

MIXED USE INVESTMENT PROPERTY

588 Endicott St. N, Laconia, NH 03246



OFFERING SUMMARY

SALE PRICE:	\$639,000
NUMBER OF UNITS:	6
CAP RATE:	8.35%
NOI:	\$53,372
LOT SIZE:	0.942 Acres
BUILDING SIZE:	7,296
ZONING:	CR
MARKET:	Lakes Region
SUBMARKET:	Laconia/Weirs Beach
PRICE / SF:	\$87.58

PROPERTY OVERVIEW

Prime location on busy Daniel Webster Highway in the heart of the beautiful Lakes Region of Laconia. This mixed-use retail/apartment/self-storage facility contains two retail units, four apartment units, and 20 self-storage units. The storage units include ten 10x25 units, and ten 5x10 units. The two retail units are highly attractive for local tenants: one leased to a joke shop, and the other occupied by hair salon. Apartment units include two 1-bedroom units and two 2-bedroom units. Apartments feature stainless steel appliances, granite countertops, hardwood floors, washer & dryer in each unit, and central AC. All units have a private entrance, very well maintained, and are pet friendly. Conveniently located near Weirs Beach.

PROPERTY HIGHLIGHTS

KELLER WILLIAMS COASTAL REALTY
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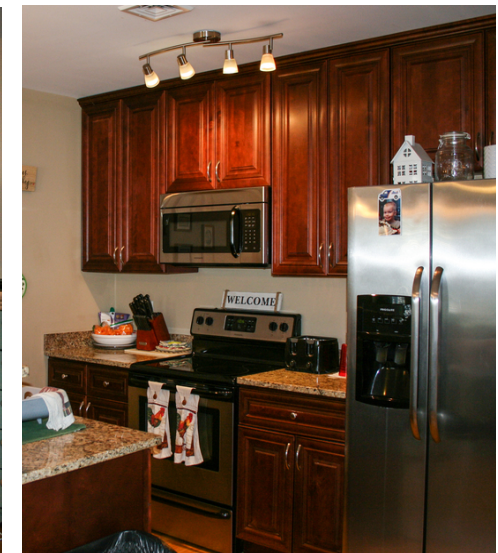
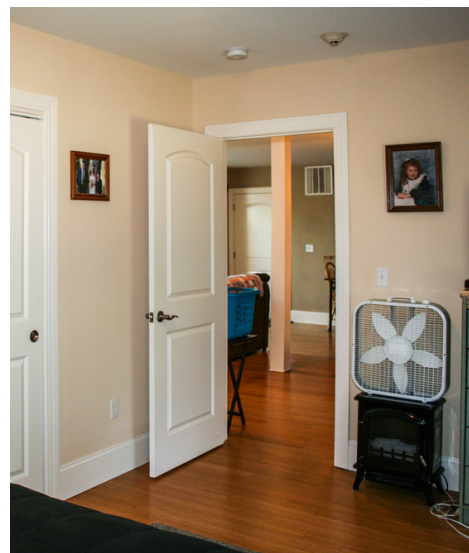
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MULTIFAMILY FOR SALE

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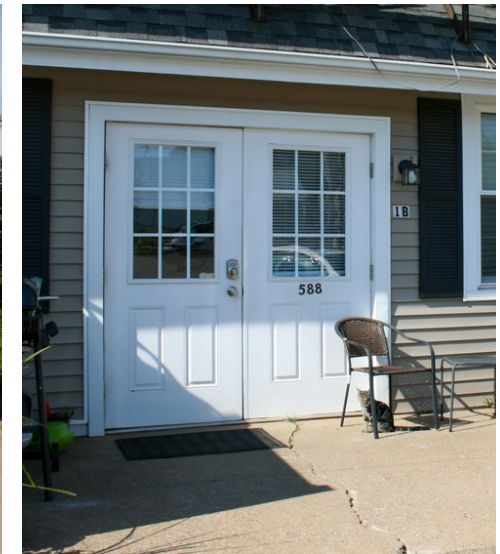
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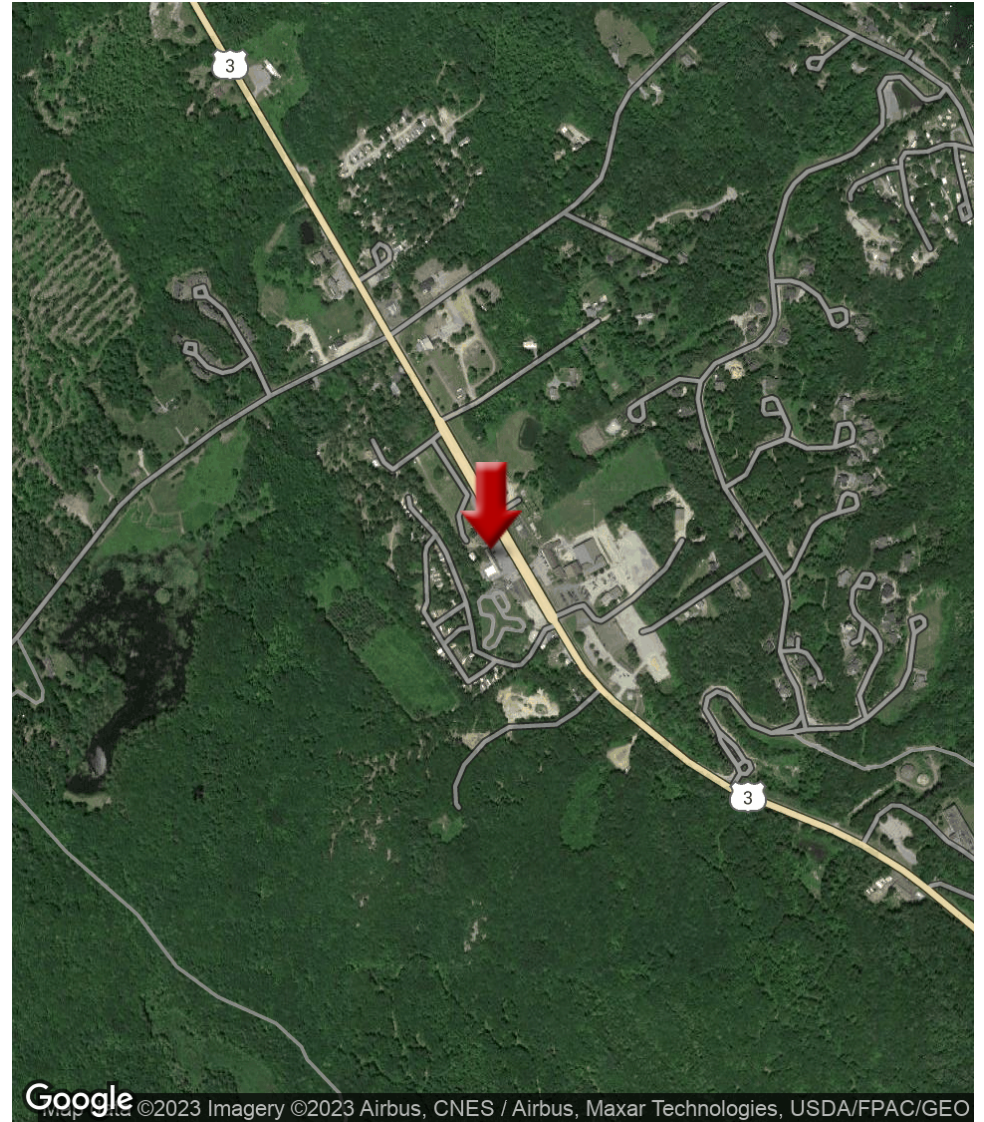
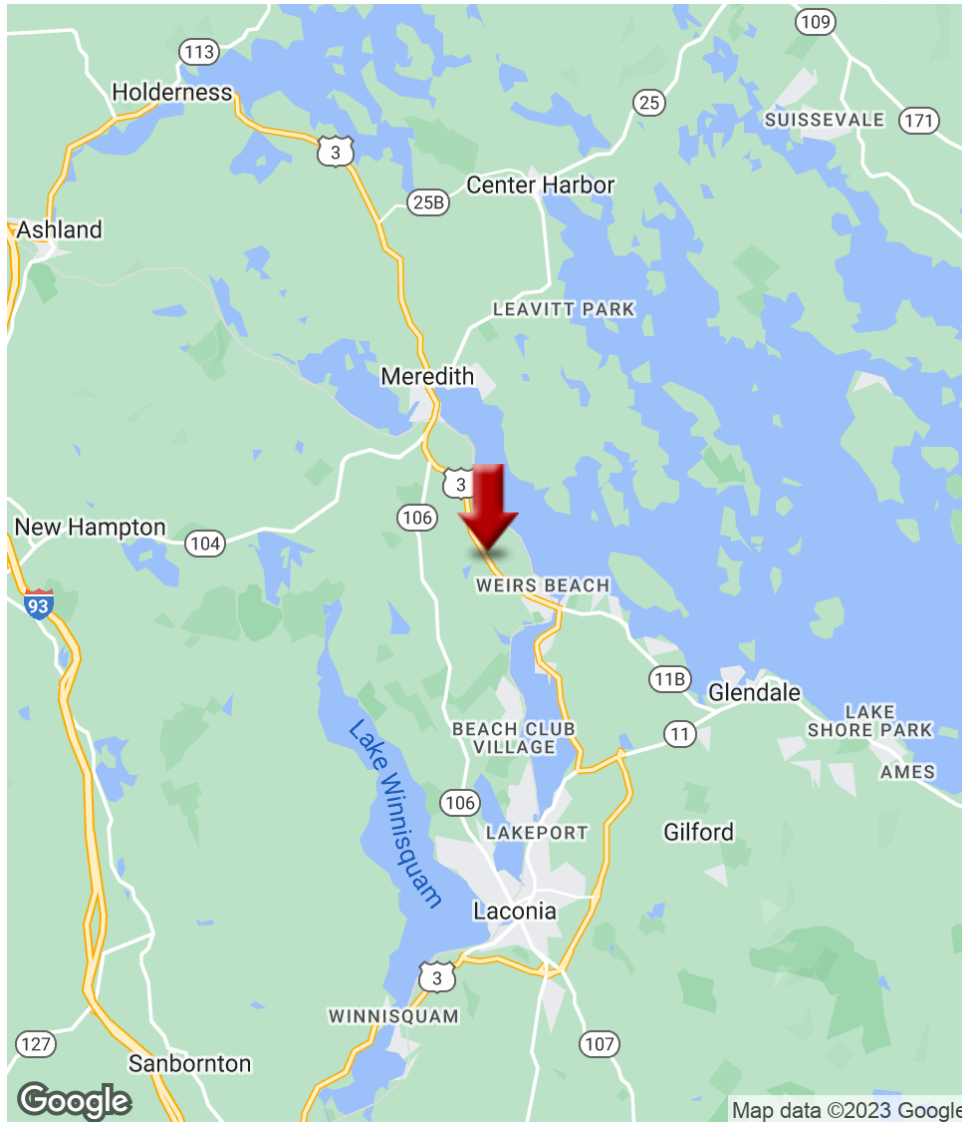
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LOCATION INFORMATION

Building Name	Mixed Use Investment Property
Street Address	588 Endicott St. N
City, State, Zip	Laconia, NH 03246
County	Belknap
Market	Lakes Region
Sub-market	Laconia/Weirs Beach
Cross-Streets	Endicott St &
Signal Intersection	Yes

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Corner Property	Yes
Amenities	All units have a private entrance
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

NOI	\$53,372.00
Cap Rate	8.35
Tenancy	Multiple
Number of Floors	2
Year Built	1973
Roof	Asphalt shingles
Free Standing	Yes

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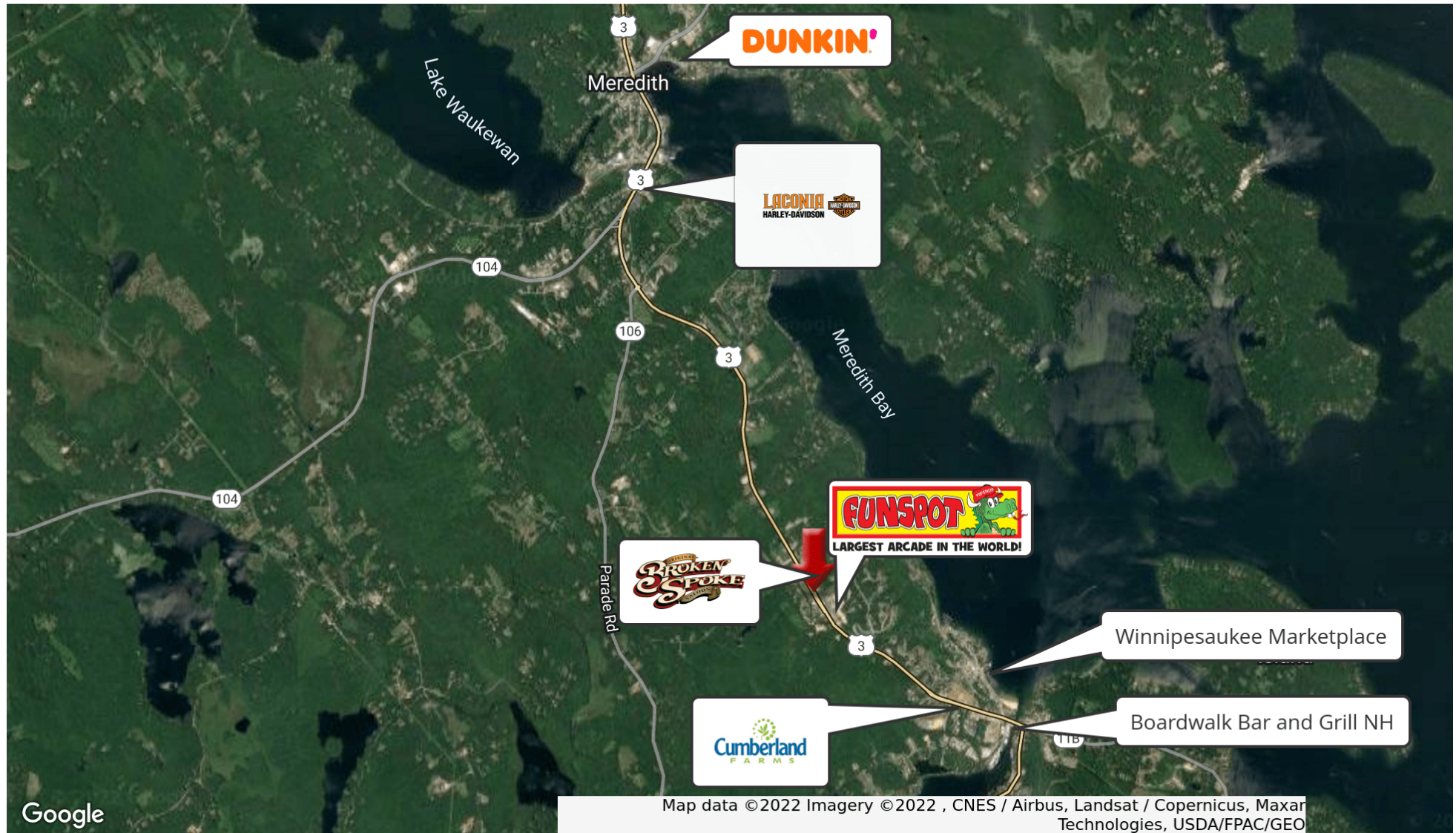
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LOCATION DESCRIPTION

Surrounded by lakes and bays, Laconia is the perfect waterfront destination for a tranquil life in suburbia. New Hampshire's blend of natural woodlands and suburban streets, Laconia boasts community parks, wooded multi-use trails, and beautiful views of Lake Winnisquam, Paugus Bay, and more.

Because residential streets are surrounded by sprawling woodlands and various bodies of water, nature is always at your fingertips in Laconia. And with natural beauty comes peace of mind and a relaxing way of life. Enjoy the great outdoors and waterfront views combined at Ahern State Park, a peaceful spot along the shores of Lake Winnisquam with a sandy beach and wooded hiking trails. Or stop on over at Opechee Park for more sandy beaches, athletic fields, and a playground along Opechee Bay.

Though the city is quiet, amenities are in no way lacking! Local restaurants are buzzing in Laconia, especially near the south end of town. Bring the whole family to Fratello's for some authentic Italian fare, or grab a fresh brewed coffee at Wayfarer Coffee Roasters on your Monday morning commute! With big cities like Concord, New Hampshire's capital city, located just half an hour from town, commuting for work or play is a breeze.

For the area, rent is affordable with a few apartments, houses, condos, and townhomes for rent. Whether you enjoy hiking, swimming, boating, or simply enjoying a cup of coffee overlooking scenic views of New Hampshire's natural beauty from your home, Laconia is the place for you.

LOCATION DETAILS

Market	Lakes Region
Sub Market	Laconia/Weirs Beach
County	Belknap
Cross Streets	Endicott St & Daniel Webster Highway
...	...

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Unit Type	Count	Occupied	Monthly Rent	Annual Rent	Market Rent
1A	1	1	\$1,050	\$12,600	\$1,100
1B	1	1	\$1,100	\$13,200	\$1,100
2A	1	1	\$900	\$10,800	\$900
2B	1	1	\$1,038	\$12,456	\$1,100
Retail-Shop	1	1	\$1,704	\$20,448	\$1,750
Retail-Salon	1	0	\$1,000	\$12,000	\$1,000
5x10 Storage Units	10	6	\$354	\$4,248	\$59
10x25 Storage Units	10	8	\$1,264	\$15,168	\$165
Total/Averages	26	19	\$8,410	\$100,920	\$9,190

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INCOME SUMMARY		PER SF
Gross Income	\$99,252	\$13.60
Vacancy Cost	\$11,028	\$1
EXPENSE SUMMARY		PER SF
Property Tax	\$12,712	\$1.74
Insurance	\$1,544	\$0.21
Repairs and Maintenance	\$6,178	\$0.85
Electric	\$4,118	\$0.56
Water/Sewer	\$2,189	\$0.30
Heat	\$9,485	\$1.30
Management	\$5,460	\$0.75
Gross Expenses	\$41,686	\$5.71
Net Operating Income	\$53,372	\$7.32

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KEY FACTS

39,486

Population

47.3

Median Age



Average Household Size

16,626

2019 Total Households

INCOME



\$60,589

Median Household Income



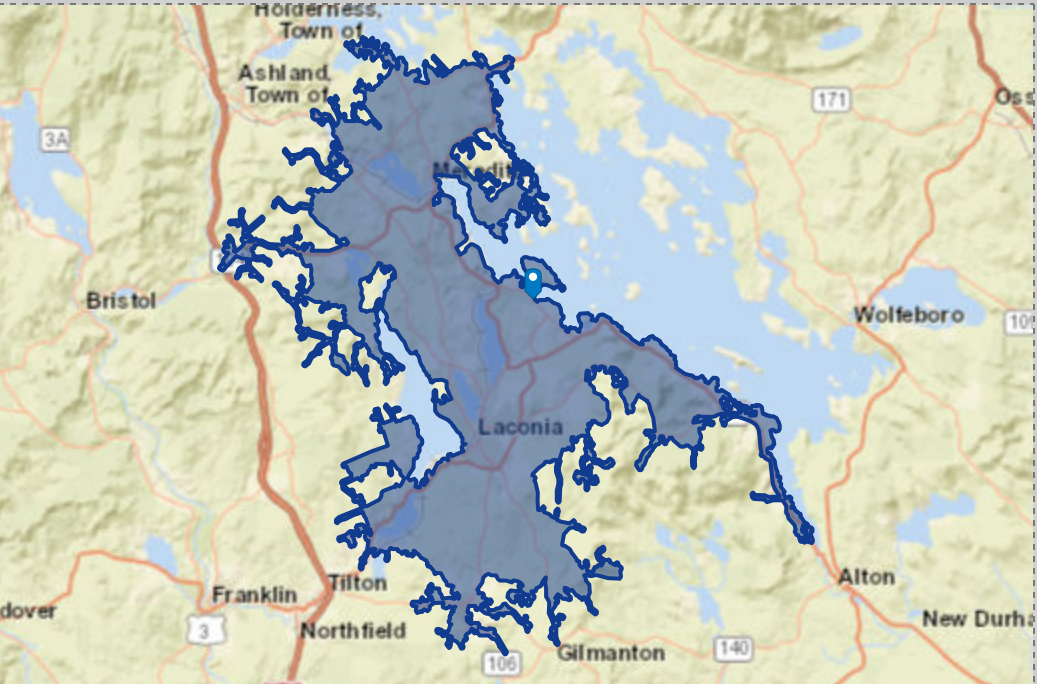
\$34,191

Per Capita Income



\$118,136

Median Net Worth



HOUSING STATS



\$239,551

Median Home Value



\$9,861

Average Spent on Mortgage & Basics



\$840

Median Contract Rent

BUSINESS



2,349

Total Businesses



18,077

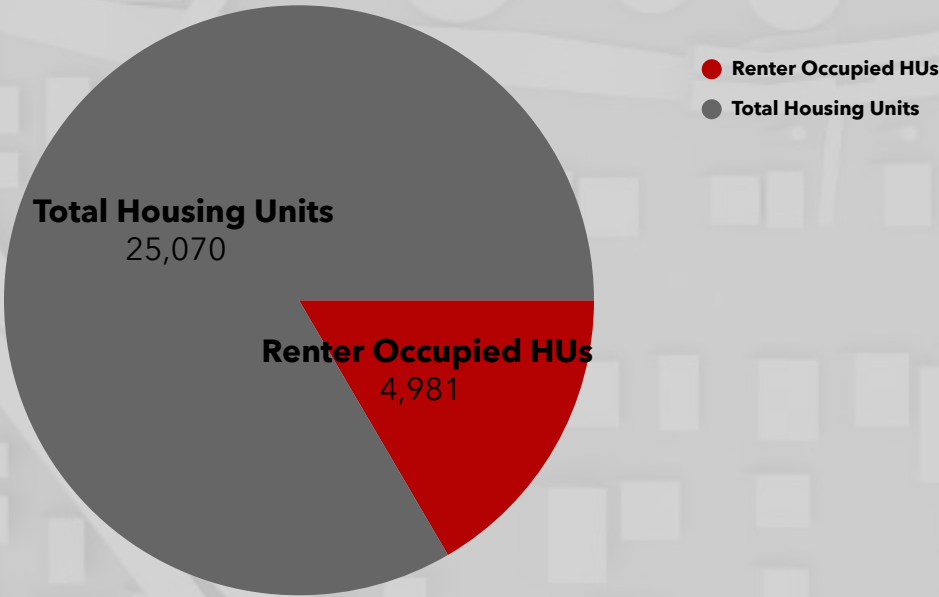
Employed Civilian Population Age 16+



16,632

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments



6C

The Great Outdoors
5,857 households

35.2%
of Households



6E

Rural Resort Dwellers
1,817 households

10.9%
of Households



6A

Green Acres
1,398 households

8.4%
of Households

Race and Ethnicity

The largest group: White Alone (95.37)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Difference	
White Alone	95.37	-0.56	
Black Alone	0.84	+0.19	
American Indian/Alaska Native Alone	0.28	+0.01	
Asian Alone	1.41	+0.32	
Pacific Islander Alone	0.03	+0.01	
Other Race	0.40	+0.04	
Two or More Races	1.67	-0.01	
Hispanic Origin (Any Race)	2.17	+0.29	

Bars show deviation from
Belknap County

POPULATION



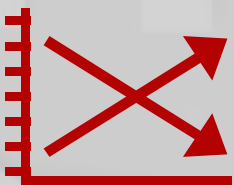
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2018 Total Population (Esri)



40,796

2023 Total Population (Esri)



0.65%

2018-2023 Population:
Annual Growth Rate (Esri)