent Desc: <b>Estimated</b>	<b>Estimated</b>			Survey:
Remarks: <b>Great Latham/Colonie Location = Great Investment! Two family rental property on extra large lot. Apartments in excellent condition, new roof, new furnace, must see!</b>				Above Gr SqFt: <b>1600</b>
				Desc: <b>Estimated</b>
				Below GR SqFt:

Directions: **From Albany Northway exit 5 take right second left Old Nyskayuna Rd. Firt Right to 17 Rodger Drive on right.**

<b>UTILITIES</b>	<b>ANNUAL TAXES</b>	<b>OFFERING TERMS</b>
Heat System: <b>Hot Water</b>	General: \$	Assum Mtg:
Heat Fuel: <b>Natural Gas</b>	School: \$	Balance: <b>\$</b>
Fuel Costs:	Village: \$	Rate:
Cooling:	Total: <b>\$ 1,890 Estimated</b>	
Water: <b>Public</b> Sewer: <b>Public</b>	Spec Assess: \$	
Separate Util: <b>Not Separated</b>		

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