

238 Old Turnpike Rd. , Nottingham, NH 03290



## OFFERING SUMMARY

<b>SALE PRICE:</b>	419,000
<b>NUMBER OF UNITS:</b>	2
<b>YEAR BUILT:</b>	1972
<b>BUILDING SIZE:</b>	2,000
<b>PRICE / SF:</b>	\$209.50

## PROPERTY OVERVIEW

This oversize 40' x 80' garage, built in 2007, is loaded with extras like insulated doors, an 8" slab floor with radiant heating, central a/c, 10' Frost Wall, 3 phase power with 200 amp service and is heated with an indoor wood/gas boiler. High grade construction materials on the garage second level can accommodate storage of heavy items. This space can easily handle storage of 6-8 vehicles and/or oversize equipment, RV or boat. This unit has great storage, unfinished space to grow into and a dedicated garage at the rear of the living space. Adjacent is a 3 bedroom, 1 bath ranch with a newer roof, newer vinyl siding, new windows and doors, newer electrical, full basement, an attached 1 car garage plus plenty of storage and lots of parking. It has solid bones with simple updates to really make it cash flow.

## PROPERTY HIGHLIGHTS

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.,  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

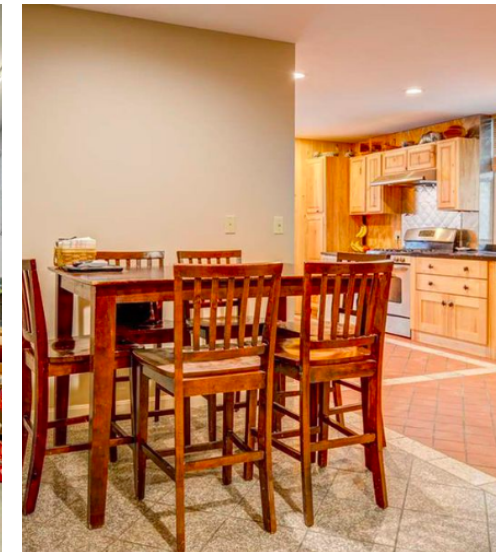
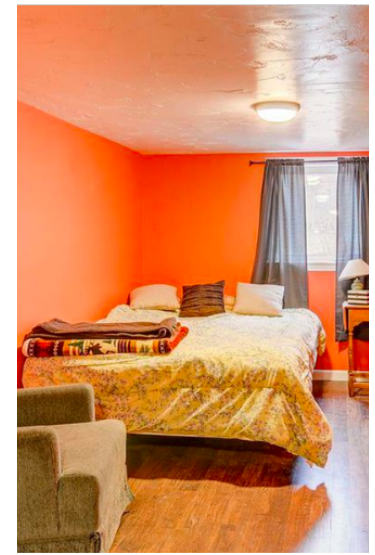
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## INDUSTRIAL FOR SALE



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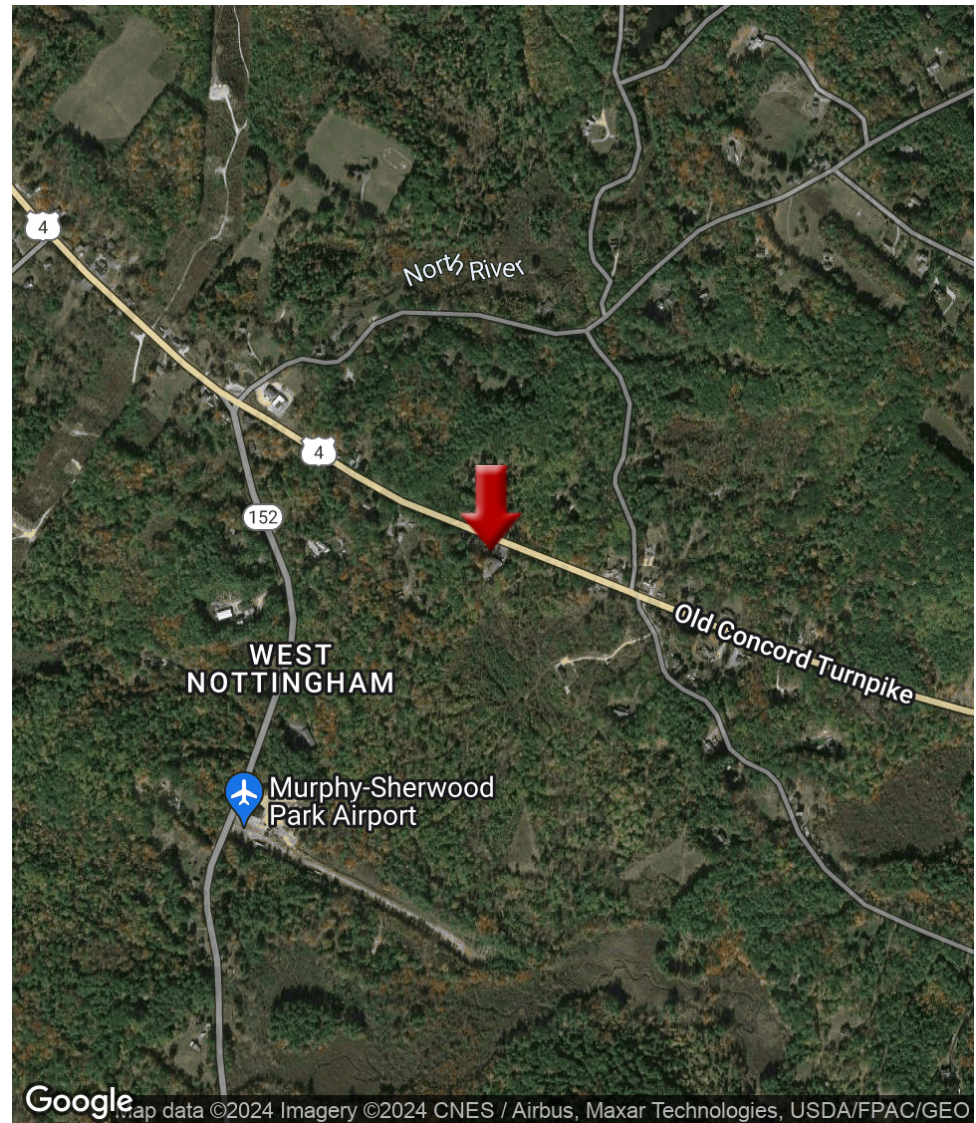
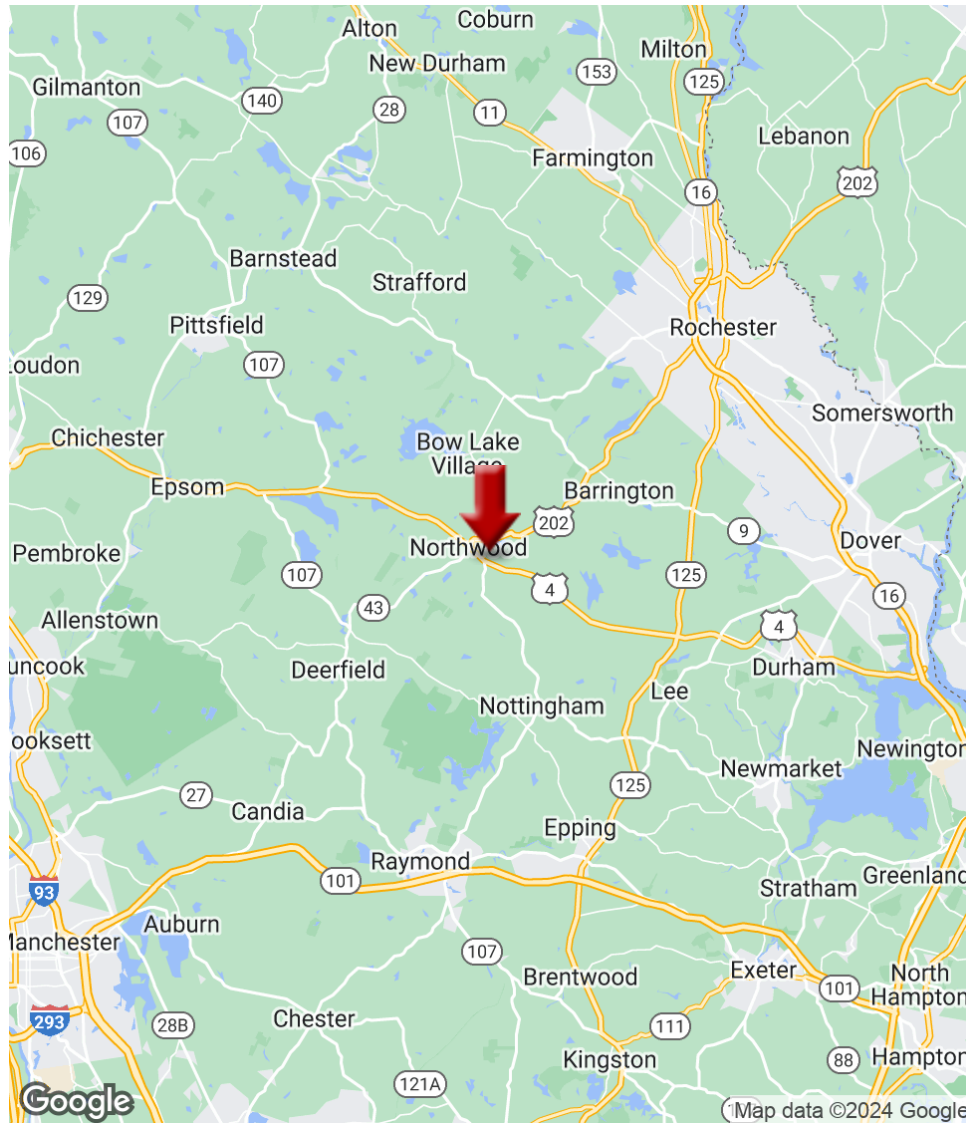
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Unit Type	# of Units	Market Rent	Sq Ft	Market Rent PSF	Annual Market Rent (PRI)	# of Units Occupied	Current Rent	Total Current Rent (ERI)	Comments
Ranch	1	1,300			15,600	1	1,300	15,600	*Owner Occupied
In-Law Apartment	1	1,250			15,000	1	1,250	15,000	*Owner Occupied
Garage Space	1	2,250			27,000	1	2,250	27,000	*Owner Occupied
<b>Total</b>	<b>3</b>				<b>57,600</b>	<b>3</b>		<b>57,600</b>	
<b>Loss (Vacancy, Lease) : 0%</b>									

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Prepared by: Ethan Ash | ethan.ash@kw.com | (978) 431-2319 | Keller Williams Commercial

Pre-Tax Analysis - Investment Analysis

Acquistion Assumptions			Disposition Assumptions			Decision Criteria			
Acquisition Price:	419,000		Hold Period (Yrs):	10		Discount Rate:	7.00 %		
Acquisition Costs:	2.00 %	8,380	Disposition Cap Rate %:	7.50 %			Criteria	Result	Pass/Fail
Loan Amount:	75.00 %	314,250	Sales Cost %:	5.00 %		Acquisition Cap Rate:	8.00 %	8.94 %	Pass
Interest Rate %:	5.00 %					Cash-On-Cash (Year 1):	7.00 %	8.55 %	Pass
Amortization (Yrs):	20		Disposition Sales Price:	504,729		ROI (Year 1):	8.00 %	16.85 %	Pass
Loan Costs:	0.00 %	0	Loan Payoff:	195,531		DSCR (Year 1):	1.25	1.50	Pass
Annual Debt Service:	24,887		Sales Cost:	25,236		IRR (Yield) :	12.50 %	14.43 %	Pass
Down Payment:	104,750		Total Proceeds:	283,961		NPV :	0	85,595	Pass
Initial Investment:	113,130								


Operating Assumptions


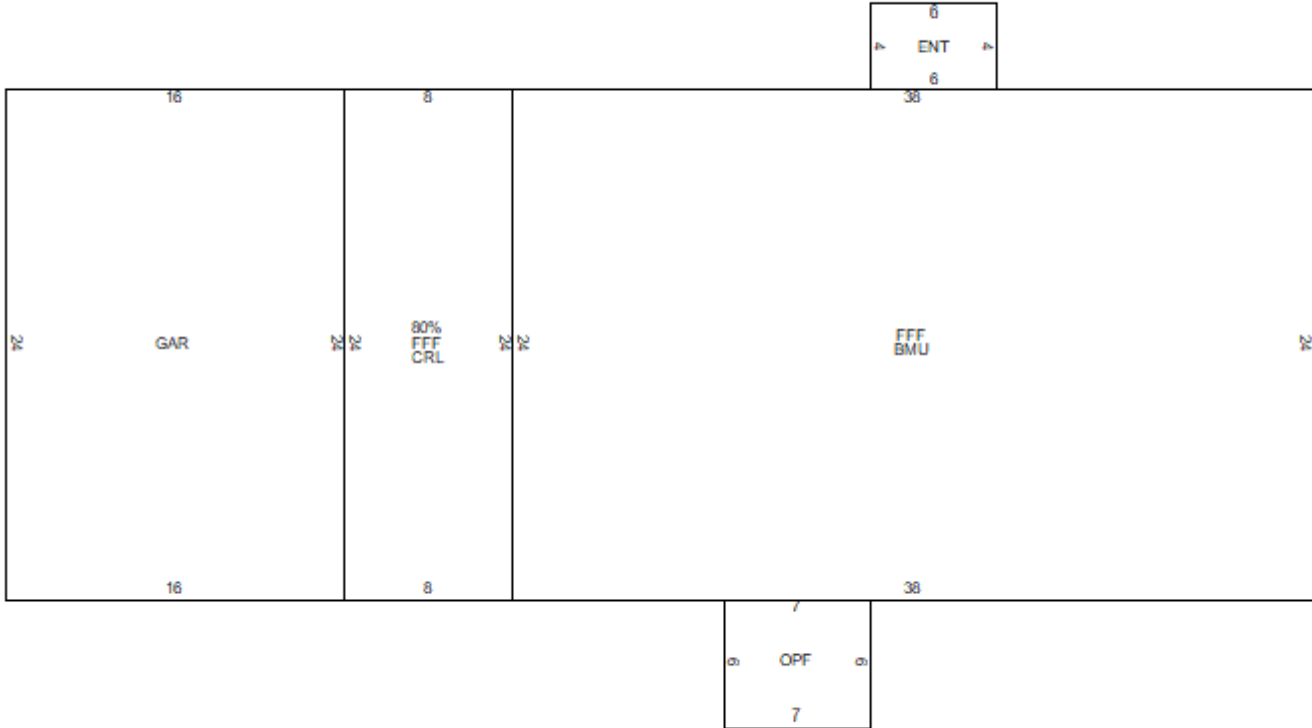
End Of Year (EOY)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Potential Rental Income	57,600 \$	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %
Loss (Vacancy, Collection)	0.00 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %	7.50 %
Other Income	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Expense Recovery	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Expenses	20,160 \$	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %
CapEx Reserves	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %
Potential Rental Income	57,600	58,752	59,927	61,126	62,348	63,595	64,867	66,164	67,488	68,837	70,214
Loss (Vacancy, Collection)	0	4,406	4,495	4,584	4,676	4,770	4,865	4,962	5,062	5,163	5,266
Effective Rental Income	57,600	54,346	55,433	56,541	57,672	58,825	60,002	61,202	62,426	63,675	64,948
Other Income	0	0	0	0	0	0	0	0	0	0	0
Expense Recovery Income	0	0	0	0	0	0	0	0	0	0	0
Gross Operating Income	57,600	54,346	55,433	56,541	57,672	58,825	60,002	61,202	62,426	63,675	64,948
Gross Operating Expenses	20,160	20,765	21,388	22,029	22,690	23,371	24,072	24,794	25,538	26,304	27,093
Net Operating Income (NOI)	37,440	33,581	34,045	34,512	34,982	35,454	35,930	36,408	36,888	37,370	37,855
CapEx Reserves	2,880	2,717	2,772	2,827	2,884	2,941	3,000	3,060	3,121	3,184	3,247
Cap Rate	8.94 %	8.01 %	8.13 %	8.24 %	8.35 %	8.46 %	8.58 %	8.69 %	8.80 %	8.92 %	9.03 %
Mortgage Interest	15,499	15,019	14,514	13,983	13,426	12,839	12,223	11,575	10,894	10,178	9,425
Principal Reduction	9,388	9,868	10,373	10,903	11,461	12,048	12,664	13,312	13,993	14,709	15,462
Annual Debt Service	24,887	24,887	24,887	24,887	24,887	24,887	24,887	24,887	24,887	24,887	24,887
Debt Service Ratio	1.50	1.35	1.37	1.39	1.41	1.42	1.44	1.46	1.48	1.50	1.52
Net Cash Flow Before Tax	9,673	5,977	6,386	6,798	7,211	7,626	8,043	8,461	8,880	9,300	9,720
Cash-On-Cash Return	8.55 %	5.28 %	5.65 %	6.01 %	6.37 %	6.74 %	7.11 %	7.48 %	7.85 %	8.22 %	8.59 %
ROI (Includes Principal Reduction)	19,061	15,845	16,759	17,701	18,673	19,674	20,707	21,773	22,873	24,009	25,182
ROI %	16.85 %	14.01 %	14.81 %	15.65 %	16.51 %	17.39 %	18.30 %	19.25 %	20.22 %	21.22 %	22.26 %

End Of Year (EOY)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flows	-113,130	9,673	5,977	6,386	6,798	7,211	7,626	8,043	8,461	8,880	293,261

DISCLAIMER: All information is provided without any warranties, expressed or implied. Users must verify all calculations, assumptions and projections, and consult with Legal, Financial and other Professionals before making any Purchase or Leasing decisions.



OWNER INFORMATION				SALES HISTORY							PICTURE							
COLPRITT JR, RAYMOND E  COLPRITT, GRETCHEN P  PO BOX 108   NORTHWOOD, NH 03261-0108				Date	Book	Page	Type	Price			Grantor							
				04/02/2007	4783	2326	U I 38	111,000			PRATT, PHILLIP E & BAR							
LISTING HISTORY				NOTES														
04/06/18	JBPR	MARKED FOR INSPECTION		TAN; 10/06-INT=AVG, ORIG INT; INT HAS SOME WOOD PANEL UNDER														
02/27/17	JBVL			CHAIR RAIL, TOPO DROPS BEHIND GAR, GAR HAS OFFICE/LIVING														
01/31/17	INSP			SPACE=COND; 4/15 NOH, 16X28 ADDTN=SHELL ONLY W/NO SIDING, EST														
01/18/16	DMPR			WILL HAVE LIVING SPACE OVER GAR; 1/2016 NOH, ADDTN HSE DOOR, PU														
04/02/15	DMPM			DEK. 2/27/17 NEW WINDOWS, DOORS, ROOF IN 2016, PU NEW OPF'S, FIX														
02/10/14	JBPM			SFOBS, FFF/CRL ROUGH WIRING & DRYWALL, INT DATED BUT WELL														
03/05/13	DMPR			MAINT. PU' 18 4X6 ENTRY ON REAR- NOW OPEN PORCH; 4/18 NOH EST NC														
09/02/11	JBVL			TO UC; CK 19;														
EXTRA FEATURES VALUATION															MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth	x Width	Size	Adj	Rate	Cond	Market Value		Notes							
GARAGE-1 STY		3,200	40	x 80	65		22.00	175	80,080		APT IN GARAGE							
SHED-WOOD		100	10	x 10	220		7.00	70	1,078									
GARAGE-1.75 STY		448	16	x 28	96		27.00	60	6,967		ATT 40X80							
DECK		32	8	x 4	400		7.00	40	358		ATT TO 16X28							
										88,500								
																		
PARCEL TOTAL TAXABLE VALUE																		
Year		Building		Features		Land												
2016		\$ 98,300		\$ 96,600		\$ 83,100			Parcel Total: \$ 278,000									
2017		\$ 107,500		\$ 88,500		\$ 83,100			Parcel Total: \$ 279,100									
2018		\$ 107,500		\$ 88,500		\$ 83,100			Parcel Total: \$ 279,100									
LAND VALUATION																		
Zone: C/I COMM/IND DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE									Driveway: PAVED		Road: PAVED	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem		SPI	R	Tax Value	Notes		
2F RES		1.720 ac	87,440	E	100	100	100	100	95 -- MILD	100	83,100		0	N	83,100			
		1.720 ac											83,100		83,100			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																																								
	<b>COLPRITT JR, RAYMOND E</b> COLPRITT, GRETCHEN P PO BOX 108  NORTHWOOD, NH 03261-0108	<b>District</b>  <b>Percentage</b>  	Model: <b>1.00 STORY RANCH</b> Roof: <b>GABLE OR HIP/ASPHALT</b> Ext: <b>VINYL SIDING</b> Int: <b>DRYWALL</b> Floor: <b>CARPET</b> Heat: <b>OIL/HOT WATER</b>																																								
		<b>PERMITS</b>																																									
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			2015 BASE YEAR BUILDING VALUATION																																								
Market Cost New:		<b>\$ 123,607</b>																																									
Year Built:		<b>1972</b>																																									
Condition For Age:	GOOD	<b>13 %</b>																																									
Physical:																																											
Functional:																																											
Economic:																																											
Temporary:																																											
Total Depreciation:		<b>13 %</b>																																									
Building Value:		<b>\$ 107,500</b>																																									

Property Address 238 Old Turnpike Rd. Nottingham



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Well  
Location: Front of House  
Malfunctions: Yes New Pump Feb. 19  
Date of Installation: Feb 19  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Quantity 2 Both 1250 I + 600  
Type of system: Leach field  
Location: Back Lawn  
Malfunctions: None  
Age of system: one is 40+- other 2007  
Date most recently serviced: Last year  
Name of Contractor who services system: M.D. Parker,



Property Address 238 Old Turnpike Rd. Nottingham

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?

Yes ☒ No ☐

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s):

Type: Fiberglass - Blown in and styrofoam

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain:

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 238 Old Turnpike Rd

Unit Number (if applicable): \_\_\_\_\_

Town: Nottingham NH

  
SELLER

\_\_\_\_\_  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date



## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 238 old Hampshire Rd. N. Hingham NH

### Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

☐ (c) ☐ Purchaser has received copies of all information listed above.


☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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10:11 AM EDT  
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### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 7-2-19

Seller Date

 Date

Purchaser Date

 7/2/19

Agent Date

 Date

Seller Date

 Date

Purchaser Date

 Date

Agent Date