

Income and Expenses for 13 Blodgett Street



	13 Blodgett Street	13 Blodgett Street Projections
LIST PRICE	\$385,000	\$385,000
SALE PRICE	\$385,000	\$385,000
LOT SIZE	0.08	0.08
ZONING	RM	RM
YEAR BUILT	1910	1910
FINISHED SF ABOVE GRADE	3123	3123
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$123	\$123
# UNITS	2	2
PRICE PER UNIT	\$192,500	\$192,500
# BEDROOMS	5	5
PRICE PER BEDROOM	\$77,000	\$77,000
Unit 1	\$1800 (3BR - Estimated)	\$1800 (3BR - Estimated)
Unit 2	\$1000 (2 BR)	\$1300 (2 BR)
AVERAGE RENT PER UNIT	\$1,400	\$1,550
AVERAGE RENT PER BEDROOM	\$560	\$620
GROSS MONTHLY INCOME	\$2,800	\$3,100
ANNUAL INCOME	\$33,600	\$37,200
ANNUAL EXPENSES		
Property Taxes	\$6,718	\$6,718
Insurance	\$1500 (est. exp.)	\$1500 (est. exp.)
Trash Expense	\$420	\$420
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500 (est exp)	\$500 (est exp)
Water/Sewer	\$444	\$444
Maintenance*	\$1,000 (est exp)	\$1,000 (est exp)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$10,802	\$10,802
NET OPERATING INCOME	\$22,798	\$26,398
EXPENSE RATIO	32.15%	29.04%
CAP RATE	5.92%	6.86%

*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated