

# BUFFALO NEW YORK



# 104 POOLEY PL BUFFALO NY

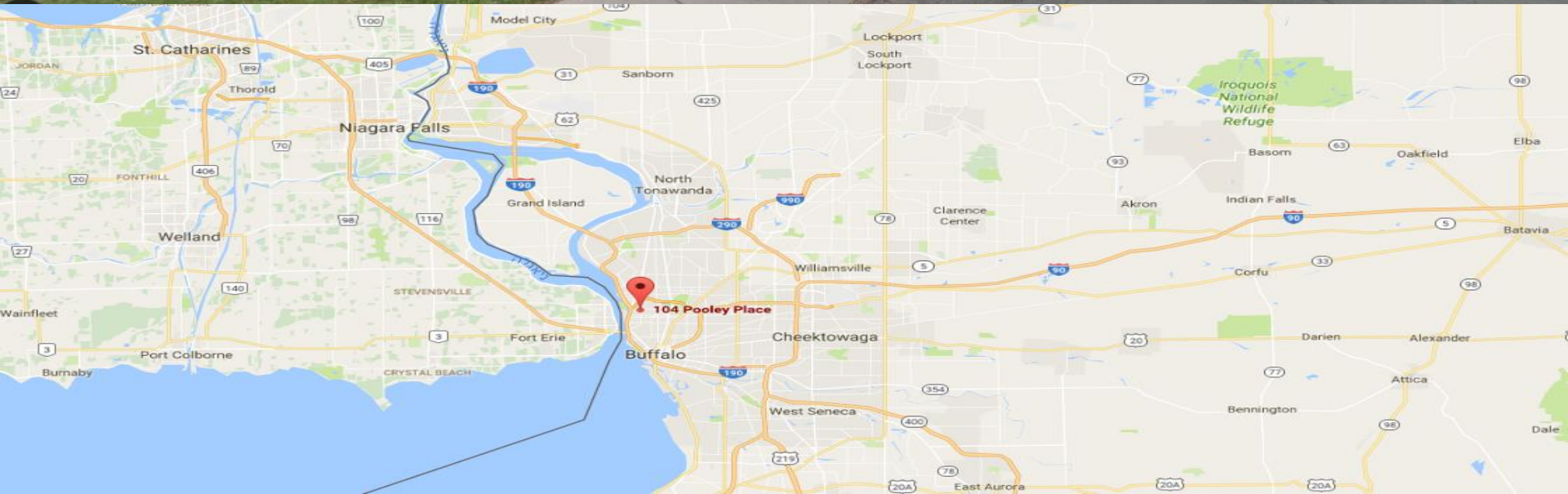


INCOM & EXPENSES		
PRICE	\$85,000	
WATER&SEWERAGE		\$860
INSURANCE		\$750
PROPERTY TAX		\$640
MANAGMENT		\$1440
<b>TOTAL</b>		<b>\$3690</b>
YEARLY RENT INCOM		<b>\$14400</b>
NET YEARLY INCOM		<b>\$10710</b>
<b>ROI</b>		<b>%12.6</b>

Living space:	LOT SIZE	BEDROOMS	BATHROOMS	ACTUAL RENT	TOTAL RENT
1133 sqft	<b>5066 sqft</b>	3	1	\$600	\$1200
1133 sqft		3	1	600	

\*All numbers are based on current monthly bills and multiplied for yearly average and may vary in the future. ROI does not include vacancy or maintenance. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein and should not take final numbers as a Guarantee in the future.

# NEIGHBORHOOD PICTURES



# COUNTY TAX ASSESSOR BILL

City of Buffalo

Mayor Byron W. Brown



Leadership

City Departments

City Services

Our City

Online Payments

My Profile

Meetings

Calendar of Events



Feedback...

Have any questions or concerns?  
[Give us your feedback](#)

Home > City Services > City Tax/Sewer Rent Payments

## City Tax/Sewer Rent Payments

SEARCH:

GO

**You have no payments due at this time.**

### GENERAL INFORMATION

**Owner Name:** OK REAL ESTATE, LLC  
**Property Address:** 104 POOLEY

**Billing Date:** 07/01/2016  
**Bill Number:** 04596300

### TAXES

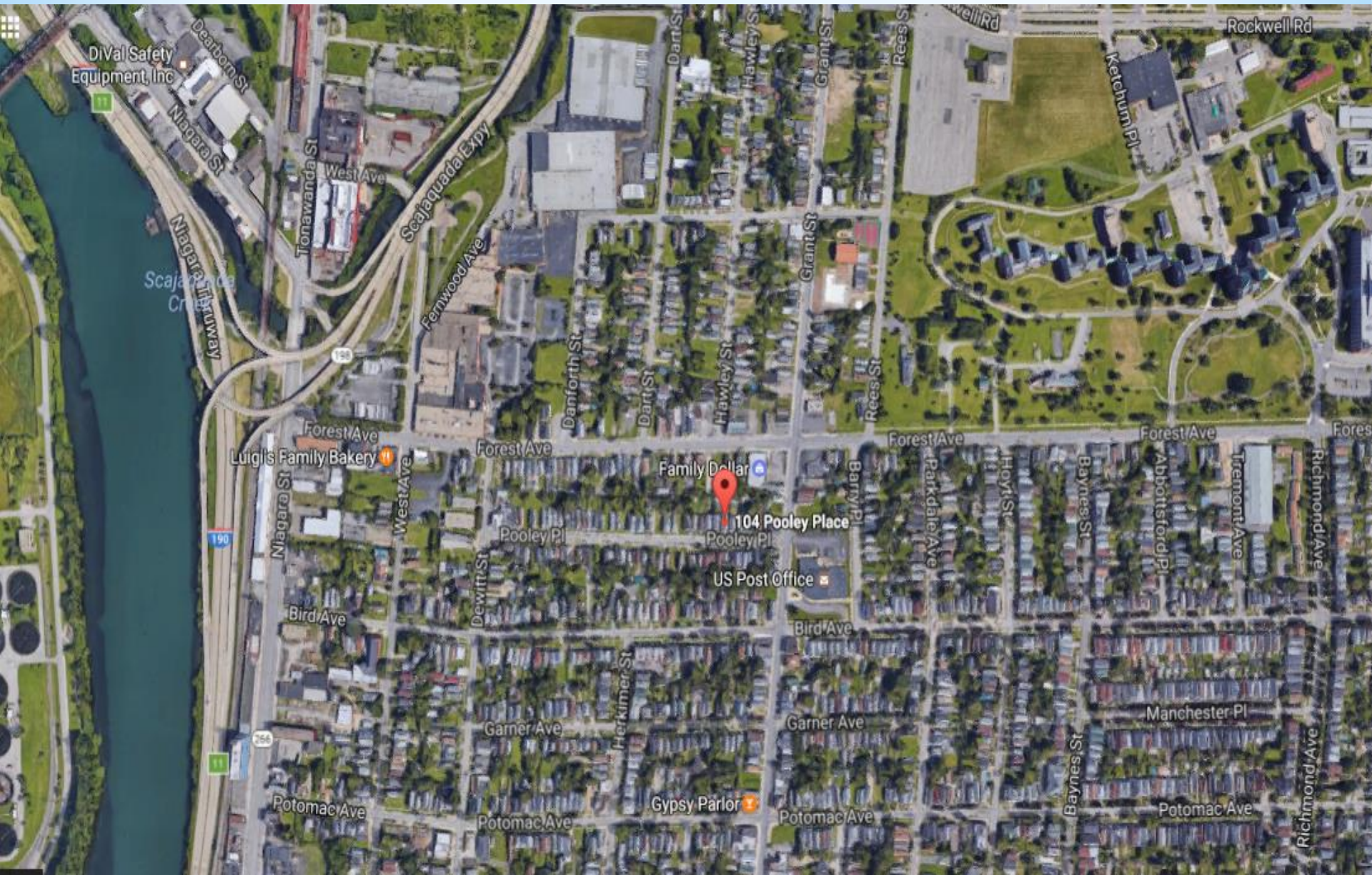
**Due Date:** 7/31/2016  
**Billed Amount:** \$321.92  
**1st Half Taxes:** \$0.00  
**1st Half Interest:** \$0.00  
**1st Half Total Due:** \$0.00

### SEWER

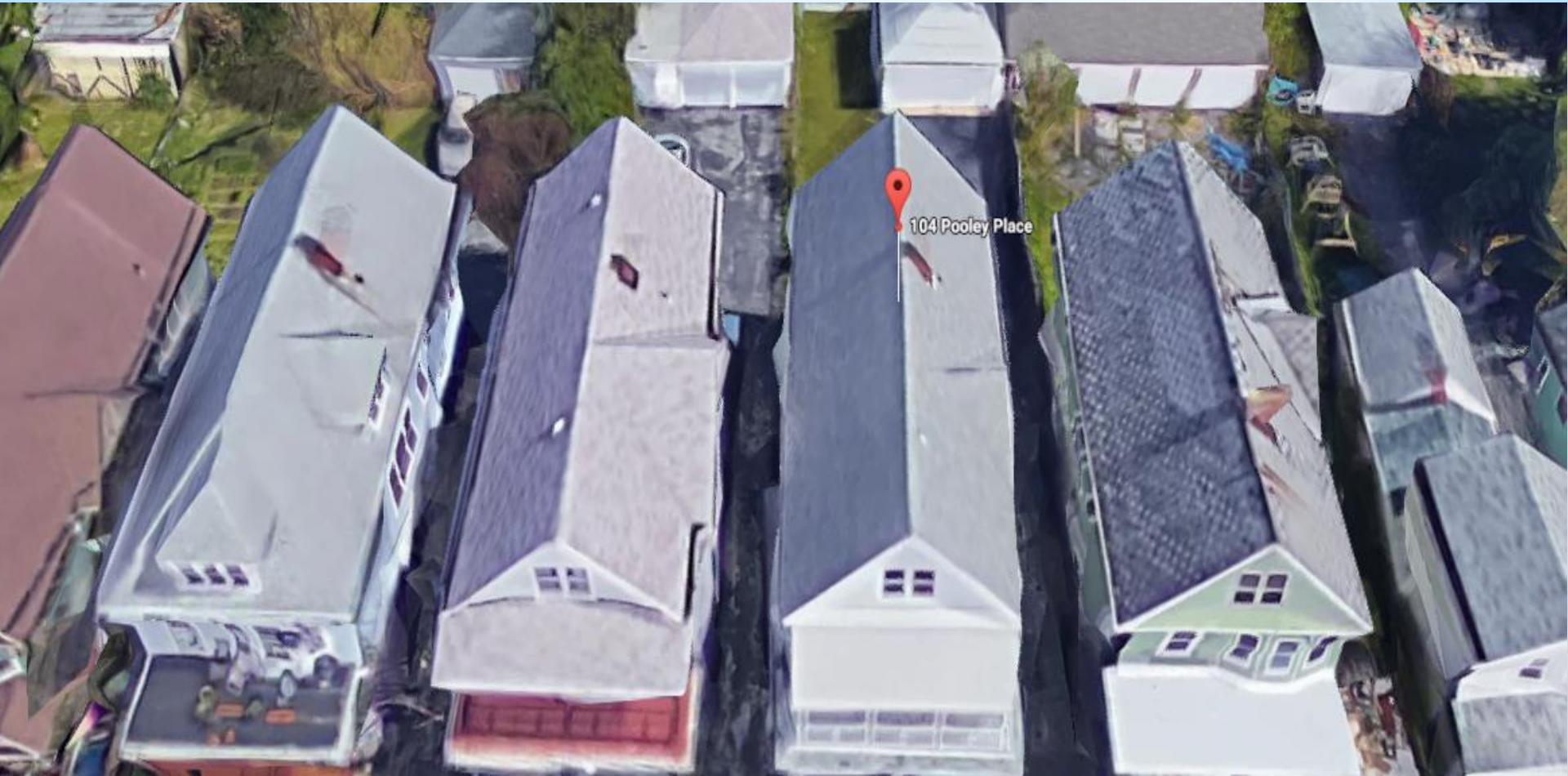
**Due Date:** 9/30/2016  
**Billed Amount:** \$59.51  
**Sewer:** \$0.00  
**Sewer Interest:** \$0.00  
**Sewer Total Due:** \$0.00

**Due Date:** 12/31/2016  
**Billed Amount:** \$321.93  
**2nd Half Taxes:** \$0.00  
**2nd Half Interest:** \$0.00  
**2nd Half Total Due:** \$0.00

# מבט על הנכס



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# תמונות של הנכס





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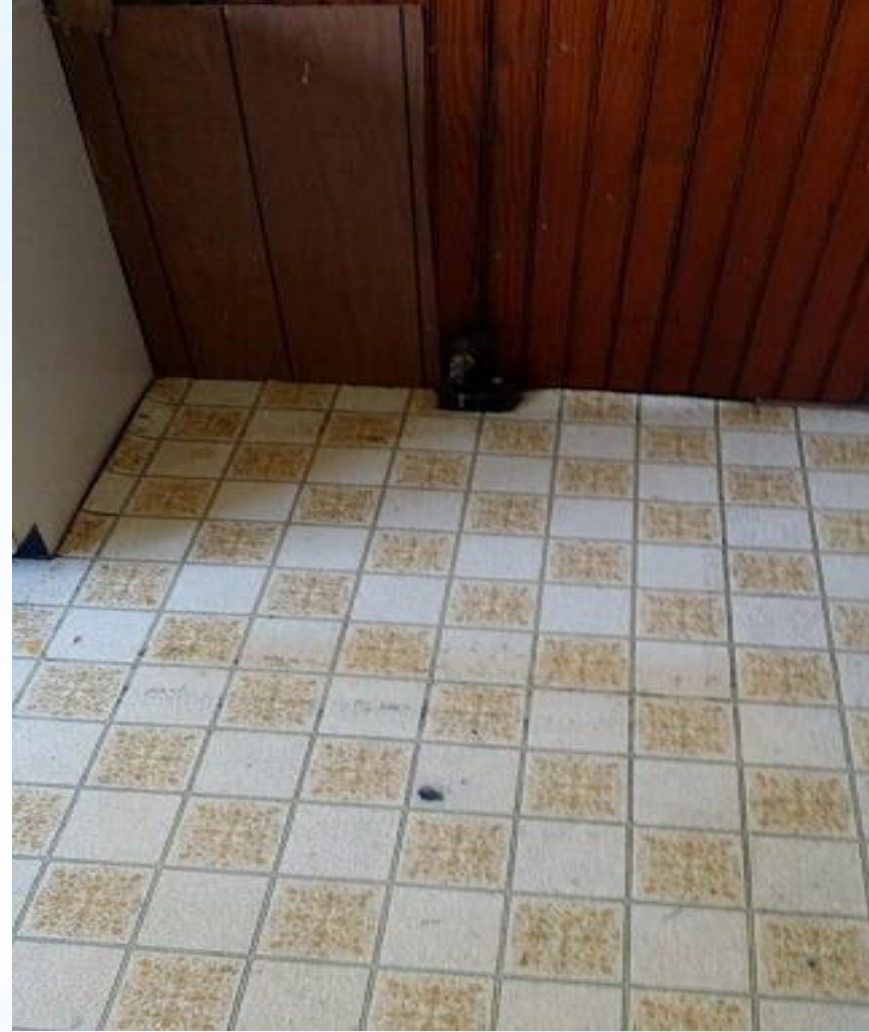


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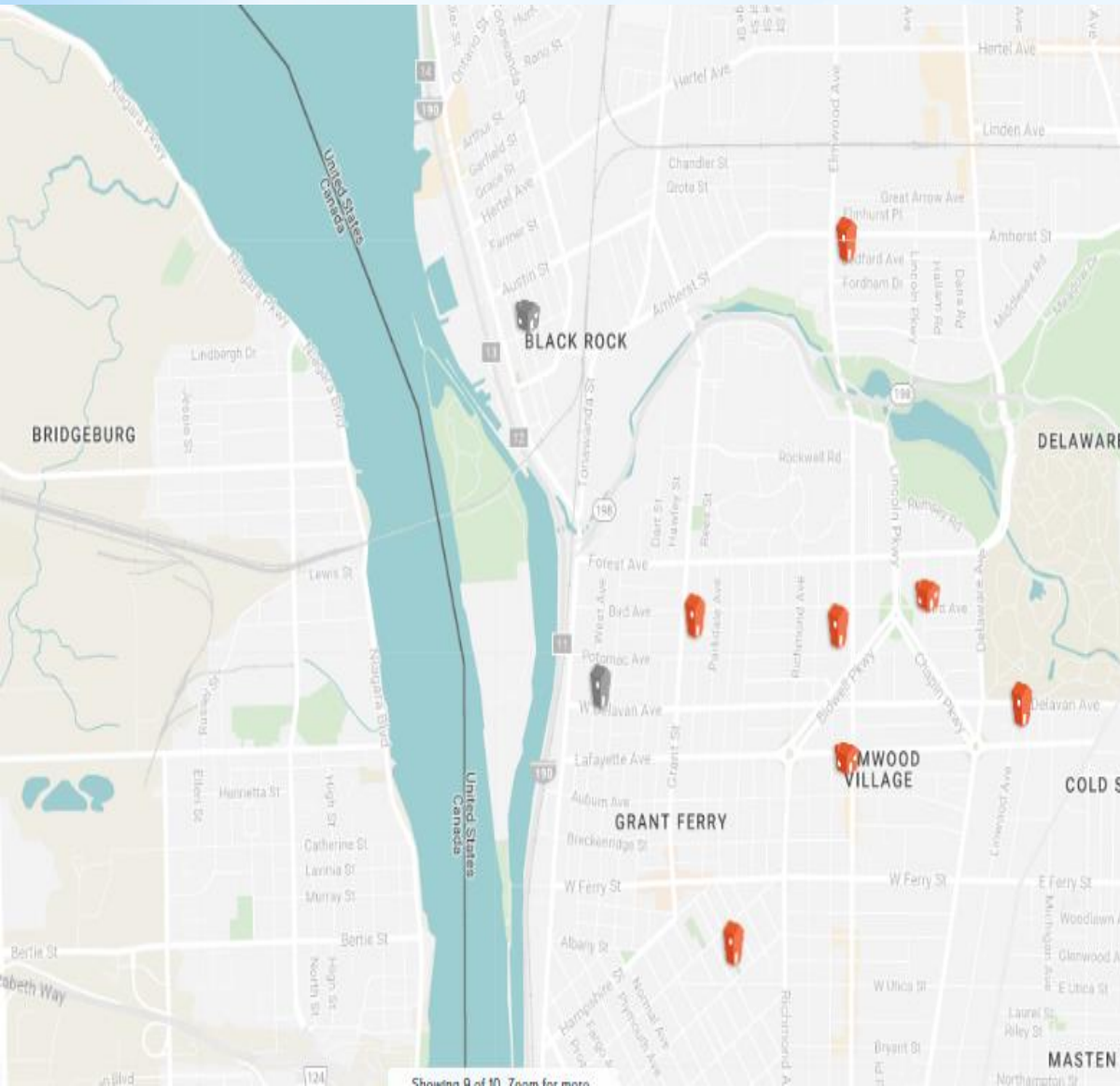


# תמונות של הנכס





# SALES COMPARABLE



NY / Buffalo Homes / Forest Homes

Recommended



Buffalo, NY 14207  
Home For Sale

6 beds



**271 Bird Ave**  
Buffalo, NY 14213  
Duplex For Sale

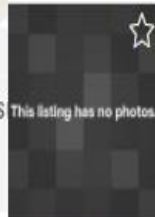
**\$150k**  
6 beds



**563 Lafayette Ave**  
Buffalo, NY 14222  
Home For Sale

**\$450k**  
6 beds

Post Your Pad on HotPads!



**39 18th St**  
Buffalo, NY 14213  
Duplex For Sale

**\$50k**  
6 beds



**723 Amherst St**  
Buffalo, NY 14216  
Duplex For Sale

**\$275k**  
6 beds

# גרף של מחיר הבית

LIST FOR RENT

- SAVE
- HIDE
- GET UPDATES
- SHARE
- MORE

City, State, or Zip

More County website See data sources

## Zestimate Details

Add owner estimate

Zestimate  
**\$81,685**

Zestimate range  
\$78K | \$87K

Rent Zestimate  
**\$725/mo**

Zestimate range  
\$602 | \$950

+\$3,731 Last 30 days

-\$59 Last 30 days

I disagree with my Zestimate

Zestimate 1 year 5 years 10 years

This home \$71k  
Mar 2016



## Similar Homes for Sale



**FOR SALE**  
**\$150,000**  
6 beds, 2.0 baths, 2260 sqft  
271 Bird Ave, Buffalo, NY



**FOR SALE**  
**\$85,900**  
Studio, — baths, 2024 sqft  
136 Congress St, Buffalo, NY



**FOR SALE**  
**\$96,900**  
Studio, — baths, 2666 sqft  
135 Hawley St, Buffalo, NY



**FOR SALE**  
**\$59,900**  
Studio, — baths, 1606 sqft  
391 Herkimer St, Buffalo, NY

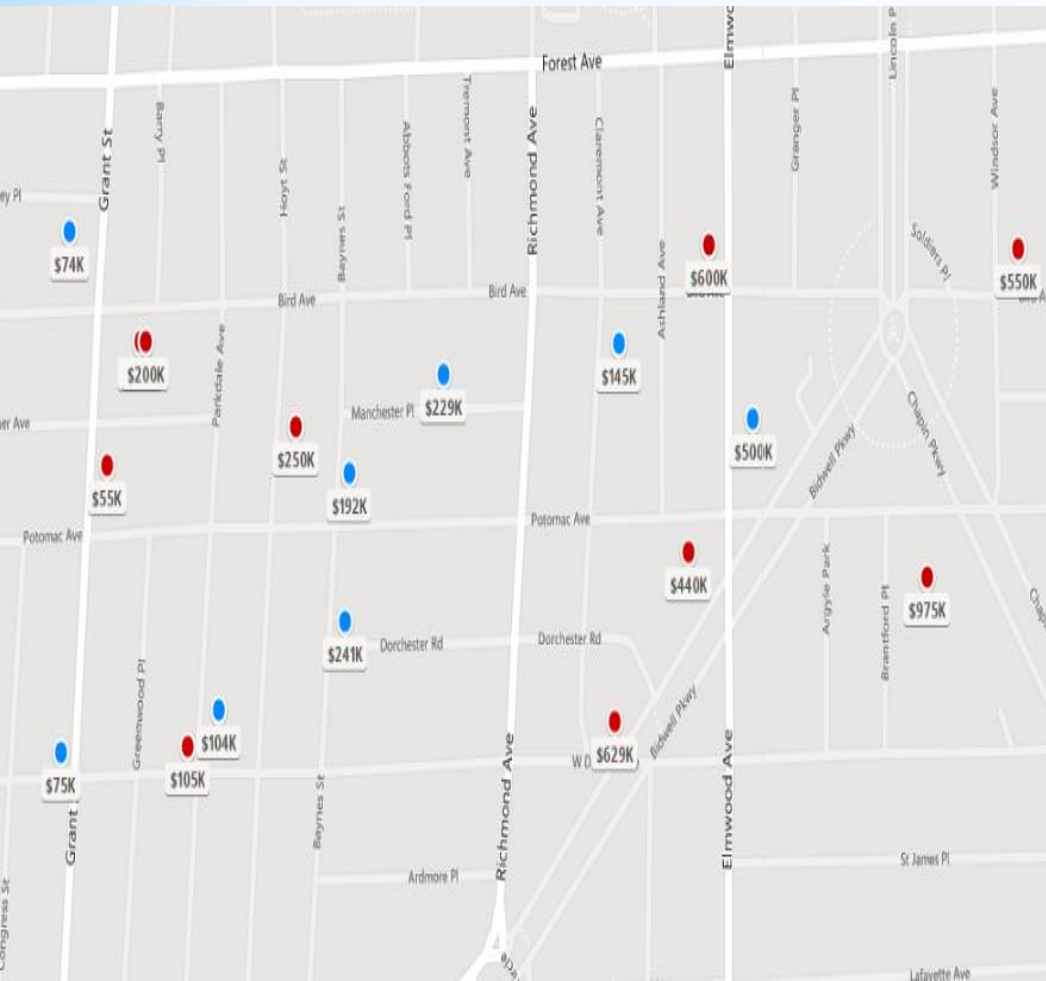
See listings near 104 Pooley Pl

## New York City - Orlando

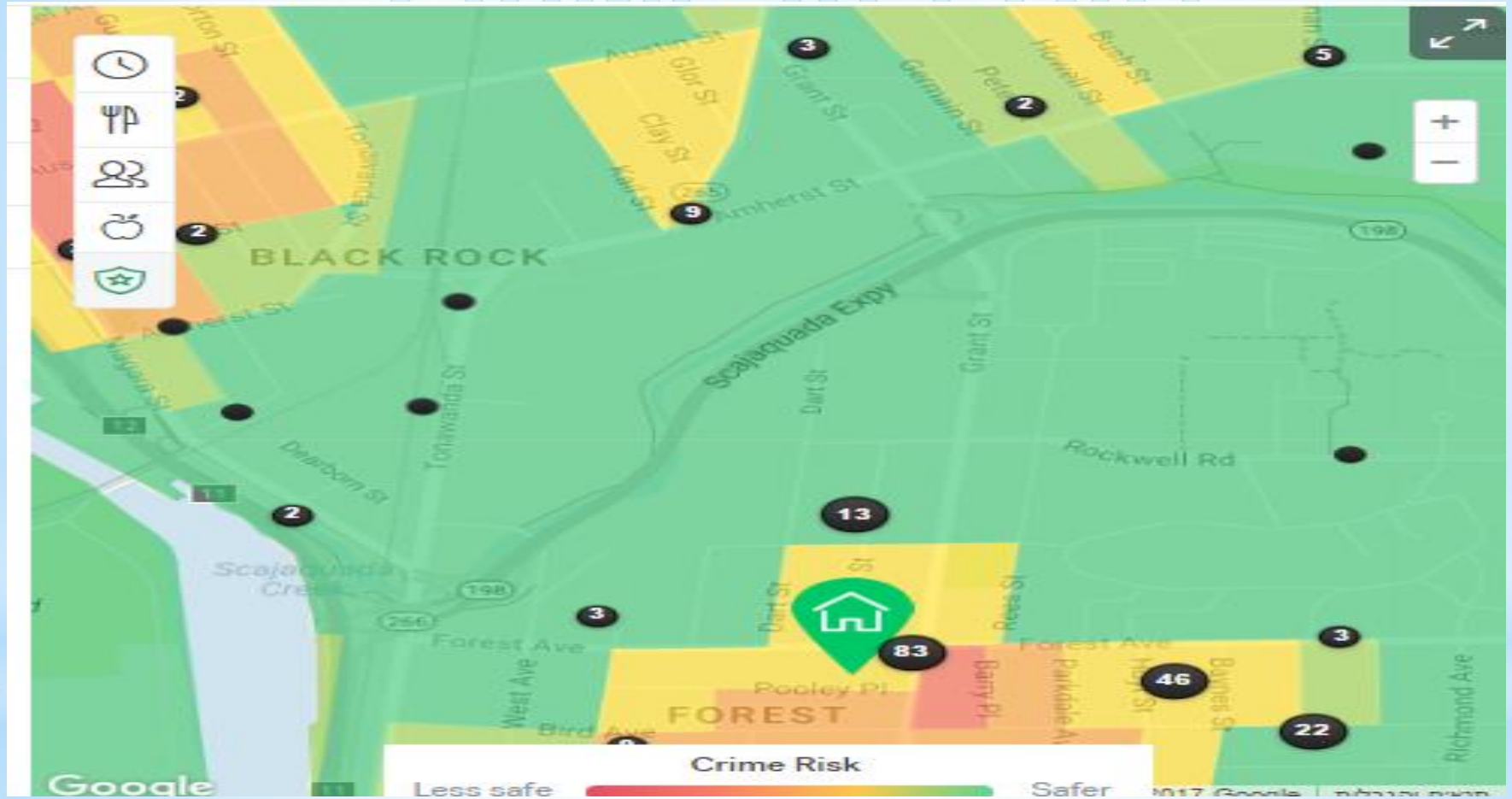
**102 \$**  
Compare & Save up to 75% with Jetcost!  
Select from 750+ airlines



# נכסים להשוואה באזור



# CRIME REPORT





# OPTIONAL INSURANCE



LONG LIVE HAPPY HOMES™

**relax,** you're covered...

	SELLER COVERAGE	BUYER COVERAGE
<b>2-10 HOME BUYERS WARRANTY COVERED ITEMS:</b>	<b>\$60</b> <small>\$200 Service Fee</small>	<b>\$375 / \$415</b> <small>\$300 Service Fee / \$75 Service Fee</small>
Air Conditioning & Heat Pump (up to two systems)	✓	✓
Attic, Ceiling and Exhaust Fans	✓	✓
Built-In Bathtub Whirlpool Motor and Pump	✓	✓
Built-In Microwave	✓	✓
Dishwasher	✓	✓
Doorbell System	✓	✓
Drain Line Stoppages	✓	✓
Electrical Switches and Receptacles	✓	✓
Electrical Wiring	✓	✓
Fire and Burglar Alarms	✓	✓
Fuse Panels and Circuit Breaker Panels	✓	✓
Garage Door Openers (up to three)	✓	✓
Garbage Disposal	✓	✓
Heating System (up to two systems)	✓	✓
Permanently Installed Sump Pump	✓	✓
Plumbing System	✓	✓
Range, Oven and Cooktop	✓	✓
Refrigerator	✓	✓
Steam or Hot Water Heat Systems	✓	✓
Telephone Wiring	✓	✓
Thermostats (all types)	✓	✓
Toilet Assembly Parts	✓	✓
Trash Compactor	✓	✓
Washer/Dryer	buyer only	✓
Water Heaters (multiple units)	✓	✓

# Protecting your Interests through Title Insurance

## Benefits of Title Insurance

Although The title insurance agents make every effort to eliminate the risk involved in the purchase or mortgage of real property, there will always be certain risks for the buyers and investors.

The benefits of title insurance are:

- clears title problems
- pays valid claims
- provides a defense for claims attacking the title as insured

A The title insurance policy insures your interest subject to exclusions and conditions contained therein and insures against loss or damage resulting from: Any title risks covered by that policy up to the amount of the policy; and any costs, attorneys' fees and expenses we have to pay under the policy.

## Covered Title Risks

Subject to its terms and conditions, a title policy covers the following title risks, if they affect title to the insured property on the policy date:

- Someone else owns an interest in the title.
- A document is not properly signed, sealed, acknowledged, or delivered.
- Forgery, fraud, duress, incompetency, incapacity or impersonation.
- Defective recording of any document.
- Lack of legal right of access to and from the land.
- There are restrictive covenants limiting the use of the land.
- There is a lien on the title because of:
  - A mortgage or deed or trust
  - A judgment, tax or special assessment.
- Others have rights arising out of leases, contracts, or options.
- Someone else has an easement on the land.
- Title is unmarketable, which allows another person to refuse to perform a contract to purchase, to lease or to make a mortgage loan.
- You are forced to remove your existing structure other than a boundary wall or fence because:
  - it extends onto adjoining land or onto any easement
  - it violates a restriction shown in the policy.
- Other defects, liens or encumbrances

## Costs

Unlike most types of insurance the title insurance premium is paid only once. If the owner's and lender's policy are purchased simultaneously, there is a substantial discount.

## Protection

If a claim is made against your title as insured, The title insurance underwriter protects you by (1) defending your interest in any court case and paying the costs, attorneys' fees, and expenses incurred in that defense; (2) If the claim is proven to be valid, The title insurance underwriter will pay the costs of your claim, up to the amount of the policy or will undertake the responsibility of perfecting the title as insured at its own expense.