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The key to selling your home,  
your way.



**Make money every month!**  
**Live in one unit and still make money renting the other three!**

### **Seller Contact Information**

Seller: Pete  
Phone: 716-983-5543  
Email: petestreit@hotmail.com  
List #: #5543

Address: 24 Haller Avenue  
Cheektowaga, NY 14211  
4-unit apartment house

Price: **\$87,900**  
(6BR Income Property)

Square Feet: 3000 sq.ft.  
Bedroom: 6  
Bathrooms: 4  
Garage: 3 car garage  
Type: apartment house  
Year Built: 1927  
Schools: Cheektowaga  
Taxes: \$4,000 (approx.)

### **Property Highlights**

- Upper and lower front porches – each tenant has access to porch
- Master key setup – one master key (landlord) to open any door on the property
- Off street parking
- Close to Galleria Mall, Route 33, I-90, Cheektowaga Town Park, Home Depot, Walmart, other shopping
- New electrical service Aug. 2010 (pole to panels) – 220 Volt now available
- Inter-connected smoke detectors in common areas
- Separate utilities – 4 electric meters – 4 gas meters – tenants pay own utilities
- Bathroom and kitchen updates
- New paint and carpet
- Some windows replaced/updated
- Tenant / owner occupied ready
- Great income!

### **Property Description**

Huge four unit apartment house, over 3,000 sq ft with a 3 car garage. Four individual gas and electric meters (tenants pay own utilities). Recent rents total over \$1,600.00 per month. At current interest rates the principle and interest payment is only \$435.00 per month. Even with taxes (about \$4,000 per year) you can make \$800.00 per month over what you pay. That is almost \$10,000.00 per year in profit! I have owned the property for over 7 years.

### **Additional Information**

Upper Right - 1 large bedroom (12' x 20'?) - previous rent \$375 - currently unoccupied  
Lower Right - 2 small bedrooms - \$375 - same tenant since I bought the property  
Upper Left - 2 bedrooms - \$425 - tenant moving out to be with family  
Lower Right - 2 bedrooms - \$450 - tenant moving out (lost job and can't afford)