



The City of Buffalo Common Council

1413 City Hall
Buffalo, NY 14202

Meeting: 07/16/19 02:00 PM
Department: Real Estate
Category: Communication
Prepared By: Joelle Cash
Initiator: Joelle Cash
Sponsors:
DOC ID: 7204 F

TABLED

AGENDA ITEM 18-1268

Report of Sale 21 and 23 Rapin (Fillmore District)

The Office of Strategic Planning, Division of Real Estate has received a request from Mohammed Ullah on behalf of Dreamland Group, Inc., 2531 Cortelyou Rd., Brooklyn , NY,11226 to purchase 21 and 23 Rapin Pl. Dreamland Group, Inc. would like to purchase the lots for parking for their business at 478 Walden and added green space for their adjacent property at 19 Rapin Pl. Dreamland Group, Inc owns 3 properties and is in compliance with the City Property Management Ordinance by utilizing MD Abdul Zaher , 287 May Street, Buffalo, N.Y. 14211 as their property manager.

The Office of Strategic Planning Land Use Planning Committee, Division of Permit and Inspection Services and the Division of Collections have no objections to the sale of the property.

There are no building code violations, taxes or other liens owed to the City of Buffalo by the purchaser. A market analysis performed by the Division of Real Estate showing similar sales in the area range from Fifty Cents (\$.50) to One Dollar (\$1.00) per square foot.

Dreamland Group, Inc has agreed and are prepared to pay Eighty Two Cents (\$.82) per square foot for each parcel for a total of Five Thousand Four Hundred Dollars (\$5,400.00). They have also agreed to pay for the cost of the transfer tax and recording fees.

I am recommending that Your Honorable Body approve the sale of 21 and 23 Rapin Pl. in the amount of Five Thousand Four Hundred Dollars (\$5,400.00) to Dreamland Group, Inc. on condition:

1. The subject properties will not be transferred until Dreamland Group, Inc. receives Planning and Zoning Board Approval.
2. Dreamland Group, Inc. agree to accept title in "as is" condition.
3. Dreamland Group, Inc. agree to pull building permits at closing
3. Dreamland Group, Inc. agree to pay for all closing costs associated with the transfer of title including but not limited to transfer tax and recording fees.

I am further recommending that the Office of Strategic Planning prepare the necessary documents for the transfer of title and that the Mayor be authorized to execute the same

HISTORY:

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