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## buffalo spotlight

HANANEL OF HORIZON REALTY REPS. BUYER IN THE 1031 TAX DEFERRED EXCHANGE TRANSACTION

# Licensed real estate broker Heine sells the 25-unit Linwood Apartments for \$1.175 million

**BUFFALO, NY** On behalf of the seller, 277 Linwood Manor LLC, Brian Heine, a licensed real estate bro-



**Brian  
Heine**

ker, completed the sale of the 25 unit Linwood Manor Apartment Complex at 277 Linwood Ave. for \$1.175 million.

Linwood Manor is located in Buffalo's Delaware District, the prime residential and rental market

in the city. Nearby is the downtown financial district, Buffalo General Hospital, and the Roswell Park Can-



**Michael  
Hananel**

cer Institute. This classic postwar apartment building consists of a mix of one and two-bedroom apartments with off-street parking and was fully occupied and in excellent condition at the time of sale.

Significant price appreciation



Linwood Manor Apartment Complex, 277 Linwood Ave., Buffalo

has recently occurred in the area's apartment market and the Linwood Manor sale price here represents an 80% premium to what the seller paid for the property in 2004. Heine acted as exclusive agent for the seller and reflecting the strong investor interest multiple offers were received from across the country.

The buyer was a Los Angeles investor completing a 1031 tax deferred exchange. The buyer was represented by Michael Hananel of Horizon Realty of West Hollywood, California.

## Time Warner Cable launches the Business Class Phone service

**BUFFALO, NY** Time Warner Cable Business Class (TWCBC), a provider of data, video and security solutions for businesses, has added the Business Class Phone to its suite of services for small and medium-sized businesses. This business-grade digital telephone service includes a number of vital business features, including unlimited local and long distance calling in the U.S., Canada and Puerto Rico for one flat monthly fee and on one bill.

Business Class Phone service will be carried on TWCBC's robust and reliable nationwide, private network, which currently serves more than 2 million residential voice customers throughout its U.S. footprint.

TWCBC provides scalable, IT solutions to businesses by offering a full portfolio of data, security, video products and fiber-based services, including metro ethernet solutions, dedicated Internet access, teleworker and branch office solutions and managed security and storage.

Business Class Phone also includes business features such as hunting, inbound and outbound call restrictions, three-way call transfer and others in its basic package. Business Class Phone can be combined, or "bundled," with a business customer's existing data and video to provide a discounted, cost-effective single source and single invoice for all business communications needs.

Businesses switching to Business Class Phone can keep their phone numbers from their existing phone provider and retain their directory listing at no extra charge. Also, Business Class Phone meets all federally-mandated requirements by being E-911 compliant for emergency services.

TWCBC business customers receive dedicated customer service and technical support through teams of locally based customer service representatives and experienced field technicians.



# F O R S A L E

Elmwood Avenue Apartments, Kenmore, New York

37 Unit Brick and Stucco Prewar Apartment Complex

*New windows, doors, furnaces, and paving*

**\$1,600,000**

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Brian Heine  
Exclusive Broker