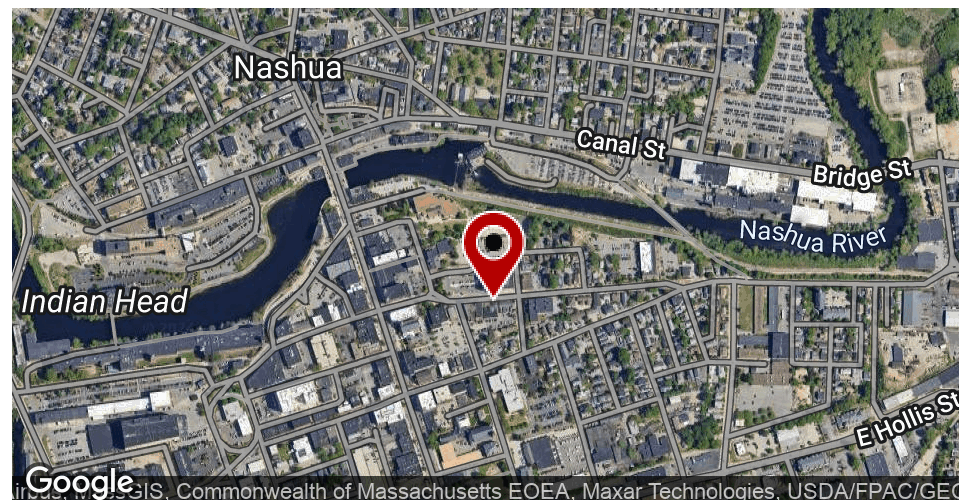


INVESTMENT OPPORTUNITY FOR SALE

COMPLETELY RENOVATED SOBER LIVING FACILITY FOR WOMEN

29 Temple Street , Nashua , NH 03060



PROPERTY DESCRIPTION

This fully renovated 32 bedroom / 9 bathroom sober living facility is operated by the experienced operator under the name of "Lotus House". Current configuration includes occupancy by 48 women. Multiple exterior ingress/egress points for convenience and safety. It's in a great location - within walking distance to many amenities the city has to offer with a short walk from public transportation options.

Common areas consist of 3 main common rooms on the first floor, full kitchen with granite counters and new appliances, 7 completely renovated private full bathrooms and a full renovated double bathroom with two sets, additional rooms suitable for storage and facility operational needs, and a laundry room with washer and dryer hook-ups. Building and mechanical systems went thru renovation with many updates to exceed standards. Improvements include, but are not limited to new commercial carpet, all new windows, 2 new boilers, 2 new indirect hot water heaters, new electrical fixtures, sprinklers, fire suppression system and many others.

This is an exceptional opportunity with the experienced operator and NNN lease in place. Furniture, fixtures and appliances are included in the sale and is property of the owner.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Occupancy number:	48 occupants - current configuration max 58 person occupancy permitted
Lot Size:	0.19 Acres
Building Size:	8,728 SF
Operated by Lotus House	NNN lease in place with operator
Cap Rate:	10.67%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	681	3,425	9,636
Total Population	1,330	7,032	21,505

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

Each Office Independently Owned and Operated kwclcg.com

INVESTMENT OPPORTUNITY FOR SALE

SOBER LIVING FACILITY - THE "LOTUS HOUSE"

29 Temple Street , Nashua , NH 03060



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

Each Office Independently Owned and Operated kwclcg.com

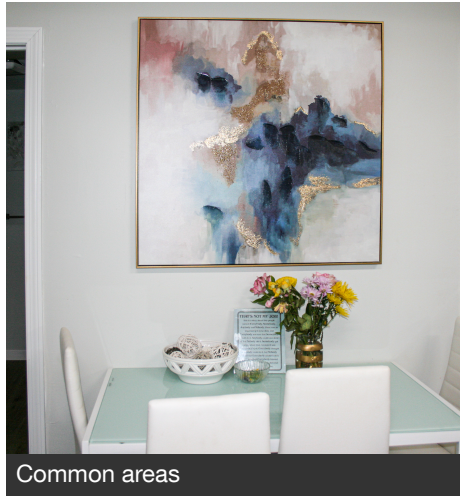
INVESTMENT OPPORTUNITY FOR SALE

INTERIOR PICTURES

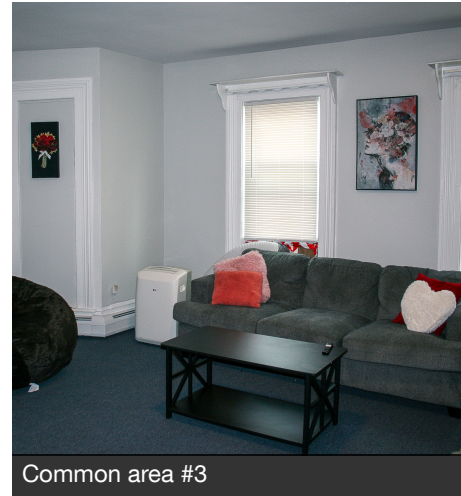
29 Temple Street , Nashua , NH 03060



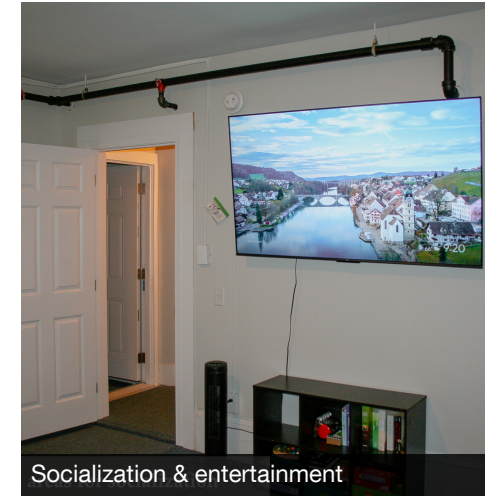
Meditation room



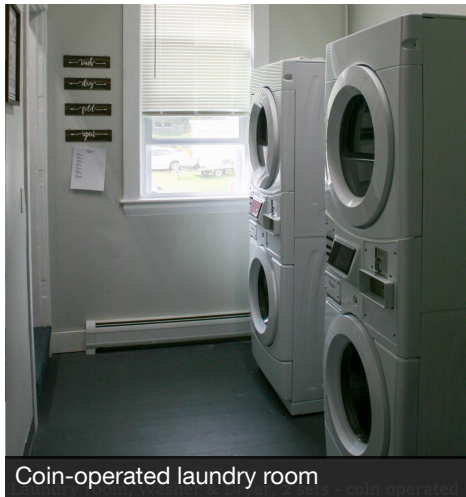
Common areas



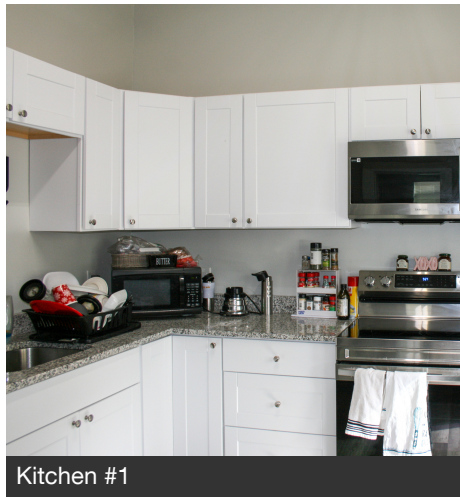
Common area #3



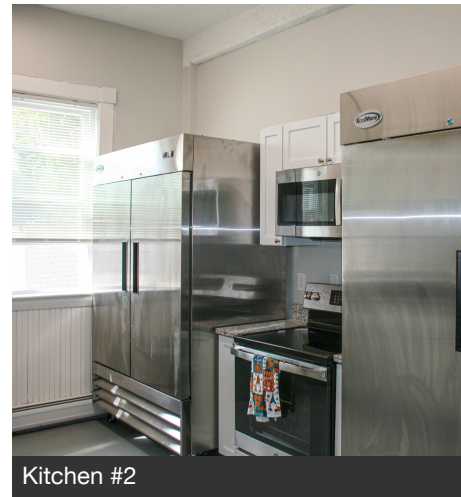
Socialization & entertainment



Coin-operated laundry room



Kitchen #1



Kitchen #2



Granit countertops, all appliances incld

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

Each Office Independently Owned and Operated kwclcg.com

INVESTMENT OPPORTUNITY FOR SALE

INTERIOR PICTURES

29 Temple Street , Nashua , NH 03060



Fully renovated bathrooms, 9 full sets



Lotus House



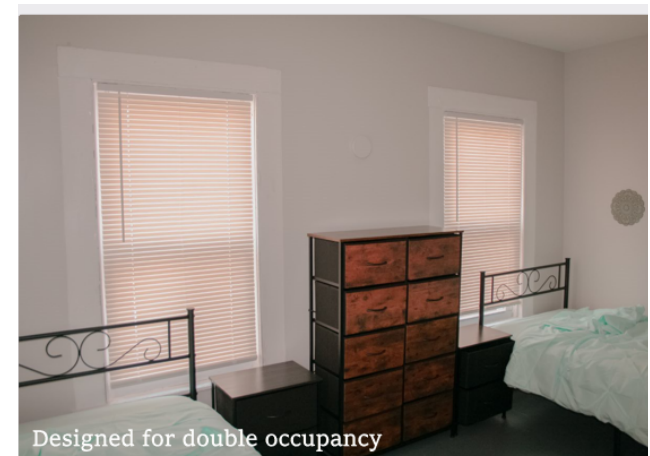
Designed for double occupancy
32 rooms total



Updates include new windows, roof, carpets, sprinklers



Designed for double occupancy
Example of double occupancy bedroom



Designed for double occupancy
Example of double occupancy bedroom

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

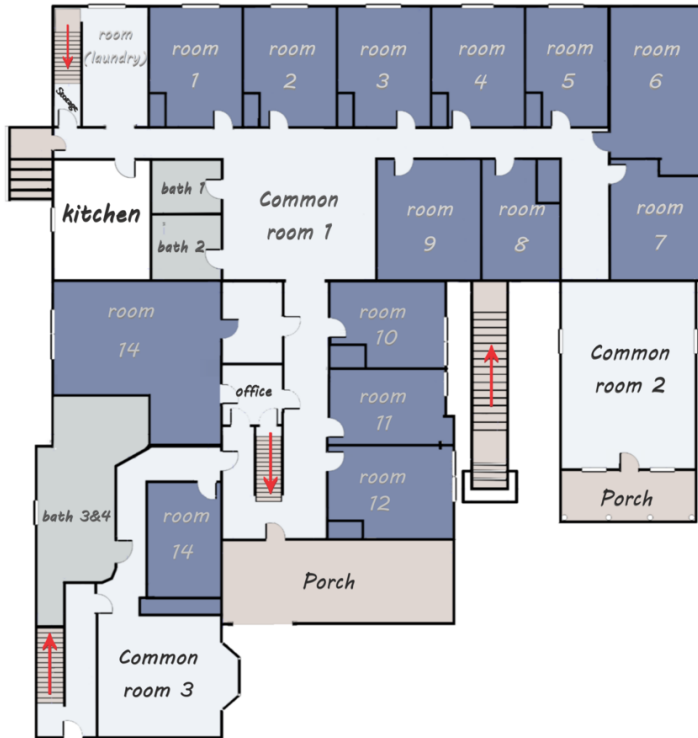
Each Office Independently Owned and Operated kwclcg.com

FLOOR PLAN

29 Temple Street , Nashua , NH 03060



First Floor



29

**This floor plan is approximate-- to suggest general idea, not detailed*

Second Floor



29 Temple St, 1

**This floor plan is approximate-- to suggest general idea, not detailed*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

PROPERTY DETAILS & HIGHLIGHTS

29 Temple Street , Nashua , NH 03060

Building Name	Lotus House, Women Sober Living
Property Type	Sober Living Facility
Property Subtype	Low-Rise/Garden
Building Size	8,728 SF
Lot Size	0.19 Acres
Year Built	1900
Year Last Renovated	2023
Number of Floors	2
Number of Lots	1
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Nashua is a city in southern New Hampshire. As of the 2020 census, it had a population of 91,322, the second-largest in northern New England after nearby Manchester. Along with Manchester, it is a seat of New Hampshire's most populous county, Hillsborough.

Built around the now-departed textile industry, in recent decades Nashua's economy has shifted to the financial services, high tech, and defense industries as part of the economic recovery that started in the 1980s in the Greater Boston region. Major private employers in the city include Nashua Corporation, BAE Systems, and Teradyne. The city also hosts two major regional medical centers, Southern New Hampshire Medical Center and St. Joseph Hospital. The South Nashua commercial district is a major regional shopping destination, lying directly on the Massachusetts border and taking advantage of New Hampshire's lack of sales tax. It is anchored by the Pheasant Lane Mall and numerous smaller shopping centers.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

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

INVESTMENT OPPORTUNITY FOR SALE

INVESTMENT OVERVIEW

29 Temple Street , Nashua , NH 03060



INVESTMENT OVERVIEW

Price	\$2,250,000
Price per SF	\$258
Price per Unit	\$70,313
GRM	9.38
CAP Rate	10.67%
Cash-on-Cash Return (yr 1)	17.22%
Total Return (yr 1)	\$122,693
Debt Coverage Ratio	1.68

OPERATING DATA

Gross Scheduled Income	\$240,000
Net Operating Income	\$240,000
Pre-Tax Cash Flow	\$96,877

FINANCING DATA

Down Payment	\$562,500
Loan Amount	\$1,687,500
Debt Service	\$143,123

INCOME SUMMARY

Base Rent, NNN Lease	\$240,000
----------------------	-----------

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

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

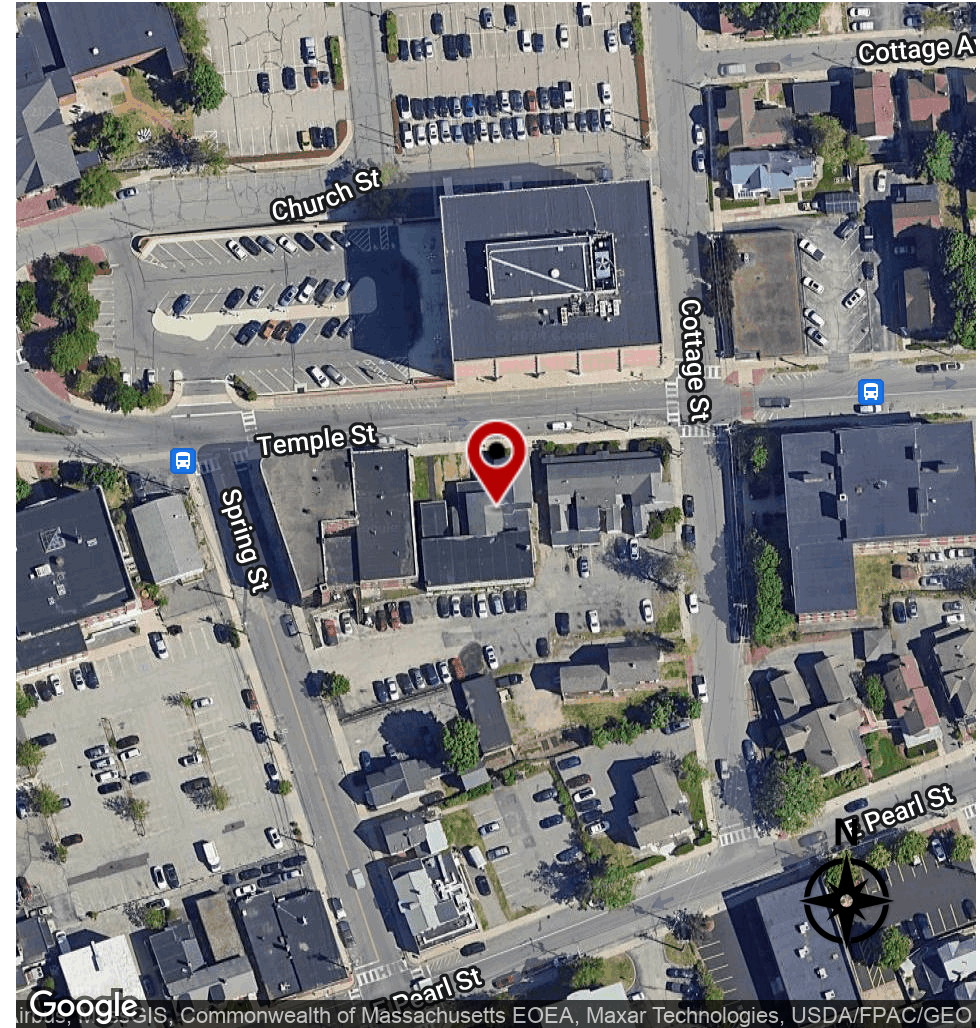
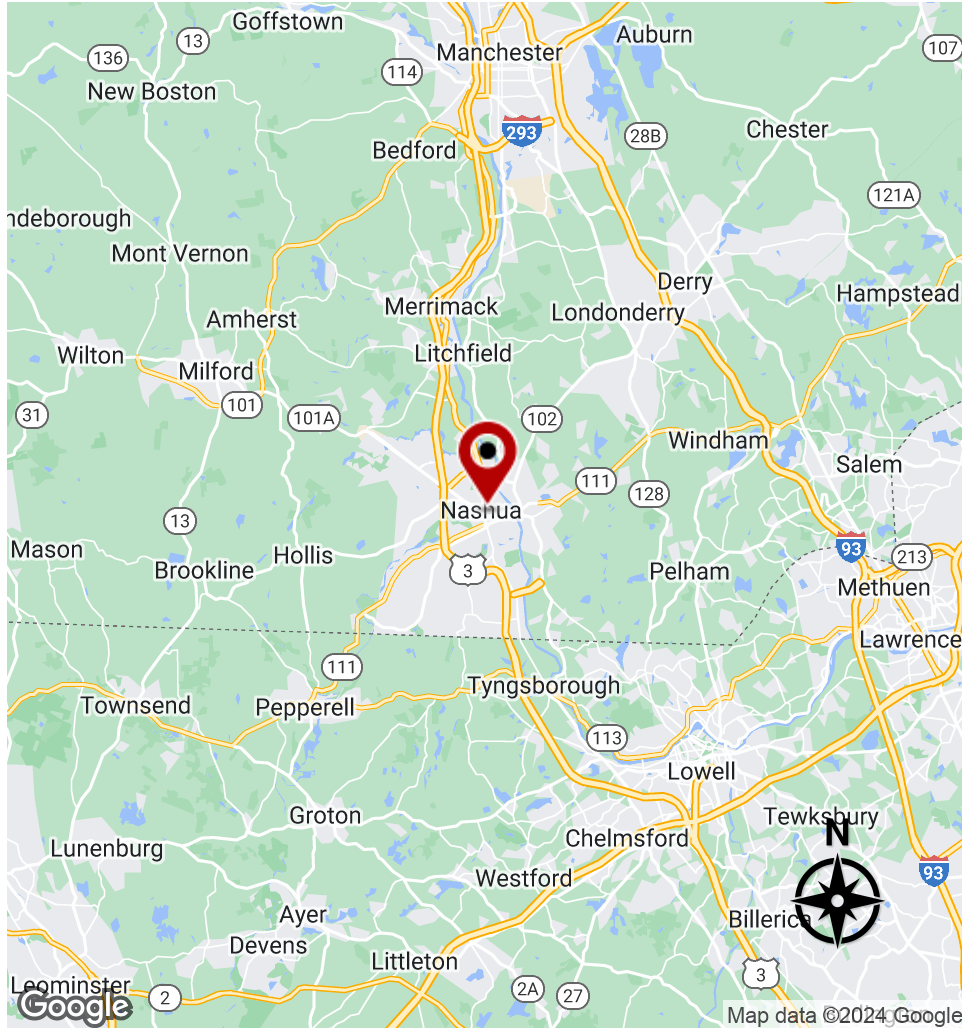
ETHAN ASH
Commercial & Investment Specialist, MiCP
O: +16036108500 X1430
C: 603.707.2319
ethan.ash@kw.com
NH #071469

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

Each Office Independently Owned and Operated **kwclcg.com**

SOBER LIVING FACILITY - THE "LOTUS HOUSE"

29 Temple Street , Nashua , NH 03060



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

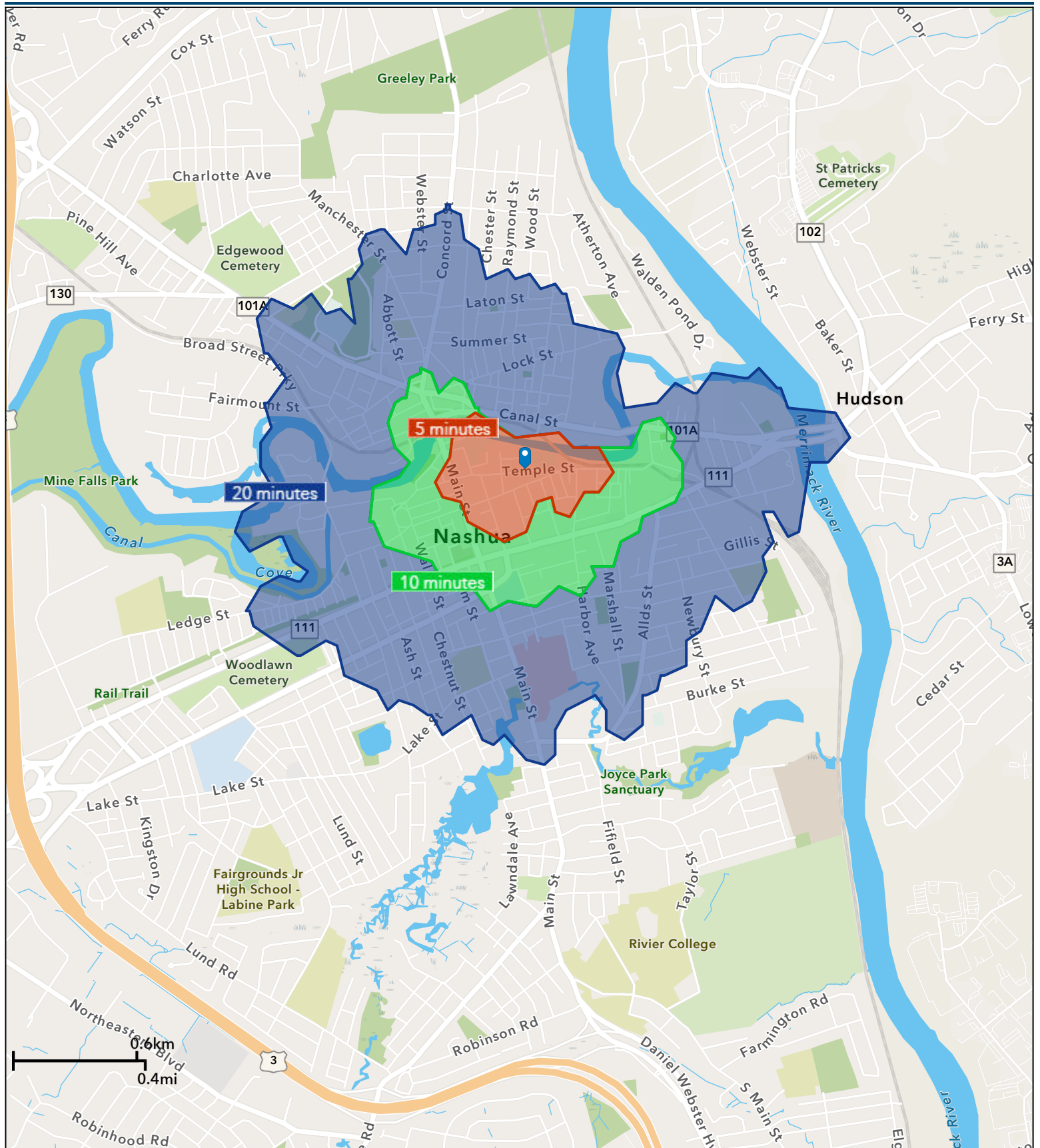
DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

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

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

5, 10 & 20 minutes walking distance

29 Temple St, Nashua - 5,10, 20 min walk



November 09, 2022

What's in My Community?

29 Temple Pl, Nashua, New Hampshire, 03060 3 (10 minutes)
29 Temple Pl, Nashua, New Hampshire, 03060
Walk time of 10 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 42.76203
Longitude: -71.46117



What's in My Community?

Places that make your life richer and community better

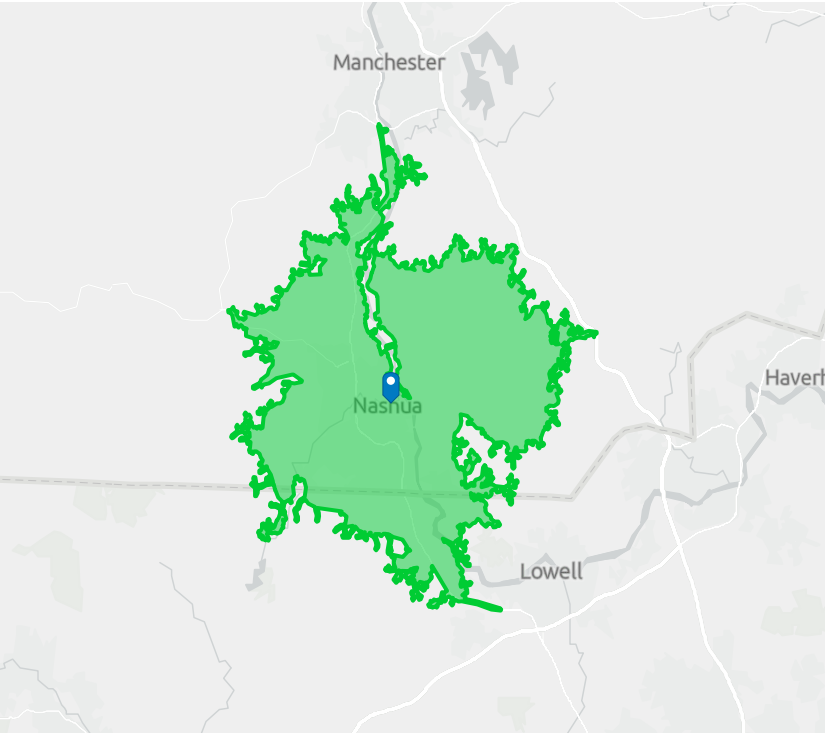
29 Temple Pl, Nashua, New Hampshire, 03060 3
10 minutes



Population Trends

29 Temple Pl, Nashua, New Hampshire, 03060 2 (20 minutes)
29 Temple Pl, Nashua, New Hampshire, 03060
Drive time of 20 minutes

Prepared by Esri & Viktoria Alkova
Latitude: 42.76203
Longitude: -71.46117



POPULATION TRENDS AND KEY INDICATORS

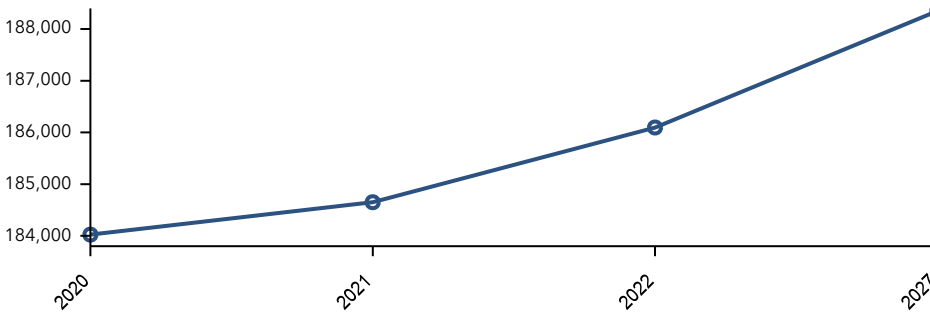
29 Temple Pl, Nashua, New Hampshire, 03060 2
Drive time of 20 minutes

186,096	74,125	2.49	41.6	\$101,376	\$360,871	145	109	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

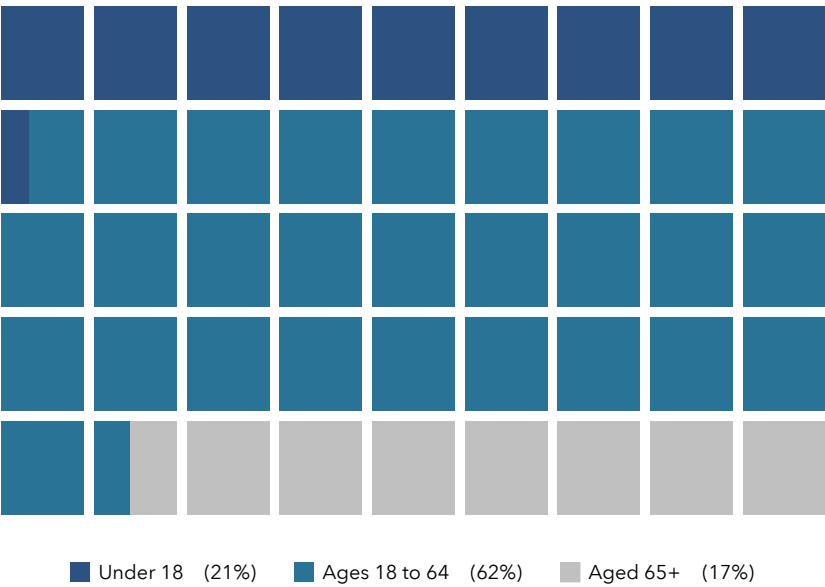
MORTGAGE INDICATORS



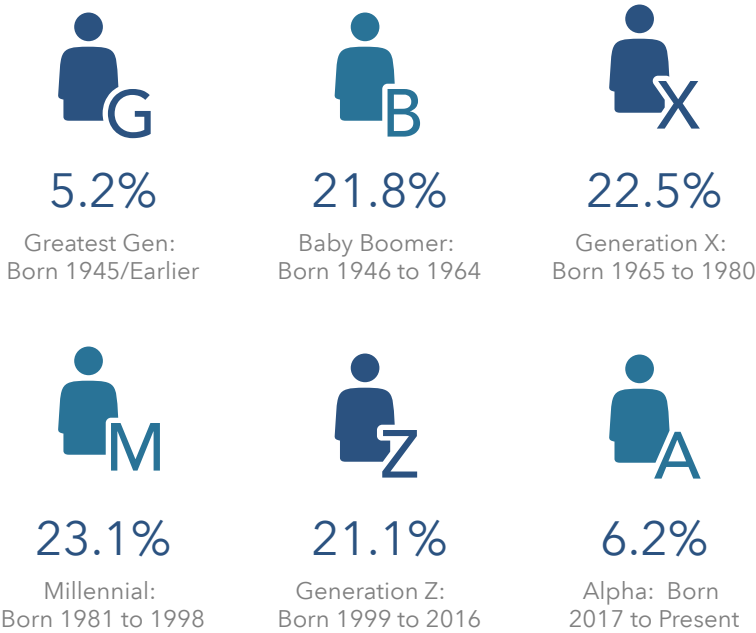
Historical Trends: Population



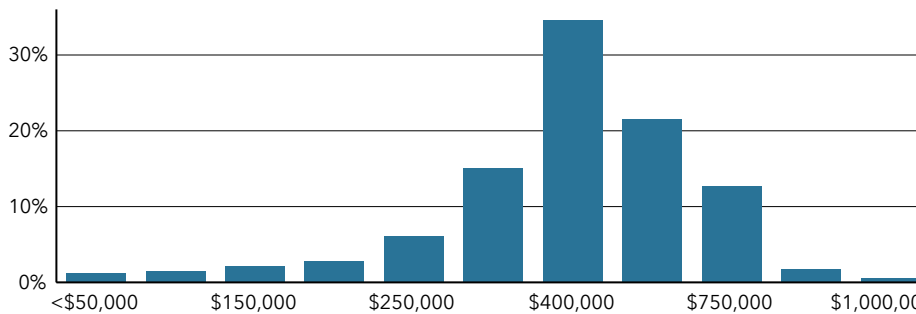
POPULATION BY AGE



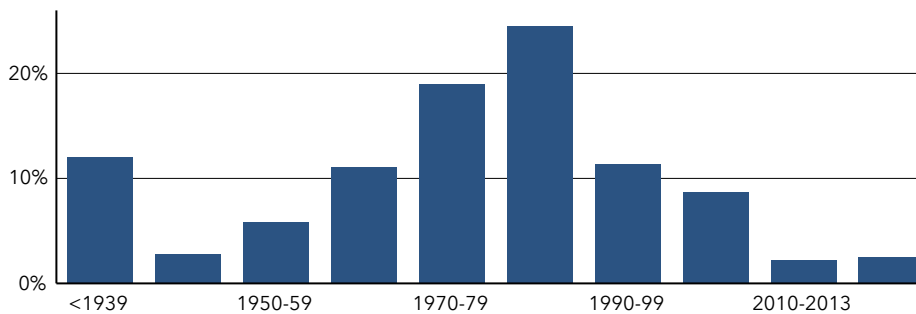
POPULATION BY GENERATION



Home Value



Housing: Year Built



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri