

## OFFICE FOR SALE



47 Enterprise Dr, Windham, Windham, NH 03087



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>CAP RATE:</b>	8.15%
<b>NOI:</b>	\$97,809
<b>LOT SIZE:</b>	1.9 Acres
<b>BUILDING SIZE:</b>	8,846
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	PBT - Professional, Business and Technology
<b>PRICE / SF:</b>	\$135.65

### PROPERTY OVERVIEW

47 Enterprise Drive is a 1.9-acre parcel in Windham, NH that is currently being leased as an Office Building with 10-Unit offices. The property is on Enterprise Drive, which is a secondary road right off Route 111 with close proximity Highway 93. The neighboring properties are office buildings and residential lots.

With brick and wood siding and a gambrel roof on the majority of the building, the exterior of the property remains in very good condition. There is plenty of parking and well-maintained green space, making this building highly desirable for office tenants.

### PROPERTY HIGHLIGHTS

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

**DAVE GARVEY**  
Managing Director  
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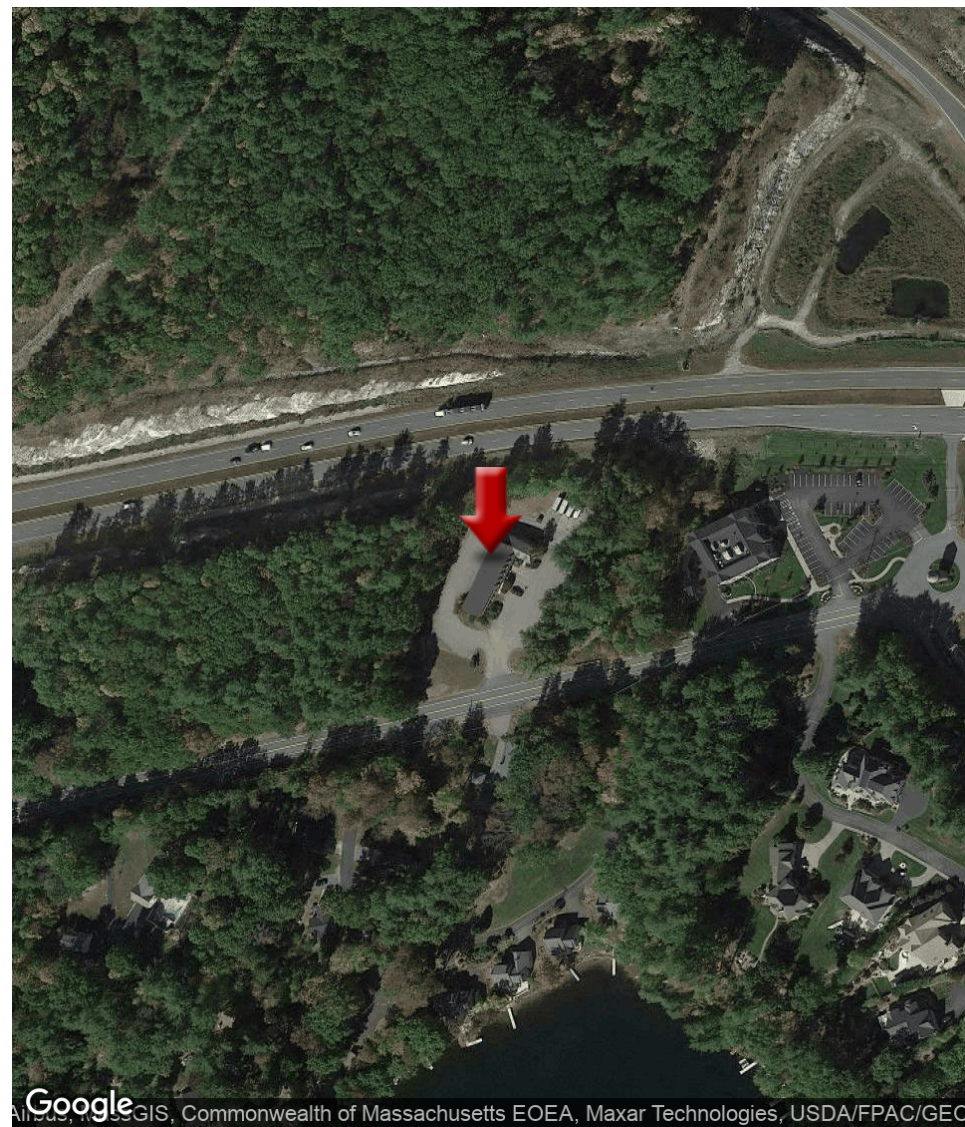
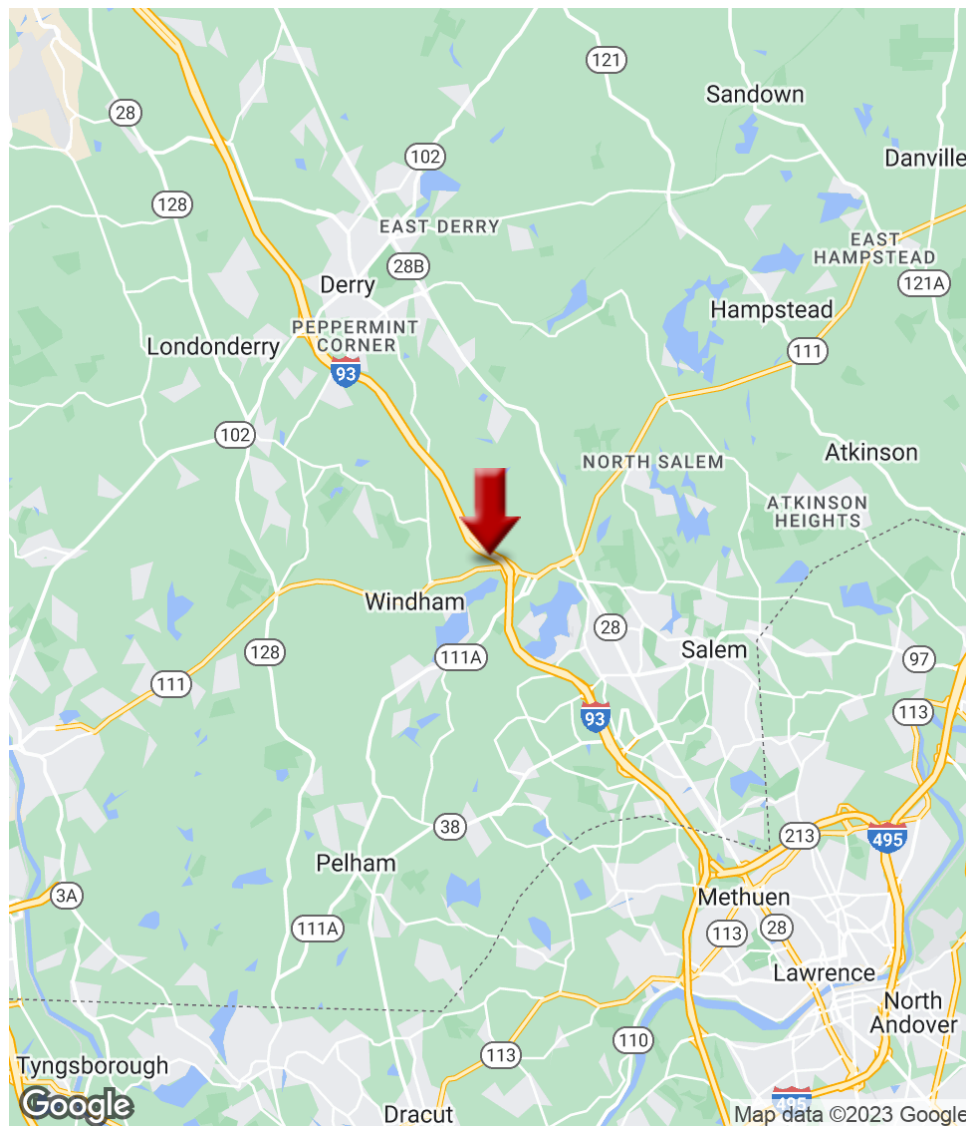
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47 ENTERPRISE DR, WINDHAM

# FINANCIAL ANALYSIS

7

INCOME & EXPENSES

FINANCIAL SUMMARY



## PROJECTED NUMBERS

47 Enterprise Dr, Windham, Windham, NH 03087



INCOME SUMMARY	PROJECTED NUMBER
Unit 1	\$16,250
Unit 2	\$9,100
Unit 3	\$11,245
Unit 3A	\$3,920
Unit 3B	\$24,570
Unit 4	\$14,118
Unit 5	\$11,622
Unit 6	\$7,020
Unit 7	\$16,250
Unit 8	\$2,800
<b>Gross Income</b>	<b>\$116,895</b>
<b>Vacancy Cost</b>	<b>\$5,844</b>
EXPENSE SUMMARY	PROJECTED NUMBER
Insurance "Estimated"	\$3,500
Repairs and maintenance "Estimated"	\$7,140
Land scaping and Plowing "7% Estimated"	\$4,000
Property Management "7% Estimated"	\$7,140
Property Tax "Estimated"	\$21,461
<b>Gross Expenses</b>	<b>\$43,241</b>
<b>Net Operating Income</b>	<b>\$97,809</b>

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## PROJECTED NUMBERS

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INVESTMENT OVERVIEW		PROJECTED NUMBER
Price		\$1,200,000
Price per SF		\$135.65
CAP Rate		8.2%
Cash-on-Cash Return (yr 1)		19.1 %
Total Return (yr 1)		\$57,309
OPERATING DATA		PROJECTED NUMBER
Gross Scheduled Income		\$116,895
Reimbursable Expenses		\$30,000
Total Scheduled Income		\$146,895
Vacancy Cost		\$5,844
Gross Income		\$141,050
Operating Expenses		\$43,241
Net Operating Income		\$97,809
Pre-Tax Cash Flow		\$57,309
FINANCING DATA		PROJECTED NUMBER
Down Payment		\$300,000
Loan Amount		\$900,000
Debt Service		\$40,500
Debt Service Monthly		\$3,375

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# DEMOGRAPHICS

# 2

DEMOGRAPHIC\_SUMMARY\_(2).PDF

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DEMOGRAPHIC SUMMARY

47 Enterprise Dr, Windham, New Hampshire, 03087



Drive time of 10 minutes

KEY FACTS

27,372

Population



10,592

Households

44.5

Median Age

\$79,396

Median Disposable Income

EDUCATION

5%

No High School Diploma



24%

High School Graduate



27%

Some College



44%

Bachelor's/Grad/Prof Degree

INCOME



\$100,801

Median Household Income



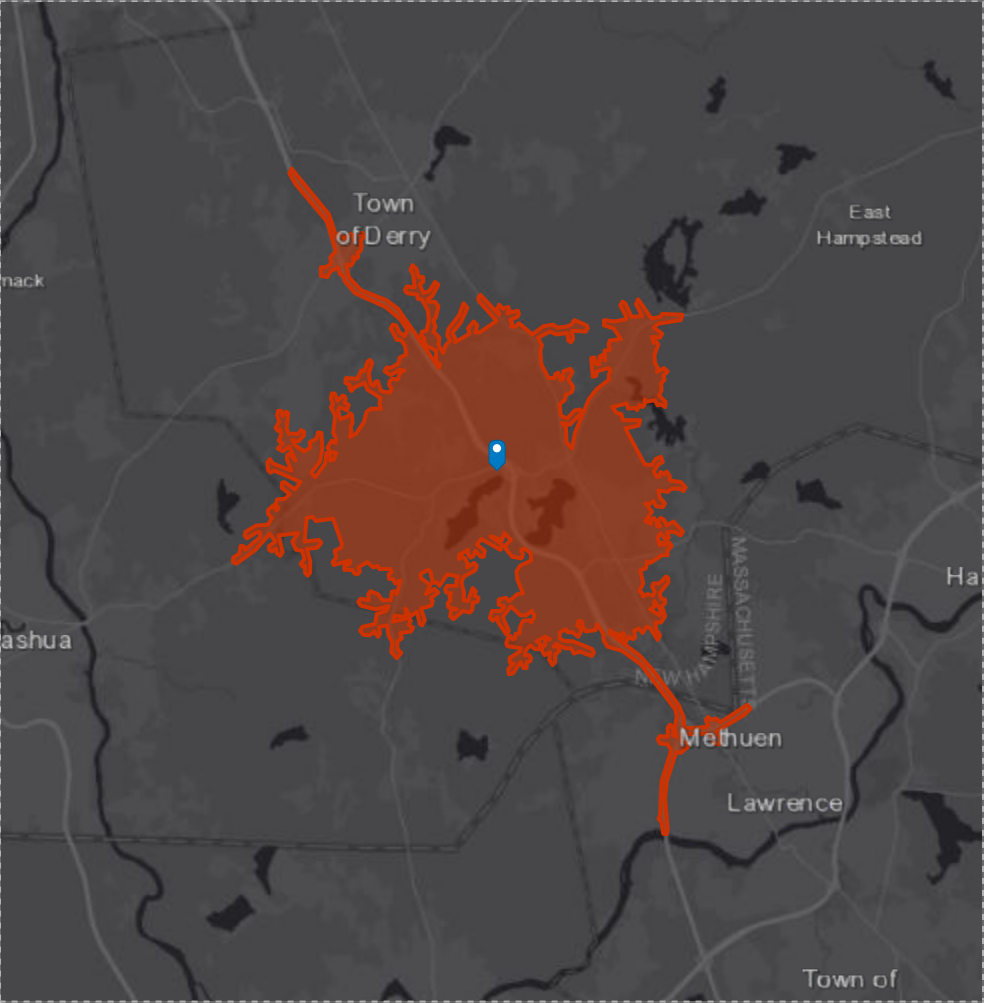
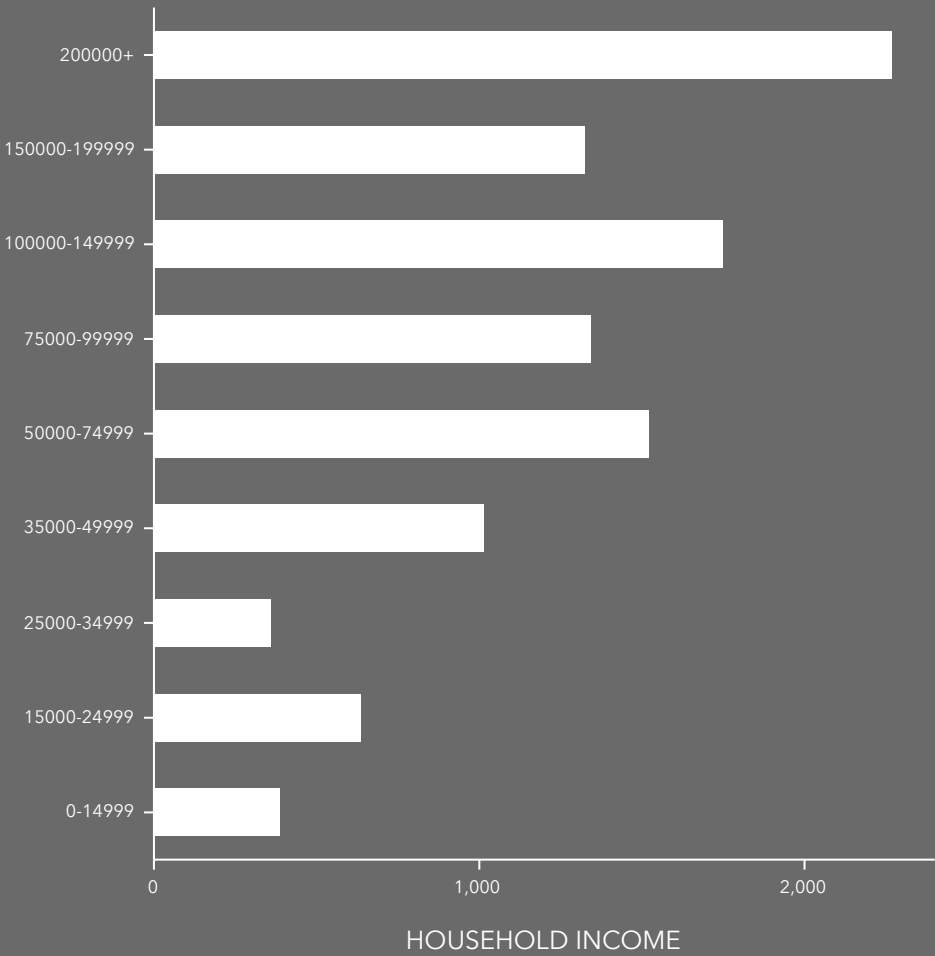
\$52,518

Per Capita Income



\$462,028

Median Net Worth



EMPLOYMENT



71%

White Collar



20%

Blue Collar



9%

Services

4.4%

Unemployment Rate

DEMOGRAPHIC SUMMARY

47 Enterprise Dr, Windham, New Hampshire, 03087



Drive time of 20 minutes

KEY FACTS

359,941

Population



131,692

Households

39.9

Median Age

\$61,960

Median Disposable Income

EDUCATION

11%

No High School Diploma



28%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

INCOME



\$80,829

Median Household Income



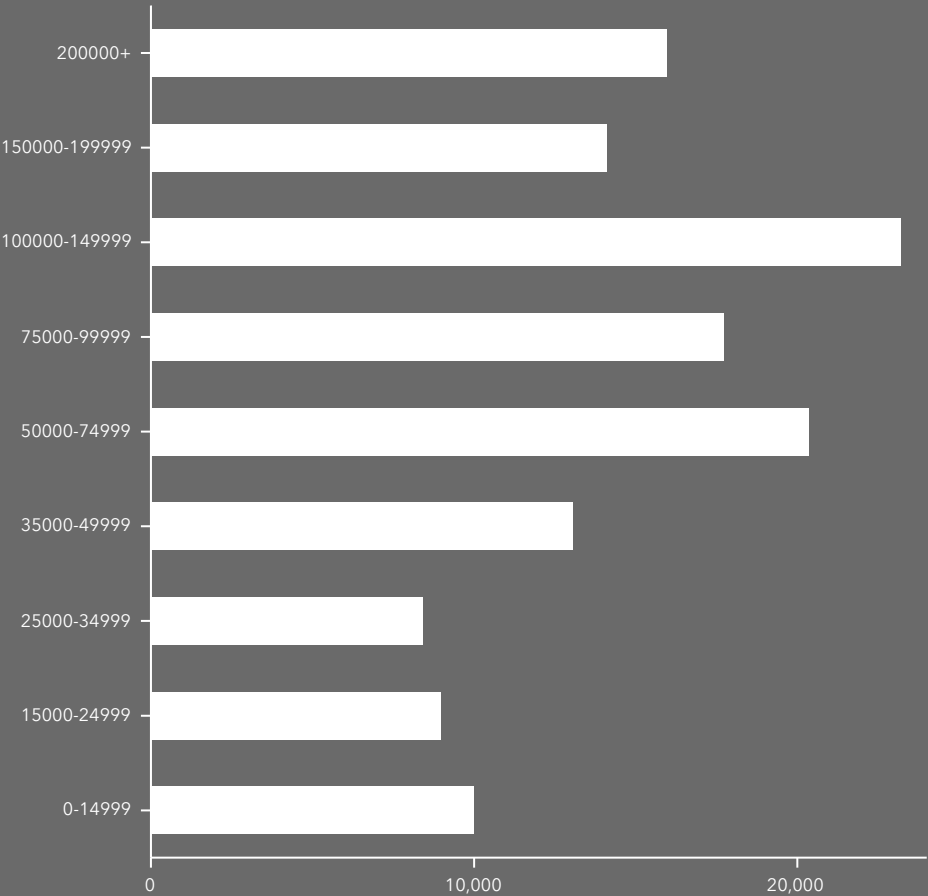
\$39,861

Per Capita Income

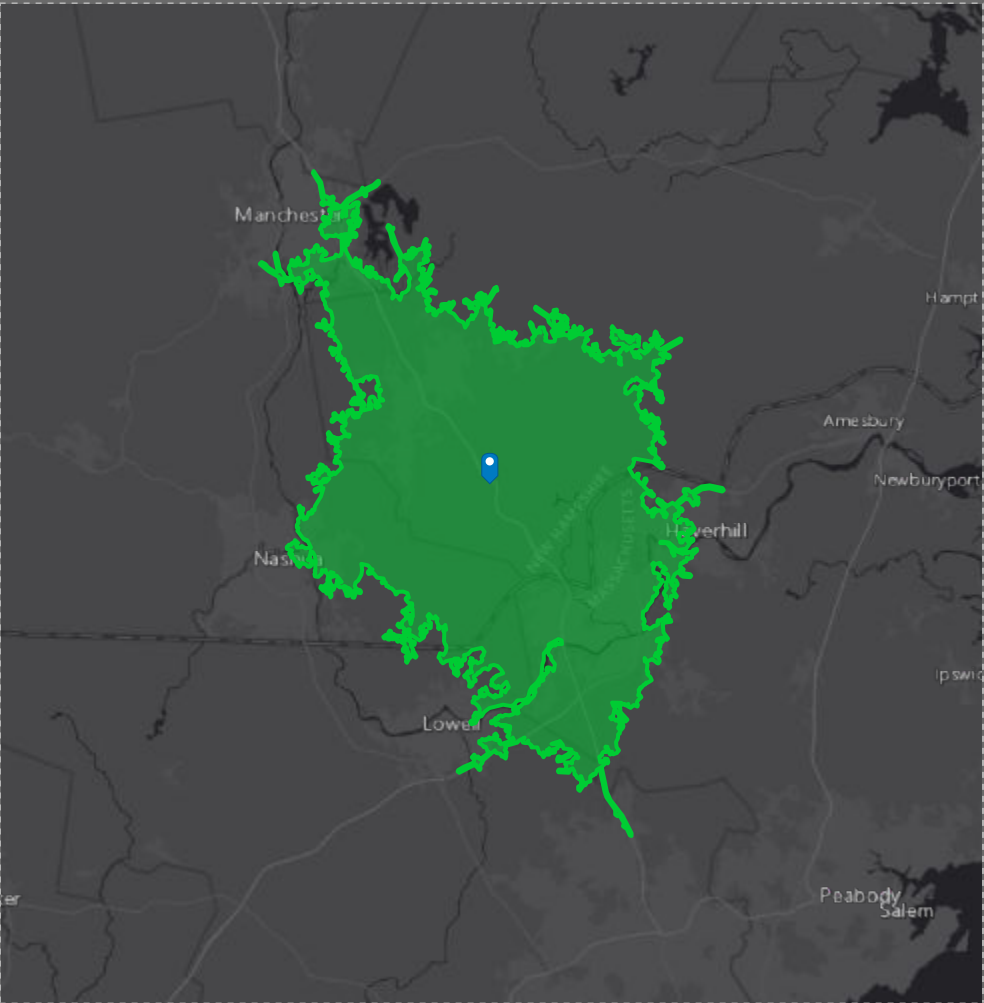


\$197,734

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



67%

White Collar



22%

Blue Collar



11%

Services

6.9%

Unemployment Rate



DEMOGRAPHIC SUMMARY

47 Enterprise Dr, Windham, New Hampshire, 03087



Drive time of 30 minutes

KEY FACTS

1,018,693

Population



382,246

Households

40.2

Median Age

\$63,615

Median Disposable Income

EDUCATION

9%

No High School Diploma



28%

High School Graduate



26%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$82,816

Median Household Income



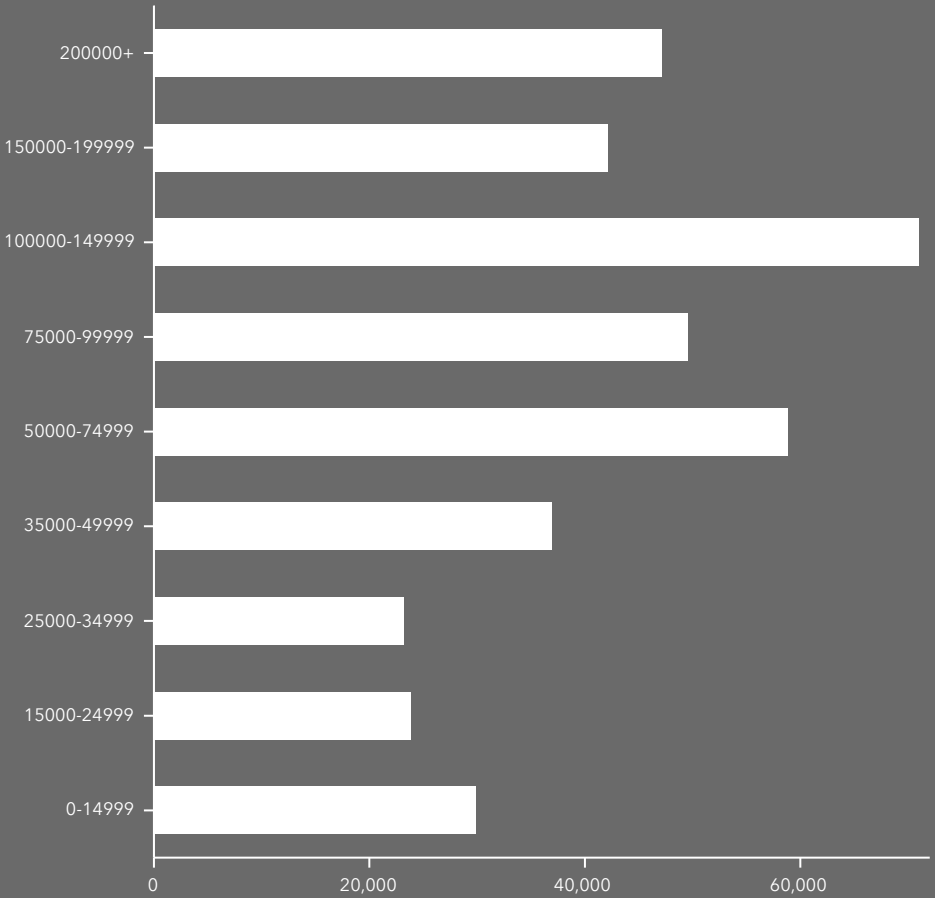
\$41,404

Per Capita Income

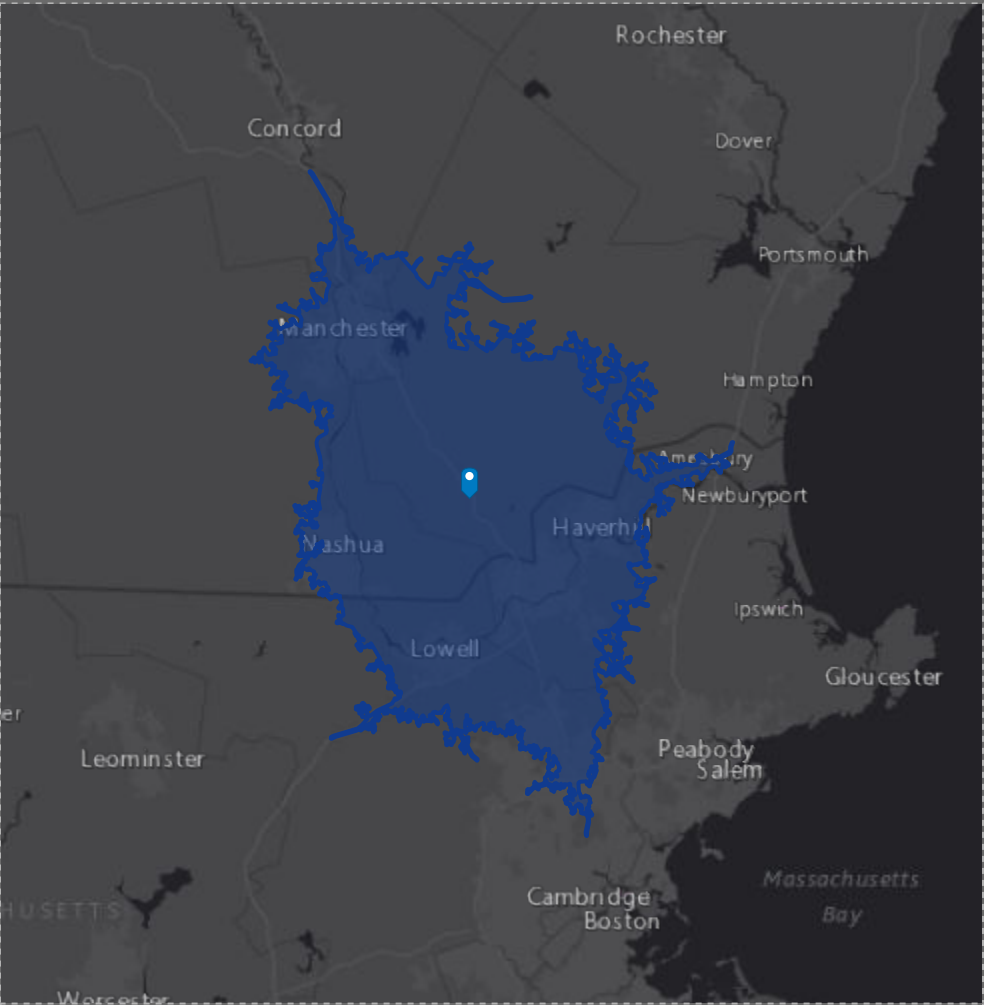


\$200,144

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



70%

White Collar



20%

Blue Collar



Services

10%

6.2%

Unemployment Rate

# OFFICE MARKET PROFILE



## PROJECTED ANNUAL GROWTH RATE



0.83%  
Population



-1.66%  
Generation Z



0.37%  
Generation X



3.74%  
Millennial

## INTERNET ACCESS (INDEX)



106

Access to Internet at home



106

Internet at home via high speed  
connection

## ANNUAL HOUSEHOLD SPENDING



\$3,033  
Apparel &  
Services



\$246  
Computers &  
Hardware



\$5,344  
Eating Out



\$7,676  
Groceries



\$8,846  
Health Care

## Age Pyramid

Females Age



2021 Females Age 55-59

2021 Males Age 85+

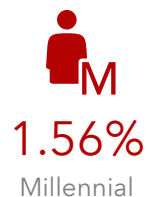
Rockingham County



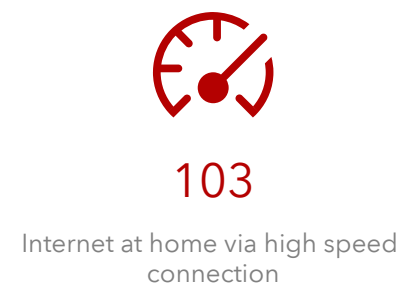
# OFFICE MARKET PROFILE



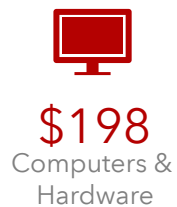
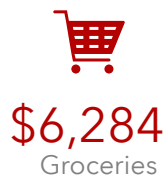
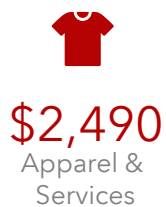
## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)

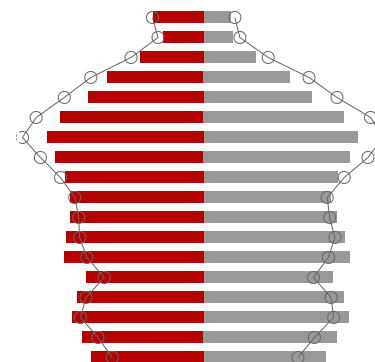


## ANNUAL HOUSEHOLD SPENDING



## Age Pyramid

Females Age



2021 Females Age 55-59

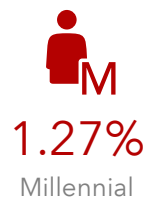
2021 Males Age 85+

Rockingham County

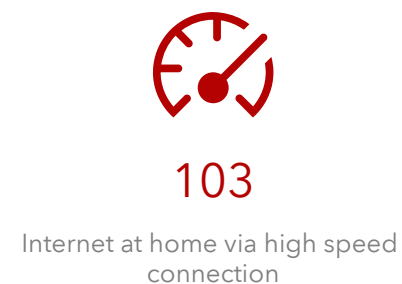
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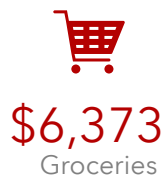
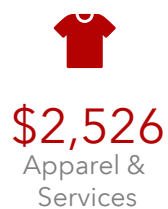
## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)

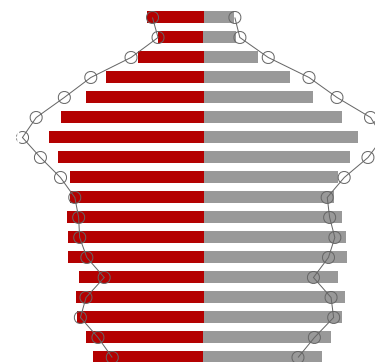


## ANNUAL HOUSEHOLD SPENDING



## Age Pyramid

Females Age



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Rockingham County