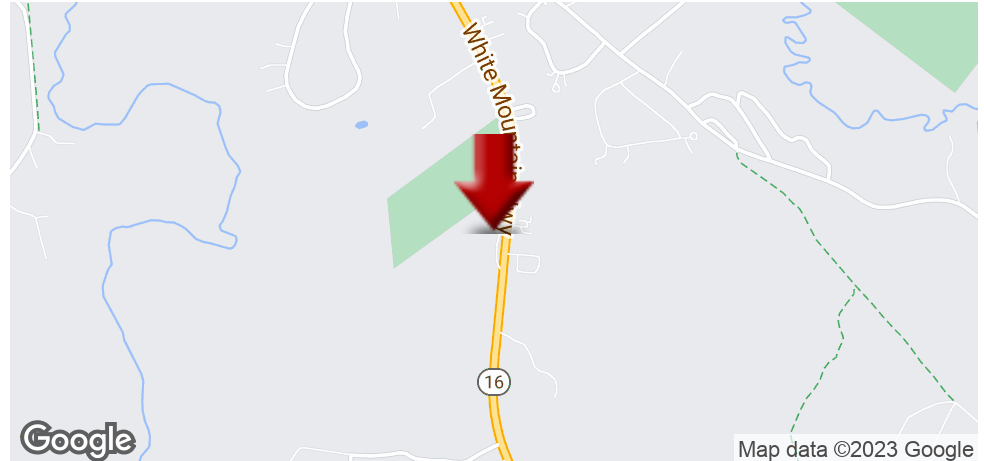


NORTHERN TIRE & ALIGNMENT

1225 Route 16 , Ossipee, NH 03864



OFFERING SUMMARY

SALE PRICE:	\$615,000
CAP RATE:	22.76%
NOI:	\$140,002
LOT SIZE:	1.6 Acres
YEAR BUILT:	1986
BUILDING SIZE:	5,890
ZONING:	Roadside Commercial
PRICE / SF:	\$104.41

PROPERTY OVERVIEW

This auto shop & tire business has been a staple for the community year after year and has a long stable history of sales throughout its operation. With an excellent solid customer base and many loyal repeat customers, this property with accompanying business becomes an attractive investment for any number of individuals or companies. This business does well in good markets and not so good markets, everyone needs tires and car servicing. Looking for an owner/occupier or a company looking to increase their scope in a single move. This business has a tremendous reputation in the community it serves. The building and site are in great shape and provide a clean, attractive facility to the customer.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
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Portsmouth, NH 03801

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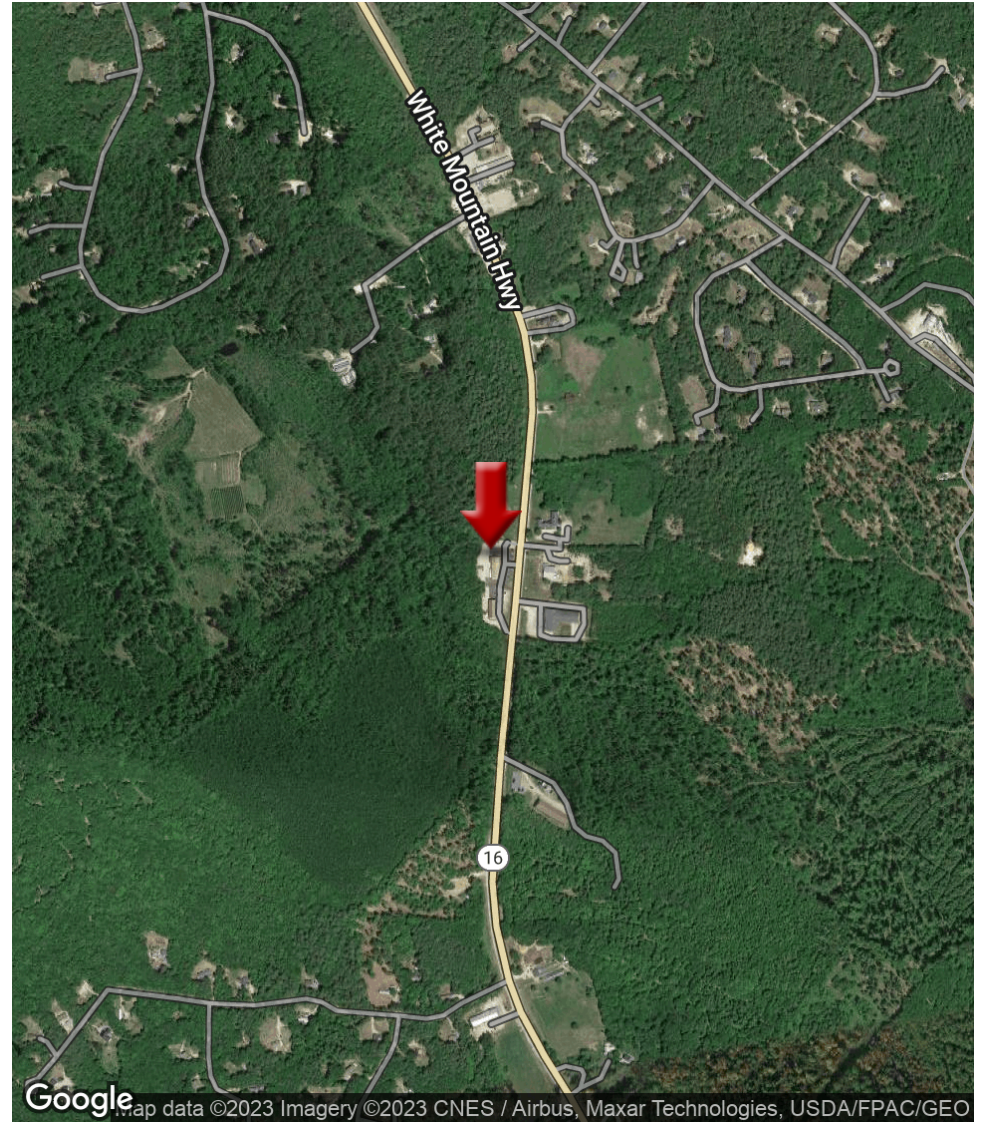
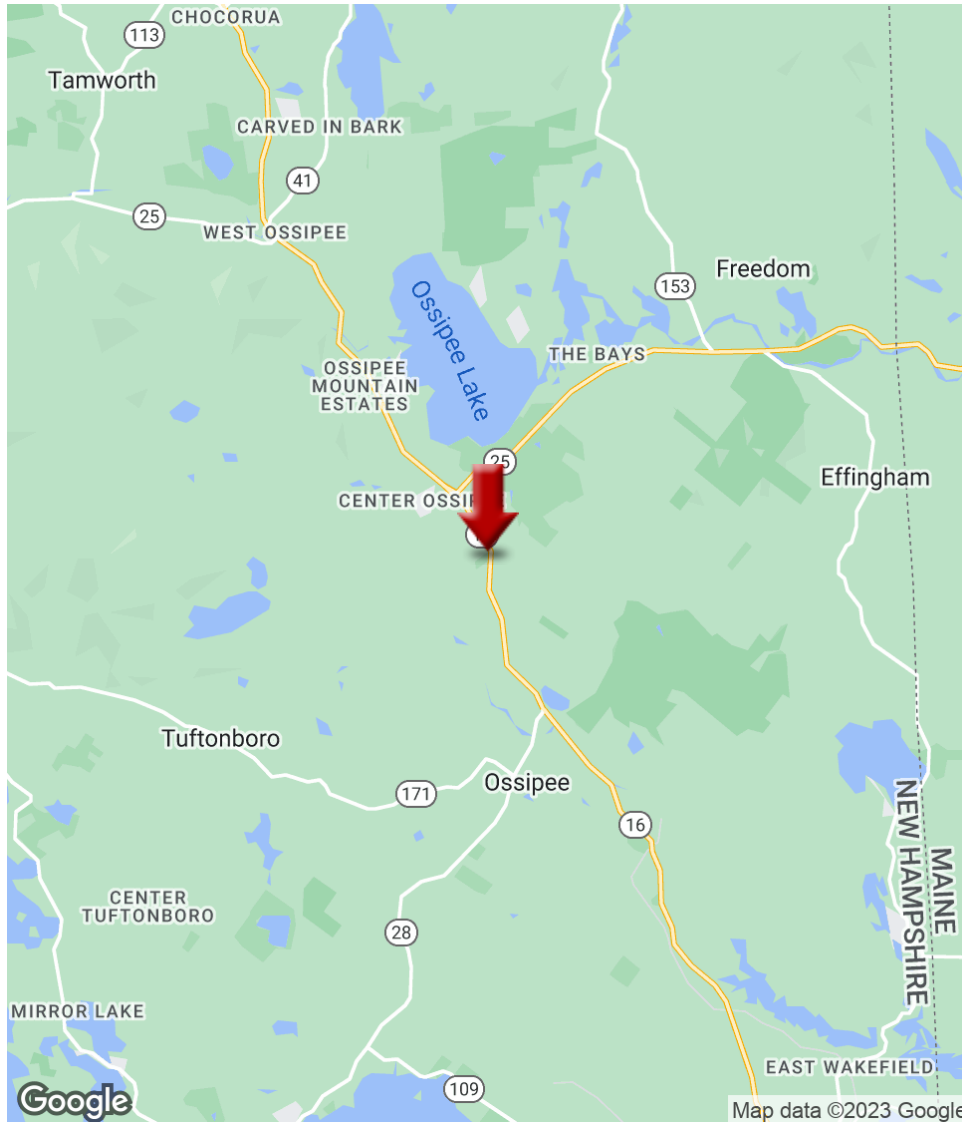
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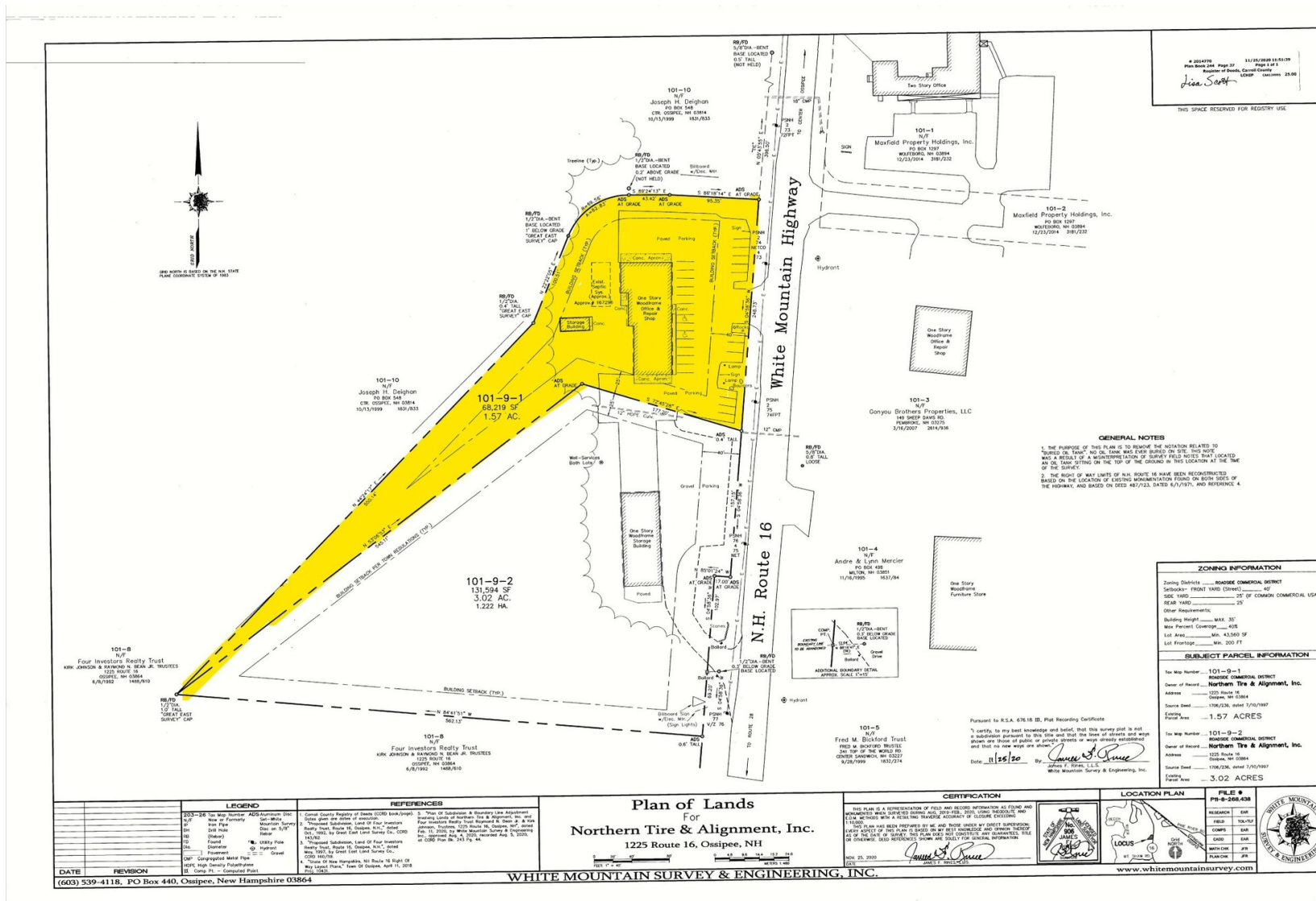
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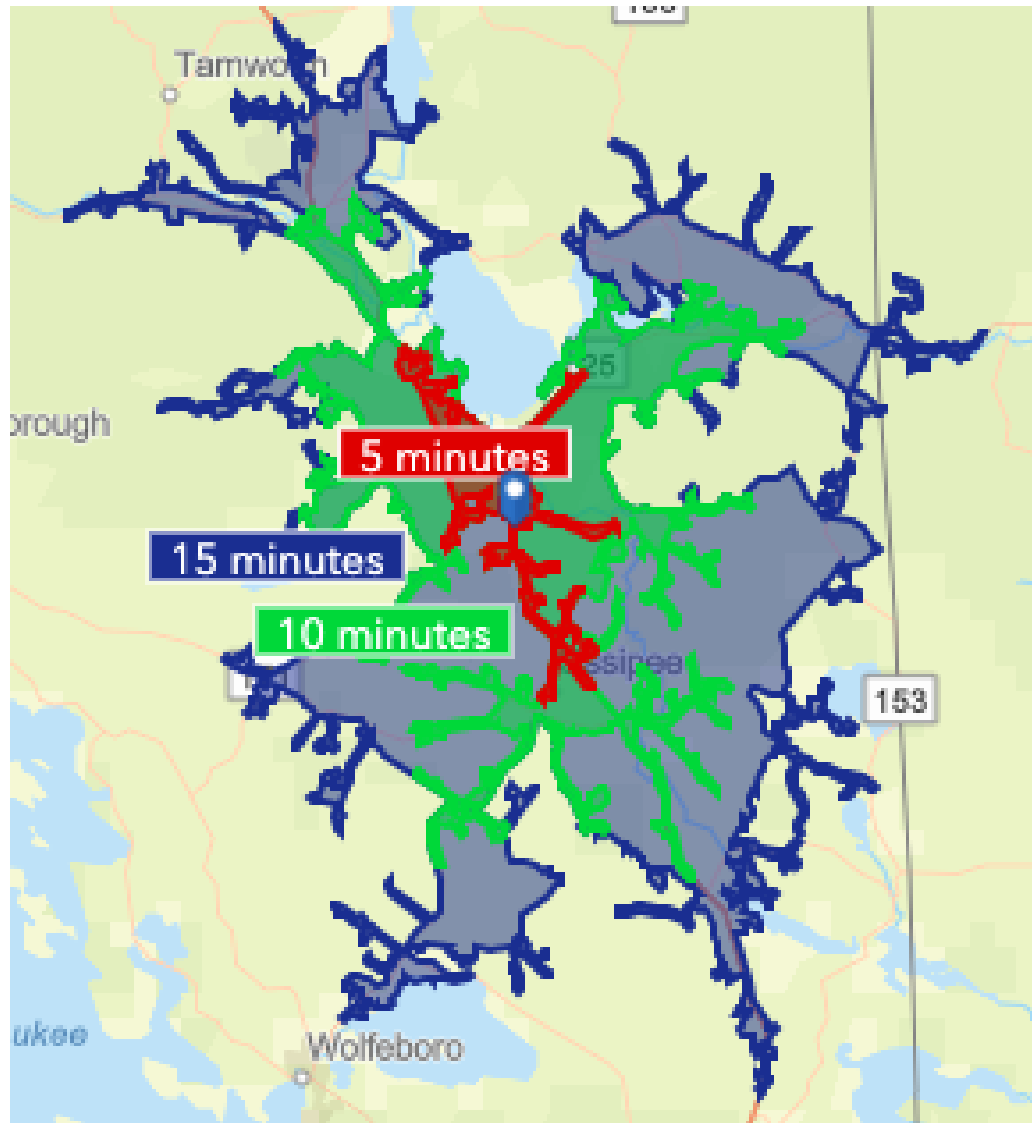
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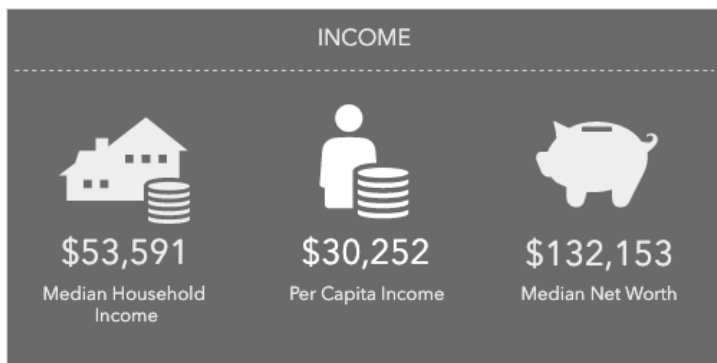
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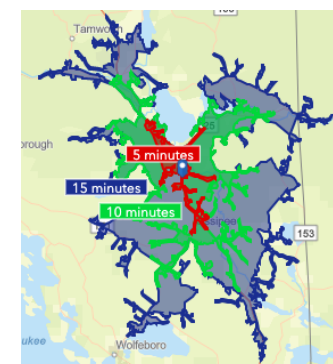
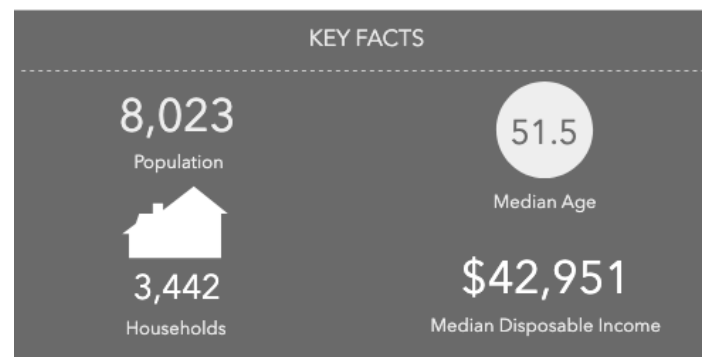
15 MINUTE DRIVE TIME

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Tapestry Segments

 6E Rural Resort Dwellers 1,286 households	37.4% of Households	▼
 6C The Great Outdoors 991 households	28.8% of Households	▼
 6F Heartland Communities 567 households	16.5% of Households	▼



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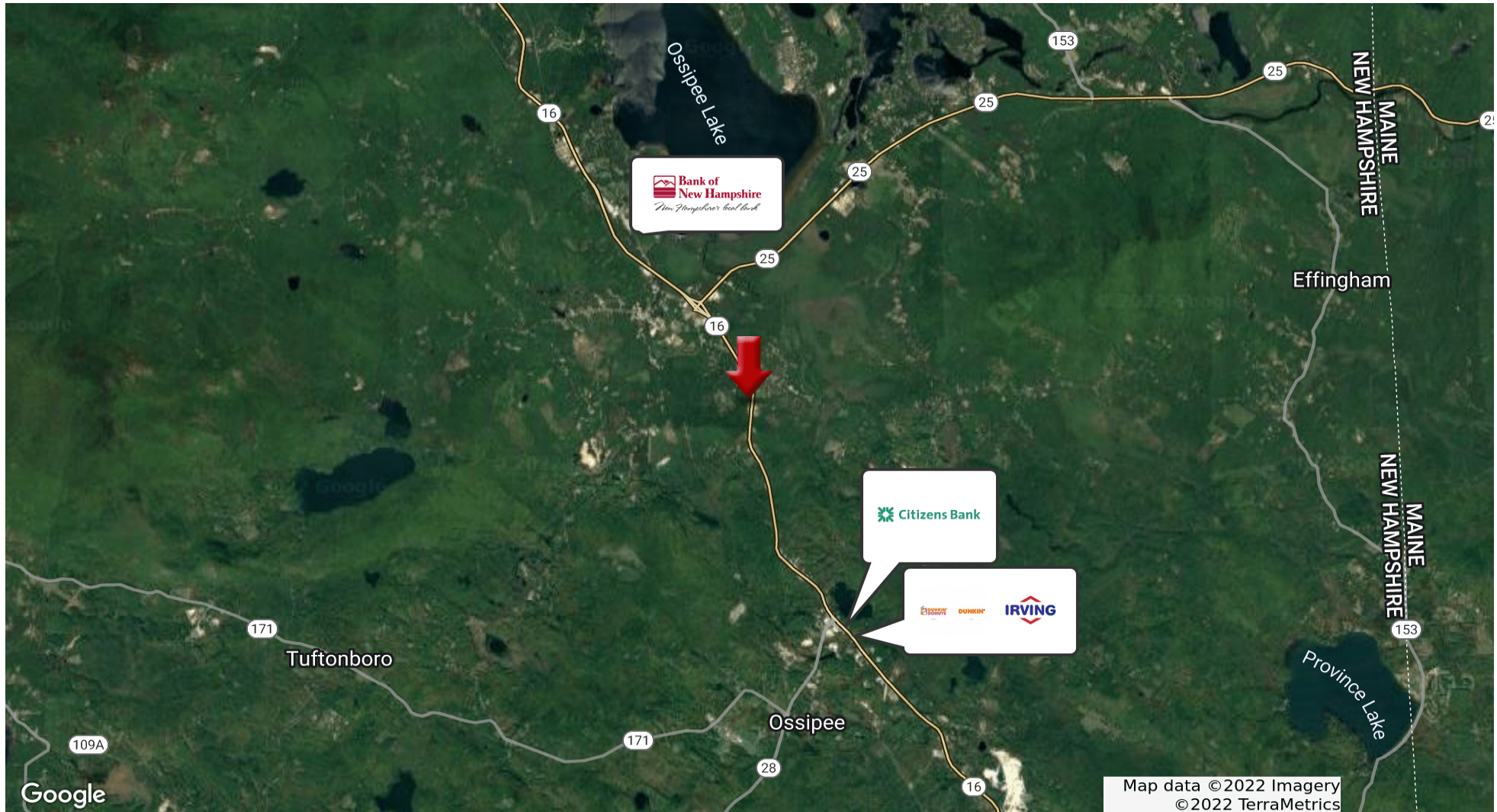
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INCOME SUMMARY		PER SF
Gross Income	\$544,904	\$92.51
Vacancy Cost	\$0	\$0
EXPENSE SUMMARY		PER SF
Property Tax	\$4,776	\$0.81
Insurance	\$15,008	\$2.55
Electric	\$12,658	\$2.15
Oil	\$3,134	\$0.53
Salaries	\$262,403	\$44.55
Health Insurance	\$25,908	\$4.40
Uniforms	\$4,437	\$0.75
Workman's Comp	\$5,459	\$0.93
Snow Removal & Landscaping	\$2,240	\$0.38
Payroll Taxes	\$26,879	\$4.56
Phone/Cable/Internet	\$4,594	\$0.78
Computer Software	\$4,392	\$0.75
Office Expense	\$4,055	\$0.69
Advertising and Marketing	\$7,500	\$1.27
Waste Oil Removal	\$1,290	\$0.22
Professional Services	\$8,450	\$1.43
Safety Kleen	\$2,246	\$0.38
Office Cleaning	\$3,120	\$0.53
Tire Disposal	\$3,846	\$0.65
Dumpster	\$2,507	\$0.43
Gross Expenses	\$404,902	\$68.74
Net Operating Income	\$140,002	\$23.77

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