

# The Hidden Costs of Self-Managing Your Property

## Are You Really Saving Money? A Vermont Owner's Guide to the True Costs of DIY Property Management

Managing your own rental can seem like a smart way to save money, but the real costs—financial, emotional, and legal—often catch owners off guard. Here's a comprehensive look at what self-management really involves, and how professional management with Building Blocks LLC can help you avoid costly pitfalls.

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### The True Costs of DIY Property Management

#### 1. Time Commitment

- 24/7 responsibility for maintenance, emergencies, and tenant communication
- Scheduling repairs, showings, and inspections (often during your work hours)
- Chasing late rent, preparing legal notices, and handling turnovers
- **Real Example:** Vermont owner spent 22 hours in one month on emergency repairs and tenant issues

#### 2. Financial Risks & Hidden Expenses

- Missed or late rent collection
- Extended vacancies due to slow marketing or screening
- Paying more for repairs (no vendor discounts)
- Untracked expenses: mileage, supplies, advertising, legal fees
- **Cost Comparison Table:**

Expense Category	DIY Owner	Building Blocks LLC
Vacancy Loss	\$1,200/mo	\$300/mo
Repairs	\$400/mo	\$250/mo (discounted)
Legal Fees	\$0–\$2,000	Rare (prevented)
Stress	High	Low

#### 3. Legal & Compliance Risks

- Vermont's tenant-friendly laws: strict rules on notice, deposits, and evictions
- Risk of Fair Housing violations or improper documentation
- Costly mistakes can lead to lawsuits, fines, or forced settlements

## 4. Emotional Toll

- Stress from late-night emergencies, tenant disputes, and constant availability
  - Burnout from balancing work, family, and property issues
  - Strained relationships and lost personal time
  - **Story:** Owner missed family events due to urgent tenant calls
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## The Building Blocks Difference

- **Transparent pricing:** No hidden fees, no long-term contracts
  - **24/7 emergency response:** We handle the calls so you don't have to
  - **Vetted vendors:** Preferred pricing and quality repairs
  - **Proactive management:** Faster leasing, better tenants, fewer headaches
  - **Owner portal:** Track income, expenses, and maintenance in real time
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## Quick ROI Worksheet

Calculate your true cost of self-management:

- Total hours spent per month × your hourly rate
- Average vacancy loss per year
- Extra repair/maintenance costs
- Legal/administrative fees
- Emotional toll (priceless!)

*Compare your total to our all-inclusive management fee—most owners find they actually save money (and sanity) with professional help!*

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## Case Study: Before & After Building Blocks

- **Before:** DIY owner had 2 months' vacancy, \$1,800 in missed rent, and spent 30+ hours on issues
  - **After:** With Building Blocks, vacancy cut to 2 weeks, repairs were handled, and the owner gained peace of mind.
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## Frequently Asked Questions

- **Isn't property management expensive?**
  - Our flexible, month-to-month pricing is designed to maximize your ROI and minimize stress.

- **Can I keep control of my property?**
    - Absolutely—owners approve all major decisions and expenses.
  - **What if I want to be more hands-on?**
    - We tailor our service to your preferences.
  - **How do I know if it's worth it?**
    - Use our worksheet or book a free consult—we'll break down the numbers together.
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**Ready to save time, money, and stress? Let Building Blocks LLC do the heavy lifting—so you can focus on what matters most.**

Contact us at [Harper@buildingblocks-llc.com](mailto:Harper@buildingblocks-llc.com) or 802-448-0890, or visit [www.buildingblocks-llc.com](http://www.buildingblocks-llc.com).