

Income and Expenses for 36 Blodgett St



	36 Blodgett St Current	36 Blodgett St Upcoming
LIST PRICE	\$575,000	\$575,000
SALE PRICE	\$575,000	\$575,000
LOT SIZE	0.11	0.11
ZONING	RM	RM
YEAR BUILT	1928	1928
FINISHED SQFT.	1953	1953
PRICE PER SQUARE FOOT	\$294	\$294
# UNITS	1	1
PRICE PER UNIT	\$575,000	\$575,000
# BEDROOMS	4	4
PRICE PER BEDROOM	\$143,750	\$143,750
Unit 1 (5/26/25-5/25/26)(6/1/26-5/25/27)	\$4100 (4 BR)	\$4200 (4 BR)
AVERAGE RENT PER UNIT	\$4,100	\$4,200
AVERAGE RENT PER BEDROOM	\$1,025	\$1,050
GROSS MONTHLY INCOME	\$4,100	\$4,200
ANNUAL INCOME	\$49,200	\$50,400
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$8,957	\$8,957
Insurance	\$1,617	\$1,617
Trash Expense	\$0	\$0
Heat & Hot Water	Tenants	Tenants
Hot Water Tank Rental	Owned	Owned
Electric	Tenants	Tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	Tenants	Tenants
Maintenance*	\$1000 (est. Exp)	\$1000 (est. Exp)
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$12,074	\$12,074
NET OPERATING INCOME	\$37,126	\$38,326
EXPENSE RATIO	24.54%	23.96%
CAP RATE	6.46%	6.67%

*Estimated

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