

# BUFFLAO NEW YORK



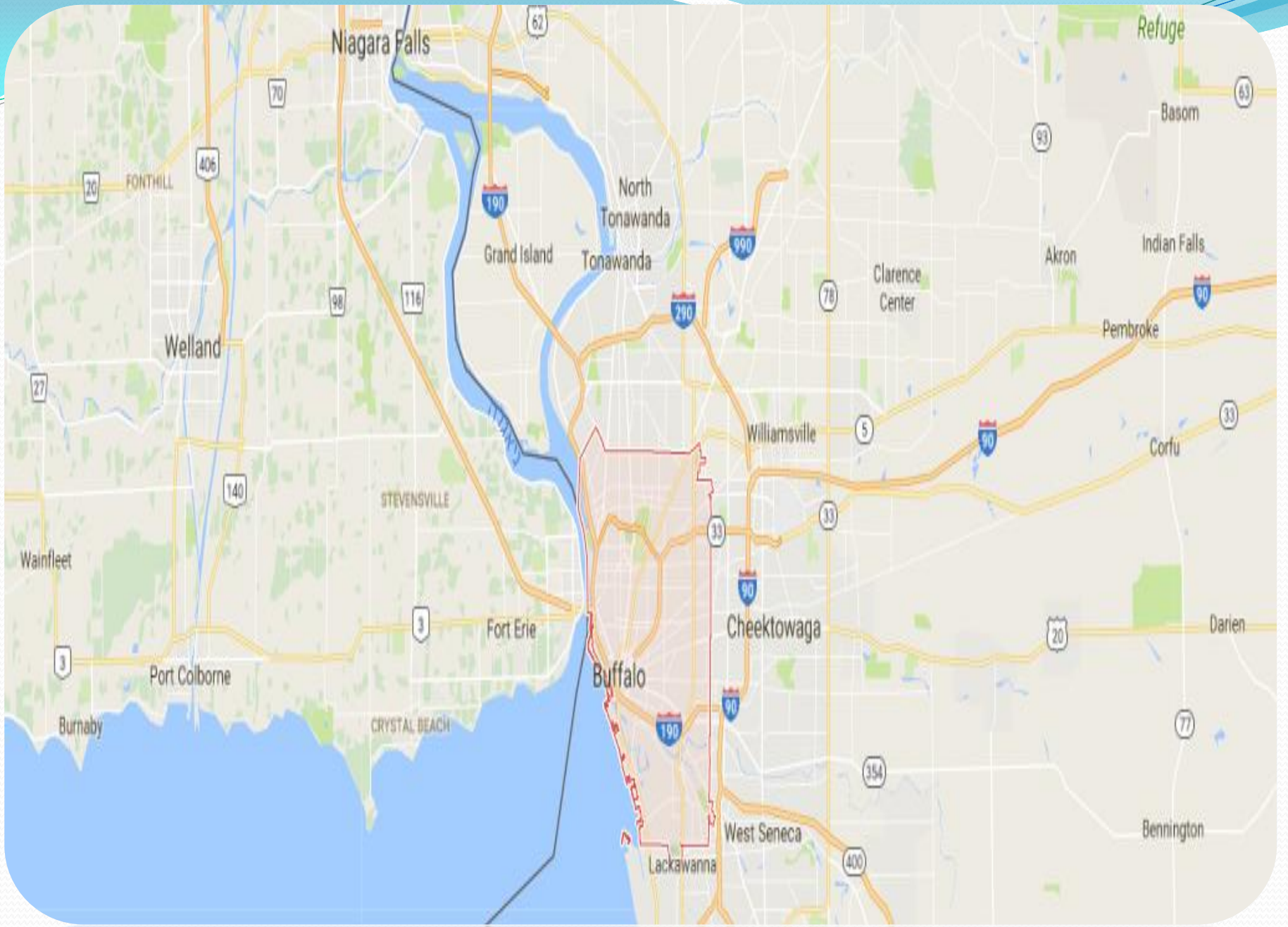
# 118 POOLEY PL. BUFFALO NEW YORK



Income & Expenses		
<b>Price:</b>	<b>\$100,000</b>	
<b>Fixed Yearly Expenses</b>		<b>Amount</b>
Water & sewer		\$50
Insurance		\$850
Property tax		\$530
Gardening		160
Management		\$1410
<b>Total</b>		<b>\$3,000</b>
Yearly Rent Income		<b>\$14,100</b>
Net Yearly Income		<b>\$11,100</b>
<b>ROI</b>		<b>11.1%</b>

Living space:	Lot size:	Bedrooms	Bathrooms	Actual rent	Total rent
910 Sq.Ft.	4023Sq.Ft.	2	1	525	1175
910 Sq.Ft.	<b>4023 sq.Ft</b>	2	<b>1</b>	650	

\*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.



# 118 POOLEY PL. BUFFALO NEW YORK





# פרטים על הנכס

- כתובת : 118 pooley Pl. buffalo new York 14213
- סוג הנכס - SINGLE FAMILY +DUPLEX / MULTY FAMILY
- גודל הנכס - SQFT 1820
- מספר קומות/יחידות - 2 קומות 3 יחידות
- PARCEL ID - 1402008867147
- סוג שטר בעלות - WORNTY DEED

## Real Property Information

Parcel 140200 88.670-1-47.000				118 POOLEY		OK REAL ESTATE LLC								Payer Information
Year	Cycle/Desc	Instl	InRem	Bill No.	Principal	Adjust	Credit	Fee	Pd Intr	Paid	Balance	Interest	Total Bal	
2017	1-County Tax	01		18470	193.69	0.00	0.00	0.00	0.00	193.69	0.00	0.00	0.00	ok real estate llc
2016	1-County Tax	01		18492	178.47	0.00	0.00	0.00	0.00	178.47	0.00	0.00	0.00	spagna goodman property management
2015	1-County Tax	01		18498	163.55	0.00	0.00	2.00	0.00	163.55	0.00	0.00	0.00	n/a
2014	1-County Tax	01		18495	161.82	0.00	0.00	0.00	0.00	161.82	0.00	0.00	0.00	ok real estate llc
2013	1-County Tax	01		18477	163.43	0.00	0.00	0.00	0.00	163.43	0.00	0.00	0.00	koren oz
2012	1-County Tax	01		18523	164.60	0.00	0.00	0.00	0.00	164.60	0.00	0.00	0.00	koren oz
2011	1-County Tax	01		18524	160.99	0.00	0.00	0.00	0.00	160.99	0.00	0.00	0.00	koren oz
2010	1-County Tax	01		25759	164.30	0.00	0.00	0.00	0.00	164.30	0.00	0.00	0.00	koren oz
2009	1-County Tax	01		25757	157.35	0.00	0.00	0.00	0.00	157.35	0.00	0.00	0.00	koren oz
2008	1-County Tax	01		18554	155.83	0.00	0.00	0.00	2.34	158.17	0.00	0.00	0.00	koren oz
2007	1-County Tax	01		26670	163.30	0.00	0.00	0.00	0.00	163.30	0.00	0.00	0.00	koren oz
2006	1-County Tax	01		18576	194.92	0.00	0.00	0.00	0.00	389.84	0.00	0.00	0.00	n/a
2005	1-County Tax	01		18578	183.74	0.00	0.00	0.00	0.00	183.74	0.00	0.00	0.00	sparacino frank j
2004	1-County Tax	01		18582	187.34	0.00	0.00	0.00	0.00	187.34	0.00	0.00	0.00	sparacino frank j
2003	1-County Tax	01		18591	192.53	0.00	0.00	0.00	0.00	192.53	0.00	0.00	0.00	n/a
	Balance as of										0.00	0.00	0.00	

**ארנונה**

# ניתוח שכונה/עיר

## 118 Pooley Pl

Buffalo, NY 14213

4 Bd 2 Ba 1,820 Sqft



Map



Share



Save

[Real Estate](#) > [Home Prices](#) > [NY](#) > [Buffalo](#) > [14213](#) > [118 Pooley Pl](#)

[View Homes for Sale in Buffalo](#)

PUBLIC RECORD - Built in 1900, this 4-bedroom, 2-bathroom multi-family dwellings (generic, any combination 2+) house at 118 Pooley Pl, Buffalo NY, 14213 is approximately 1,820 square feet. for — The closest school is Native American Magnet.

The median days on the market for properties in this area is 51 with a median list price of \$114,950 and median cost per square foot of \$82. This property is currently off-market.

Erie County

Property Type: Multi-Family Dwellings (Generic, any combination 2+)

4 Beds

2 Baths

1,820 Sqft Building Area

4,023 Sqft Lot Size

1900 Year Built

04/23/2013 Last Sale Date

Full Basement Basement

Traditional Style

Composition Exterior Walls

Forced air unit Heating

As of today, September 24, 2017, there are 31 properties listed for sale in ZIP code 14213 and 428 properties listed for sale in the city of Buffalo. Of those 428 properties, there are 390 single family houses and 38 condos. The last known list price for 118 Pooley Pl was \$—, which is 100% below the current median price of \$114,950 for Buffalo and 100% below the median of \$94,000 for 14213. 118 Pooley Pl is a multi-family dwellings (generic, any combination 2+) home that is approximately 1,820 Sqft, which is 27% above the median size in Buffalo of 1,432 square feet and 25% above the median size in 14213 of 1,456 square feet. This property's price per square foot was —, which is 100% below the current median in 14213 of \$76 and 100% below the Buffalo median of \$82.

below the Buffalo median of \$82

address (see: this higher) a price per square foot area —, which is 100% below the current median in 14213 of \$76 and 100%

# ניתוח שכונה/עיר

- נכון לתאריך ה 24/9/2017 ישנם 31 נכסים למכירה בשכונה ו 428 נכסים למכירה בעיר כולה.
- 390 בתים הם בית פרטי ו 38 הם דירות כלומר אין דופלקס אחד למכירה כרגע בעיר כולה
- מחיר ממוצע לנכס בעיר בופאלו הוא \$114,000 ובשכונה הוא \$94,000
- הנכס הנ"ל גדול ב 27% מנכס ממוצע בעיר (SQFT 1432) וגדול ב 25% מנכס ממוצע בשכונה (SQFT 1456)
- מחיר ממוצע לנכס בשכונה הוא \$76 /SQFT ובעיר \$82 /SQFT



# השוואת נכסים



118 Pooley Pl	437 Parkdale Ave	373 Parkdale Ave	215 Congress St	121 Greenwood Pl
—	\$149,900	\$225,000	\$39,900	\$119,900
Off Market	For Sale 73 days	For Sale 75 days	For Sale 27 days	For Sale 8 days
4 Bd	3 Bd	3 Bd	3 Bd	5 Bd
2 Ba	1.1 Ba	1 Ba	1 Ba	1 Ba
1,820 Sqft	1,456 Sqft	1,188 Sqft	1,471 Sqft	1,666 Sqft
—	\$103 /Sqft	\$189 /Sqft	\$27 /Sqft	\$72 /Sqft
4,023 Sqft Lot	2,374 Sqft Lot	2,091 Sqft Lot	2,008 Sqft Lot	3,350 Sqft Lot
Built 1900	Built 1900	Built 1917	Built 1900	Built 1900
מבנין 1900	מבנין 1900	מבנין 1917	מבנין 1900	מבנין 1900

# נכסים בשכונה

## Neighborhood: Forest

Zillow predicts **Forest home values** will increase 4.1% next year, compared to a 2% increase for Buffalo Metro as a whole.

🚶 Walk Score™ **77** (Very Walkable)

🚗 Transit Score™ **51** (Good Transit)

### NEIGHBORHOOD MAP

