



The Knot



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July 2008

SUN	MON	TUE	WED	THUR	FRI	SAT
		1 RENT DUE	2 . Brian Byrne	3 . Sis Chesnick . Jen Murray . Jack Jobes	4 Independence Day . Rocco & Presley Pingue's 1st B-Day . Vanessa McElroy	5 . Chris Heckathorn . Mary Fedoris
6	7 . George Orlando . Christian Divierte . Randy Bowen	8 . Kim McCabe . Devin Farrell	9 . Carson Fausnaugh . Kyle Strickland . Mary Harris . John Daughtery	10 . Jeff Mahler	11 . Natalia Iannarino . PJ & Tara McCoy's Home Anniversary	12 . Jan Bourke . Jack Sellers . Eric Pfeifer Home Anniversary
13 . Abigail Sellers . Hannah Gianangeli	14 . Lee Ann Fausnaugh . Tim & Molly Long Home Anniversary	15 . Rory Prem . Colleen Patel	16 . Jason Hill . Sarah Gerken . Michelle Gallion . Jim Bourke	17 . Tim Long . Keaton Sellers	18	19 . John McCoy
20 . Bill Roach . Kim Pensyl . Tiffany Babinsky	21 . Dan Cochran	22 . Emily Peebles . Jim Magnuson . Pat Blitzer	23 . Alex Milton	24 . Jon Good . Chris & Lindsay Azzola Wedding Anniversary	25 . Haiden Schoenberger's 1st B-Day	26 . Jessie & Chris Pore Wedding Anniversary . Rob Lerch Home Anniversary
27 . Jessica (Fries) & Tre Gaither's Wedding Anniversary	28	29 . Beth Tribbie . Michael Gillespie . Mike & Amy Rynn Wedding Ann.	30	31 . Dan & Jenni Soderberg's Home Anniversary		

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KELLER WILLIAMS CAPITAL PARTNERS



CONGRATULATIONS!

On May 24, 2008 [Jennifer \(Fletch\) Fletcher](#) and [John Bellas](#) got married! The wedding took place at the Planet Hollywood Resort & Casino in Las Vegas, NV. We're told that the candle light ceremony was performed by an outstanding Elvis impersonator and everything was just perfect, ensuring that a great time was had by all. The newlywed couple then headed to St. Barth's in the Caribbean for their honeymoon. Although we're hoping no pack mules were involved in your rendezvous, we expect to hear that it was an adventurous getaway. We could not be happier for you both. Congratulations, Fletch & John. We look forward to hearing all of the details that can leave Vegas.



ON THE MOVE !

We had two closings late in May. The first was on May 29, 2008. [Dustin & Stacie Gilfoil](#) sold their campus area duplex on Oakland Ave. Dustin & Stacie initially came to the Trinity Group with the hope of renting the property. Shortly after, Dustin was notified that he was being deployed to Iraq, and selling the property seemed like a better option. The duplex sold as a great investment property. Dustin & Stacie, best of luck to both of you. You will be in our thoughts & prayers.



Our next closing was on May 30th. [Katy & Joe DeLong](#) (another cousin) closed on this beautiful two story Craftsman home on Peach Orchard in Dayton. When Katy called to say they were ready to look for a new home, we jumped at the chance to work with them. After quickly selling their home, they were ready to move & knew what they wanted so it did not take long to find this great house. Thanks for thinking of us, Katy & Joe! We're so glad to have been able to help. Best wishes in your new home!



Seven Reasons to Own your Own Home

- 1. Tax breaks.** The U.S. Tax Code lets you deduct the interest you pay on your mortgage, your property taxes, as well as some of the costs involved in buying your home.
- 2. Appreciation.** Real estate has long-term, stable growth in value. While year-to-year fluctuations are normal, median existing-home sale prices have increased on average 6.5 percent each year from 1972 through 2005, and increased 88.5 percent over the last 10 years, according to the NATIONAL ASSOCIATION OF REALTORS®. In addition, the number of U.S. households is expected to rise 15 percent over the next decade, creating continued high demand for housing.
- 3. Equity.** Money paid for rent is money that you'll never see again, but mortgage payments let you build equity ownership interest in your home.
- 4. Savings.** Building equity in your home is a ready-made savings plan. And when you sell, you can generally take up to \$250,000 (\$500,000 for a married couple) as gain without owing any federal income tax.
- 5. Predictability.** Unlike rent, your fixed-mortgage payments don't rise over the years so your housing costs may actually decline as you own the home longer. However, keep in mind that property taxes and insurance costs will increase.
- 6. Freedom.** The home is yours. You can decorate any way you want and benefit from your investment for as long as you own the home.
- 7. Stability.** Remaining in one neighborhood for several years gives you a chance to participate in community activities, lets you and your family establish lasting friendships, and offers your children the benefit of educational continuity.

Call [The Trinity Group](#) today for more information on purchasing your own home!

FOR SALE

4425 Rosemary Parkway, Clintonville



\$274,000
SPECTACULAR

3 Bedrooms/1.5 Baths
1,656 square feet
3 CAR GARAGE!
Built in 1927
Columbus Schools

SPECTACULAR!

Classic Clintonville home W. of High Street. Stunning all new kitchen with updated appliances and abundant counter space. Gorgeous dining room with crown molding and French door access to the HUGE DECK overlooking private backyard. Generous size bedrooms with walk-in closets and archways. Great den and 3 car Garage. Call Jeff Mahler to see your new home today!

1519 Pemberton Drive, Upper Arlington



\$265,000
REMODELED

4 Bedrooms/2.5 Baths
1,856 square feet
2 Car Attached Garage
Built in 1959
Upper Arlington Schools

REMODELED INSIDE & OUT!

Great find in Upper Arlington! Fresh landscaping with new concrete covered patio. Spectacular kitchen with stainless steel appliances, granite counters & tile floor. Refinished hardwood floors throughout with French door access from the dining room to the back patio. **MUST SEE!** Call Jeff Mahler today.

542 Mallet Place, Gahanna



\$128,000
NEW LISTING

Polo Club Villas
2 Bedrooms/2 Baths
1,022 square feet
1 Car Attached Garage

0 Avenue E & F, Columbus



\$12,000
NEW LISTINGS
4 LOTS
ON
2 PARCELS EACH!

440 Chase Road, Clintonville



\$115,000
IN CONTRACT!

3 Bedrooms/1 Bath
913 square feet
2.5 Car Garage!
Columbus Schools

3444-3446 Kimberly Ave., Columbus



\$99,900
IN CONTRACT
IN 20 DAYS!

2 Bedrooms/1 Bath Units
Agent/Owned
Built in 1972
Columbus Schools

Call Jeff Mahler (614)848.8871

To list your home in this **HOT SUMMER MARKET!**

FOR RENT

HOMES	CONDOS	APARTMENTS	NEAR OSU HOSPITAL
<p>CANAL WINCHESTER WOW! 4BD/2.5BA, 2car GA 2,000+ Sq. Ft. \$1300/mo 3943 Winding Path Dr.</p> <p>DUBLIN SCHOOLS Great 2 story! 4BD/2.5BA 2 Car GA, 2,152 Sq.Ft. \$1700/mo 2251 Surreygate</p> <p>PATASKALA Builders Model! 3BD/2.5BA 2 car GA, 1,881 Sq.Ft. \$1500/mo 100 Cameron</p> <p>PICKERINGTON 3BD/2.5BA, Builders Model 2 Car GA, Full basement \$1450/mo 339 Fairfield</p> <p>WESTERVILLE 3BD/2.5BA 1,594 Sq. Ft 2 Car GA, Full basement \$1400/mo 6767 Bethany Dr</p> <p>POLARIS AREA Great 2 story! 3BD/2.5BA 2 Car GA, 1,948 Sq.Ft. \$1600/mo 1542 Grove Hill</p> <p>DUBLIN BEAUTIFUL 4BD/2.5BA 2 Car GA, 2,028 Sq.Ft. \$1500/mo 6035 Northcliff Ct.</p>	<p>DUBLIN 2BD/2.5BA. 1car GA, loft, 2nd fl. Laundry, 1,650 sq. ft. \$1100/mo 6110 Inishmore</p> <p>GAHANNA – Polo Club 2BD/2BA, furnished 1 story Patio, 1 Car GA, pool \$1200/mo 542 E Mallet</p> <p>HILLIARD AREA One month free 2BD/2.5BA 1 Car GA, Fireplace, 700/mo 4884 Dublin Falls</p> <p>POLARIS AREA GREAT FURNISHED CONDO 2BD/2.5BA, 2 car GA, FP \$1200/mo 655 Lazelle Rd</p> <p>WORTHINGTON SCHOOLS 2BD/1.BA, FP, w&d hkup. \$550/mo One Month Free! 7394 Golden Springs Drive</p> <p>NEW ALBANY CONDO WOW! 2BD/4.5BA! 2 car GA 2,877SqFt. LUXURIOUS! \$3,000/mnth. 5 Keswick</p> <p>DUBLIN SPACIOUS 1 story condo 1BD/1BA, 912 sq. ft. \$850/mo 6163 Craughwell Ln</p>	<p>DUPLEX FOR RENT! 2BD/1BA, Hardwood fls Full Basement, fenced yard! \$575/mo 3446 Kimberly</p> <p>WORTHINGTON SCHOOLS 2BD/1.5BA, fireplace, \$550/mo One Month Free! 1586 Worthington Row</p>	<p>Perfect location for Med. Student 1BD/1BA \$450/mnth. 1447#E Highland St.</p> <p>RENTED! CLINTONVILLE 597 Midgard R. BETHEL/KENNY 1255 Weybridge Rd EAST 3206 Bonus Drive</p>
 <p>www.hotpapajoes.com</p> <p>Polaris 515 Lazelle Rd. 614.848.7600</p> <p>Blacklick 6928 E. Broad St. 614.863.1000</p> <p>Ashville 20 Cromley St. 740.983.6100</p> <p>Groveport 1005 Richardson Ave. 614.836.2009</p> <p>East Main St. 3345 E. Main St. 614.237.8800</p> <p>NEW LOCATION! Columbus 1465 Demorst Rd. 614.871.0770</p> <p>NEW LOCATION! Columbus 5624 Hall Rd. 614.870.7040</p> <p>Lockbourne Rd. 1899 Lockbourne Rd. 614.444.6868</p> <p>Pickerington 57 Hill Rd. N. 614.862.8200</p> <p>See List Of Locations Below</p>			<p>FREE Garlic Bread w/Cheese with the purchase of any Large or X-Large 2-Item Pizza <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p> <p>\$2.00 OFF Any Large or X-Large Pizza or Stromboli <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p> <p>X-Large 1-Item Pizza & Antipasta Salad only \$17.95 <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p> <p>Any 3 Regular Subs only \$12.95 <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p> <p>FAMILY OFFER 2 Large 1-Item Pizzas, 2 Richboy Subs, 1 - 2 Liter of 7 Up Products only \$29.95 <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p> <p>2 Medium 1-Item Pizzas \$14.95 <small>With Valpak® coupon. Not valid with any other offers, coupons or daily specials. Expires 8/20/08</small></p>

Visit www.trinityrents.com for a virtual tour of our rental properties or contact us at **614.896.2545** for a private showing.



The Trinity Group
P.O. Box 14377
Columbus, OH 43214

COMMERICAL SPACE-FOR RENT

Selby Center in Worthington

5625 N. High St. Will remodel to suit your needs. Variety of uses from medical office/studio/salon space available. 3-4,000 sq. ft starting at \$500/mnth

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We make your happiness our career!