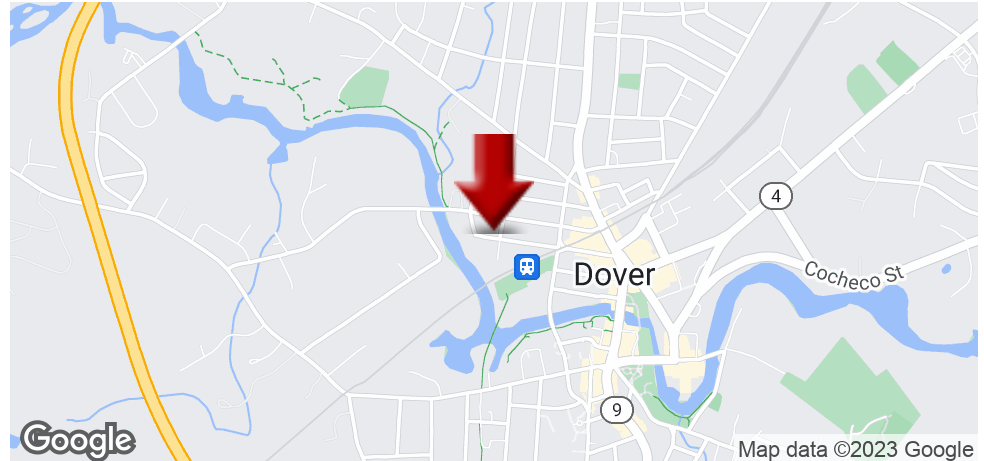


RECOVERY SERVICES FOR SALE



10 Grove St., Dover, NH 03820



OFFERING SUMMARY

SALE PRICE:	\$675,000
NUMBER OF UNITS:	4
CAP RATE:	12.17%
NOI:	\$82,118
LOT SIZE:	0.11 Acres
BUILDING SIZE:	2,679
ZONING:	CBD
PRICE / SF:	\$251.96

PROPERTY OVERVIEW

Business opportunity for sale in a large residential facility in Downtown Dover. This recovery service center has been serving the community and helping many people for years. This early 20th century building has 15 bedrooms in four units and is ideal for this type of business. With wood floors, exposed post and beams, replaced vinyl siding, and first floor clinic, this property has amazing opportunity to continue serving the community or be updated to serve this growing community.

PROPERTY HIGHLIGHTS

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

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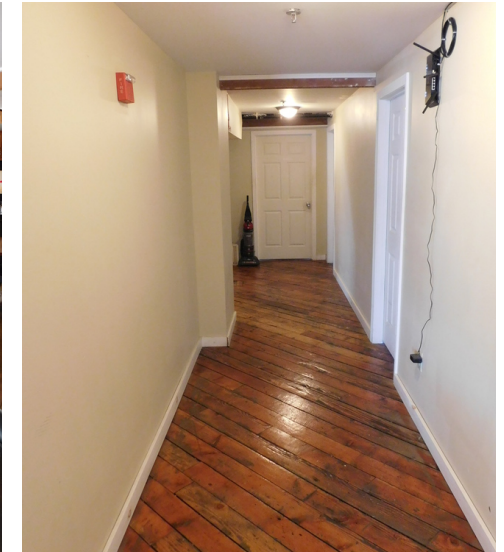
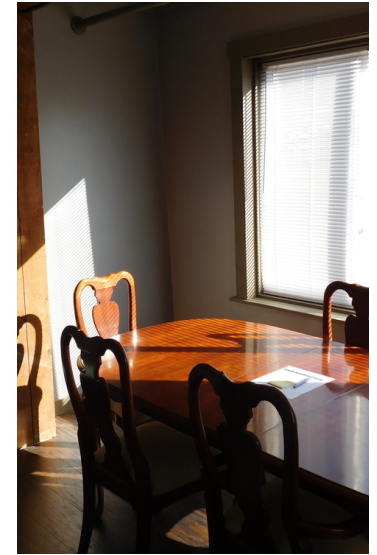
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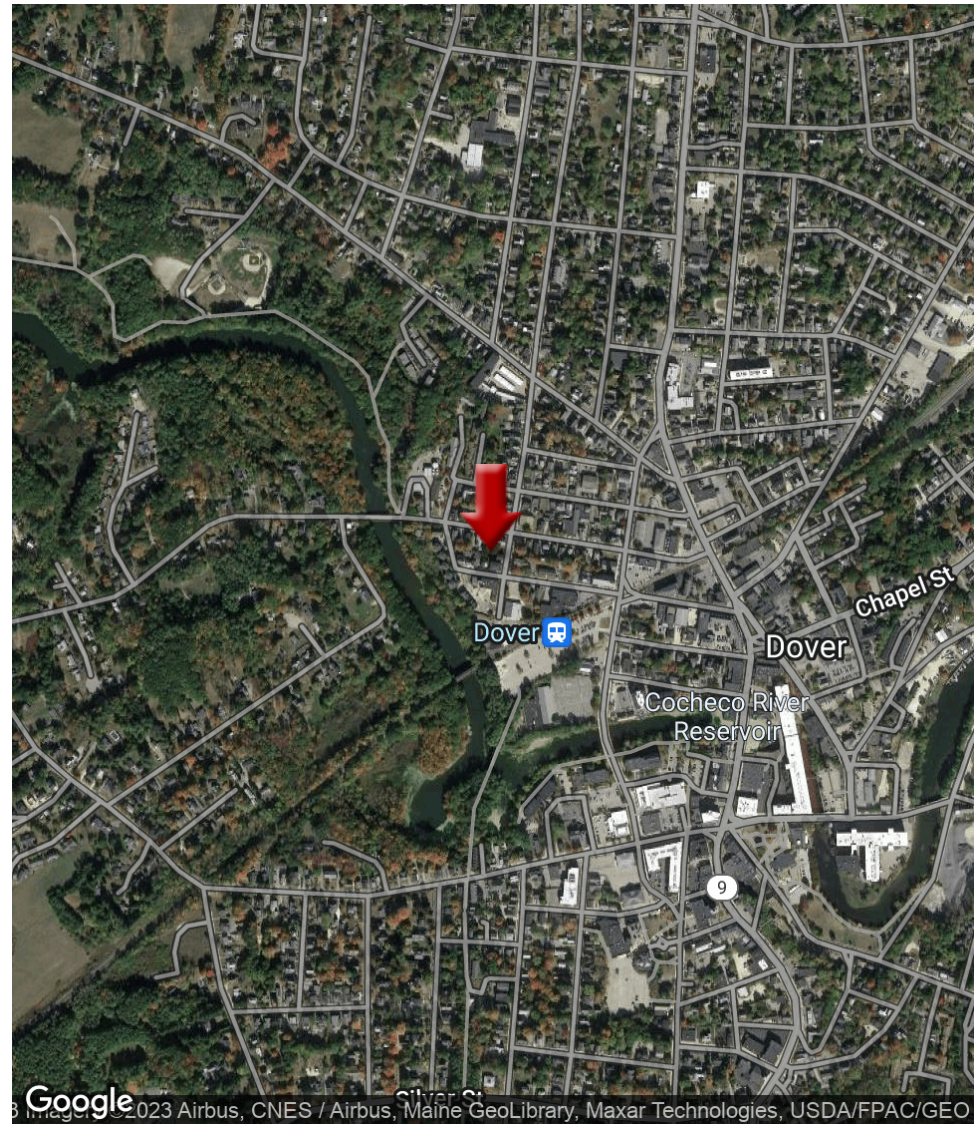
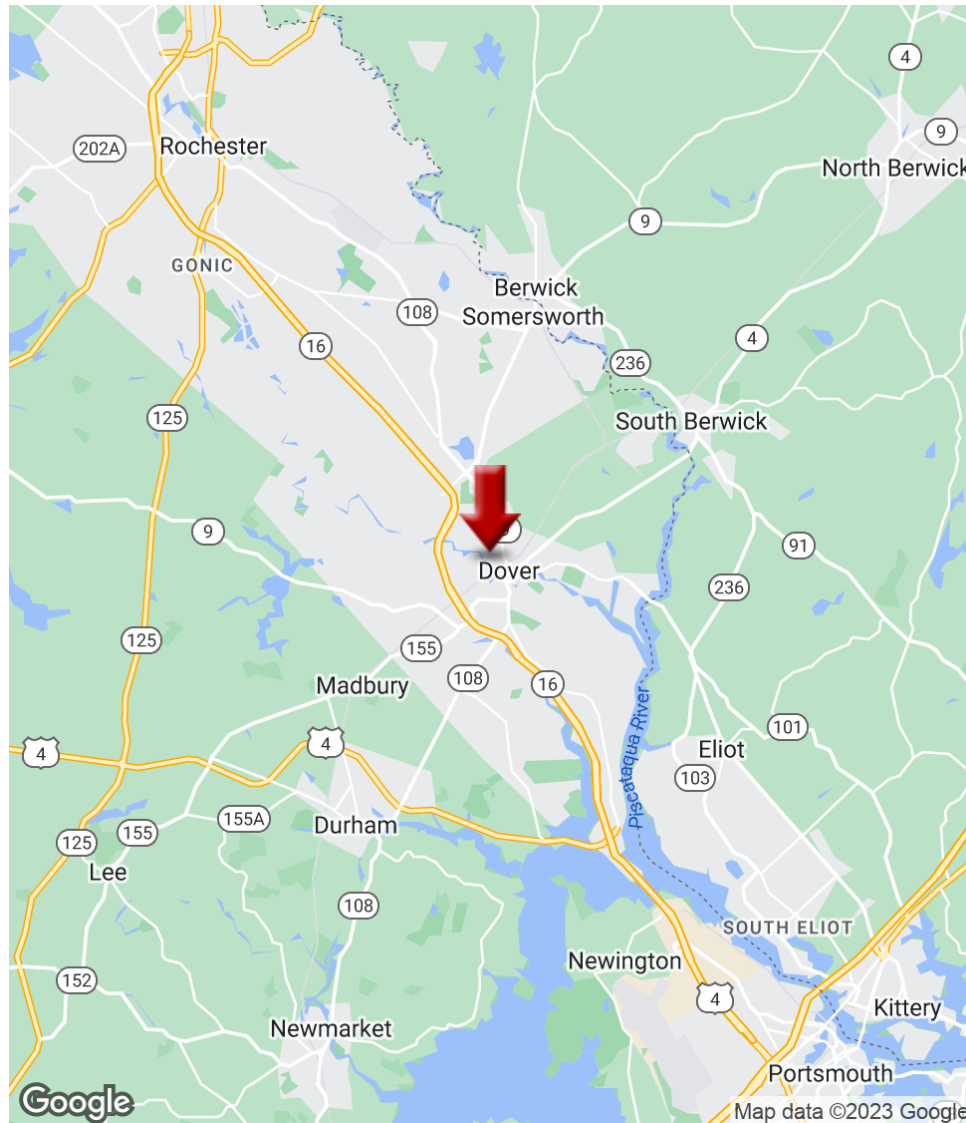
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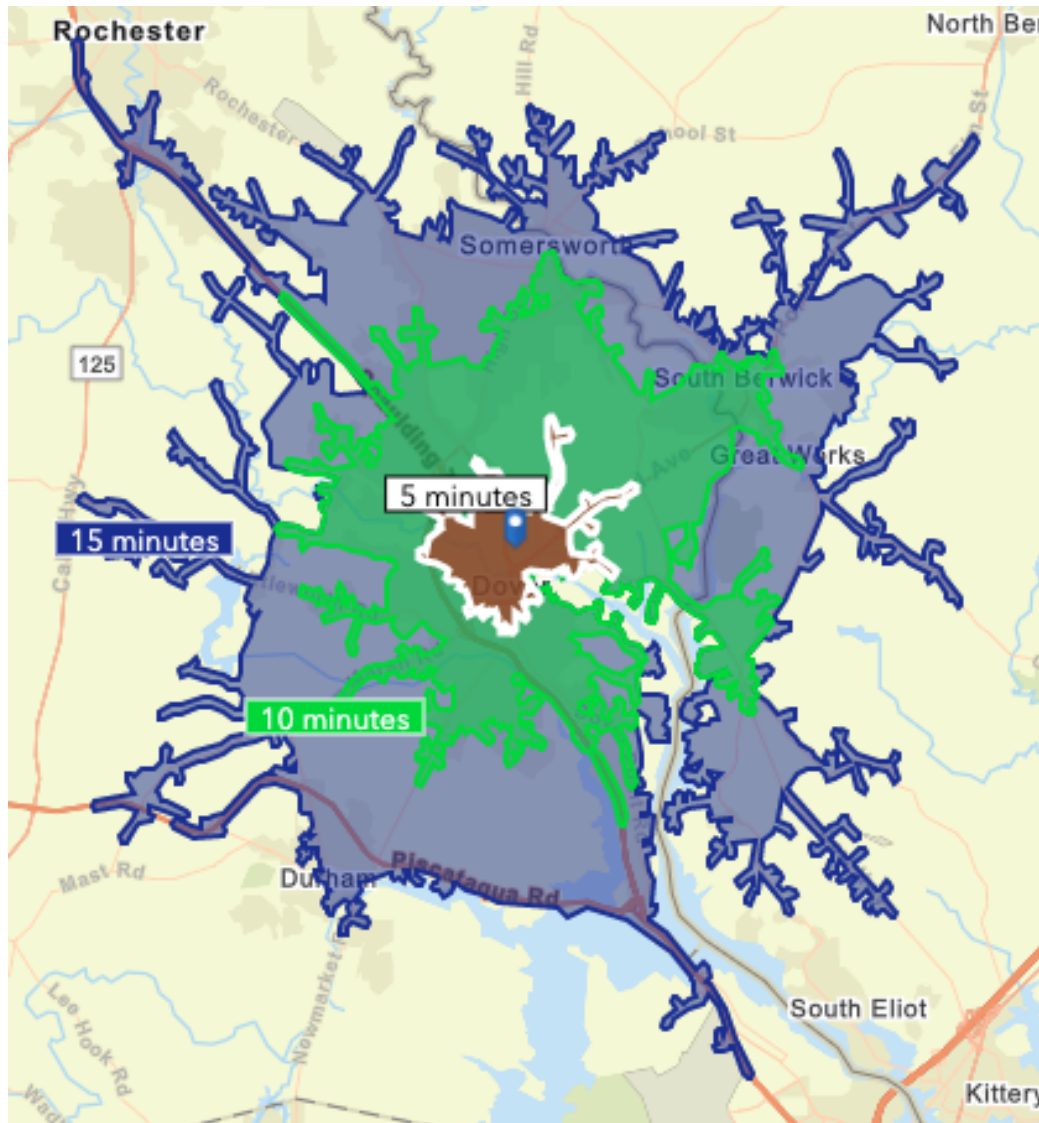
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DEMOGRAPHICS MAP

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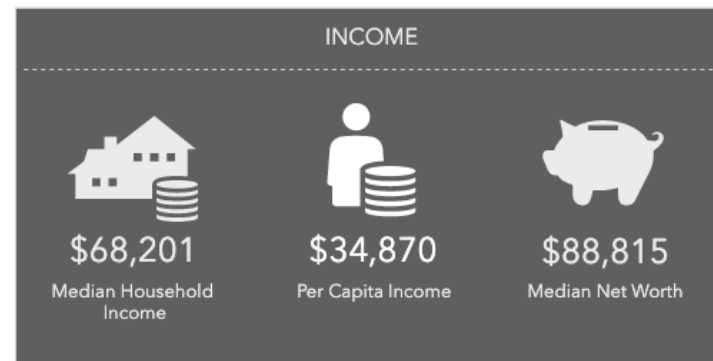
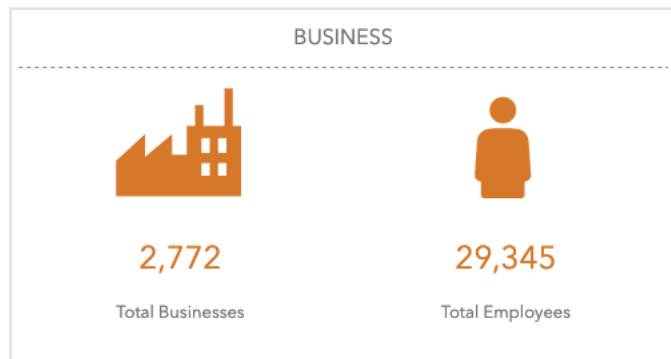
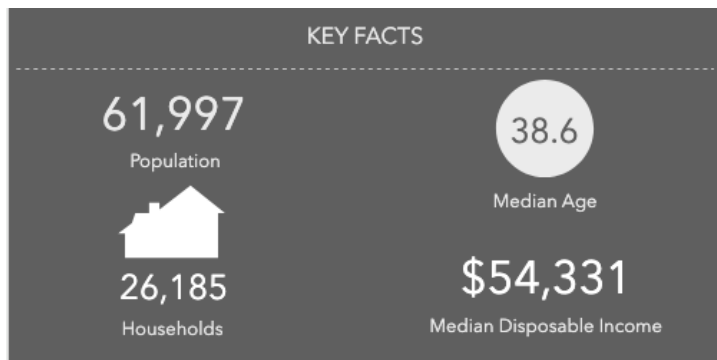
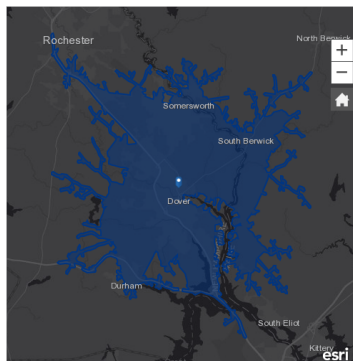
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15 MINUTE DEMOGRAPHICS

10 Grove St., Dover, NH 03820



Tapestry Segments

5B In Style 4,254 households	16.2% of Households	▼
8C Bright Young Professionals 3,105 households	11.9% of Households	▼
8B Emerald City 2,965 households	11.3% of Households	▼



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RECOVERY SERVICES FOR SALE



10 Grove St., Dover, NH 03820

INCOME SUMMARY		PER SF
Gross Income	\$383,267	\$143.06
Vacancy Cost	\$0	\$0
EXPENSE SUMMARY		PER SF
Merchant/Processing Fees	\$6,842	\$2.55
Program Fees	\$3,922	\$1.46
Payroll Taxes	\$10,892	\$4.07
Payroll	\$113,173	\$42.24
Advertising & Promotions	\$11,060	\$4.13
Supplies & Materials	\$8,836	\$3.30
Utilities	\$29,171	\$10.89
Repairs & Maintenance	\$8,473	\$3.16
Real Estate Taxes	\$12,300	\$4.59
Insurance-life, liability, auto	\$20,021	\$7.47
Interest Expense	\$33,744	\$12.60
Professional Fees	\$17,966	\$6.71
Meals	\$1,893	\$0.71
Bank, CC, Subscription, & Misc	\$10,314	\$3.85
Office, Phone, Cell, Postage	\$4,768	\$1.78
Auto	\$5,248	\$1.96
Trash	\$2,526	\$0.94
Gross Expenses	\$301,149	\$112.41
Net Operating Income	\$82,118	\$30.65

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RECOVERY SERVICES FOR SALE



10 Grove St., Dover, NH 03820

INVESTMENT OVERVIEW

Price	\$675,000
Price per SF	\$251.96
CAP Rate	12.2%
Cash-on-Cash Return (yr 1)	8.3 %
Total Return (yr 1)	\$57,149
Debt Coverage Ratio	2.05

OPERATING DATA

Gross Scheduled Income	\$383,267
Other Income	\$0
Total Scheduled Income	\$383,267
Vacancy Cost	\$0
Gross Income	\$383,267
Operating Expenses	\$301,149
Net Operating Income	\$82,118
Pre-Tax Cash Flow	\$42,026

FINANCING DATA

Down Payment	\$506,250
Loan Amount	\$168,750
Debt Service	\$40,092
Debt Service Monthly	\$3,341
Principal Reduction (yr 1)	\$15,123

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Property Location:

10 Grove St

Commercial Property Record Card - Dover, New Hampshire
Parcel ID: 31015-000000

Map Block No. 31-15-0-0

Class: C

Use:

121

Card 1 of 1

Current Owner	Previous Owner History			Miscellaneous		Assessment Information
10 Grove St Llc 10 Grove St Unit A Dover Nh 03820	Name	Deed	Date	Deed Info: 4388/911-06/09/2016		Assessed Value: *
	Finally Home Properties Ne Llc	3793/458	11/23/2009	Zoning: CBD		Inc: 316,800 Prior
	10 Grove Street Development Llc	3373/670	05/17/2006	Neighborhood: 302		Land: 110,500 102,500
	Gosport Grove Street Llc	3155/403	03/14/2005	Units: 4		Bldg: 370,400 360,000
						Total: 480,900 462,500
						Assessed Information:
						Value: 480,900
Notes	Entrance Information					
Bonfire (3) 5-Bed Apts Up Residential Halfway House	Date	Time	ID	Actv	Entrance Code	Source
	07/17/2018	P	JF		Entry Gained	Owner
	05/01/2017	P	BL		Entry Gained	Owner
	08/13/2012	P	BL		Est-See Note	Tenant

Sales History				
Book/Page	Date	Price	Type	Validity
4388/911	06/06/2016	450,000	2	33
3793/458	11/18/2009	255,000	2	15

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
11/14/2017	17-507	15,000	Add 2 Offices 1	50
08/25/2016	16-395	28,752	Replace Winds	100

Land Information					
Type	Size	Grade	Influence Factor 1, 2 and %		Value
Primary	A	0.11	0	Shape/Size -15	110,480
Total Acres for this Parcel		0.11	Total Land Value		110,500


Inspection witness by: _____

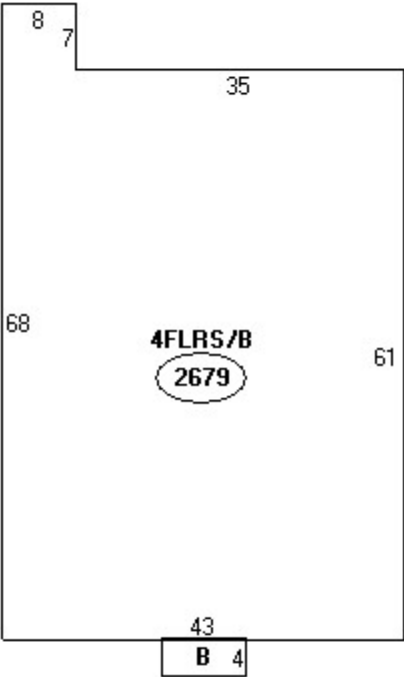
Exterior/Interior Information																
Sec	Levels	Size	Perimeter	Use Type	Height	Exterior Walls	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	B1-B1	1x2679	222	Support Area	9	Brk/Conc Blk	Wood Joist	100	Normal			Normal	Fair	Fair	0%	32,140
1	01-01	1x2679	222	Social/Frat Hall	9	Frame	Wood Joist	100	Normal	Unit Heat		Normal	Normal	Normal	0%	126,320
1	02-04	1x2679	222	Dormitory	9	Frame	Wood Joist	100	Normal	Hw/Steam		Normal	Renovated	Normal	0%	378,330
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0

Building Information		Building Summary		Out Building Information			Lgth/ Ident.	Physical	Functional	Percent				
Building No:	1	Total Unadjusted RCN:	872,920	StructureCode	+/-	Width	SqFt	Units	Gr	Condition	Utility	Year	Good	RCNLD
Year Built:	1900	Average Percent Good:	.61			0	0	0				0	0%	0
No of Units:	4	Total Unadj. RCNLD:	536,790			0	0	0				0	0%	0
Structure Type:	Boarding House	Grade Factor:	0.92			0	0	0				0	0%	0
		No of Identical Units:	1			0	0	0				0	0%	0
Grade:	C-	Economic Cond Factor:	0.75			0	0	0				0	0%	0
Identical Units:	1	RCNLD:	370,400			0	0	0				0	0%	0

Income Approach Summary															
Net Rentable Area:				2,679											
Building No: 1				Total Unadjusted RCN: 872,920											
Year Built: 1900				Average Percent Good: .61											
No of Units: 4				Total Unadj. RCNLD: 536,790											
Structure Type: Boarding House				Grade Factor: 0.92											
Grade: C-				No of Identical Units: 1											
Identical Units: 1				Economic Cond Factor: 0.75											
Efficiencies: 0				RCNLD: 370,400											

Other Improvements							
Description	+/-	RCNLD					
	0			316,800			

Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
2	Porch - Open	9	1	4	1
2	Sprinkler - Wet	13395	1	1	1
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
Total Other Features					32,090



Descriptor/Area

A: 4FLRS/B
2679 sqft

B: RP1
36 sqft