

MIXED-USE FOR SALE



315-319 NH-108, Madbury, NH 03823



OFFERING SUMMARY

SALE PRICE:	\$519,000
NUMBER OF UNITS:	3
CAP RATE:	7.62%
NOI:	\$39,531
LOT SIZE:	0.5 Acres
BUILDING SIZE:	5,576
ZONING:	Residential Agricultural
PRICE / SF:	\$93.08
TRAFFIC COUNT:	9,000

PROPERTY OVERVIEW

Fantastic investment opportunity with excellent visibility on Route 108, right on the Dover town line. Fully leased with steady cash flow - this mixed-use property consists of two residential units and a Garage with a long term tenant. Close to Hannaford supermarket and other downtown Dover businesses, this space is highly desirable to businesses and renters. Don't miss out on this great opportunity for anyone who is looking to invest in the Seacoast!

PROPERTY HIGHLIGHTS

- Excellent visibility on Route 108
- Fully leased with steady Cash flow
- Mix use Property with 2 residential and 1 commercial
- Long term commercial tenant

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	847	22,251	55,624
TOTAL POPULATION	1,933	59,896	144,950
AVERAGE HH INCOME	\$77,100	\$76,362	\$79,991

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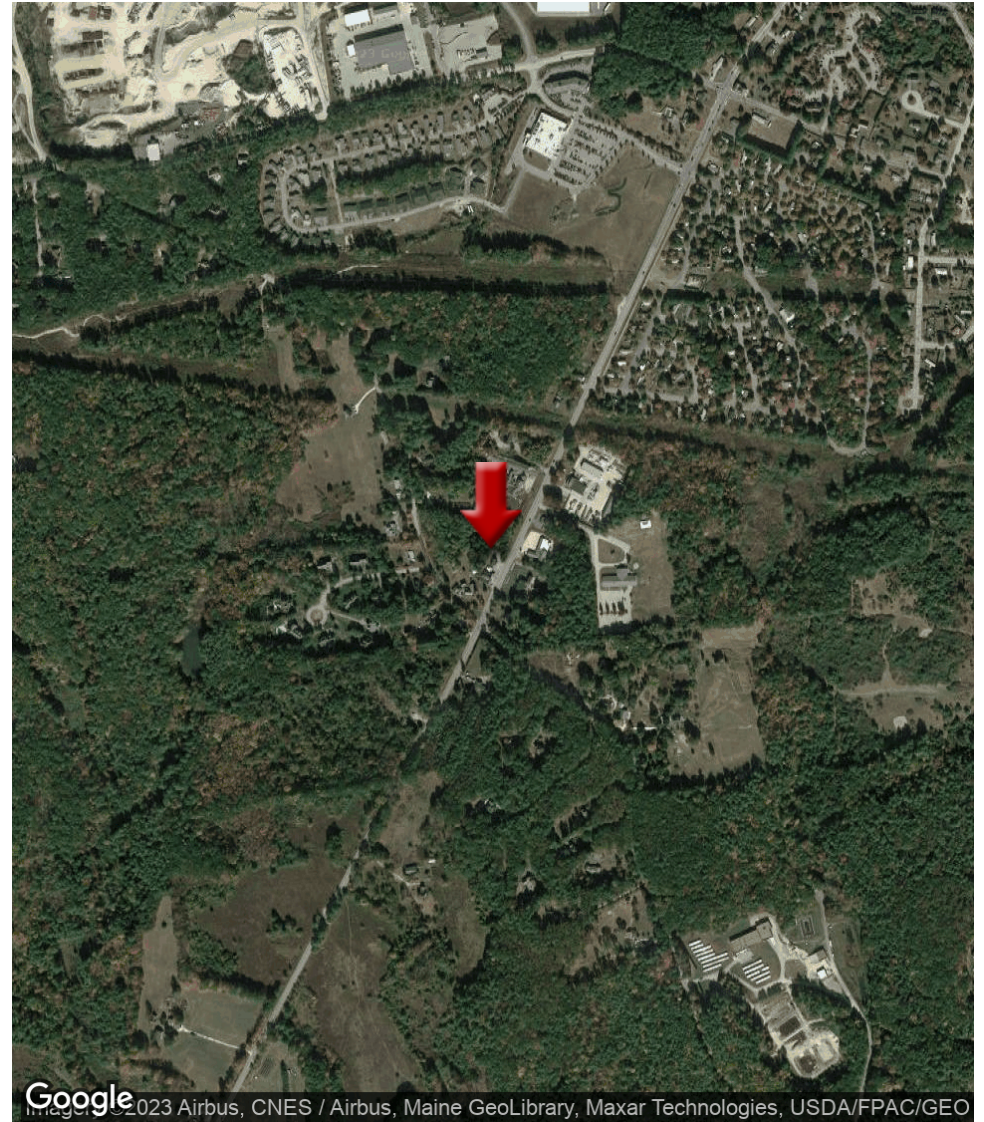
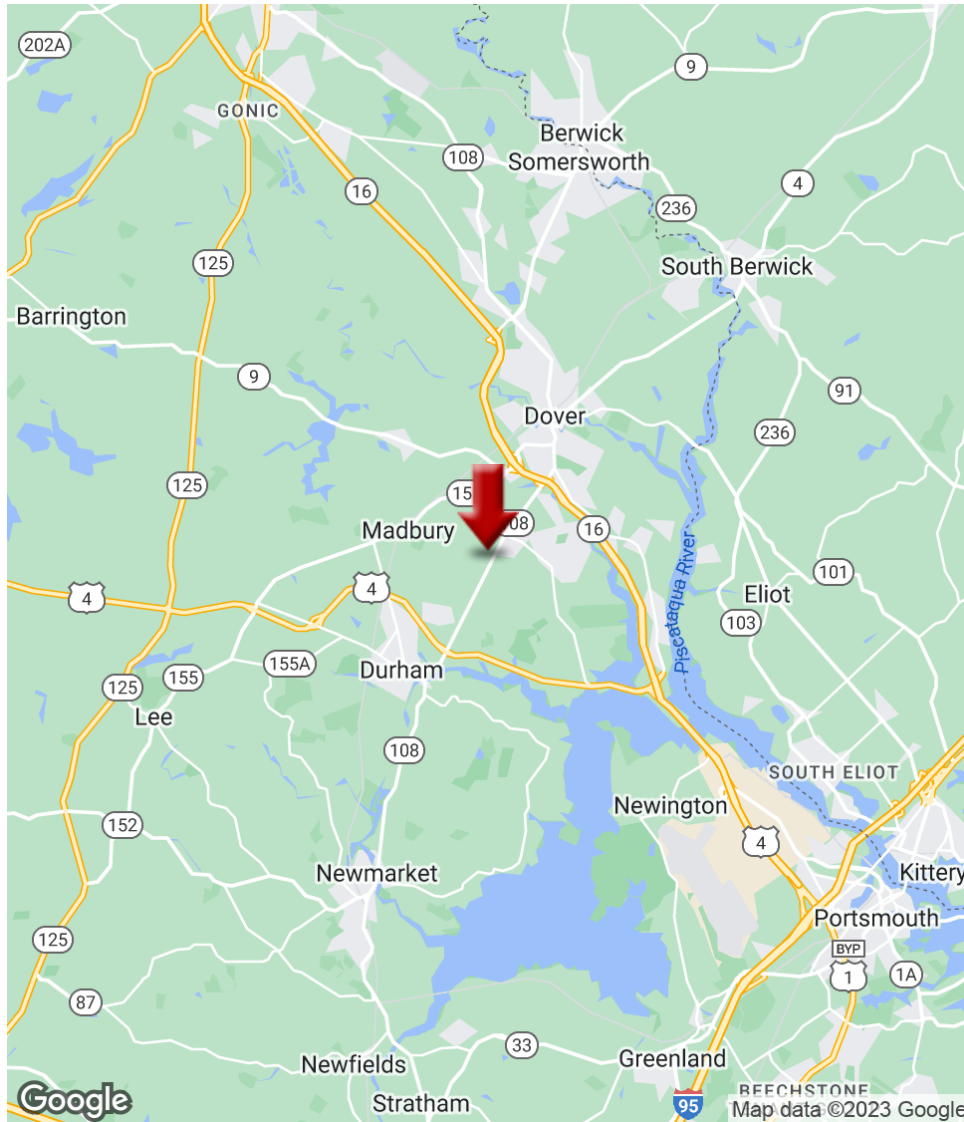
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FINANCIAL ANALYSIS

1

RENT ROLL

INCOME & EXPENSES

FINANCIAL SUMMARY

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RENT ROLLS

315-319 NH-108, Madbury, NH 03823



TENANT NAME	UNIT NUMBER	LEASE END	MONTHLY RENT	ANNUAL RENT
Residential 5 Beds	315	05/31/22	\$3,250	\$39,000
Carrier Auto Repair Garage	317	03/31/24	\$1,457	\$17,484
Residential 2 Beds	319	05/31/22	\$1,300	\$15,600
Totals/Averages				\$72,084

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INCOME AND EXPENSES 2021

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INCOME SUMMARY

315 Residential 5 Beds	\$39,000
317 Carrier Auto Repair	\$17,484
319 Residential 2 Beds	\$15,600
Gross Income	\$72,084

EXPENSE SUMMARY

Property Tax 2021	\$11,153
Insurance 2021	\$4,527
Repairs and Maintenance	\$6,413
Electric	\$3,247
Gas	\$1,833
Management (Estimated 6%)	\$4,030
Annual Snow Removal	\$320
Landscaping	\$510
Trash Removal	\$520
Gross Expenses	\$32,553

Net Operating Income	\$39,531
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INVESTMENT OVERVIEW

Price	\$519,000
Price per SF	\$93.08
CAP Rate	7.6%
Cash-on-Cash Return (yr 1)	14.12 %
Total Return (yr 1)	\$20,109
Debt Coverage Ratio	1.86

OPERATING DATA

Gross Scheduled Income	\$72,084
Other Income	-
Total Scheduled Income	\$72,084
Vacancy Cost	\$0
Gross Income	\$72,084
Operating Expenses	\$32,553
Net Operating Income	\$39,531
Pre-Tax Cash Flow	\$18,318

FINANCING DATA

Down Payment	\$129,750
Loan Amount	\$389,250
Debt Service	\$21,213
Debt Service Monthly	\$1,767
Principal Reduction (yr 1)	\$1,791

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DEMOGRAPHICS 2

DEMOGRAPHIC SUMMARY.PDF (2)

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DEMOGRAPHIC SUMMARY

315 Durham Rd, Madbury, New Hampshire, 03823

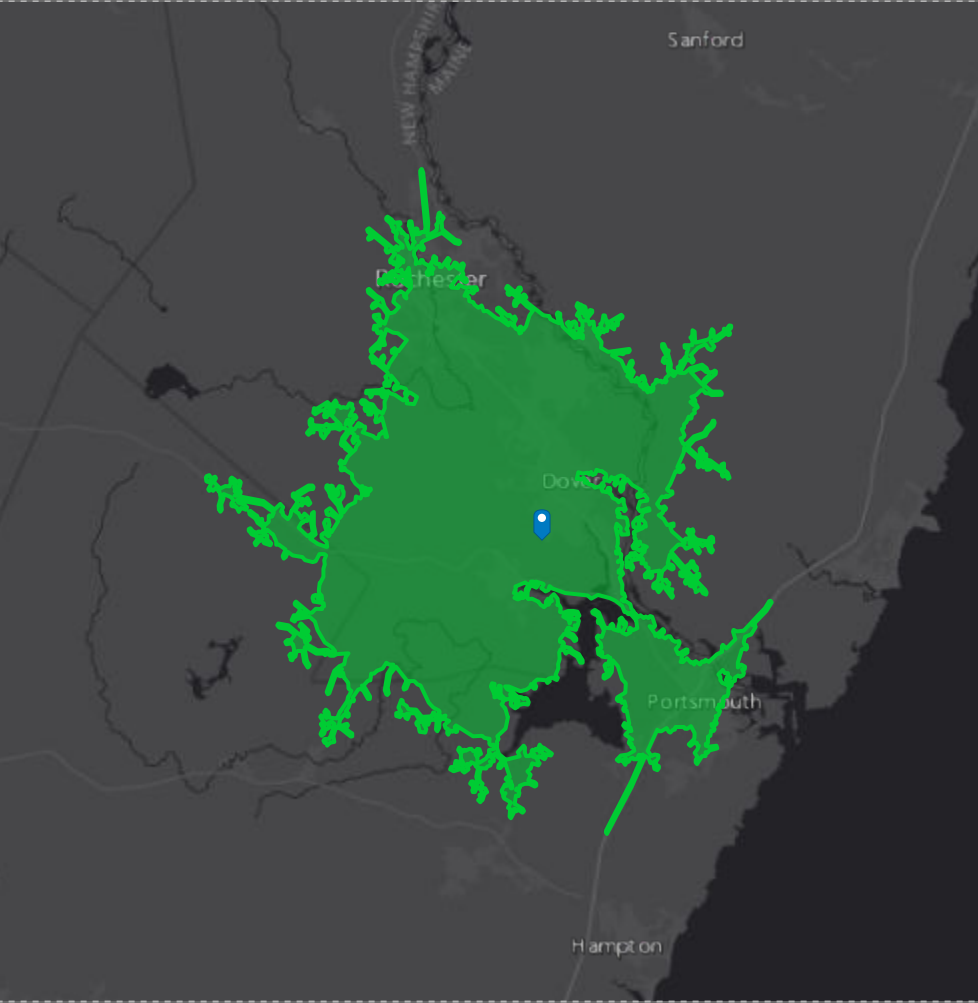
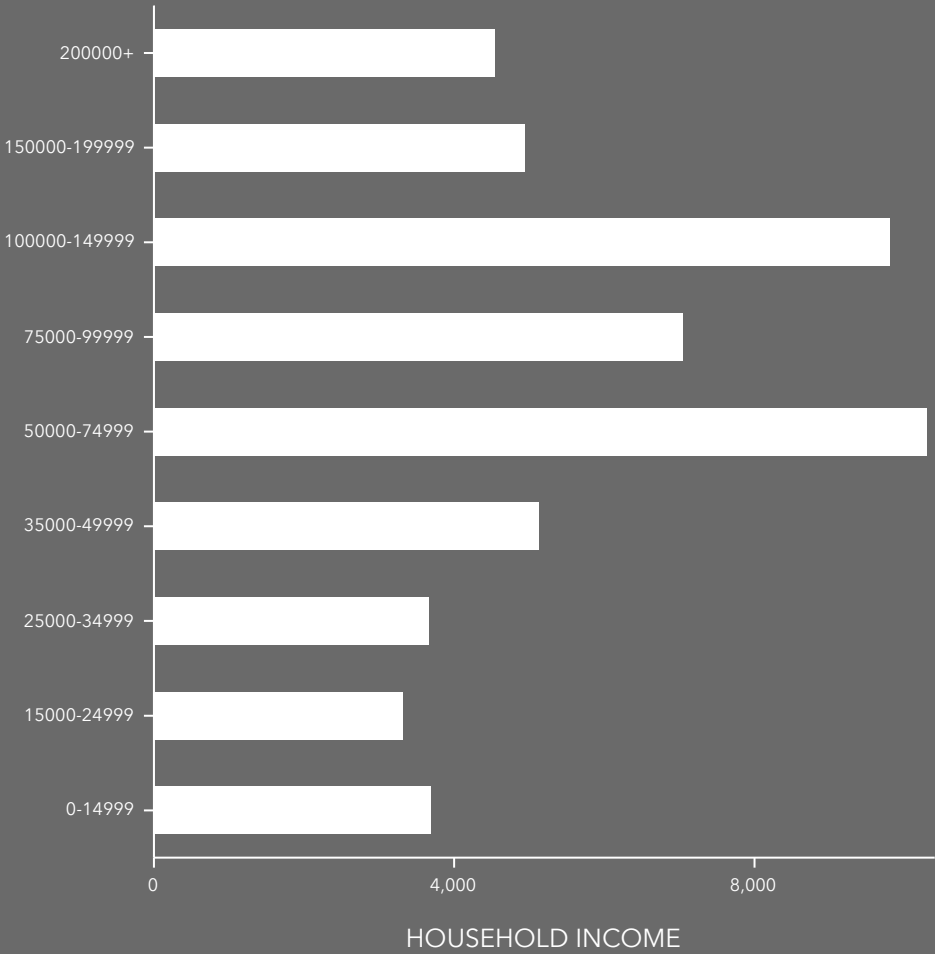


Drive time of 20 minutes

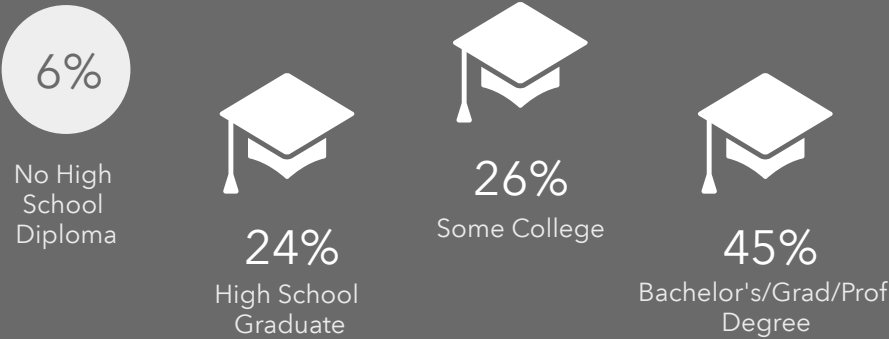
INCOME



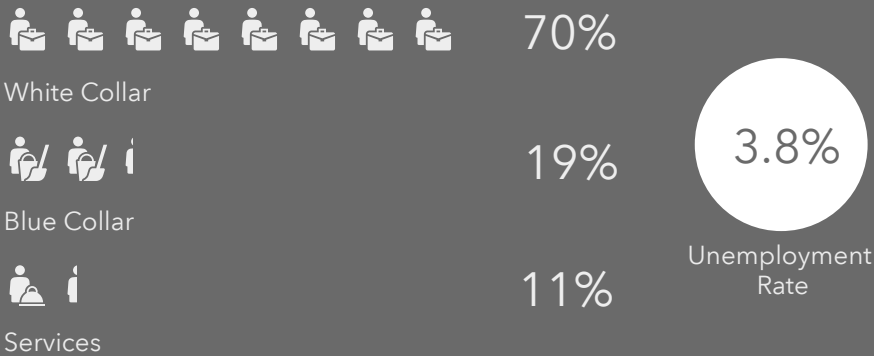
KEY FACTS



EDUCATION



EMPLOYMENT



KEY FACTS

130,351

Population

38.1

Median Age



2.3

Average Household Size

52,386

2019 Total Households

INCOME



\$75,308

Median Household Income



\$39,896

Per Capita Income



\$150,817

Median Net Worth



HOUSING STATS



\$329,071

Median Home Value



\$10,946

Average Spent on Mortgage & Basics



\$1,012

Median Contract Rent

BUSINESS



7,618

Total Businesses



71,833

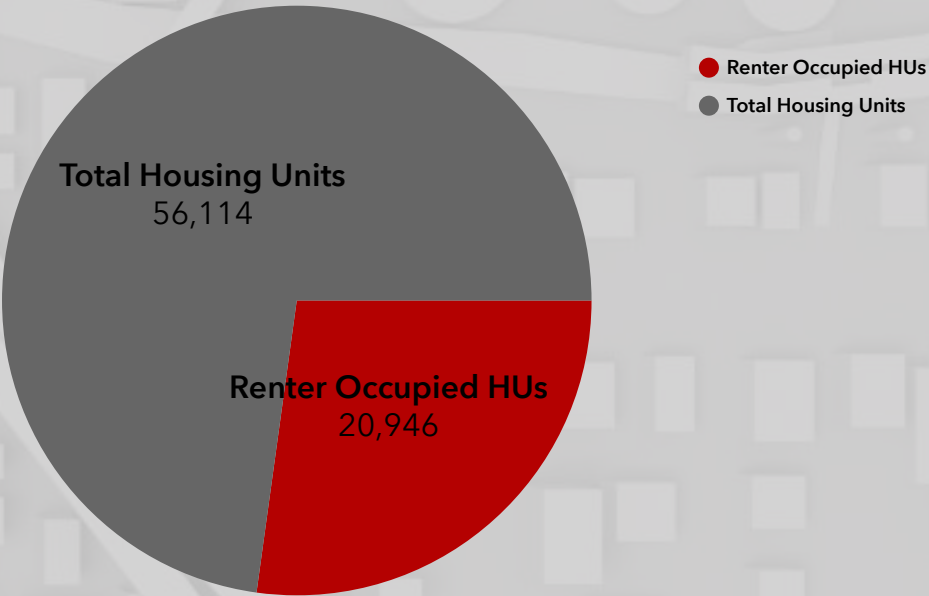
Employed Civilian Population Age 16+



80,772

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments



5B

In Style

5,458 households

10.4%

of Households



8B

Emerald City

5,458 households

10.4%

of Households



5C

Parks and Rec

4,949 households

9.4%

of Households



Race and Ethnicity

The largest group: White Alone (90.05)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff		
White Alone	90.05	-1.4		
Black Alone	1.88	+0.55		
American Indian/Alaska Native Alone	0.25	+0.01		
Asian Alone	4.48	+0.54		
Pacific Islander Alone	0.05	0		
Other Race	0.84	+0.16		
Two or More Races	2.45	+0.15		
Hispanic Origin (Any Race)	3.57	+0.55		

Bars show deviation from
Strafford County

POPULATION



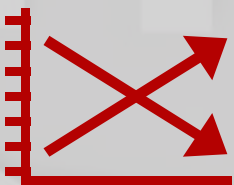
130,351

2018 Total Population (Esri)



134,812

2023 Total Population (Esri)



0.68%

2018-2023 Population: Annual Growth Rate (Esri)