06/02/2020 07:52 PM Page 1 of 3 101 Blodget Street Listed: 4/26/2020 \$294,900 **Multi-Family** 4802500 Closed: Manchester NH 03104 DOM: **Active** Unit/Lot # 37 2 County NH-Hillsborough **Total Units** VillDstLoc **Total 1 BR Units** 1 Year Built 1864 **Total 2 BR Units** 1 Victorian Style Total 3+ BR Units 0 Color Brown **Total Leases** Total Stories \$26,400 **Gross Income** Taxes TBD No **Operating Expense** \$11,196 **FaxGrosAmt** \$5,054.00 **Operating Expense** Heat, Insurance, Tax Year 2019 Incl. Snow Removal, Lot Size Acres 0.160000 Utilities

6,970

Delayed Showing No **Date - Showings Begin**

Lot - Sqft



Property Panorama VT URL

Directions From downtown Manchester, go east on Bridge Street, north on Union Street, property is at the corner of Union and Blodget.

Net Income

\$15,204.00

Remarks - Public Bring your oversized furniture and move right in! This classic Victorian two-family offers surprisingly spacious rooms throughout, so neither you nor your tenants will feel cramped. The 1st floor features an open-concept 1-BR with a huge eat-in kitchen and enormous bedroom space. The 2nd floor 2-BR unit features one large bedroom with plenty of closet and storage space; an open living room-dining room and second bedroom, all with wood floors; a bright and cheery sunroom; plus the same large eat-in kitchen. There is also a large first-floor shared laundry room that offers interesting possibilities for converting into another bedroom or a home office to boost the property's income. The porch on each unit overlooks one of the great attractions of this home---the huge expanse of yard. Whether you enjoy gardening and landscaping, chasing your dog around, reading a book in a sunny lounge chair, or splashing in an above-ground pool (just add water), you'll have plenty of room to stretch your legs and your imagination. The house is set in an area of well-kept properties, 2 blocks from To Share Brewery, close to all the wining and dining of downtown, and within easy jogging distance of Livingston Park. A new furnace & heater, one new hot water heater, and low-maintenance cedar siding remove some of the capital expense worries, and the basement is dry and open for storage or another laundry spot. A solid home that helps pay your way; or an investment tenants will love--your choice!

| | STRU | CTURE | |
|--------------------------------|---|---------------------------|-----------|
| Construction Status | E xisting | Footprint | Irregular |
| Construction | Wood Frame | SqFt-Apx Fin Above Grade | 2,339 |
| Foundation | Granite | SqFt-Apx Fin AG Source | Municipal |
| Exterior | Cedar, Clapboard | SqFt-Apx Fin Below Grade | 0 |
| Roof | Shingle - Asphalt | SqFt-Apx Fin BG Source | |
| Basement Yes | | SqFt-Apx Unfn Above Grade | 0 |
| Basement Access T | vpe Walk-up | SqFt-Apx Unfn AG Source | |
| | on Bulkhead, Concrete Floor, Full, Unfinished | SqFt-Apx Unfn Below Grade | 1,189 |
| | | SqFt-Apx Unfn BG Source | Municipal |
| C N | | SqFt-Apx Tot Below Grade | |
| Garage No |) | SqFt-Apx Total Finished | 2,339 |
| Garage Capacity Garage Type | | SqFt-Apx Total | 3,528 |

| | Unit 1 | Unit 2 | Unit 3 | Unit 4 | Unit 5 | Unit 6 | Unit 7 | Unit 8 |
|---------------------|----------------|----------------|--------|--------|--------|--------|--------|--------|
| Style | Garden | Garden | | | | | | |
| Level Number | 1 | 2 | | | | | | |
| Apx Sqft | 1,045 | 1,113 | | | | | | |
| Bedrooms | 1 | 2 | | | | | | |
| Baths | 1 | 1 | | | | | | |
| Rooms | 3 | 6 | | | | | | |
| Status | Vacant | Vacant | | | | | | |
| Deposit | | | | | | | | |
| Rental Agr/Trm | | | | | | | | |
| Rental Amt/Frq | | | | | | | | |
| Occupant Name | • | | | | | | | |
| Occupant Phone | е | | | | | | | |
| Showing Instr | | | | | | | | |
| Unit Info | Dryer, Range - | Dishwasher, | | | | | | |
| | Electric, | Porch, Range - | | | | | | |
| | Refrigerator, | Gas, | | | | | | |
| | Washer | Refrigerator | | | | | | |
| | | | | | | | | |
| Tenant Pays | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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UTILITIES

Heating Hot Air **Heat Fuel** Gas - Natural

Water Heater Gas - Natural, Owned, Rented

Cooling None Water **Public** Public Sewer

Electric Circuit Breaker(s)

Trash Municipal

Separate Utilities **Utilities** Cable

Fuel Company Phone Company

Cable Company Electric Company

LOT / LOCATION

Development / Subdivision School - District Manchester School District

School - Elementary Webster Elementary School School - Middle/Jr Hillside Middle School

Roads Public School - High Manchester Central High Sch Road Frontage Yes

Road Frontage Length 96 Lot Description Corner, Level

ROW - Parcel Access ROW - Length

ROW - Width ROW to other Parcel

Surveyed Unknown

Surveyed By

Waterfront Property

Water View

Water Body Access

Water Body Name

Water Body Type Water Frontage Length

Waterfront Property Rights Water Body Restrictions

FEATURES

Off Street, Parking Spaces 3 Parking Flooring Carpet, Hardwood, Vinyl

Total Rooms Above Ground 10 **Green Verification Body Total Electric Meters Green Verification Progrm** 1 **Total Water Heaters** 2 **Green Verification Year Total Gas Meters** 1 **Green Verification Rating Green Verification Metric** Total Refrigerators 2 **Total Full Baths Green Verification Status Green Verification Source**

Green Verification NewCon Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty Map 12

Deeds - Total Block 0

Deed - Book 5419 Lot SPAN# Deed - Page 0527

Property ID **Current Use**

Plan Survey Number Land Gains Zoning Residential R-3

Assessment Amount Assessment Year Tax Rate Assessments - Special Tax Class

FINANCIAL DETAILS

Expenses - Miscellaneous Expenses - Taxes

Expenses - Insurance Expenses - Heat Expenses - Maintenance Expenses - Trash Expenses - Management Expenses - Water Expense - Utility Expenses - Snow

DISCLOSURES

Fee 2 Fee 3

Planned Urban Developmt Foreclosed/Bank-Owned/REO No

Items Excluded

Documents Available Certificate of Occupancy, Deed, Property Disclosure, Tax Map

Possession At Closing Flood Zone Unknown Seasonal No Easements No

Financing-Possible Opt Cash, Conventional **Financing-Possible Opt**

Auction
Date - Auction
Auction Time

Auctioneer - Responsible Auctioneer License Number Auction Price Determnd By

PREPARED BY

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My Office Info:

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Bedford NH 03110-Off: 603-232-8282





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