



DAILEY NEWS

Issue No. 4

A Dailey Management Publication

February 2008

Strong Market Trends



Buffalo Real Estate Market Still Strong

Despite a decline in home sales nationwide, Buffalo continued to show growth in the residential real estate market. The Buffalo Niagara Association of Realtors reported that the local market rose 3 percent in 2007.

Real Estate expert Lawrence Yun explained that every real estate market is local, and compared to the National averages, Buffalo was a strong market. He explained that last year was bad for home sales, and that the 1.5% drop in home prices nationwide needs to be put in to context. "The proper perspective is, well, we did have a housing market boom, we had better than a 50 percent run-up in home prices, and now we're giving back 1.5 percent from a nationwide point of view," he said.

Yun also explained that the national sub prime mortgage meltdown had less of an effect here in Buffalo. The rate on sub prime foreclosures in Buffalo was 5.2%, compared to the 7.3% national average.

In addition, Yun cited the media, stating that they had an effect on the markets as well. When the media plays into the fear of poor markets, loss of financial stability, and loss of home, people hold off on making new purchases.

Original article at:

<http://www.buffalonews.com/business/buffalobusiness/story/276041.html>

Featured Property

64 Paul Place, Buffalo, NY 14210



Property Overview:

Price:	\$46,000
County Taxes:	\$278.43 (in 2008)
City Taxes:	\$1,156.60 (in 2007 - 2008)
School District:	Buffalo City School District
Building Size:	Approx 2288 sq ft (Approx 211.9 sq m)
Lot Size:	Approx 32' x 104' (Approx 9.8m x 31.7m)
Year Built:	1930
Total Units:	2

Description:

64 Paul Place is a 2 unit property, fully tenanted, with both tenants at the beginnings of their leases. Interior renovation complete late 2007. Exterior work to be completed early spring.

Property Features:

Unit 1	Unit 2
Rent: \$500	Rent: \$450
Total Bedrooms: 3	Total Bedrooms: 3
Full Baths: 1	Full Baths: 1

NOTE: Dailey Management is not a real estate company. This listing is shown as a courtesy for informational purposes only. Please contact your real estate agent for specific information.

Rochester Service Available NOW ☺

5140 Main Street, Suite 350, Williamsville, NY 14221

Office: (716) 688-RENT – Fax: (716) 608-1484

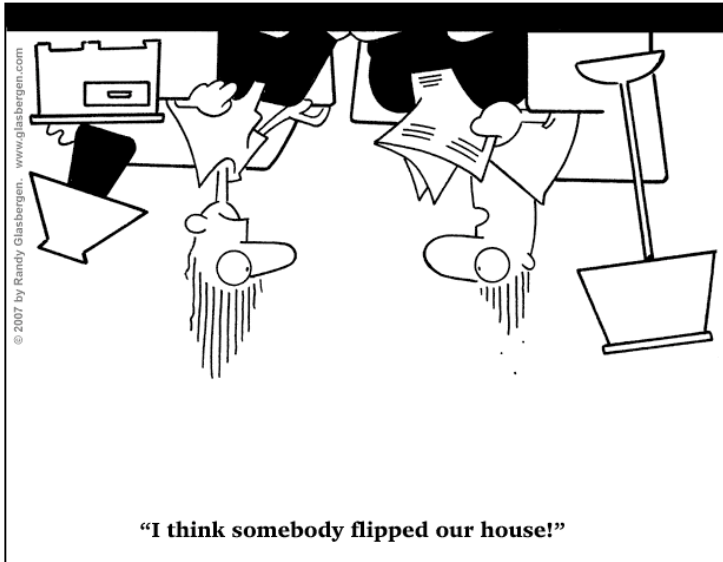
Email: Info@Daileymgmt.com Web Address: <http://www.DaileyMGMT.com>

Rent Collection

Company Average Collections Past 6 Months

Month	% Collected
August	97.63%
September	97.34%
October	94.87%
November	97.40%
December	92.19%
January	98.48%

Each month brings new “adventures” for which we cannot always plan. In most cases evictions or late payments cause these less than 100% results. Dailey Management takes a tough stance on bad tenants, to help protect you and your investments.

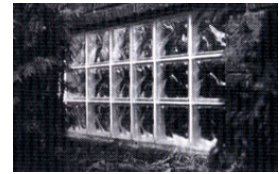


Belmont Shelter Debuts Direct Deposit

Buffalo, NY - Belmont Shelter Corporation, one of the providers of Section 8 subsidized housing in the Western New York area, is transitioning to a system that will allow for direct deposit of rent and security deposits into the bank. This new service will help streamline the tenant move in process, as well as aid in rent collection.

Effective January 1, 2009, Belmont will no longer issue paper checks, and all deposits will have to be direct deposited.

Glass Block Windows



Helping Protect Your Property Against Vandals

The price of copper is rising. Thieves are finding that raiding the basements of empty properties can often lead to a quick gain and a hefty loss for the property owner.

Glass block windows raise property values, in addition to providing privacy to the tenants while still allowing light to shine into the room. Adding glass block windows now can help protect your property for many years to come.

Basement windows are often targeted for break in, because they are less likely to be noticed when broken, and allow quick access to the location where the majority of the copper runs through the house. Keep in mind that copper isn't the only loss that takes place during a break in. The thieves will also do damage to the walls, counter tops, and fixtures as they rip the copper out of the property. The best way to prevent a 'quick score' on your property is to install glass block windows into the basement windows, preventing an easy point of access from being exploited.

Please contact us if you are interested in getting a quote for your investment. In the mean time we will be installing 'No Copper' sign at the highest risk locations.

Dailey Management now services your property management needs in Buffalo (and surrounding areas), as well as Niagara Falls (and surrounding areas) and Rochester.

Important Dates

The final tax assessments for 2008-2009 come out on:
March 1, 2008.

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