

Where Real Estate and Community Meet

TO PLACE A CLASSIFIED AD, VISIT: www.landistads.com, 919.300.5541
 Ad Submission Deadline: 6 pm Wednesday for the Friday Edition.

Value of the Week - \$14,900



- LOCATION Zip Code 27703
- 2 Bedroom/1 Bath
- Approx. 770 Square Feet

Built in 1987, home is priced just above assessed land value. Tax records show \$65,326 as assessed value. This is a foreclosure. Home could be renovated and made very livable.

NEW ON THE MARKET!!

Property is offered by a company not affiliated with Landist News and we do not benefit financially from its sale. Email editor@landist.com or call 919-300-5541 for more details.

Word from the Street

TROSA - Moving With Confidence

Practicing social entrepreneurship, non-profit TROSA (Triangle Residential Options for Substance Abusers, Inc.) operates several area businesses to support their residential treatment program. Landist News editor Kim Batson recently used TROSA Moving. She summarizes her experiences below.

At my free estimate appointment, the TROSA representative deftly punched information into his palm pilot, moving rapidly from room to room asking questions, assessing the size, weight, and quantity of my belongings, and what degree of packing assistance I desired. The first estimate was out of my price range; scaling back the amount of actual packing TROSA would do brought it in line with my budget. We agreed I would pay a set hourly rate for 8 men, two trucks, and four hours. If it took more time, I would pay more. Less, and I would pay less.



On the big day, I signed the requisite paperwork and we discussed strategy. The crew began moving my belongings with almost ruthless efficiency. The men were unfailingly polite to me, supportive of each other, and STRONG. I watched in amazement as one young man carried a cedar chest full of miscellaneous items down a flight of stairs **by himself**. "You're strong!" I said. "Thank you," he replied humbly. As four of them maneuvered a monster armoire up a winding staircase, they respectfully issued directions: "I'm going to drop my end down; you start making the turn." After the successful procedure – which didn't bump the wall once – the crew leader complimented his team, "That's pretty work."

Continued on other side . . .

Foreclosure Report

The foreclosure report alerts you to foreclosed homes in the Durham area. It's a buyer's market right now, and some of these properties could be smart investments.

Would you like additional information about these foreclosures? What market reports would you like to see in the future?

Let us know at editor@landist.com

CITY	ADDRESS	ZIP	BD/BA	PRICE
Durham	East Ellerbee St.	27704	4/2	\$ 85,000
Durham	Pebble Creek Crossing	27713	4/ 3	\$216,300
Durham	Clay Street	27703	4/3	\$ 11,600
Durham	Fortunes Ridge Road	27713	4/3.5	\$113,124
Durham	Crane Street	27703	2/1	\$ 57,412
Durham	Yorkfield Ct.	27713	3/3	\$148,770
Durham	Forrestal Dr.	27703	3/2	\$116,173
Durham	Lynn Road	27703	3/2	\$ 80,000
Durham	Weeping Willow Dr.	27704	4/3	\$148,000

CLASSIFIED ADVERTISING

- Easy to place
- Easy to read

FOR SALE - REAL ESTATE

SINGLE FAMILY

5 BR/3BA, CHAPEL HILL SCHOOLS. Splendid 2-story home on quiet cul-de-sac in Coker Hills; refinished hardwoods, new roof, & new int/ ext paint (2006); 1st floor layout includes formal living & dining rooms, large kitchen w/ breakfast area, great family room w/ fireplace & built-ins, and bright sunroom (unheated); huge brick patio; terraced gardens; fenced back; storage room/ workshop; CHAPEL HILL SCHOOLS! MUST SEE! 610 CROOM COURT CHAPEL HILL 27514 \$ 438,000. 240-5666

3 BR/1.5 BA. Very nice Parkwood home for under \$150,000. Large bedrooms, 2 separate living areas with formal living room and a full sized family room with fireplace. Full sized utility room is a big bonus. Large cul-de-sac yard. on.28 acre. Approximately 1635 sq. ft. 15 Summer-glen Court Durham, NC 27713. 919-544-7171 phone.

\$189,000 3 BR/2 BA near Duke and downtown Durham! 2027 Bivins St. PRICE REDUCTION on this unique mid-century on cul-de-sac near Duke Forest. Immaculate, with study, family room and well-renovated kitchen. Enjoy the quiet, wooded, private back yard adjacent to Wrightwood Park. New carpet and paint. Close to Duke's east and west campuses, Brightleaf, American Tobacco, downtown. Jennifer Poole jen@fastmail.jp 919-260-0500

3 BR W/ LOFT! Great almost new home in N. Durham n'hood for LESS THAN OWNER PAID!!!! Motivated seller! 2 car garage, AWESOME DEAL at \$160K!! For pics see durham-homes-for-sale.com & call Susan Crawford w/ Keller Williams Realty at 491-4663

REDUCED TO \$95K! CONDO WITH easy access to 185/40, Duke, Downtown Durham or RTP! 2 BR, 1.5 bath ready to move into! Private back yard with trees & HUGE BEDROOMS!! Quiet community. 100% financing possible. See pics at durham-homes-for-sale.com & call Susan Crawford w/ Keller Williams Realty at 491-4663

ADVERTISE FREE: The first 25 listings posted at landistads.com by 6 pm Wed., 2/24/09 are FREE! Use coupon code GUEST. Ads will appear in the Friday edition and at landistads.com. Online extras are not included in this free offer. We reserve the right to shorten print listings to 25 words for space reasons.
 Visit www.landistads.com or call 919-300-5541 to learn more



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Classifieds

FOR SALE - REAL ESTATE

SINGLE FAMILY

1/2 MILE FROM FRANKLIN ST, Chapel Hill-Carrboro Schools. 4BR, 2BA brick duplex w/ 2 BR/1 BA each side. Nicely updated, approx 1425 SF total, corner lot, secluded neighborhood. \$199,000. 919-929-8396.

4 BR/2BA, WILMINGTON, NC Instant equity in Wilmington, NC - home priced \$30,000 less than tax value and Zillow value. 4 Bedroom/2 bath w/ Garage & Bonus room. Over 1800 square feet w/ lots of storage space. Buyer's agents welcome. Cul-du-sac street & family friendly neighborhood. Email secretaryotg@aol.com for pictures and more details or call 919-240-5666.

GREAT LOCATION! Why pay rent while you are in school? Conv. to Duke. 3013 Alabama Ave. 3BR, 1.5BA brick ranch, large eat-in updated kit, & cozysunroom, fenced bk yd. \$134,900. Gentry Rlty. 919-383-3065

4BR, 2BA FROM \$199 a month! Foreclosure, \$21K! For listings call 800-720-1316 X 210

OWNER FINANCING, Use some of your tax refund to pay down on a new mobile home that is located at a nice park in Chapel Hill. Home is ready to be occupied. 933-8563

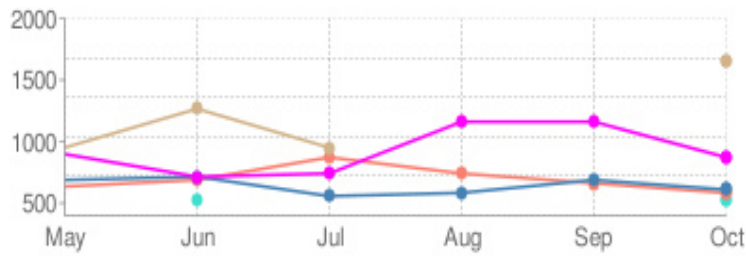
USED 14X70 3BR 2BA low down payment w/ owner financing set-up at a nice park in Chapel Hill w/ swimming pool, soccer field, & playground. 919-933-8563

\$244000 / 3BR IN WATTS/ Hillandale. 3Br/1.5Ba farmhouse (circa 1900). 1490sq ft; original wood siding; refinished hardwoods throughout, original cast iron tub refinished in bathroom; ceramic tile floor/solid surface countertops in kitchen; two fireplaces; delightful front porch and large back deck; spacious yard (2/3's of an acre!); attic space with lofty ceilings and a permanent staircase ready for you to renovate (est. 400sq ft finished); new roof /hvac/electrical/plumbing/windows/paint inside/out; off-street parking; three neighborhood parks and 9th St all within easy walking distance Ready to show at any time. Call 919.382.8494

VACATION

OWN A PIECE OF PARADISE. 2 BR/2BA end condo unit right on Carolina Beach. Breathtakingly beautiful decor, minutes from the boardwalk. Pictures and description at www.secretaryotg.com, click "Vacation Destination" or call 910-342-9139.

Rental Report



Bdr Mdn Rent Sect8 AVG Sqft \$/Sqft Rentals

Studio	\$ 625	\$ 511	567	\$1.10	19
1	\$ 600	\$ 700	732	\$0.82	298
2	\$ 700	\$ 785	1022	\$0.68	384
3	\$ 998	\$1,026	1414	\$0.71	248
4	\$1,450	\$1,106	2338	\$0.62	33

Zipcode 27705 At a Glance

Renter occupied: 50%

Population: 40,713

Vacancy rate: 7.5%

Median household income: \$38,470

Monthly rent affordability: \$961

High School (31%), College (14%), Graduate School (15%)

This information is based on 2000 Census data

TROSA ... continued from other side

They were also smart. I was especially impressed when my huge freezer stubbornly refused to enter the space for which it was destined. They removed its door and made it fit!



In one heart-breaking, yet preventable, catastrophe, my grandmother's glass lamp was shattered by a falling box. I was planning to move it myself and should not have left it in the way. Lesson learned – keep your precious items out of the line of fire.



TROSA offers competitive pricing, is the largest independent moving company in the Triangle area, and provides the local third-party labor for many national companies. I'm not the only one who thought I made a good choice. A neighbor said to the crew, "You guys did a great job when you moved me in here three years ago and I tell everyone about you."

Other TROSA businesses include furniture, custom framing, yard work, Christmas trees, and temporary labor. To learn more about TROSA, call or visit them at 1820 James St., Durham, NC 27707, 919-419-1059, www.trosainc.org

Moving stinks – but TROSA helped make it a little less miserable. With TROSA I got professional movers at a fair price who worked long, hard, and steadily. Additionally, I had the satisfaction of supporting a highly successful and respected treatment and recovery program that provides lifeskills, vocational training, and after care for graduates.



What is LANDIST NEWS?

LANDIST® is a tool for locally based investors. We believe strongly in stewardship – taking fiscal and social responsibility for one's community. In addition, we strongly believe that stewardship and profitability are not mutually exclusive. This is what being a "Landist" is all about. The LANDIST NEWS, therefore, seeks to help potential investors find new properties and make wise investment decisions.

Classifieds

FOR RENT / LEASE

SINGLE FAMILY

WATERFRONT HOME w/ dock on Kerr Lake. 3BR, 2BA located in Merifield Acres just off main channel of Kerr Lake. Wooded lot, large deck overlooking water. \$1100/mo. Call Mike (919) 815-5086.

4BR, 2BA near Durham Tech. Remodeled, all electric. Section 8ok. \$750mo. 919-641-4468

4BR BRICK HOUSE, Good cond. Gas pack, Ct/ AC \$725/ mo. 732-5822

SPACIOUS DUPLEX w/ new hdwd floors. W/D & security system, priv. carport w/ storage. Pets ok. Must have good credit. \$575/mo. 919-416-0393.

2-4 BR RENTALS SEC 8 OK. No credit ck. The Equity Group at 919-225-4889.

MOVE IN SPECIALS 1, 2, 3 BRS List Available Will Accept Sec. 8 Heritage Rentals 383-8518

2BD 1BA. All elect., W/D conn., \$400 dep. 1108 Taylor St. 919-423-0818

APT. / CONDO / TOWNHOUSE

\$99 MOVE IN SPECIAL 322 Junction Rd. 2 BR 1 BA Condo Incl appl, All electric \$525/mo + Sec Dep Roberts Company 383-8518

LYNNHAVEN APTS. is now accepting applications for 2 & 3 Bedroom Apartments. Waitlist. Applications are given on Tuesday and Thursday between the hours of 1-4pm. 917 Wadesboro St, Durham, NC 27703. Call 919-596-2167

NEWLY REMODELED 2 BR studio apts., 10 mins. from Durham. Hurry, only \$465/mo (919) 732-5255

VACATION ON THE BEACH. Let Room 316 at Cabana Suites, Carolina Beach, NC transport you to a tropical paradise. Whimsical decor accented by lush tropical hues of tangerine, teal, and lime; A full kitchen with granite counter tops and gleaming steel appliances; Room to sleep six; Telephone, 2 cable televisions; A coffee table that literally begs you to put your feet up. Visit secretaryotg.com, click "Vacation Destination" for details or call 910-342-9139

Contact Us

Write us at: editor@landist.com
Call us at: 919.300.5541
Visit us at: www.landistads.com