

# Granite Reserve

FITZWILLIAM, NH



OFFERING MEMORANDUM

**KW COMMERCIAL**  
603.836.2700  
168 South River Road  
Bedford, NH 03110



*PRESENTED BY:*

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Commercial Broker  
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NH #056843

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FITZWILLIAM, NH

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GRANITE RESERVE

# PROPERTY INFORMATION

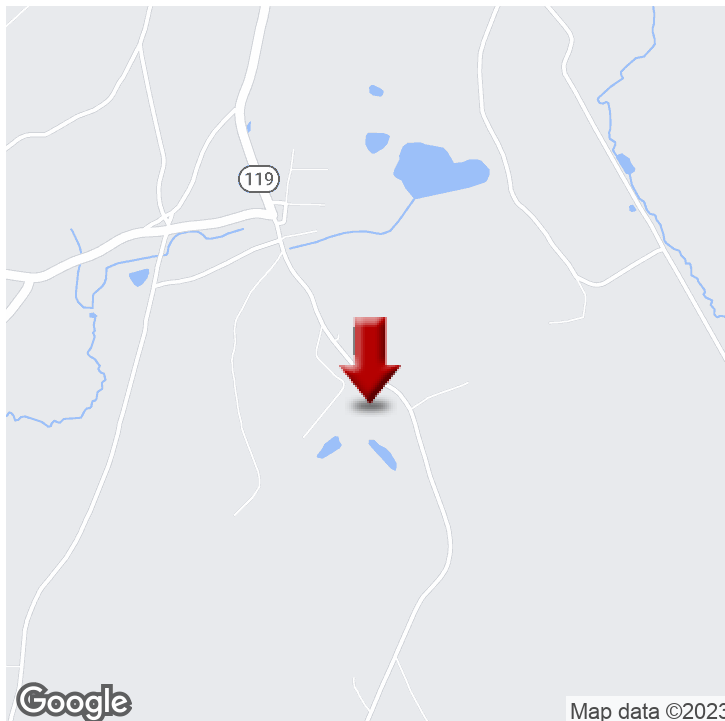
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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,900,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	121.6 Acres
<b>ZONING:</b>	Rural Residential
<b>DOCUMENTED VALUE</b>	\$11,000,000

## PROPERTY OVERVIEW

Dimensional Stone Granite Reserve with ongoing business. Annual \$380,000 gross income \$243,000 NOI. Existing inventory of 500,000 unprocessed blocks, slabs of weathered stone with permit just sitting on the ground ready for removal. Weathered dimensional stone, consistent color and grain, good texture pattern. Current permit in place to allow for the immediate removal of the already mined granite. Additional documented granite reserves of approximately 45,000,000 tons in the ground. The land has about 3,800 ft of paved road frontage with incredible mountain views. It's quite an impressive property, has a huge financial upside for any owner/operator to take over the existing operation and customer base. Additional summary is available subject to a Nondisclosure Agreement.

## PROPERTY HIGHLIGHTS



## Property Description



### PROPERTY OVERVIEW

Current permit in place to allow for the immediate removal of the already mined granite (both dimension granite and "rubble") on the surface. This site also has proven and documented granite reserves of approximately 45,000,000 tons in the ground. The land has about 3,800 ft of paved road frontage with incredible mountain views. It's quite an impressive property, has a huge financial upside for any owner/operator to take over the existing operation and customer base. Additional summary is available subject to a Nondisclosure Agreement.

### LOCATION OVERVIEW

Enter 6 Church Street, Fitzwilliam, NH into your GPS. This will drop you right in front of the Fitzwilliam Fire Station. Continue straight up the hill. This turns into East Lake Road. Drive about 1/4 mile. Fitzwilliam Granite Company will be on the right after a mailbox labeled 63. You will see a retractable gate with crushed stone at the entrance.



## Additional Photos



GRANITE RESERVE

# LOCATION INFORMATION

# 2

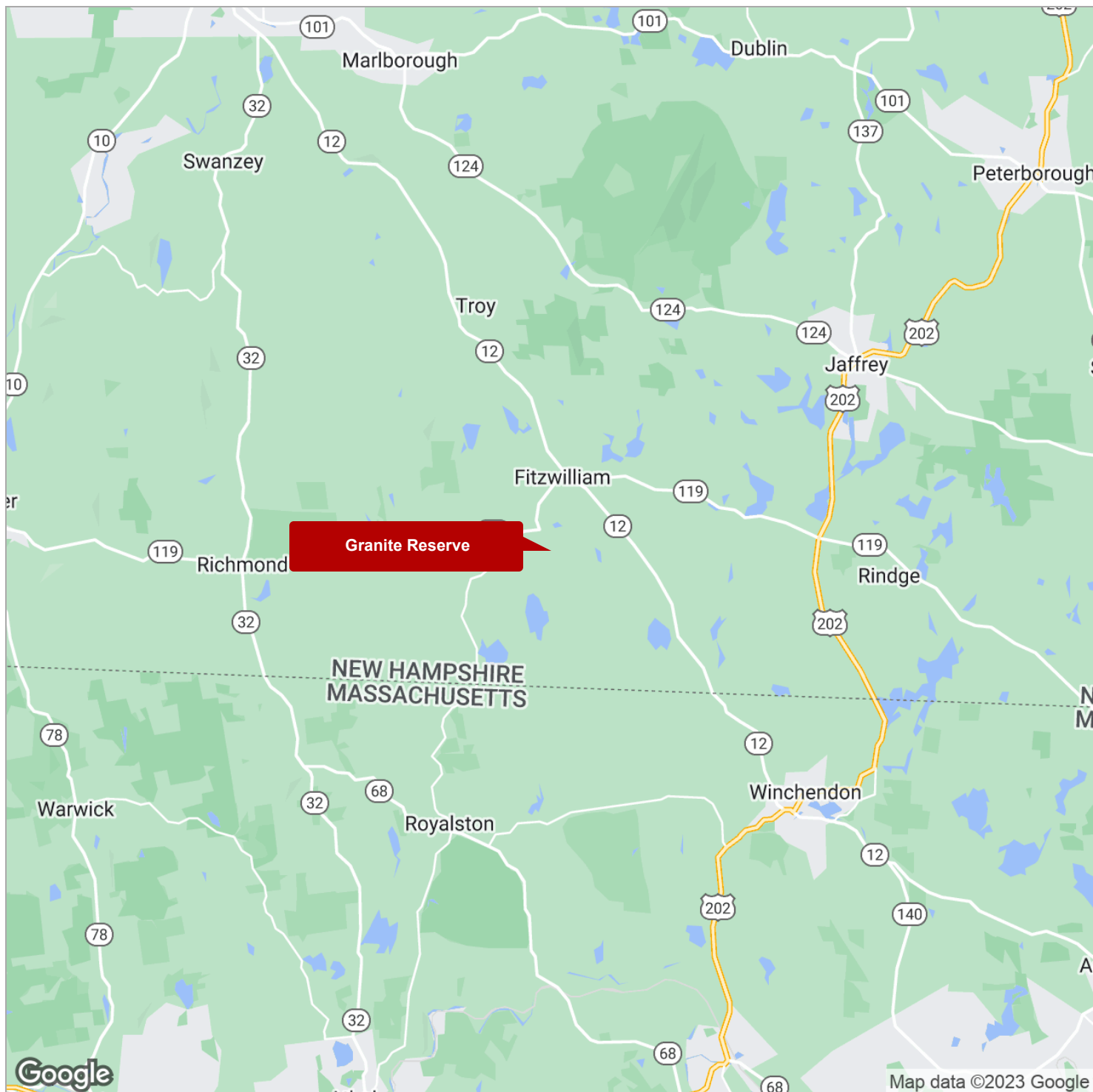
REGIONAL MAP

LOCATION MAPS

AERIAL MAP

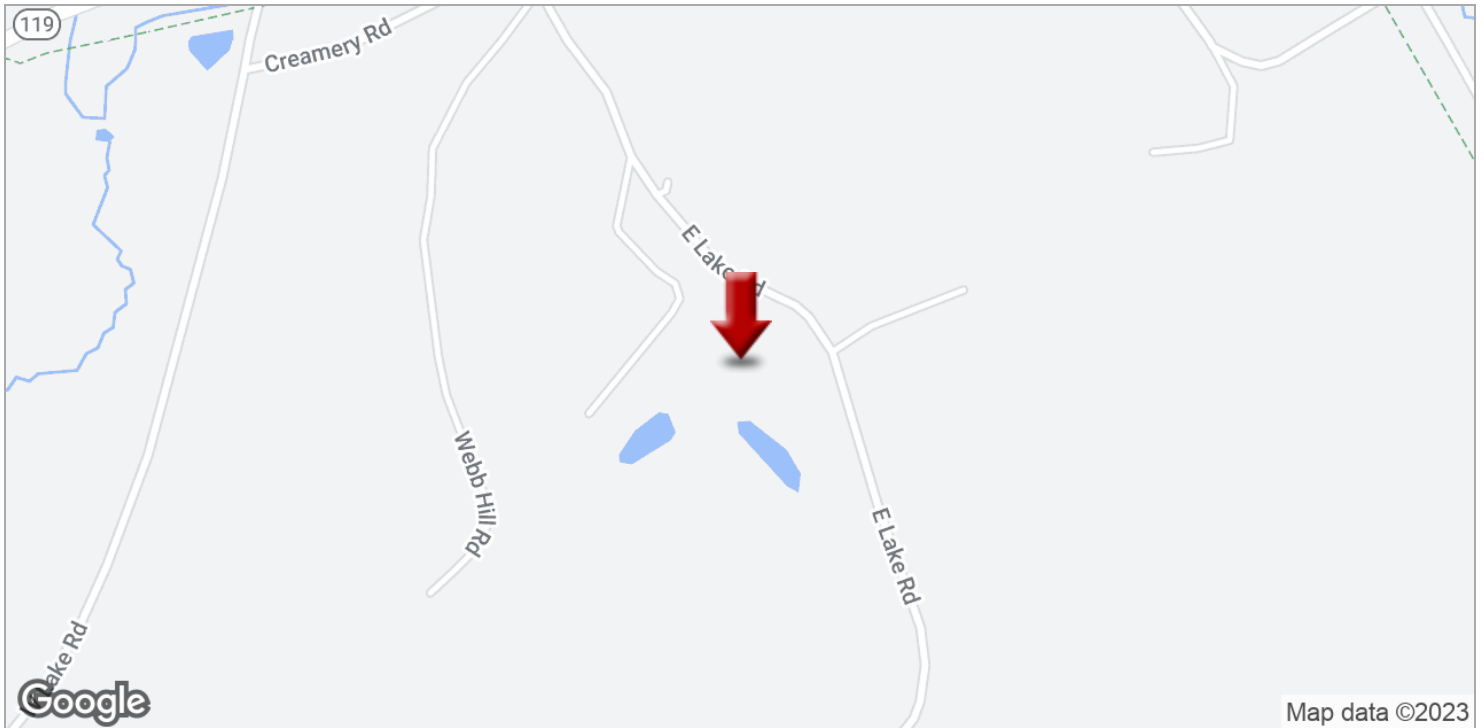


## Regional Map





# Location Maps





## Aerial Map





GRANITE RESERVE

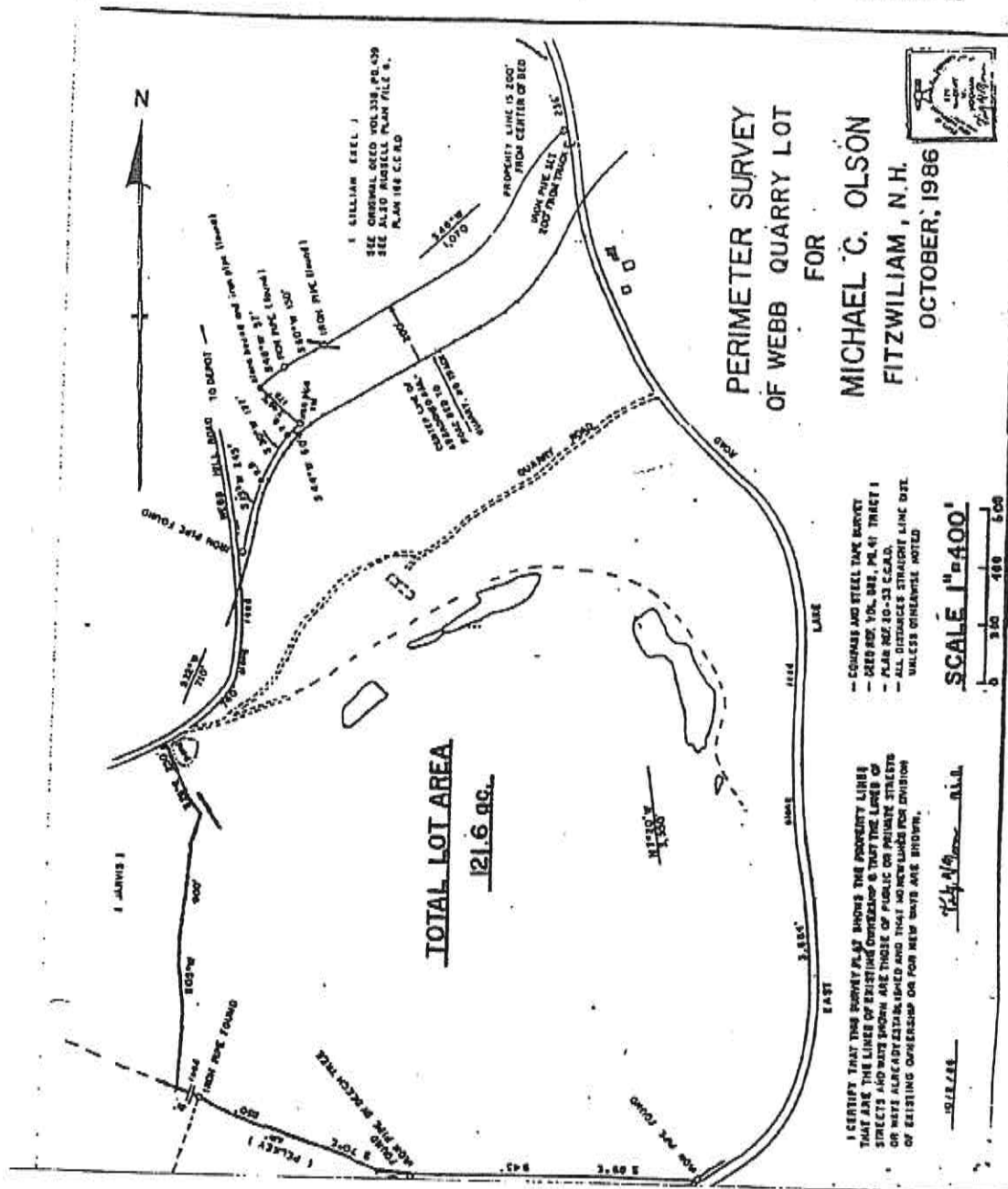
# ADDITIONAL INFORMATION

# 3

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ADVISOR BIO 1





## Advisor Bio 1



### RONALD FREDETTE, CCIM

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### PROFESSIONAL BACKGROUND

Ron Fredette, CCIM has 37 years of experience and leadership in the real estate industry with offices in Andover Ma and Bedford, NH. He is the Director of the KW Commercial, NH division, an investor in commercial real estate properties and owner and investor several real estate offices. Most notably Ron is a CCIM designee, a Certified Commercial Investment Member, meaning Ron has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. He has closed in excess of \$100,000,000 in sales volume. He is an active member of the Massachusetts and New Hampshire Commercial Board of Realtors, a former director of KW Commercial National Commercial Leadership Council, past New England KW Commercial Regional Director.

Ron Fredette utilizes his experience in unique ways to provide value for his clients. Specifically, his investment background, education and experience, is leveraged to optimize client objectives in commercial acquisitions, multi-family purchase and sales, land development, and tenant / landlord representation. The key to his success is the implementation and execution of specific proven strategies. This strategic approach is mutually designed to maximize the wealth building for his client portfolios.

He has raised seven children and is very happily married to his wife, Terri. He enjoys spending time with his children and grandchildren, travelling throughout New England, reading and playing golf.

### EDUCATION

CCIM Designee

CI-104 Investment Analysis for Commercial Investment Real Estate

CI-103 User Decision Analysis for Commercial Investment Real Estate

CI-102 Market Analysis for Commercial Investment Real Estate

CI-101 Financial Analysis for Commercial Investment Real Estate,

KW 202 Lease Analysis and Lease vs Buy

KW 315 Cost Segregation

KW 203 Property Issues: Zoning, ADA, Hazmat

KW 302 Land Sales and Land Issues

USPAP Income Property Appraisal, Universal Standards of Appraisal Practice

URAR Uniform Residential Appraisal Report

### MEMBERSHIPS

