

RENT

From \$1,200.00 to

\$1,800.00 a Year!

Is there any Apartment
worth it?



American Real Estate Company

Founded 1888

Assets over Fifteen Million Dollars

527 Fifth Avenue

NEW YORK

The yearly CASH outgo necessary to purchase and carry a Home at PARK HILL costing \$11,000

TERMS: Cash down, \$2,200; 1st Mortgage @ 5½%, \$5,500; 2d Mortgage @ 6%, \$3,300, payable in 10 semi-annual instalments of \$330 each. Interest semi-annually

	Interest payment on the 1st Mortgage	Interest payment on the 2d Mortgage	Taxes Water Rates Fire Insurance, Etc. (A Safe Estimate)	Instalments to pay off Principal of 2d Mortgage (A Saving)	TOTAL YEARLY OUTGO
1st Year	\$302.50	\$188.10	\$175.00	\$660.00	\$1,325.60
2d "	302.50	148.50	175.00	660.00	1,286.00
3d "	302.50	108.90	175.00	660.00	1,246.40
4th "	302.50	69.30	175.00	660.00	1,206.80
5th "	302.50	29.70	175.00	660.00	1,167.20
Totals	\$1,512.50	\$544.50	\$875.00	\$3,300.00	\$6,232.00

Average yearly Outgo, first five years, \$1,246.40

NOTE: From this time on the 1st Mortgage can be made permanent, then the yearly outgo for Interest, Taxes, etc., would amount to \$477.50, or approximately \$40.00 per month.

If the owner continues to save, at the rate shown above, he can accumulate an amount sufficient to pay off the 1st Mortgage in less than Eight years, or in other words own a

REAL HOME, FREE AND CLEAR, IN LESS THAN THIRTEEN YEARS

Do you now rent an Apartment at \$100.00 a month?
If you do, it may pay you to carefully study the figures below, and learn how easily you can turn EXPENSE into SAVINGS

The yearly CASH outgo necessary to purchase and carry a Home at PARK HILL costing \$16,000

TERMS: Cash down, \$3,200; 1st Mortgage @ 5½%, \$8,000; 2d Mortgage @ 6%, \$4,800, payable in 10 semi-annual instalments of \$480 each. Interest semi-annually

	Interest payment on the 1st Mortgage	Interest payment on the 2d Mortgage	Taxes Water Rates Fire Insurance, Etc. (A Safe Estimate)	Instalments to pay off Principal of 2d Mortgage (A Saving)	TOTAL YEARLY OUTGO
1st Year	\$440.00	\$273.60	\$200.00	\$960.00	\$1,873.60
2d "	440.00	216.00	200.00	960.00	1,816.00
3d "	440.00	158.40	200.00	960.00	1,758.40
4th "	440.00	100.80	200.00	960.00	1,700.80
5th "	440.00	43.20	200.00	960.00	1,643.20
Totals	\$2,200.00	\$792.00	\$1,000.00	\$4,800.00	\$8,792.00

Average yearly Outgo, first five years, \$1,758.40

NOTE: From this time on a 1st Mortgage may remain, then the yearly outgo for Interest, Taxes, etc., would amount to \$640.00, or approximately \$53.00 per month.

If the owner continues to save, at the rate shown above, he can accumulate an amount sufficient to pay off the 1st Mortgage in less than Eight years, or in other words you can own the

RIGHT KIND OF A HOME, FREE AND CLEAR, IN LESS THAN THIRTEEN YEARS

Perhaps it is still more expensive, around \$150.00 a month?
If you have to provide for this monthly EXPENSE, you certainly should study the figures below and learn how to SAVE it, in the RIGHT kind of a Home

PARK HILL

On-the-Hudson
"THE SUBURB BEAUTIFUL"

- Park Hill is in Yonkers, a city of 80,000.
- Park Hill is over 300 feet above the Hudson
- Park Hill is in a forest of old shade trees
- Park Hill is on Broadway, ten blocks from New York
- Park Hill is *completely* developed
- Park Hill has City Sewers, Gas, Water and Electricity
- Park Hill has paid Police and Fire Departments
- Park Hill has macadamized streets, city lighting
- Park Hill will have no further assessments
- Park Hill has the best public schools in New York State
- Park Hill has Churches of all denominations
- Park Hill is noted for its healthfulness
- Park Hill is New York's most beautiful suburb
- Park Hill has city shopping facilities, and
- Park Hill has *three* routes of rapid transit with all-night service

*The quiet dignity of Park Hill
is the result of
Twenty Years of Careful Development*
