

NASHUA GARDEN BAR & GRILL

121 Main St, Nashua, NH 03060



PROPERTY DESCRIPTION

Established bar & grill and real estate available for sale. The Nashua Garden Bar & Grill has been in business in downtown Nashua since 1998, and is a popular deli on the first floor with a bar on the second floor featuring live entertainment on the second floor and sports memorabilia covering virtually every square inch of the walls.

The property itself is a three-story 5706+/- sf building in the center of the downtown shopping and restaurant district. The third floor is currently used for storage, a full basement has an office, coolers and dry goods storage. Upside opportunity exists to expand the business to utilize all three levels.

The sale will consist of the business assets and real estate, which will include furniture, fixtures, and equipment, (FF&E), and transferrable licenses and permits. Square footage includes third floor and basement. Information was obtained from the seller and public records, prospective buyers are encouraged to perform due diligence in all aspects of a contemplated acquisition.

PROPERTY HIGHLIGHTS

- Sale Includes Business Assets and Real Estate
- Located in the Heart of Downtown Nashua
- Expansion Possible on the Third Floor

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.042 Acres
Building Size:	5,706 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,422	31,968	49,441
Total Population	21,373	76,962	119,937
Average HH Income	\$61,986	\$89,819	\$98,895

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.

LAUREN DEFRANCESCO
Commercial Advisor
O: 800.281.1316
hello@faulknercommercial.com

KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

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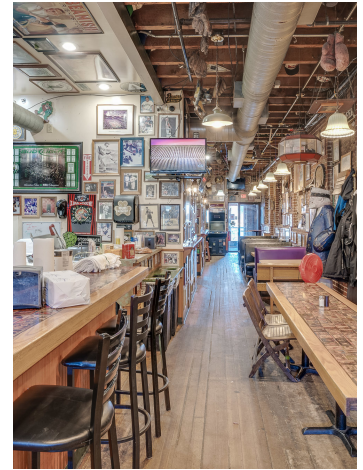
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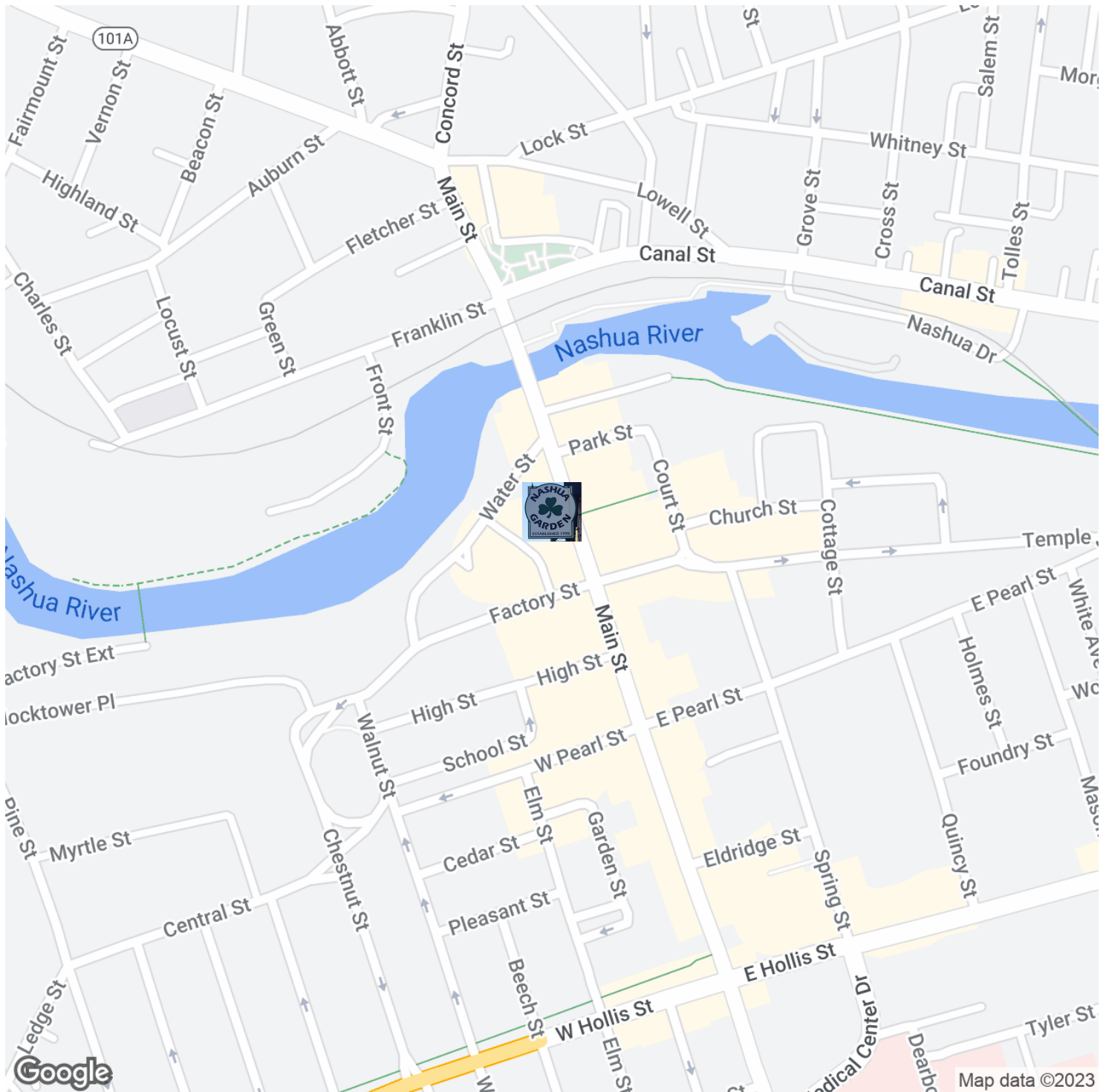
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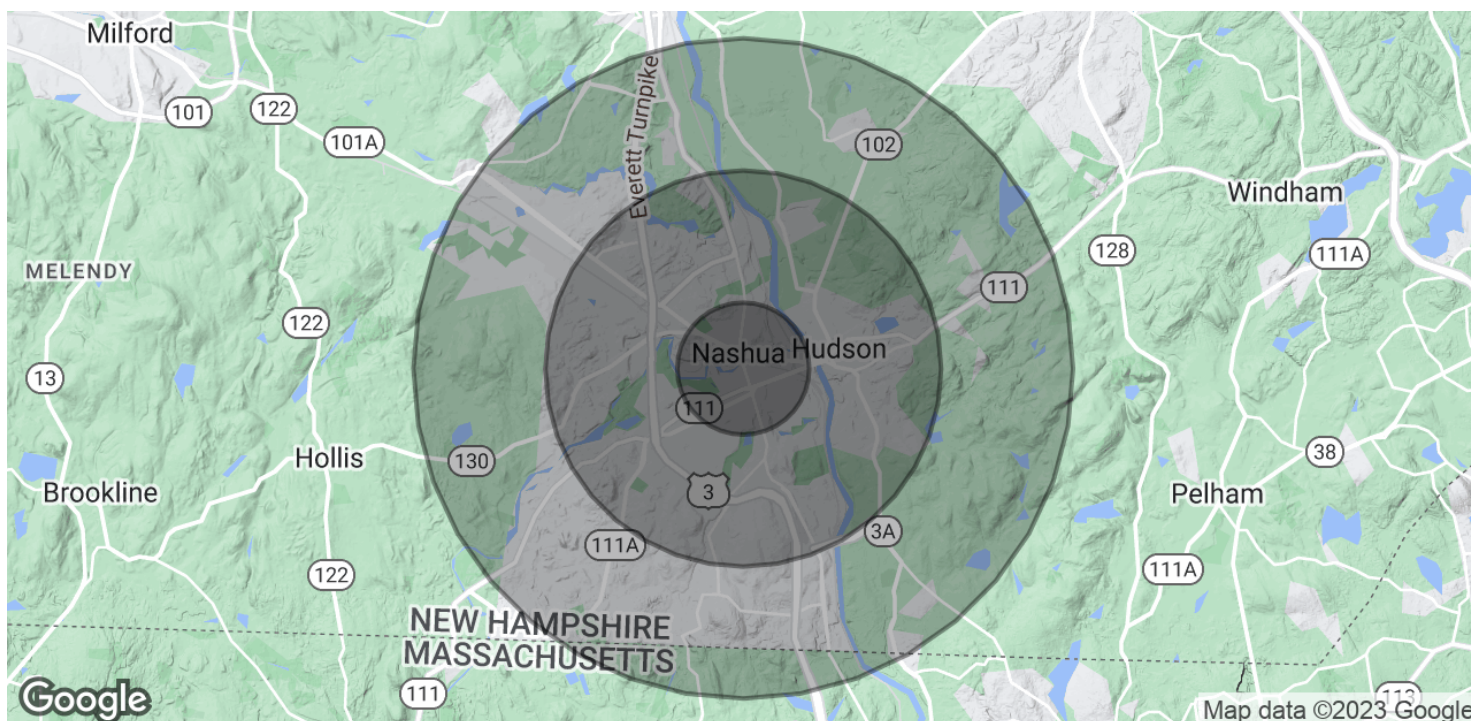
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,373	76,962	119,937
Average Age	37.7	41.5	41.5
Average Age (Male)	36.7	39.8	40.2
Average Age (Female)	38.9	43.2	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,422	31,968	49,441
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,986	\$89,819	\$98,895
Average House Value	\$219,777	\$256,098	\$262,253

** Demographic data derived from 2020 ACS - US Census*

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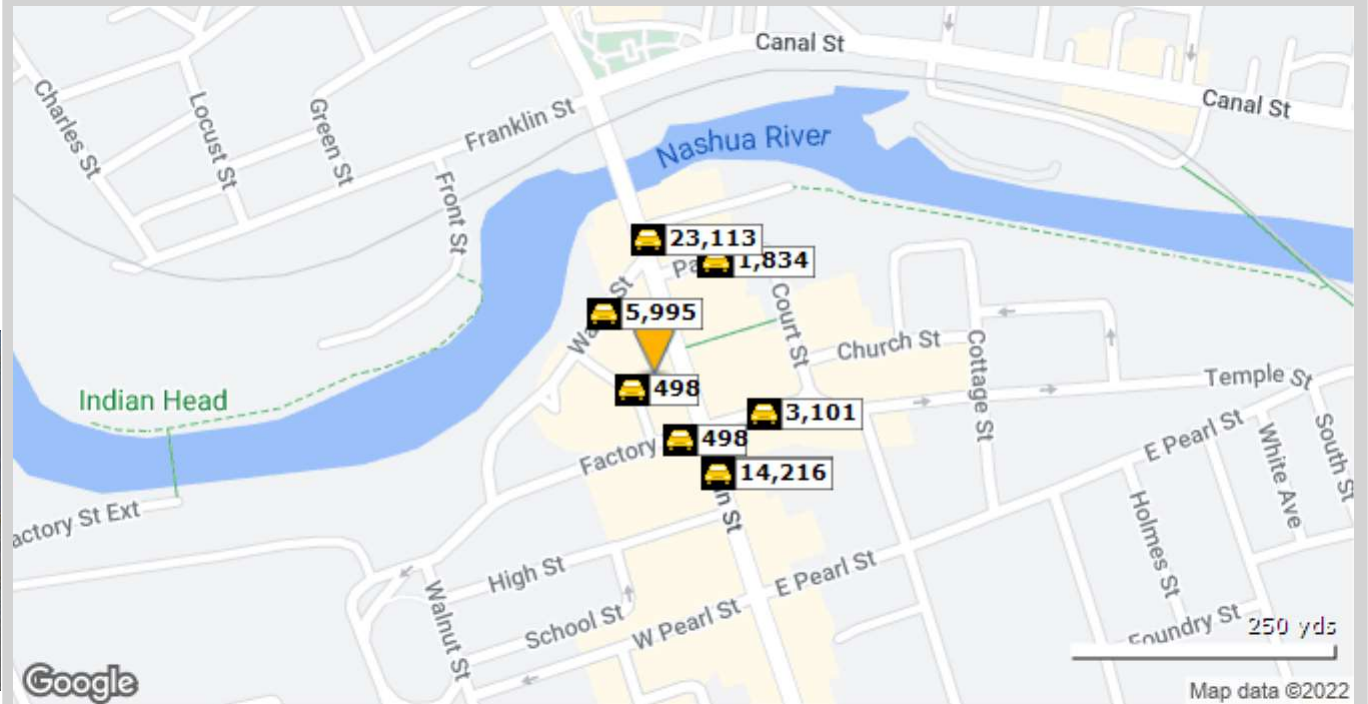
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Traffic Count Report

121 Main St, Nashua, NH 03060

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **4,641 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mechanic St	Factory St	0.03 SE	2022	498	MPSI	.01
2	Factory Street	Mechanic St	0.01 W	2022	498	MPSI	.04
3	Water St	Mechanic St	0.03 SW	2022	5,211	MPSI	.04
4	Water Street	Mechanic St	0.03 SW	2020	5,995	MPSI	.04
5	Main St	High St	0.02 S	2020	14,519	AADT	.06
6	Main Street	High St	0.02 S	2022	14,216	MPSI	.06
7	Temple St	Ct St	0.02 E	2022	3,101	MPSI	.06
8	Park St	Ct St	0.03 E	2022	1,637	MPSI	.07
9	Park Street	Ct St	0.03 E	2019	1,834	AADT	.07
10	Main Street	Railroad Sq	0.02 NW	2019	23,113	AADT	.08

Demographic Market Comparison Report

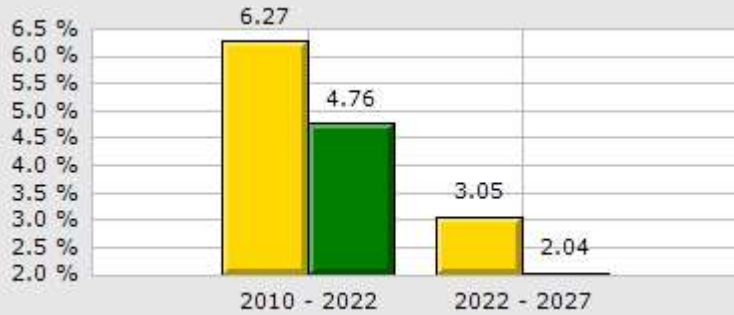
1 mile radius

121 Main St, Nashua, NH 03060

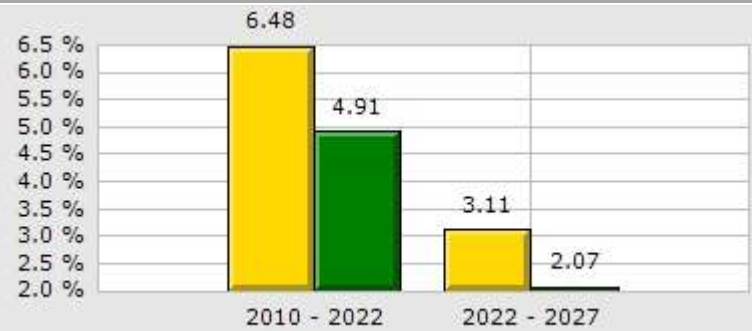
Type: **Retail/Storefront Retail/Office**
County: **Hillsborough**

1 Mile
County

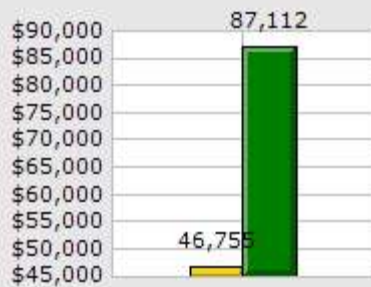
Population Growth



Household Growth



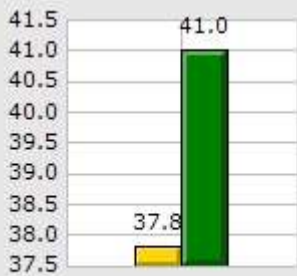
2022 Med Household Inc



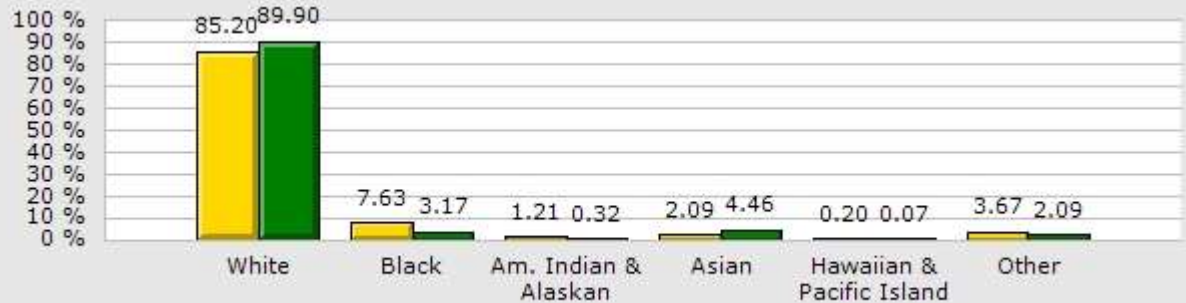
2022 Households by Household Income



2022 Median Age



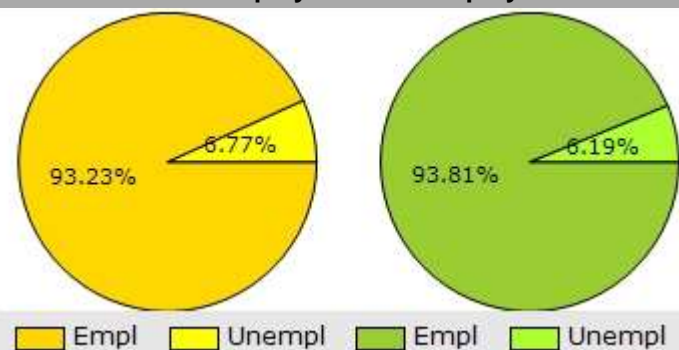
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

121 Main St, Nashua, NH 03060				
Type:	Retail/Storefront Retail/Office			
County:	Hillsborough			
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	6.27%		4.76%	
Growth 2022 - 2027	3.05%		2.04%	
Empl	11,746	93.23%	227,075	93.81%
Unempl	853	6.77%	14,971	6.19%
2022 Population by Race	23,109		419,341	
White	19,690	85.20%	376,996	89.90%
Black	1,763	7.63%	13,304	3.17%
Am. Indian & Alaskan	280	1.21%	1,321	0.32%
Asian	482	2.09%	18,688	4.46%
Hawaiian & Pacific Island	46	0.20%	277	0.07%
Other	848	3.67%	8,755	2.09%
Household Growth				
Growth 2010 - 2022	6.48%		4.91%	
Growth 2022 - 2027	3.11%		2.07%	
Renter Occupied	6,832	70.22%	53,924	33.10%
Owner Occupied	2,897	29.78%	108,981	66.90%
2022 Households by Household Income	9,730		162,905	
Income <\$25K	2,445	25.13%	18,632	11.44%
Income \$25K - \$50K	2,699	27.74%	26,695	16.39%
Income \$50K - \$75K	1,595	16.39%	26,295	16.14%
Income \$75K - \$100K	1,032	10.61%	20,290	12.46%
Income \$100K - \$125K	742	7.63%	22,753	13.97%
Income \$125K - \$150K	254	2.61%	12,049	7.40%
Income \$150K - \$200K	592	6.08%	18,018	11.06%
Income \$200K+	371	3.81%	18,173	11.16%
2022 Med Household Inc	\$46,755		\$87,112	
2022 Median Age	37.80		41.00	

Demographic Summary Report

121 Main St, Nashua, NH 03060

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **4,641 SF** Rent/SF/Yr: **-**
 Year Built: **-**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	23,814		125,502		290,225	
2022 Estimate	23,109		121,910		282,830	
2010 Census	21,745		115,339		264,797	
Growth 2022 - 2027	3.05%		2.95%		2.61%	
Growth 2010 - 2022	6.27%		5.70%		6.81%	
2022 Population by Hispanic Origin	6,792		14,033		20,175	
2022 Population	23,109		121,910		282,830	
White	19,690	85.20%	104,071	85.37%	249,435	88.19%
Black	1,763	7.63%	4,973	4.08%	7,886	2.79%
Am. Indian & Alaskan	280	1.21%	489	0.40%	802	0.28%
Asian	481	2.08%	9,489	7.78%	19,032	6.73%
Hawaiian & Pacific Island	46	0.20%	84	0.07%	132	0.05%
Other	849	3.67%	2,805	2.30%	5,543	1.96%
U.S. Armed Forces	53		135		232	
Households						
2027 Projection	10,031		49,736		109,237	
2022 Estimate	9,728		48,299		106,400	
2010 Census	9,136		45,682		99,481	
Growth 2022 - 2027	3.11%		2.98%		2.67%	
Growth 2010 - 2022	6.48%		5.73%		6.96%	
Owner Occupied	2,897	29.78%	30,801	63.77%	79,630	74.84%
Renter Occupied	6,832	70.23%	17,498	36.23%	26,770	25.16%
2022 Households by HH Income	9,730		48,299		106,398	
Income: <\$25,000	2,445	25.13%	5,662	11.72%	10,328	9.71%
Income: \$25,000 - \$50,000	2,699	27.74%	8,051	16.67%	14,495	13.62%
Income: \$50,000 - \$75,000	1,595	16.39%	7,453	15.43%	14,891	14.00%
Income: \$75,000 - \$100,000	1,032	10.61%	6,672	13.81%	13,309	12.51%
Income: \$100,000 - \$125,000	742	7.63%	6,584	13.63%	14,156	13.30%
Income: \$125,000 - \$150,000	254	2.61%	3,348	6.93%	9,533	8.96%
Income: \$150,000 - \$200,000	592	6.08%	5,153	10.67%	14,426	13.56%
Income: \$200,000+	371	3.81%	5,376	11.13%	15,260	14.34%
2022 Avg Household Income	\$67,552		\$107,494		\$121,611	
2022 Med Household Income	\$46,755		\$86,179		\$100,311	

Daytime Employment Report

1 Mile Radius

121 Main St, Nashua, NH 03060

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **4,641 SF**
 Year Built: -

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,044	21,248	10
Retail & Wholesale Trade	240	1,691	7
Hospitality & Food Service	112	1,269	11
Real Estate, Renting, Leasing	100	435	4
Finance & Insurance	86	510	6
Information	46	383	8
Scientific & Technology Services	197	2,878	15
Management of Companies	8	24	3
Health Care & Social Assistance	716	8,293	12
Educational Services	37	565	15
Public Administration & Sales	51	2,308	45
Arts, Entertainment, Recreation	31	169	5
Utilities & Waste Management	58	509	9
Construction	114	648	6
Manufacturing	61	605	10
Agriculture, Mining, Fishing	1	3	3
Other Services	186	958	5

Consumer Spending Report

121 Main St, Nashua, NH 03060

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **4,641 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



2022 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$240,629	\$1,676,329	\$4,126,893
Total Apparel	\$13,787	\$84,624	\$204,542
Women's Apparel	5,182	33,552	82,131
Men's Apparel	2,807	18,001	43,682
Girl's Apparel	988	5,626	13,410
Boy's Apparel	744	4,144	9,682
Infant Apparel	716	3,765	8,523
Footwear	3,349	19,535	47,114
Total Entertainment & Hobbies	\$33,620	\$233,205	\$576,078
Entertainment	3,418	26,967	69,115
Audio & Visual Equipment/Service	9,357	57,084	134,439
Reading Materials	509	4,073	10,118
Pets, Toys, & Hobbies	6,065	43,824	108,215
Personal Items	14,271	101,255	254,191
Total Food and Alcohol	\$73,776	\$462,503	\$1,098,709
Food At Home	40,238	238,348	561,589
Food Away From Home	28,530	190,862	456,527
Alcoholic Beverages	5,007	33,293	80,593
Total Household	\$33,404	\$271,959	\$690,851
House Maintenance & Repair	5,205	56,719	148,938
Household Equip & Furnishings	14,230	105,233	261,209
Household Operations	10,230	77,104	194,688
Housing Costs	3,739	32,903	86,016

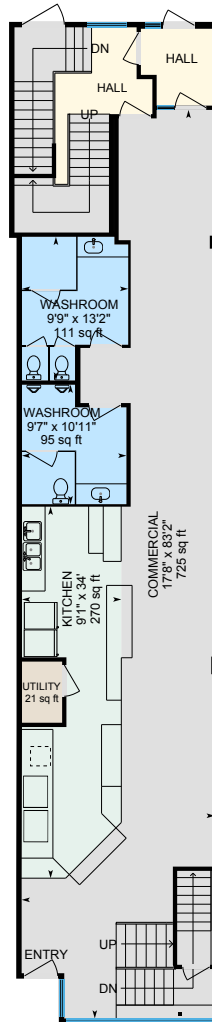
Consumer Spending Report

121 Main St, Nashua, NH 03060

2022 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$61,448	\$429,618	\$1,061,848
Vehicle Purchases	28,598	207,743	524,952
Gasoline	16,040	101,570	241,223
Vehicle Expenses	1,321	10,311	26,770
Transportation	7,582	55,598	137,353
Automotive Repair & Maintenance	7,908	54,396	131,551
Total Health Care	\$11,876	\$81,447	\$198,856
Medical Services	6,851	48,015	118,135
Prescription Drugs	3,709	24,319	58,758
Medical Supplies	1,316	9,113	21,963
Total Education/Day Care	\$12,718	\$112,973	\$296,007
Education	7,743	71,166	188,065
Fees & Admissions	4,975	41,807	107,943

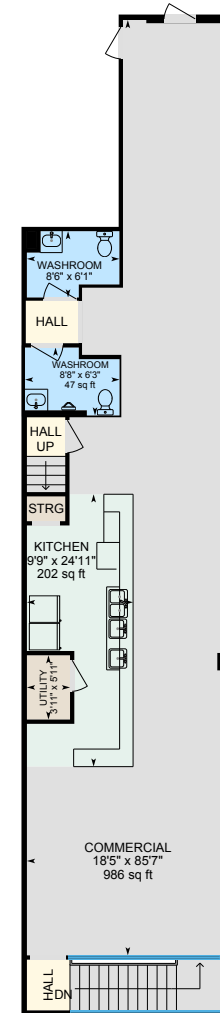
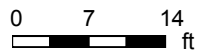
121 Main St, Nashua, NH

Main Building: Above Grade Finished Area 3281.15 sq ft



1st Floor

Finished Area 1700.75 sq ft



2nd Floor

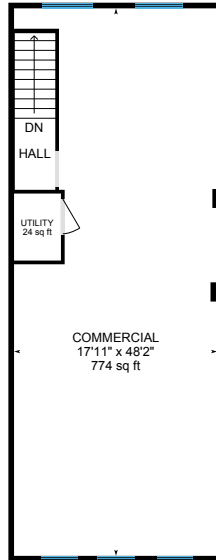
Finished Area 1580.39 sq ft



PREPARED: 2022/11/23

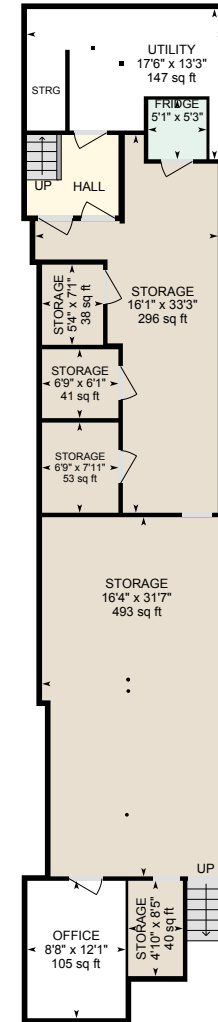
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Main Building: Above Grade Finished Area 3281.15 sq ft



3rd Floor
Finished Area

0 7 14
ft



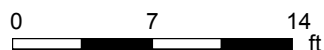
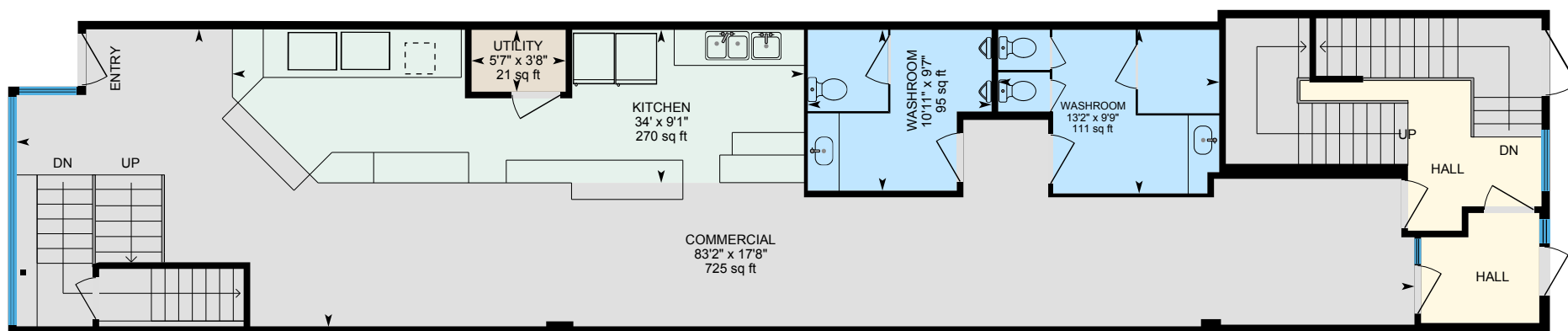
Basement (Below Grade)
Finished Area 1186.84 sq ft



PREPARED: 2022/11/23

121 Main St, Nashua, NH

1st Floor Finished Area 1700.75 sq ft



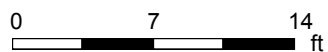
PREPARED: 2022/11/23



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

121 Main St, Nashua, NH

2nd Floor Finished Area 1580.39 sq ft



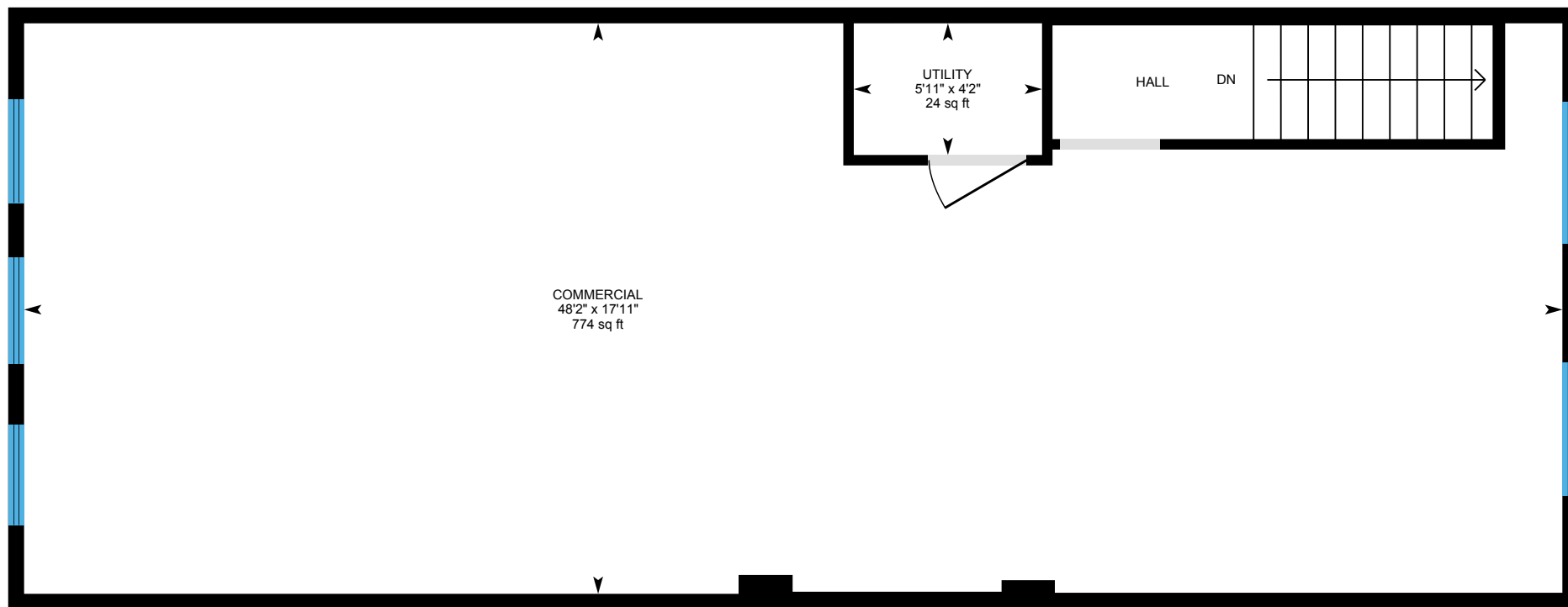
PREPARED: 2022/11/23



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121 Main St, Nashua, NH

3rd Floor Unfinished Area 925.49 sq ft



0 4 8 ft

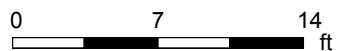
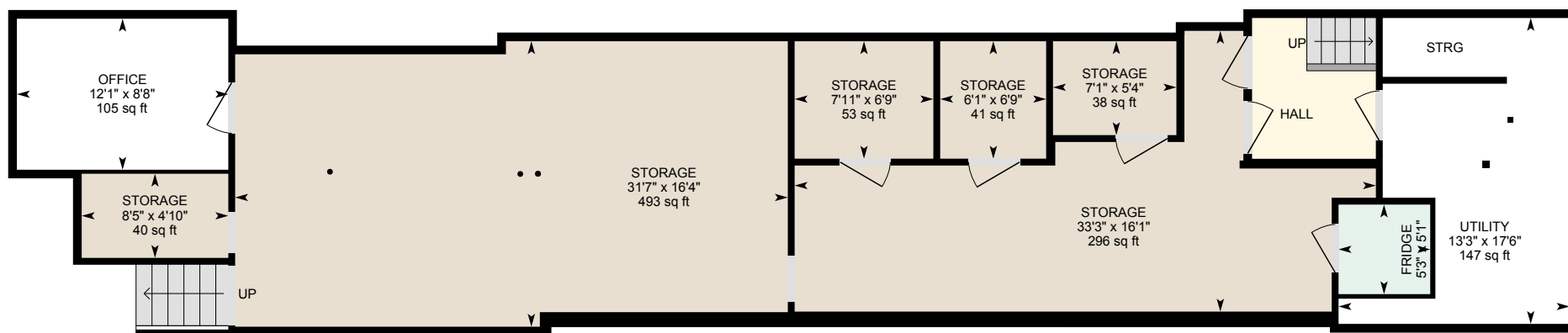
PREPARED: 2022/11/23



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

121 Main St, Nashua, NH

Basement (Below Grade) Finished Area 1186.84 sq ft
Unfinished Area 313.16 sq ft



PREPARED: 2022/11/23



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121 Main St, Nashua, NH

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Commercial: 17'8" x 83'2" | 725 sq ft

Kitchen: 9'1" x 34' | 270 sq ft

Utility: 3'8" x 5'7" | 21 sq ft

Washroom: 9'7" x 10'11" | 95 sq ft

Washroom: 9'9" x 13'2" | 111 sq ft

2ND FLOOR

Commercial: 18'5" x 85'7" | 986 sq ft

Kitchen: 9'9" x 24'11" | 202 sq ft

Utility: 3'11" x 5'11"

Washroom: 8'8" x 6'3" | 47 sq ft

Washroom: 8'6" x 6'1"

3RD FLOOR

Commercial: 17'11" x 48'2" | 774 sq ft

Utility: 4'2" x 5'11" | 24 sq ft

BASEMENT

Fridge: 5'1" x 5'3"

Office: 8'8" x 12'1" | 105 sq ft

Storage: 16'1" x 33'3" | 296 sq ft

Storage: 6'9" x 7'11" | 53 sq ft

Storage: 5'4" x 7'1" | 38 sq ft

Storage: 6'9" x 6'1" | 41 sq ft

Storage: 4'10" x 8'5" | 40 sq ft

Storage: 16'4" x 31'7" | 493 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Finished Area: 1700.75 sq ft

Unfinished Area: N/A

2ND FLOOR

Finished Area: 1580.39 sq ft

Unfinished Area: N/A

3RD FLOOR

Finished Area: N/A

Unfinished Area: 925.49 sq ft

BASEMENT (Below Grade)

Finished Area: 1186.84 sq ft

Unfinished Area: 313.16 sq ft

ANSI Z765-2021, Main Building

Above Grade Finished Area: 3281.15 sq ft

Above Grade Unfinished Area: 925.49 sq ft

Below Grade Finished Area: 1186.84 sq ft

Below Grade Unfinished Area: 313.16 sq ft

121 Main St, Nashua, NH

Property Details

Room Measurements

Utility: 17'6" x 13'3" | 147 sq ft

Floor Area Information

121 Main St, Nashua, NH

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

OWNERSHIP

Occ	Type
-----	------

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

PROPERTY FACTORS

LAND SECTION

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENTS

SALES INFORMATION

BUILDING PERMITS

ACTIVITIES

Date	Result	By
06/06/2022	Field Review	Steve Whalen (VGS)
03/18/2022	Field Review	Steve Whalen (VGS)
07/16/2021	Meas+1Visit	Rick Olson (VGS)
12/06/1999	Extr In only	Robert Lakeman
04/02/1998	Interior Ins	Drew Lemay
03/25/1997	BPclsd no vr	Drew Lemay
04/18/1996	Meas+List	RN

LEGAL DESCRIPTION

Desc:

Lot Size	
Total Land	
Land Unit Type	



User Account
GIS Coord 1
1038107.24023177
GIS Coord 2
95488.47895433
Insp Date
06/06/2022

PRINT

Date	Time
11/13/2022	2:33 pm

TAX YEAR

2022

USER DEFINED

PriorID1a
Nashua PID
78-3
Plan #
PriorID1b
PriorID2b
PriorID3b
121
Code Date
Code Status
Nashua Ward
4
Assessor Map

Parcel ID 0078-00003

7/21: NASHUA GARDEN DELI. Removed undocumented "Other" Lump Sum adj. of \$6,500 based upon interview with buyer. DD 9/14. 8/26/10: ADDED 80% COMM WALL; DELETED UNDOCUMENTED FUNC ADJ. RG-- NASHUA GARDEN RESTAURANT 2ND FLR LOUNGE 50% DONE RESTAURANT 1ST FLR DONE VACANT 1995 - REHAB 1996 FBM 50% DONE 3RD FLR OLDER NO REHAB REVISED FUNC OBS TO 15 AND ECO OBS TO 5 ALSO COOLER = 2 NOT 1 .05 EcoObsol removed 6/00 .40 UC removed 6/00 Normal Deprec. increased from .24 to .40 6/00 3/22 NASHUA GARDEN

Exterior Information				Bath Features				Depreciation			
Type	30 - RESTAURANT			Full Bath	0		Phys Con	AV - Average		32	
Stry Hght	3 - 3 STORIES			Add Full	0		Functional				
(Liv) Units	1	Tot	1	3/4 Bath	0		Economic				
Found	1 - CONCRETE			Add 3/4	0		Special				
Frame	3 - CONCRETE			1/2 Bath	0		Override				
P. Wall	6 - STUCCO			Add 1/2	0				Total	32%	
Sec Wall	7 - BRICK		40%	Other Fix	0		General Information				
Roof Str	4 - FLAT			Other Features			Grade	C - AVERAGE			
Roof Cvr	4 - TAR+GRAVEL			Kitchens	0		Year Blt	1920	Eff Yr		
Color	WHITE			Add Kit.	0		Alt LUC				
Interior Information				Condo Information							
Avg Ht / Fl	12.00			Location			Con Mod				
P. Int Wall	5 - MINIMUM			Tot Units			L. Sum				

Interior Information			Condo Information		Juris		
Avg Ht / Fl	12.00		Location		Con Mod		
P. Int Wall	5 - MINIMUM		Tot Units		L. Sum		
Sec Int Wall	1 - DRYWALL		Floor		<div> <div>Sub Area</div> <div>Code</div> </div>		
Partition	T - TYPICAL		% Own				
P. Floor	4 - CARPET		Name				

Sec Floor	5 - LINO/VINYL		20%	Calc Ladder			SFL	
Bmt Floors	12 - CONCRETE			Base Rate	133.00	Depr %	32%	FFL
Electric	3 - TYPICAL			Size Adj	0.96701	Depr	167,058	TFL
Insulation	2 - TYPICAL			Con Adj	0.76151	Depr'd Total	354,998	OPF
Int Vs Ext				Adj Prc	\$97.94	Juris Ft.	1.0000	FBM
Heat Fuel	2 - GAS			Grade Ft.	1.00000	Spec. Features	\$11,200	
Heat Type	1 - FORCED H/A			Other Feat	\$6,956	Final Total	\$366,200	
# Heat Sys	0			NBH Mod	1.0000	Assmnt Ft.	1.0000	
Heated %	100	AC %	100	NBC Infi	1.0000	Assessed Val	\$366,200	
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$79.47	
Com Wall %	80	Sprink %	100	Adj Tot (RCN)	522.056	Undepr \$/SF	97.94000	

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
CLR1	COOLER	A	S	1	140.00	A	AV	1979	19.96	T	40%		1		1		1	1,700
CLR2	FREEZER TEMP	A	S	1	70.00	A	AV	1979	204.00	T	40%		1		1		1	9,500
Building Totals		Yard Item Appr								Special Feature Appr				11,200				11,200
Parcel Totals		Yard Item Appr								Special Feature Appr				11,200				11,200

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	SECOND FLR	1,840	1,840	1,840	1,840	97.94	180,210
FFL	FIRST FLR	1,824	1,824	1,824	1,824	97.94	178,643
TFL	THIRD FLR	944	944	944	944	97.94	92,455
OPF	OPEN FRM PRC	16	16	0	0	45.00	720
FBM	FINISHED BMT	1,840	1,840	0	0	34.27	63,075
Building Totals		6,464	6,464	4,608	4,608		515,102
Parcel Totals		6,464	6,464	4,608	4,608		515,102

0	Floor	No. Unit	Rooms	Bdrms
5	U	1	0	0
	Bld Total	1	0	0
2	Prcl Total	1	0	0

Bld: 16389 | Seq: 1 | Year: 2022 | Data As Of Date: 11/13/2022 | User: Apro | DB: Assess50Nashua



NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

*This form shall be presented to the consumer at the time of first business meeting,
prior to any discussion of confidential information*

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

**For more information about real estate relationships,
please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: **Janet Ryan Faulkner, Director**

Licensee

Date

Keller Williams Realty Success

Name of Real Estate Brokerage Firm

(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

7/19/11

(Page 1 of 2)

Keller Williams Realty, 138 River Road, Suite 107 Andover, MA 01810
William Faulkner

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Phone: 978-269-5445

Fax: 866-311-9567

Template

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.