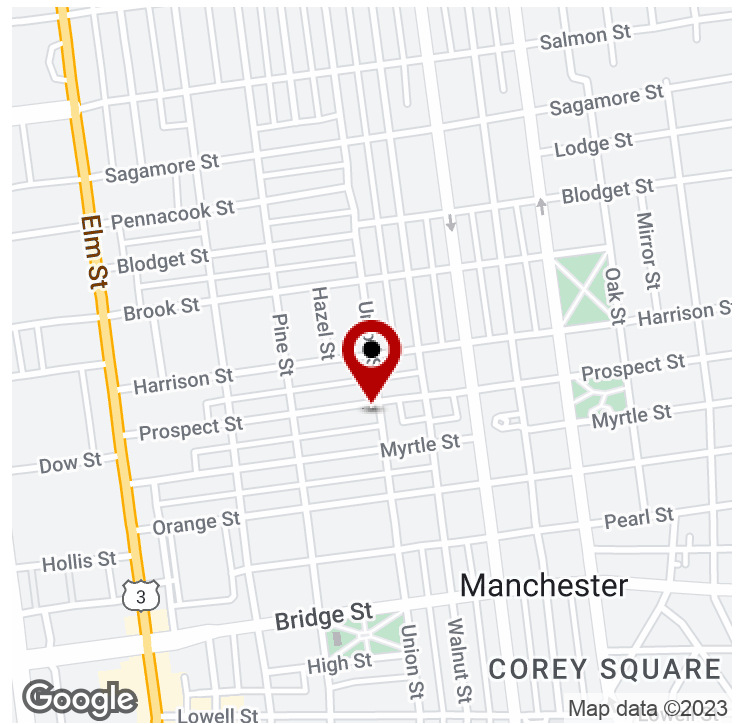


MULTIFAMILY FOR SALE

680 UNION STREET

Manchester, NH 03104



PROPERTY DESCRIPTION

Newly constructed Multi-Family opportunities are hard to find and get the same returns as many of the older multi-family investments - this is a great chance to invest in a highly desirable property. This 6 unit is located just blocks from downtown Manchester, with off street parking and all 2 bed/2 bath units. This property will be very easy to fill and very low in regards to expenses and maintenance due to the new construction.

PROPERTY HIGHLIGHTS

- New Construction!
- To be completed late Q4 of 2022
- Closing to occur at time of Certificate of Occupancy

OFFERING SUMMARY

Sale Price:	\$1,950,000
Number of Units:	6
Lot Size:	0.23 Acres
Building Size:	5,202 SF
NOI:	\$108,112.00
Cap Rate:	5.54%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	11,089	30,939	50,147
Total Population	26,150	75,812	120,790
Average HH Income	\$55,575	\$58,001	\$62,819

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DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktoria@kwclcg.com
NH #074657

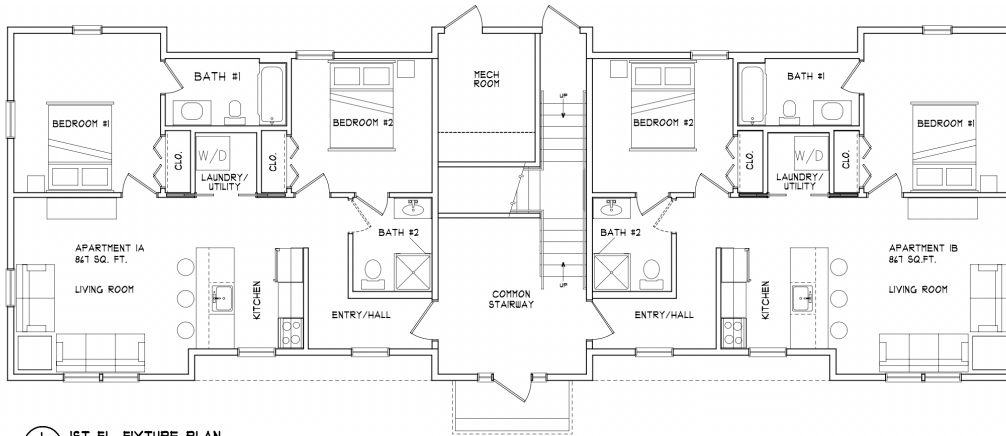
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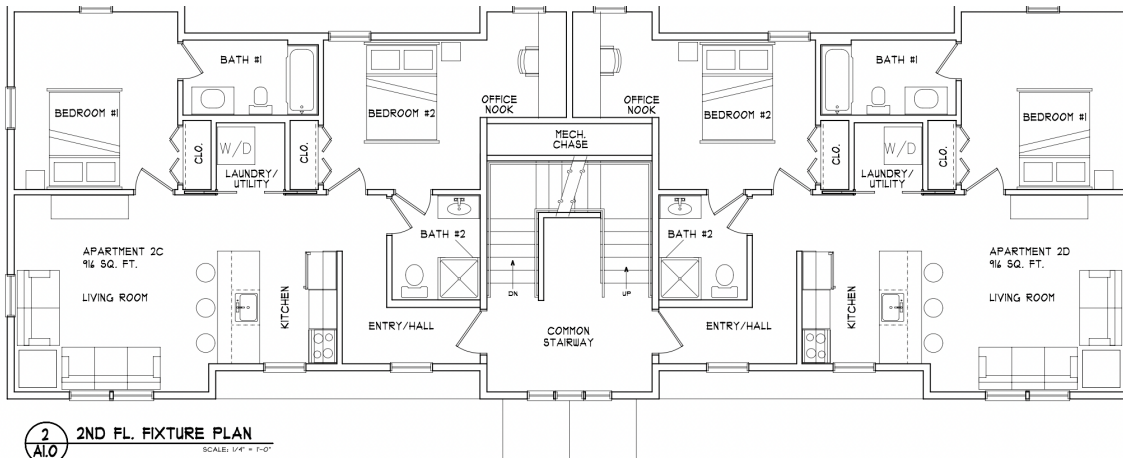
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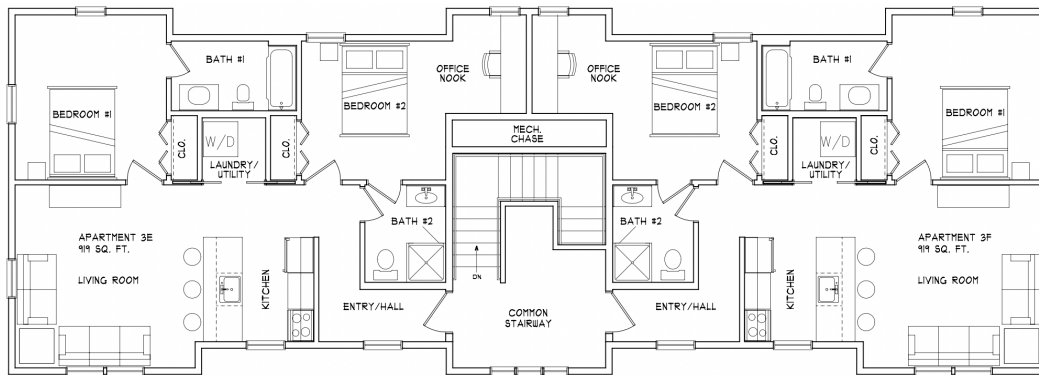
Manchester, NH 03104



1 1st FL. FIXTURE PLAN
SCALE: 1/4" = 1'-0"



2 2nd FL. FIXTURE PLAN
SCALE: 1/4" = 1'-0"



3 3rd FL. FIXTURE PLAN
SCALE: 1/4" = 1'-0"

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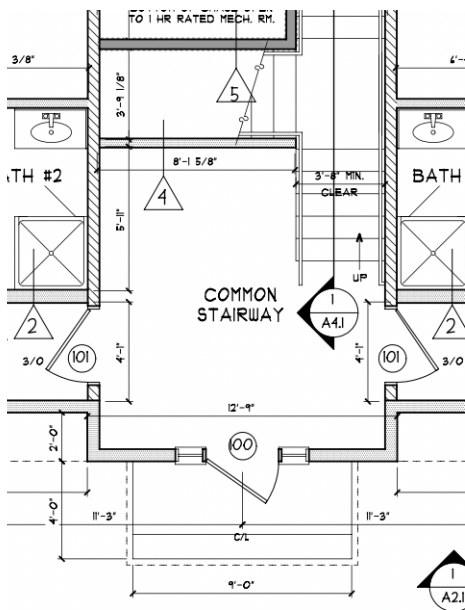
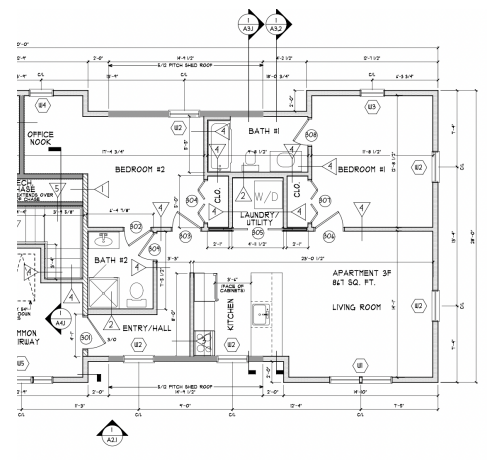
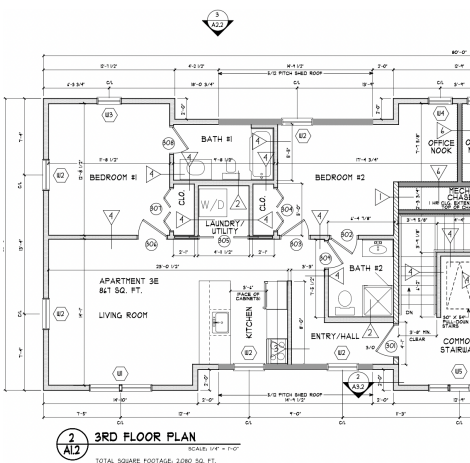
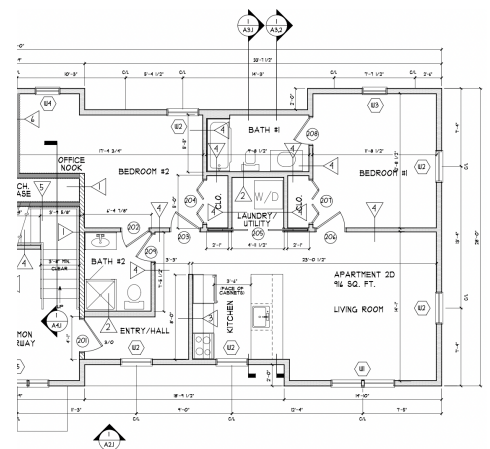
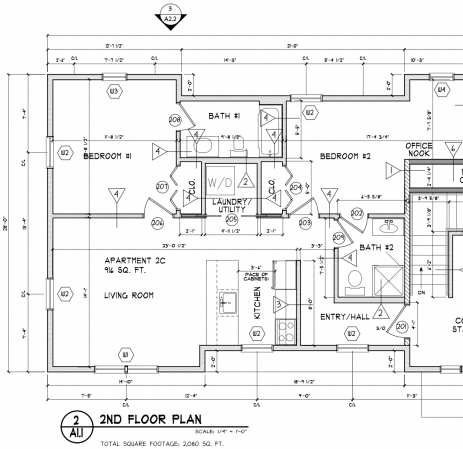
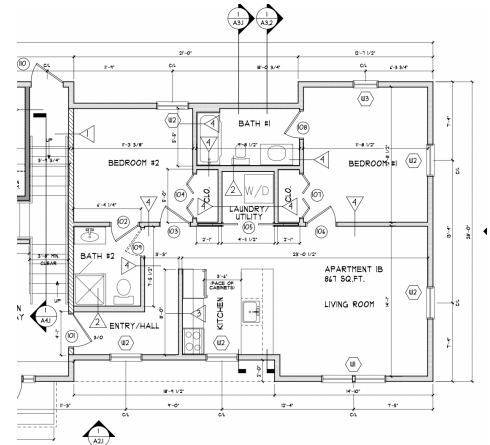
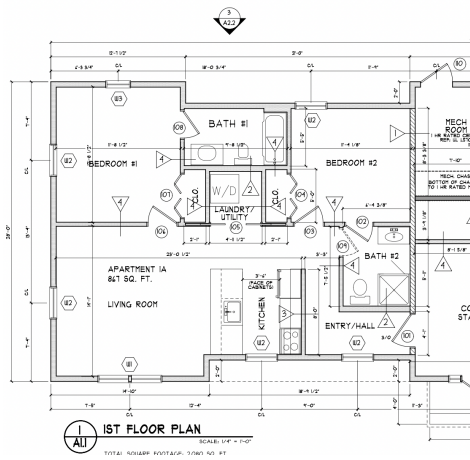
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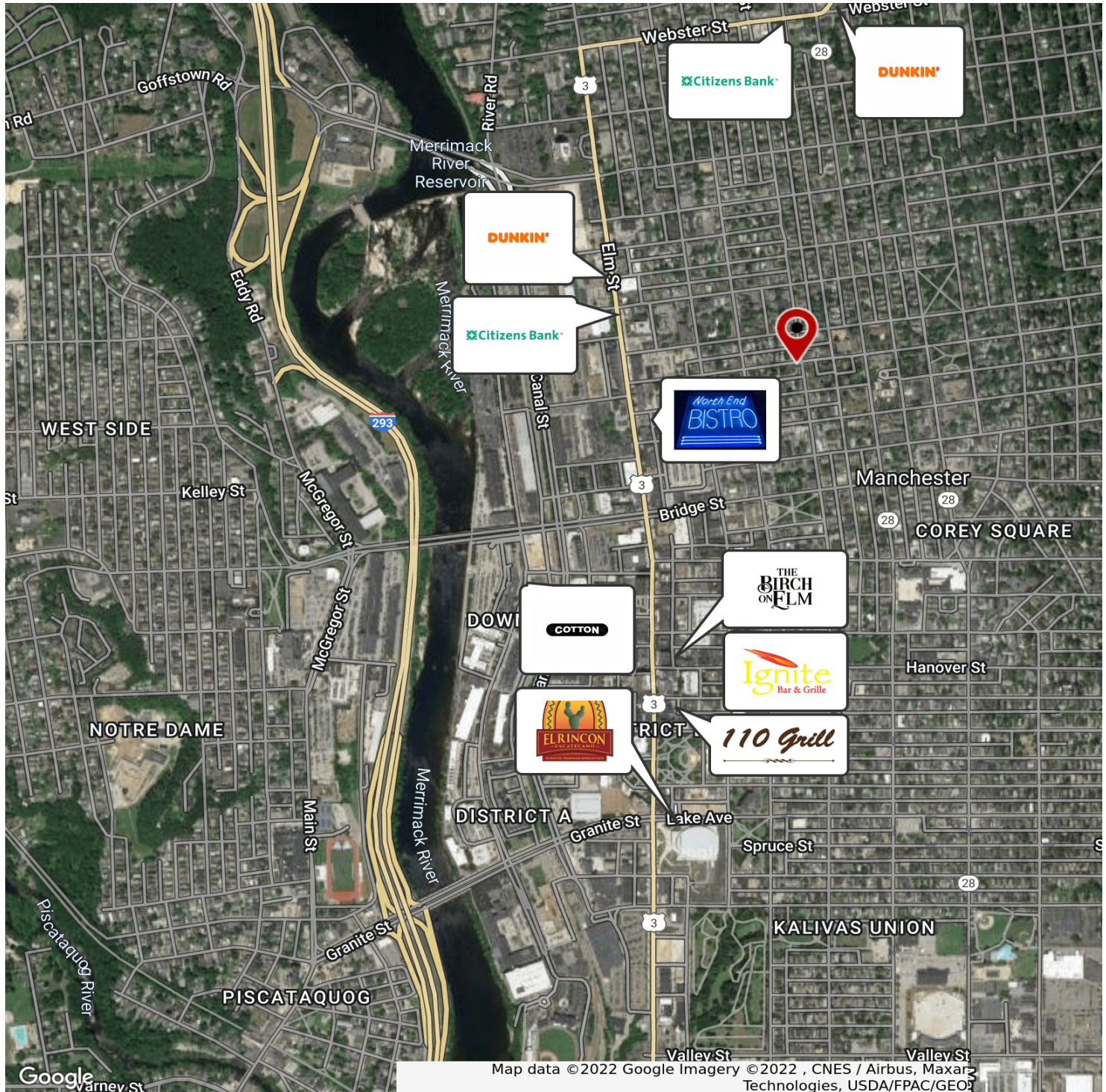
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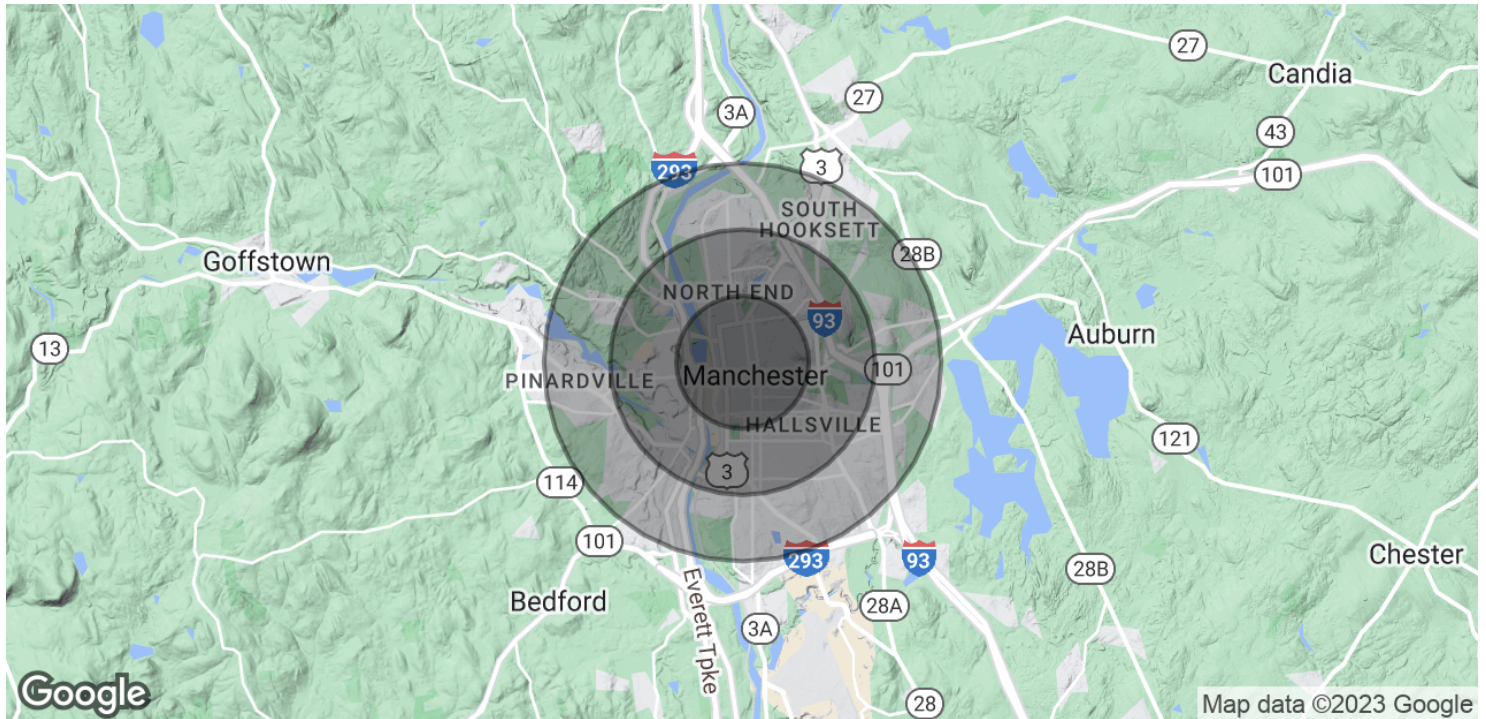
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,150	75,812	120,790
Average Age	33.4	34.8	36.0
Average Age (Male)	33.3	33.8	34.8
Average Age (Female)	34.0	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,089	30,939	50,147
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$55,575	\$58,001	\$62,819
Average House Value	\$290,117	\$274,202	\$264,206

* Demographic data derived from 2020 ACS - US Census

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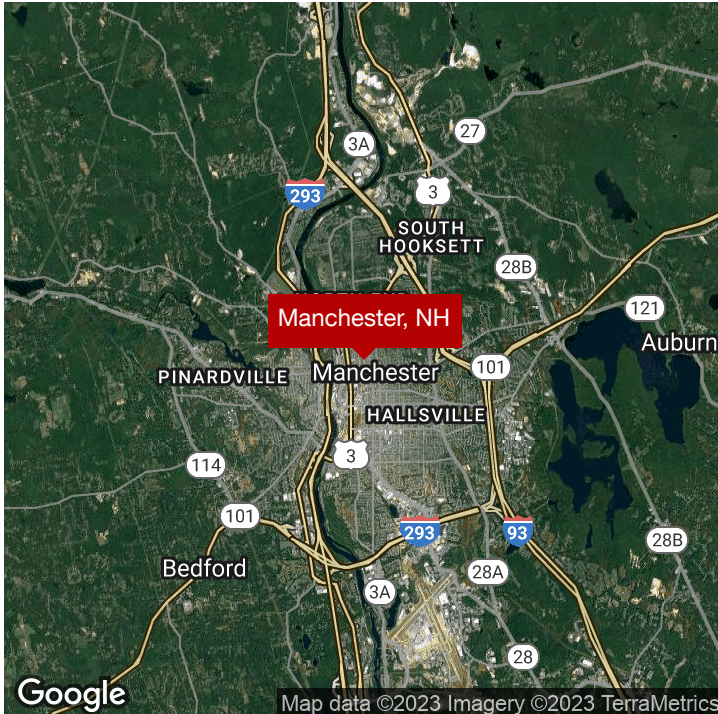
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LOCATION DESCRIPTION

Manchester is the most populous city in northern New England. It often appears favorably in lists ranking the affordability and livability of U.S. cities, placing particularly high in small business climate, upward mobility, and education level (according to CNNMoney, Forbes, and Insider). This city supports some 650 restaurants, has two major sports venues, many places for entertainment, and has a bustling downtown with a vibrant group of old mills with commercial uses. It has a strong educational component as well. There is currently a very solid advanced research group in the bio medical field.

Located in the traveler's commute corridor and close to the highway, bus lines, shopping and schools, this location serves commuters and the local residential community. There is parking on site, as well as small outdoor green space. This property was previously known as 105 Prospect Street, but because the driveway location changed, the address changed as well.

LOCATION DETAILS

Market	Manchester
County	Hillsborough
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-293
Nearest Airport	Manchester-Boston Regional Airport

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INCOME SUMMARY

PER UNIT

NET INCOME	\$156,480	\$26,080.00
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VACANCY COST	(\$4,694)	(\$782.40)
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EXPENSES SUMMARY

PER UNIT

Estimated Property Taxes	\$33,146	\$5,524.33
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Estimated Maintenance	\$4,428	\$738.00
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Estimated Management (Snow Removal & Landscaping)	\$2,500	\$416.67
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Estimated Water/Sewer	\$3,600	\$600.00
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OPERATING EXPENSES	\$43,674	\$7,279.00
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NET OPERATING INCOME	\$108,112	\$18,018.67
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