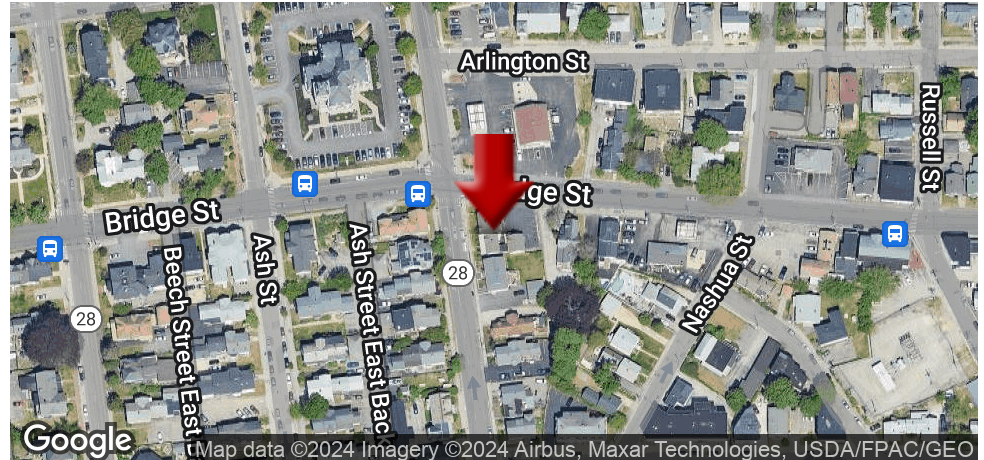


MULTI FAMILY WITH ESTABLISHED HAIR SALON UNIT

215 Bridge Street, Manchester , NH 03104



OFFERING SUMMARY

SALE PRICE:	\$550,000
NUMBER OF UNITS:	4
CAP RATE:	6.23%
PROJECTED NOI:	\$34,275
LOT SIZE:	0.16 Acres
BUILDING SIZE:	3,457
ZONING:	B1
PRICE / SF:	\$159.10

PROPERTY OVERVIEW

Desirable investment opportunity in the heart of Manchester. This three-unit multifamily with commercial unit, which features successful hair salon (currently operated by the owners). Corner of Maple Street and Bridge Street provides for exceptional visibility and ease of access, minutes from bustling downtown. All units are well maintained. Substantial room for the rent increases creates an excellent opportunity for an investor, salon space user-operator or potentially an owner-occupant. Units 1 and 2 are both attractive two-bedrooms. Apartment above the salon is 100% finished. Additionally, there is plenty of on-site parking available for the tenants and the customers.

PROPERTY HIGHLIGHTS

- Great location in desirable area of Manchester
- On-site paved parking for tenants and customers
- Every unit has private entrance, most of utilities are separately metered

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,114	12,436	21,052
TOTAL POPULATION	10,120	30,969	51,569
AVERAGE HH INCOME	\$51,712	\$52,870	\$55,557

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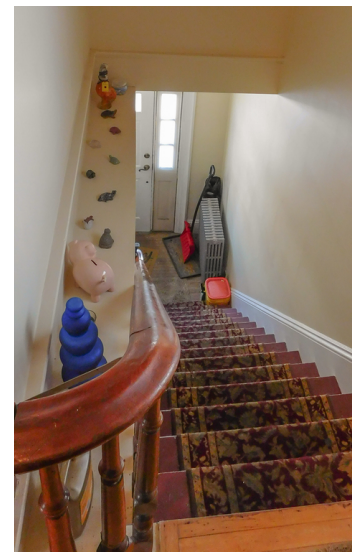
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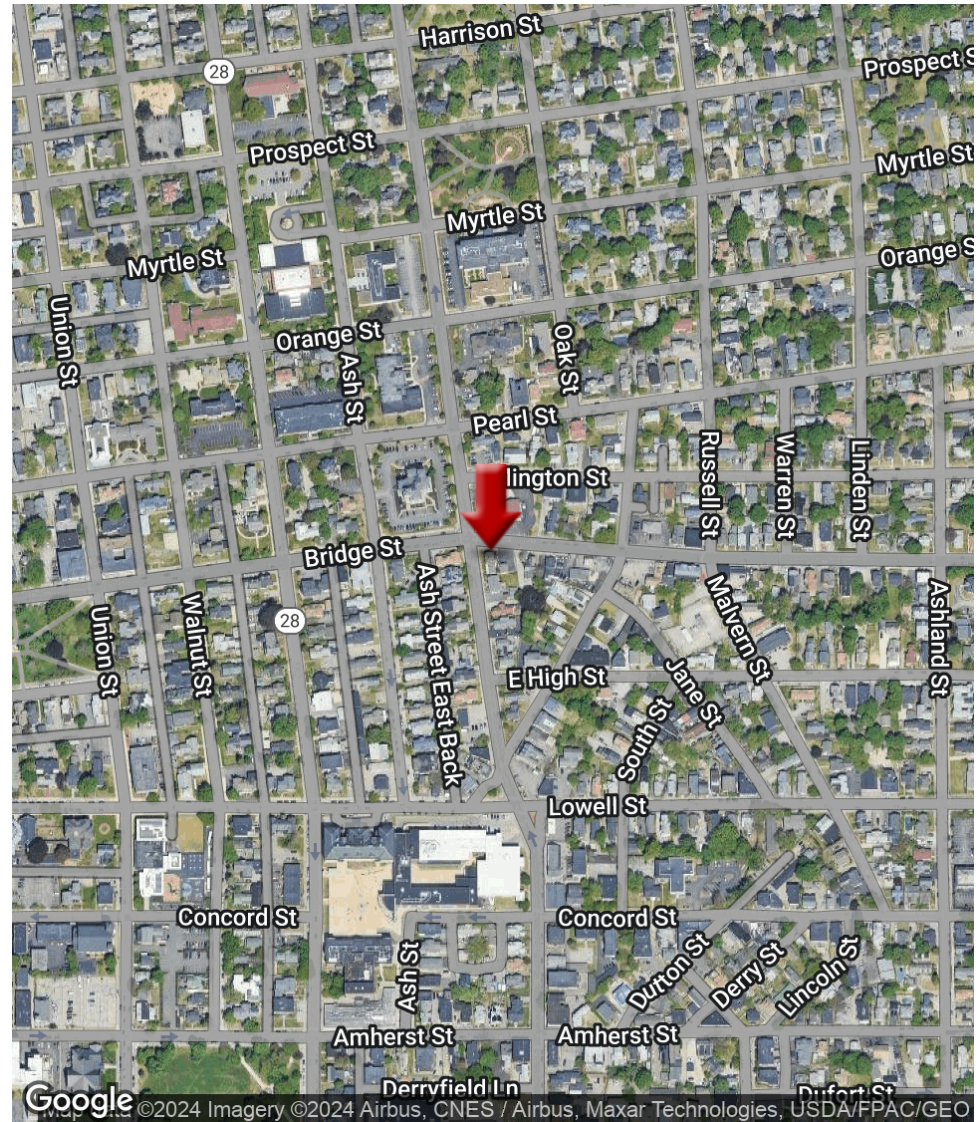
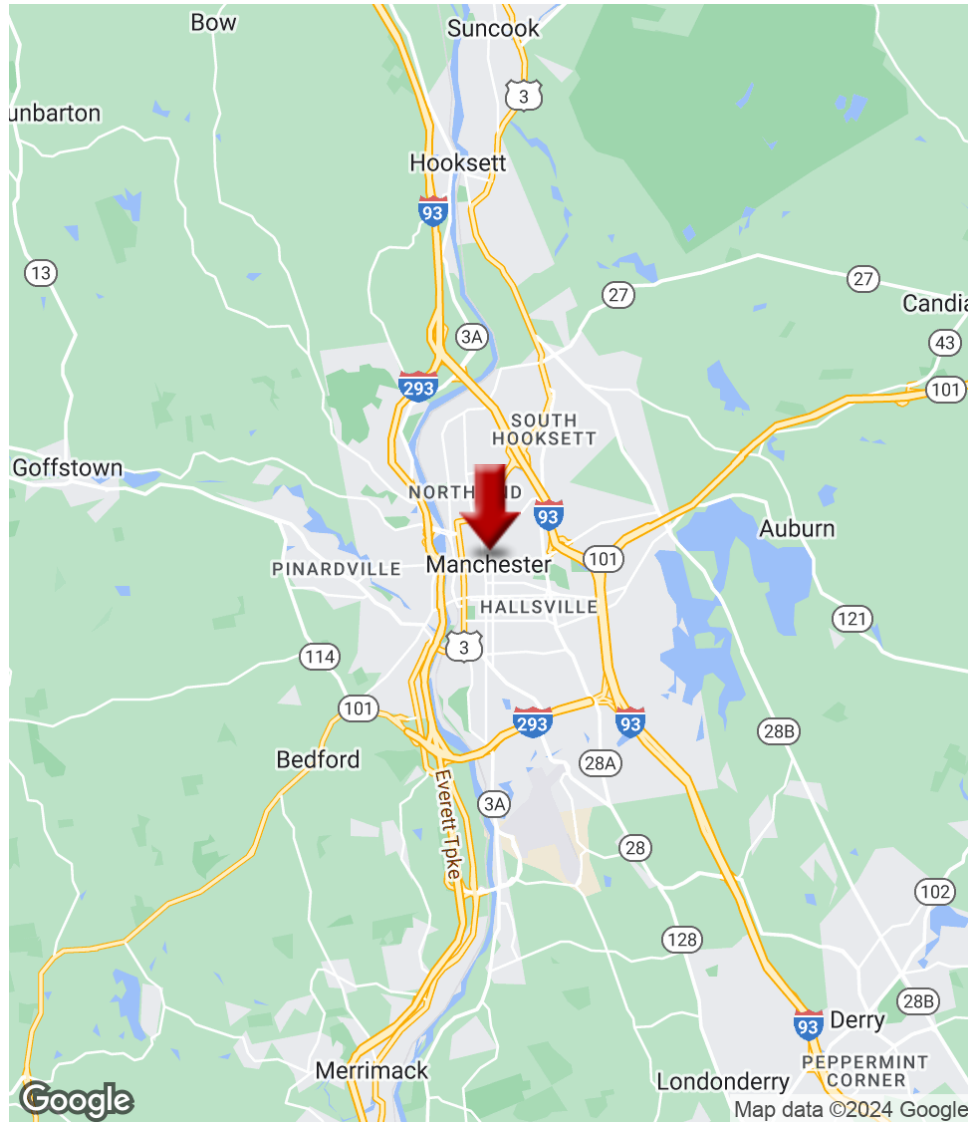
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MULTI FAMILY WITH ESTABLISHED HAIR SALON UNIT

FINANCIAL ANALYSIS

1

FINANCIAL HIGHLIGHT

215 BRIDGE ST, MANCHESTER_ PRO FORMA (1) (1).PDF (5)

215 BRIDGE ST, MANCHESTER_ PRO FORMA (1) (1).PDF (6)

RETAILER MAP



PRO-FORMA VS CURRENT RENT ROLL

215 Bridge Street, Manchester, NH 03104

Potential Rental Income Worksheet

Unit Type	# of Units	# of Units Occupied	Market Rent	Current Rent	Sq Ft	Market Rent PSF	Annual Market Rent (PRI)
Unit 1 Res: 2 bedroom	1	1	1,650	1,150	0	0.00	19,800
Unit 2 Res: 2 Bedroom	1	1	1,450	1,000	0	0.00	17,400
Unit 3 - Commercial - Hair Salon	1	1	1,125	1,000	0	0.00	13,500
Apartment above	1	1	1,150	0	0	0.00	13,800
Total	4	4					64,500

Loss (Vacancy, Lease) : 41%

Operating Expenses Worksheet

Expense	Annual Expense	Monthly Expense	Comments
Property Tax	6,052	504	Estimated \$17.68/1000 Value
Insurance	1,700	142	Estimated
Repairs and Maintenance	3,738	312	Estimated 7%
Utilities: Electric	600	50	Estimated
Utilities: Water and Sewer	1,800	150	Estimated
Landscaping & Snow Removal	1,500	125	Estimated
Total	15,390	1,283	

Comparison Table

Deal	215 Bridge St, Manchester:	215 Bridge St, Manchester: Pro form
Scenario	Current numbers provided by the own	Pro-forma, broker's estimates
Acquisition Price	550,000	550,000
Initial Investment	146,625	146,625
NOI	22,665	45,885
Acquisition Cap Rate	4.12%	8.34%
Cash Flow (Year 1)	-8,473	14,051
Cash-On-Cash (Year 1)	-5.78%	9.58%
ROI (Year 1)	3.60%	18.96%
DSCR (Year 1)	0.76	1.53
IRR (Yield)	18.79%	20.74%
NPV	217,067	238,116

Annual Market Rent (PRI)	Total Current Rent (ERI)	Comments
19,800	13,800	Separate utilities
17,400	12,000	Separate utilities
13,500	12,000	Currently is owner occup
13,800	0	Vacant
64,500	37,800	

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DISCLAIMER: All information is provided without any warranties, expressed or implied. Users must verify all calculations, assumptions and projections, and consult with Legal, Financial and other Professionals before making any Purchase or Leasing decisions.

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215 Bridge St, Manchester: Pro forma

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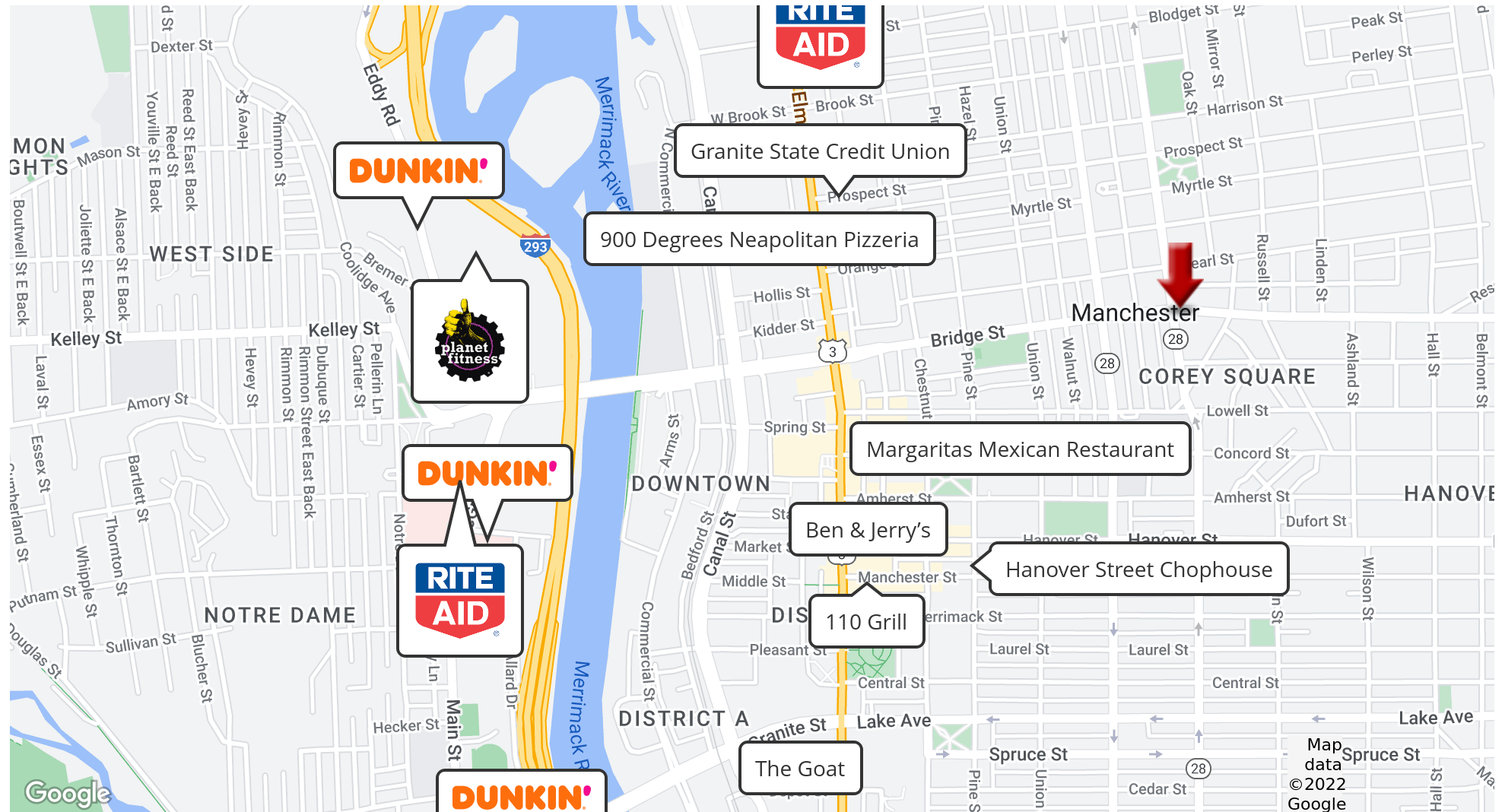
Operating Assumptions											
End Of Year (EOY)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Potential Rental Income	64,500 \$	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %
Loss	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %	5.00 %
Other Income	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Expense Recovery	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Expenses	15,390 \$	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %	2 %
CapEx & Leasing	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %	3.00 %

Cash Flow Details											
Potential Rental Income	64,500	65,790	67,106	68,448	69,817	71,213	72,637	74,090	75,572	77,083	78,625
- Loss	3,225	3,290	3,355	3,422	3,491	3,561	3,632	3,705	3,779	3,854	3,931
= Effective Rental Income	61,275	62,501	63,751	65,026	66,326	67,653	69,006	70,386	71,793	73,229	74,694
+ Other Income	0	0	0	0	0	0	0	0	0	0	0
+ Expense Recovery Income	0	0	0	0	0	0	0	0	0	0	0
= Gross Operating Income	61,275	62,501	63,751	65,026	66,326	67,653	69,006	70,386	71,793	73,229	74,694
- Gross Operating Expenses	15,390	15,698	16,012	16,332	16,659	16,992	17,332	17,678	18,032	18,392	18,760
= Net Operating Income (NOI)	45,885	46,803	47,739	48,694	49,667	50,661	51,674	52,707	53,762	54,837	55,934
- CapEx / Reserves	1,838	1,875	1,913	1,951	1,990	2,030	2,070	2,112	2,154	2,197	
- Total Debt Service	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	
= Net Cash Flow Before Tax	14,051	14,932	15,830	16,747	17,682	18,635	19,608	20,600	21,612	22,644	
ROI (Cash Flow + Principal Reduction)	27,797	29,238	30,719	32,242	33,809	35,419	37,076	38,779	40,532	42,335	
Mortgage Interest	16,250	15,690	15,107	14,500	13,869	13,212	12,528	11,816	11,076	10,305	
Principal Reduction	13,746	14,306	14,889	15,496	16,127	16,784	17,468	18,180	18,920	19,691	
Total Debt Service	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	29,996	
Debt Service Ratio	1.53	1.56	1.59	1.62	1.66	1.69	1.72	1.76	1.79	1.83	
Cap Rate	8.34 %	8.51 %	8.68 %	8.85 %	9.03 %	9.21 %	9.40 %	9.58 %	9.77 %	9.97 %	
Cash-On-Cash Return	9.58 %	10.18 %	10.80 %	11.42 %	12.06 %	12.71 %	13.37 %	14.05 %	14.74 %	15.44 %	
ROI %	18.96 %	19.94 %	20.95 %	21.99 %	23.06 %	24.16 %	25.29 %	26.45 %	27.64 %	28.87 %	

End Of Year (EOY)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flows	-146,625	14,051	14,932	15,830	16,747	17,682	18,635	19,608	20,600	21,612	534,849

MULTI FAMILY WITH ESTABLISHED HAIR SALON UNIT

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MULTI FAMILY WITH ESTABLISHED HAIR SALON UNIT

DEMOGRAPHICS

2

KWC_MF DEMOGRAPHICS (2).PDF (3)

DEMOGRAPHIC SUMMARY (1).PDF (3)

KEY FACTS

146,668

Population

39.0

Median Age



Average Household Size

59,996

2019 Total Households

INCOME



\$65,508

Median Household Income



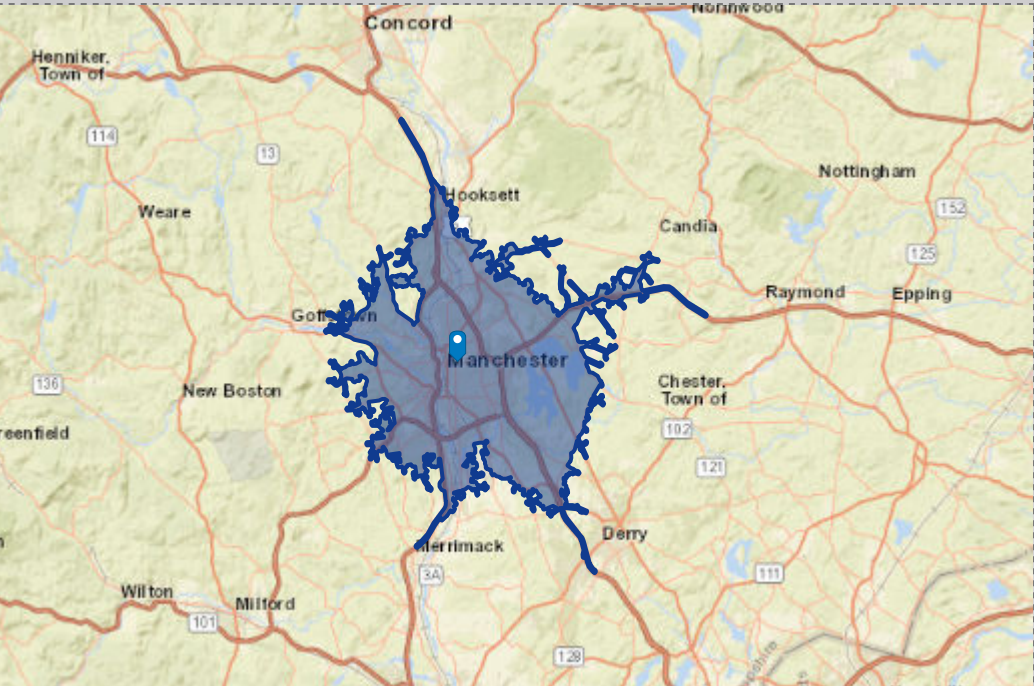
\$34,812

Per Capita Income



\$94,841

Median Net Worth



HOUSING STATS



\$275,000

Median Home Value



\$9,312

Average Spent on Mortgage & Basics



\$1,000

Median Contract Rent

BUSINESS



8,321

Total Businesses



81,315

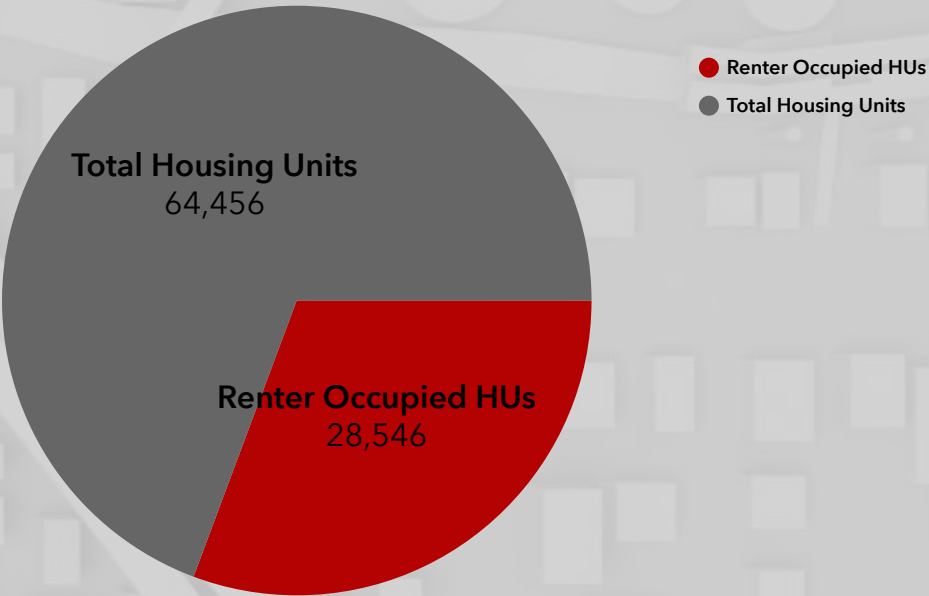
Employed Civilian Population Age 16+



88,455

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)

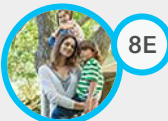


Tapestry Segments



Parks and Rec
10,688 households

17.8%
of Households



Front Porches
6,749 households

11.2%
of Households



Set to Impress
4,865 households

8.1%
of Households



Race and Ethnicity

The largest group: White Alone (83.54)

The smallest group: Pacific Islander Alone (0.08)

Indicator ▲	Value	Diff		
White Alone	83.54	-3.05		
Black Alone	4.59	+1.78		
American Indian/Alaska Native Alone	0.29	+0.05		
Asian Alone	4.63	-0.02		
Pacific Islander Alone	0.08	+0.04		
Other Race	3.69	+0.73		
Two or More Races	3.19	+0.48		
Hispanic Origin (Any Race)	10.11	+2.15		

Bars show deviation from Hillsborough County

POPULATION



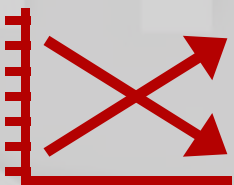
146,668

2018 Total Population (Esri)



150,279

2023 Total Population (Esri)



0.49%

2018-2023 Population: Annual Growth Rate (Esri)

Demographic Summary

215 Bridge St, Manchester, New Hampshire, 03104 (15 minutes)
215 Bridge St, Manchester, New Hampshire, 03104
Drive time of 15 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 42.99612
Longitude: -71.45431

DEMOGRAPHIC SUMMARY

215 Bridge St, Manchester, New Hampshire, 03104



Drive time of 15 minutes

KEY FACTS

146,668

Population



59,996

Households

39.0

Median Age

\$54,044

Median Disposable Income

EDUCATION

11%

No High School Diploma



29%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$65,508

Median Household Income



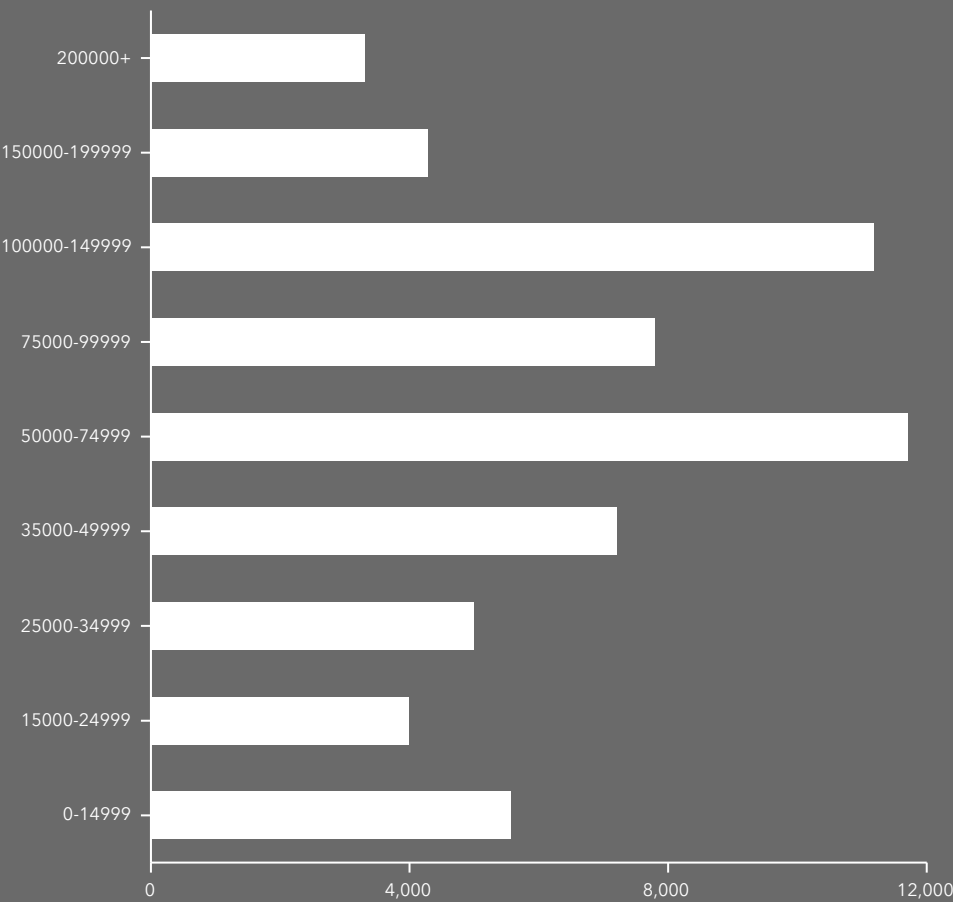
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Per Capita Income

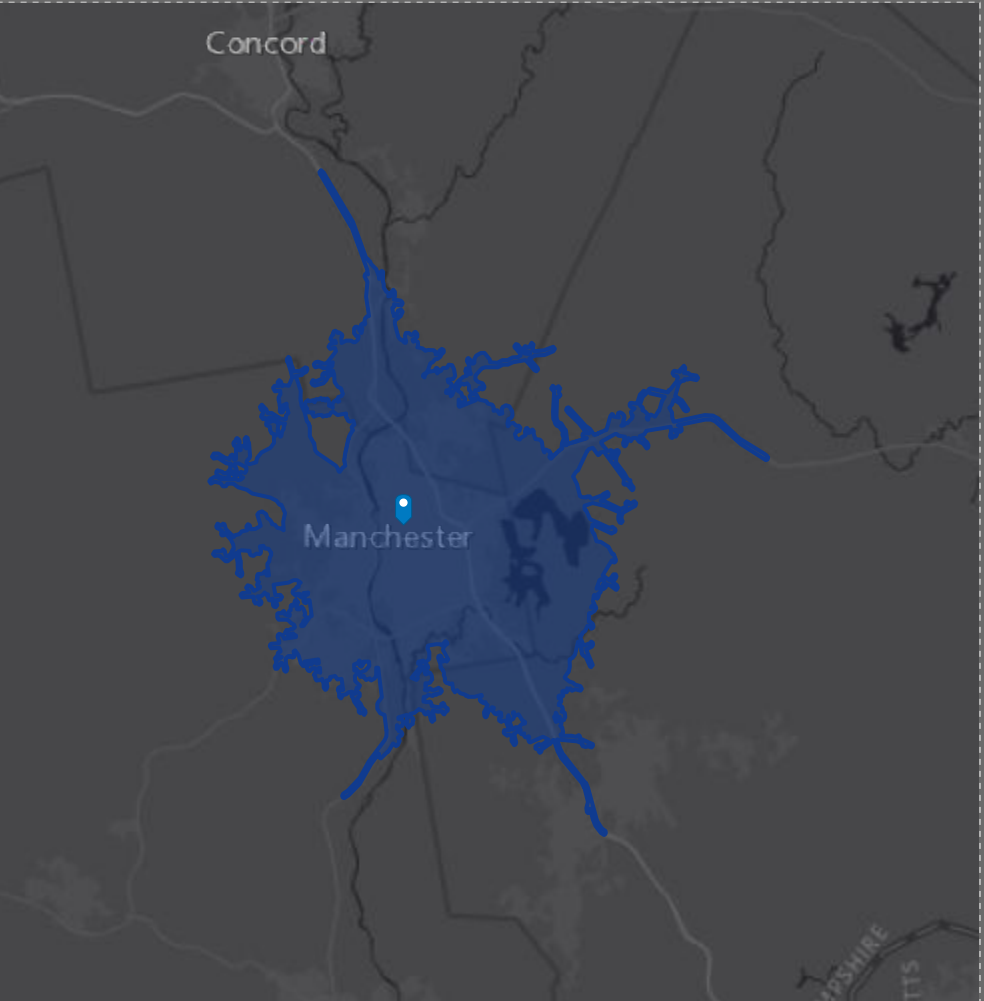


\$94,841

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



67%

White Collar



22%

Blue Collar



11%

Services

4.7%

Unemployment Rate