

Multifamily Portfolio: 137 Units

- SOUTHERN NEW HAMPSHIRE - DARTMOUTH REGION - NH LAKES REGION -



OFFERING MEMORANDUM - 137 UNITS PORTFOLIO

PRESENTED BY:

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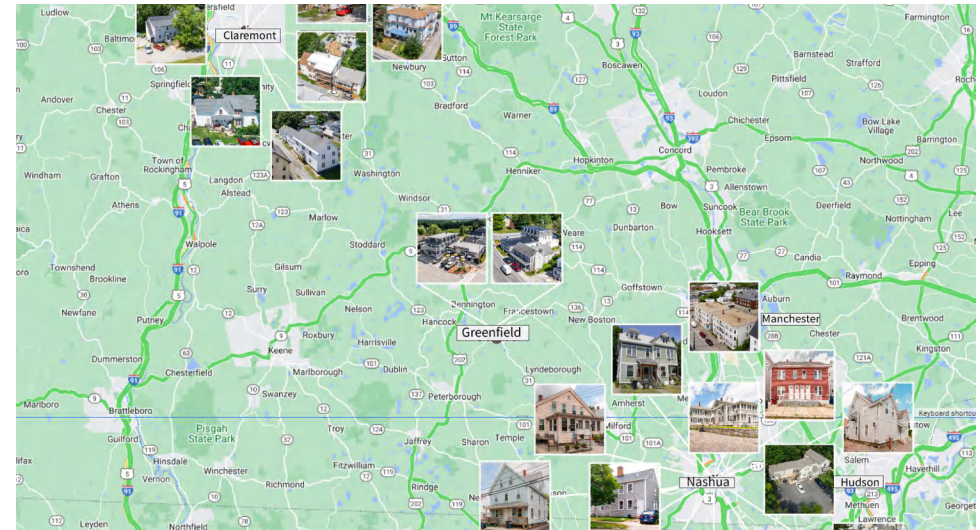
Portfolio Summary



PROPERTY DESCRIPTION

Enticing investment opportunity, this diverse portfolio of 137 fully-leased and stabilized multifamily units strategically situated across prime locations in New Hampshire. With 16 properties (62% of units) in the dynamic Hillsborough County, Southern NH 8 properties (28% of units) in the serene Upper Valley/Dartmouth Region 2 properties (or 9% of units) in the beautiful Lakes Region, this portfolio offers an attractive array of investment choices.

This portfolio offers the unique flexibility to be sold as a whole or divided into three smaller, highly desirable portfolios. The current owner has made substantial capital expenditures and upgrades to enhance the properties, reducing the expense ratio and attracting tenants seeking comfortable and modern living spaces. Enjoy the benefits of these thoughtful improvements and a strong competitive position in the rental market. This portfolio sale presents an opportunity for astute investors to capitalize on the thriving and desirable real estate market in New Hampshire. Expand your real estate portfolio with upgraded apartments strategically located in a diverse range of locations.



PROPERTY HIGHLIGHTS

- The majority of the units situated in the top-10 fastest growing cities in NH, including Nashua, Manchester and Laconia.
- Upgraded apartments in a carefully chosen range of locations
- Benefit from established tenant relationships and steady cash flow

OFFERING SUMMARY

Sale Price:	\$23,460,000
Number of Units:	137
Price per unit:	\$171,421
Price per sq.ft:	\$195
NOI:	\$1,735,712.83



Portfolio Overview And Highlights

LOCATION INFORMATION

- Portfolio spans three distinct regions, with each possessing it's own potential:
- Southern NH (62%):**
 The majority of units are situated in this vibrant and fast-growing area, known for its proximity to major cities, excellent schools, and an array of cultural attractions.
 - Hillsborough County**
 With an influx of businesses and young professionals, this region promises strong and consistent rental demand.
 - Sullivan County**
 This region captivates residents with its stunning landscapes and access to prestigious educational institutions, including Dartmouth College.
 - Belknap & Grafton County**
 Ideal for seasonal rentals and year-round living, this area offers a unique experience for tenants seeking tranquility and outdoor recreational opportunities.
 - Upper Valley/Dartmouth Region (28%):**
 Growing economy ensures stability and continuous rental market demand.
 - Lakes Region (9%):**
 New Hampshire's Lakes Region, where picturesque lakes and mountains form an idyllic backdrop for these select properties.

PROPERTY HIGHLIGHTS

- Enhanced Infrastructure:** Over 80% of hot water heaters have been upgraded, contributing to cost-saving measures and tenant satisfaction. Additionally, some properties boast new roofs, windows, and siding, enhancing curb appeal and reducing maintenance costs.
- Benefit from the thoughtful investments** made by the current owner, ensuring a turnkey experience for the new owner. With these updates in place, you can enjoy a seamless transition into ownership and focus on maximizing investment potential.
- Capital Expenditures:** With over \$2 million invested by the owner within the past 18 months, these properties have undergone extensive updates and renovations. Many units feature brand-new kitchens, modern appliances, upgraded flooring, plumbing and electrical, elevating the living experience for residents.



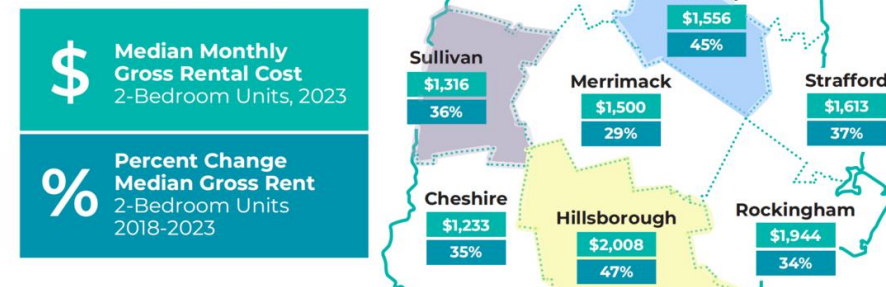
VACANCY RATES

Percent of 2-bedroom units & all units (2023)

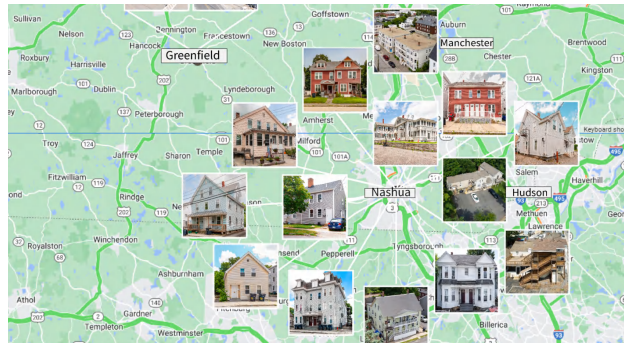
NH's rental vacancy rate remains well under 1% for 2-bedroom and all units in most counties. A balanced rental market has a vacancy rate of about 5% (where supply of units meets demand). A rate of 3% reflects turnover (the time it takes to prepare a unit for the next tenant). NH's vacancy rate was last at 5% in 2009-2010, according to our past survey data.



2023 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY



Southern NH Portion: 85 Units



Southern NH Portion: 85 Units



Southern NH: Example Units - Interior Pictures



3 bedroom unit, Greenfield



Greenfield, 4 Slip Rd



Greenfield, 4 Slip Rd



Greenfield, 4 Slip Rd



1 bedroom unit, Greenfield



771 Forest Rd, kitchen



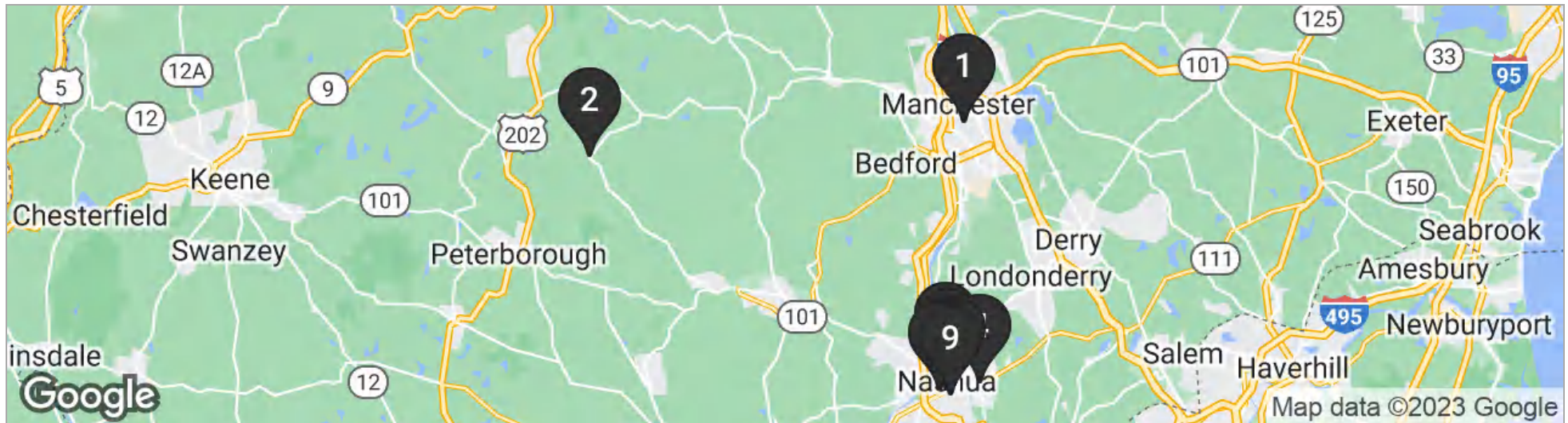
771 Forest Rd, kitchen



771 Forest Rd, Bathroom



Southern NH Portion, Map & Summary



1 SOUTHERN NH PORTFOLIO: 12 UNITS IN TWO BUILDINGS

215 - 221 Wilson Street
Manchester, NH 03103

2 GREENFIELD APARTMENT COMPLEX: 12 UNITS WITH SUCCESSFUL RESTAURANT

4 Slip Road & 771 Forest Road
Greenfield, NH 03047

3 SOUTHERN NH PORTFOLIO: 10 UNIT

7 Mason Street
Nashua, NH 03060

4 SOUTHERN NH PORTFOLIO: 8 UNIT

87 Central Street
Hudson, NH 03051

5 SOUTHERN NH PORTFOLIO: 7-UNIT

8-10 Temple Place
Nashua, NH 03060

6 SOUTHERN NH PORTFOLIO: 6 UNIT

70 1/2-7 Chestnut Street
Nashua, NH 03060

7 SOUTHERN NH PORTFOLIO: 5 UNIT

8-10 Courtland
Nashua, NH 03064

8 SOUTHERN NH PORTFOLIO: 4 UNIT

1 Worcester Street
Nashua, NH 03060

9 SOUTHERN NH PORTFOLIO: 4 UNIT

6-8 Fulton
Nashua, NH 03060

10 SOUTHERN NH PORTFOLIO: 3-UNIT

16-18 Granite Street
Nashua, NH 03064

11 SOUTHERN NH PORTFOLIO: 3 UNIT

76 Ledge Street
Nashua, NH 03060

12 SOUTHERN NH PORTFOLIO: 3 UNIT

13-15 Pleasant Street
Nashua, NH 03060

13 SOUTHERN NH PORTFOLIO: 2 UNIT

70 Chestnut Street
Nashua, NH 03060

14 SOUTHERN NH PORTFOLIO: 2 UNIT

41 Chestnut Street
Nashua, NH 03060



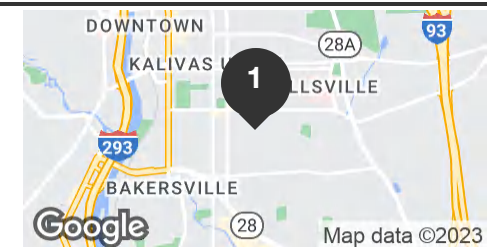
Southern NH Portion: Properties Overview



SOUTHERN NH PORTFOLIO: 12 UNITS IN TWO BUILDINGS

215 - 221 Wilson Street, Manchester, NH 03103

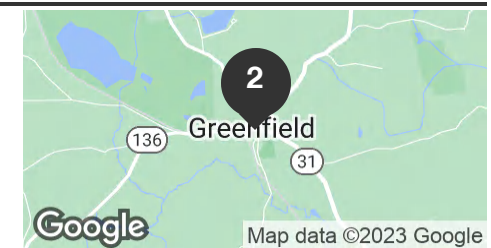
Bldg Size: 15,600 SF Lot Size: 0.25 Acres
No. Units: 12



GREENFIELD APARTMENT COMPLEX: 12 UNITS WITH SUCCESSFUL RESTAURANT

4 Slip Road & 771 Forest Road, Greenfield, NH 03047

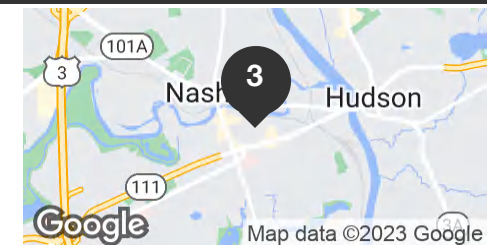
Bldg Size: 13,127 SF Lot Size: 0.40 Acres
No. Units: 12



SOUTHERN NH PORTFOLIO: 10 UNIT

7 Mason Street, Nashua, NH 03060

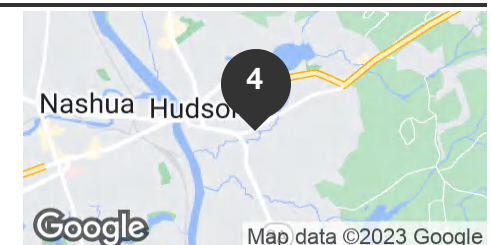
Bldg Size: 3,225 SF Lot Size: 0.23 Acres
No. Units: 10



SOUTHERN NH PORTFOLIO: 8 UNIT

87 Central Street, Hudson, NH 03051

Bldg Size: 3,704 SF Lot Size: 0.98 Acres
No. Units: 8



Southern NH Portion: Properties Overview

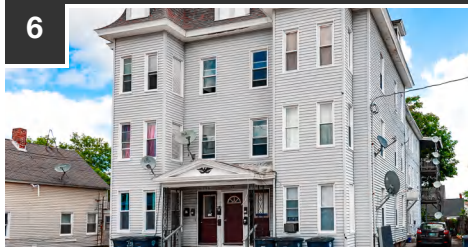
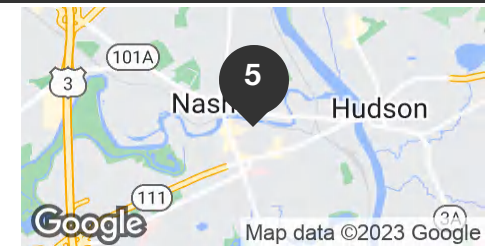


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SOUTHERN NH PORTFOLIO: 7-UNIT

8-10 Temple Place, Nashua, NH 03060

Bldg Size: 3,150 SF Lot Size: 0.07 Acres
 No. Units: 7

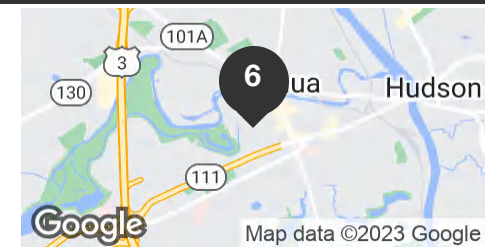


6

SOUTHERN NH PORTFOLIO: 6 UNIT

70 1/2-7 Chestnut Street, Nashua, NH 03060

Bldg Size: 9,500 SF Lot Size: 0.10 Acres
 No. Units: 6

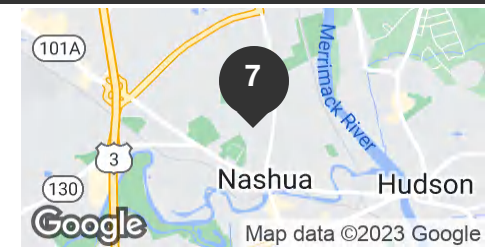


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SOUTHERN NH PORTFOLIO: 5 UNIT

8-10 Courtland, Nashua, NH 03064

Bldg Size: 4,330.5 SF Lot Size: 0.17 Acres
 No. Units: 5

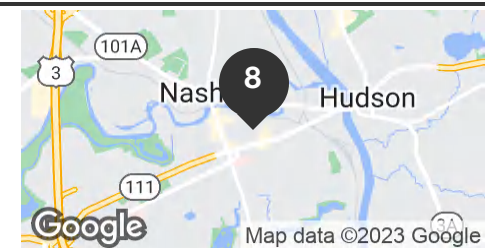


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SOUTHERN NH PORTFOLIO: 4 UNIT

1 Worcester Street, Nashua, NH 03060

Bldg Size: 2,900 SF Lot Size: 0.06 Acres
 No. Units: 4



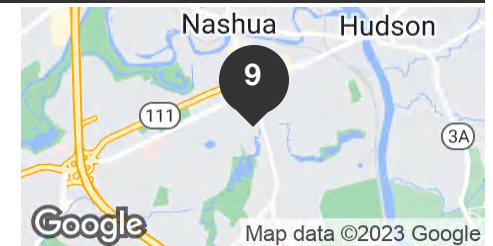
Southern NH Portion: Properties Overview

9

**SOUTHERN NH PORTFOLIO: 4 UNIT**

6-8 Fulton, Nashua, NH 03060

Bldg Size:	4,000 SF	Lot Size:	0.06 Acres
No. Units:	4		

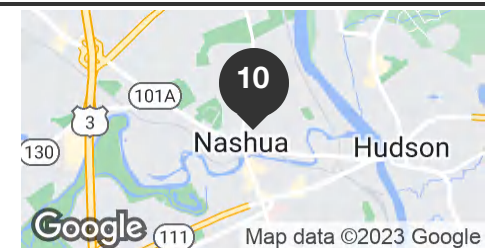


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**SOUTHERN NH PORTFOLIO: 3-UNIT**

16-18 Granite Street, Nashua, NH 03064

Bldg Size:	4,050 SF	Lot Size:	0.35 Acres
No. Units:	3		

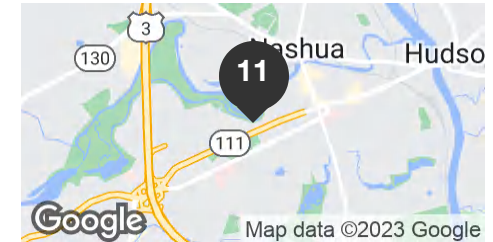


11

**SOUTHERN NH PORTFOLIO: 3 UNIT**

76 Ledge Street, Nashua, NH 03060

Bldg Size:	3,300 SF	Lot Size:	0.14 Acres
No. Units:	3		

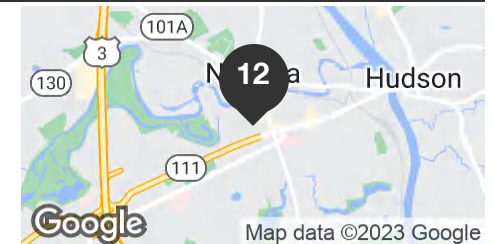


12

**SOUTHERN NH PORTFOLIO: 3 UNIT**

13-15 Pleasant Street, Nashua, NH 03060

Bldg Size:	3,200 SF	Lot Size:	0.09 Acres
No. Units:	3		



Southern NH Portion: Properties Overview

13

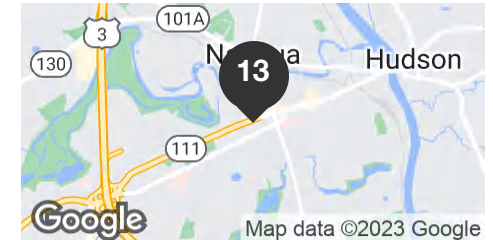
**SOUTHERN NH PORTFOLIO: 2 UNIT**

70 Chestnut Street, Nashua, NH 03060

Bldg Size: 1,345 SF Lot Size:

No. Units: 2

0.09 Acres



14

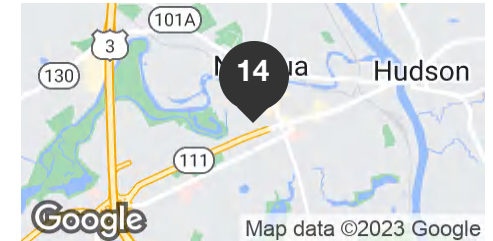
**SOUTHERN NH PORTFOLIO: 2 UNIT**

41 Chestnut Street, Nashua, NH 03060

Bldg Size: 2,800 SF Lot Size:

No. Units: 2

0.09 Acres



Dartmouth Region Portion, Map & Summary



1 DARTMOUTH REGION: 8 UNIT
155 N Main Street
Newport , NH 03773

2 DARTMOUTH REGION: 2 UNIT
11 Fern Street
Claremont , NH 03743

3 DARTMOUTH REGION: 2 UNIT
104 Summer Street
Claremont, NH 03743

4 DARTMOUTH REGION: 5 UNIT
22 Summer Street
Claremont , NH 03743

5 DARTMOUTH REGION: 5 UNIT
220 Broad Street
Claremont , NH 03743

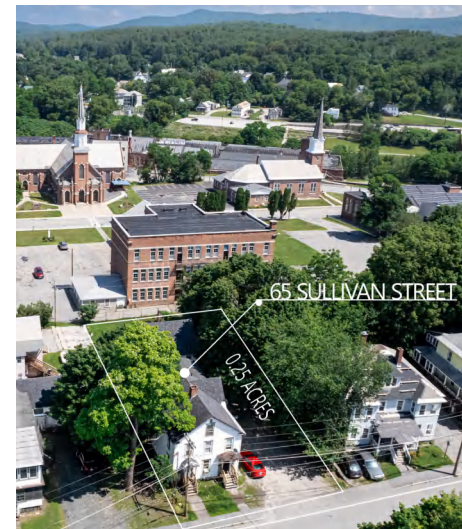
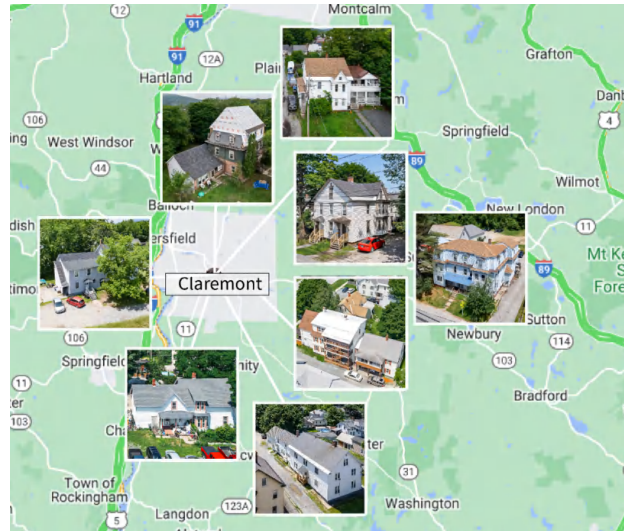
6 DARTMOUTH REGION: 4 UNIT
35 South Street
Claremont , NH 03743

7 DARTMOUTH REGION: 5-UNIT
65 Sullivan Street
Claremont, NH 03743

**8 DARTMOUTH REGION: 8 UNIT, UNDER
CONSTRUCTION - TO BE COMPLETED
BEFORE CLOSING**
8 Union Street
Claremont, NH 03743



Dartmouth Region Portion: 39 Units



Dartmouth Region: Example Units - Interior Pictures



Newport, 1 bedroom



155 N Main St, Newport



155 N Main St, Newport



155 N Main St, Newport



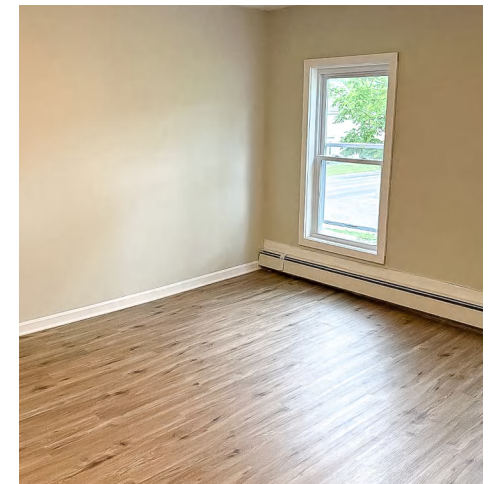
Claremont, 3+ bedroom



35 South St, Claremont




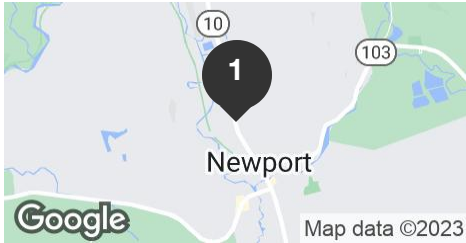



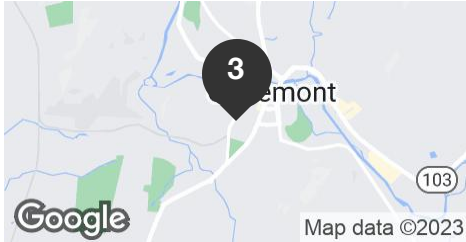


35 South St, Claremont



35 South St, Claremont



Dartmouth Region Portion: Properties Overview

1		DARTMOUTH REGION: 8 UNIT 155 N Main Street , Newport , NH 03773	Bldg Size: 7,200 SF No. Units: 8	Lot Size: 0.31 Acres	
2		DARTMOUTH REGION: 2 UNIT 11 Fern Street, Claremont , NH 03743	Bldg Size: 2,200 SF No. Units: 2	Lot Size: 0.08 Acres	
3		DARTMOUTH REGION: 2 UNIT 104 Summer Street , Claremont, NH 03743	Bldg Size: 2,400 SF No. Units: 2	Lot Size: 0.21 Acres	
4		DARTMOUTH REGION: 5 UNIT 22 Summer Street, Claremont , NH 03743	Bldg Size: 4,324 SF No. Units: 5	Lot Size: 0.40 Acres	



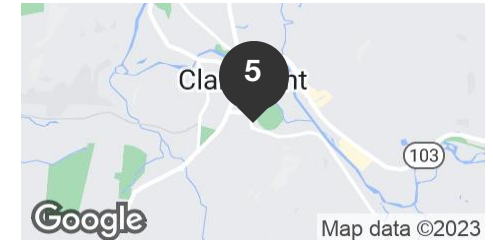
Dartmouth Region Portion: Properties Overview

5

**DARTMOUTH REGION: 5 UNIT**

220 Broad Street, Claremont, NH 03743

Bldg Size: 5,941 SF Lot Size: 0.25 Acres
No. Units: 5

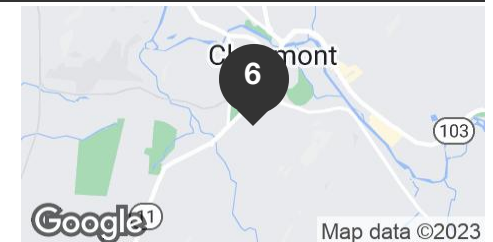


6

**DARTMOUTH REGION: 4 UNIT**

35 South Street, Claremont, NH 03743

Bldg Size: 3,596 SF Lot Size: 0.92 Acres
No. Units: 4

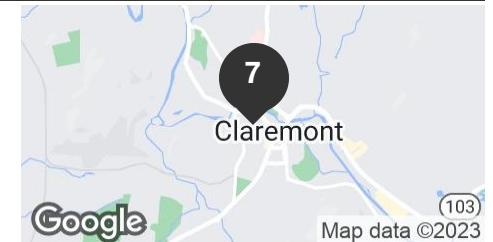


7

**DARTMOUTH REGION: 5-UNIT**

65 Sullivan Street, Claremont, NH 03743

Bldg Size: 4,737 SF Lot Size: 0.25 Acres
No. Units: 5

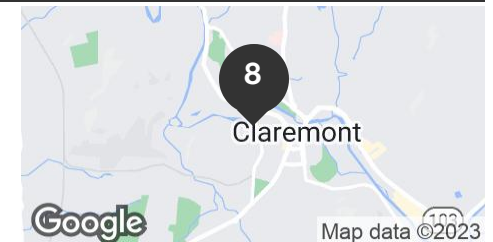


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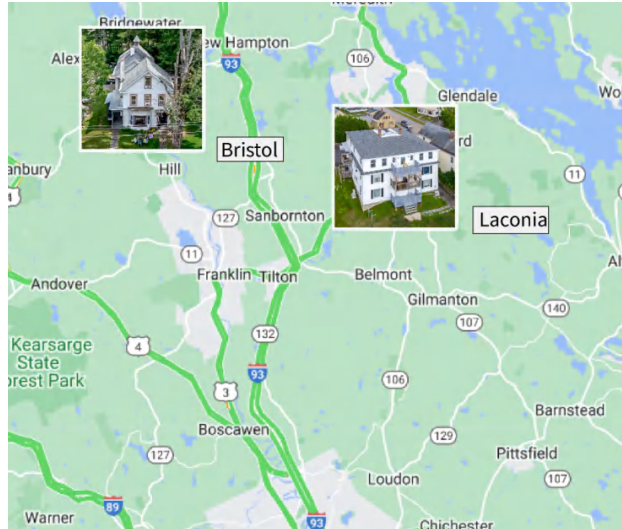
**DARTMOUTH REGION: 8 UNIT, UNDER CONSTRUCTION - TO BE COMPLETED BEFORE CLOSING**

8 Union Street, Claremont, NH 03743

Bldg Size: 3,915 SF Lot Size: 0.57 Acres
No. Units: 8



NH Lakes Region Portion: 13 Units



Breakdown Of Properties: Lakes Region Portfolio Map & Summary

1

**LAKES REGION: 8 UNITS IN TWO BUILDINGS**

145-153 Union Avenue, Laconia, NH 03246

Bldg Size:	8,802 SF	Lot Size:	0.44 Acres
No. Units:	8	Year Built:	1900

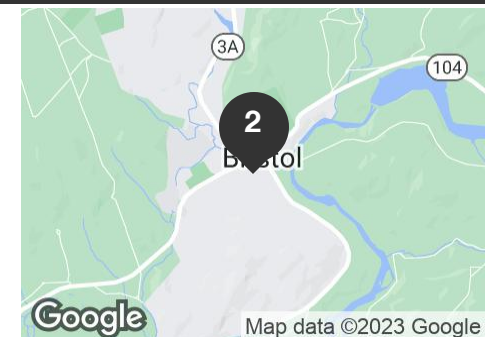


2

**LAKES REGION: 5 UNIT**

75 Beech Street, Bristol, NH 03222

Bldg Size:	4,450 SF	Lot Size:	0.38 Acres
No. Units:	5	Year Built:	1890



Lakes Region: Example Units - Interior Pictures



145 Union Ave, Laconia - view from the balcony



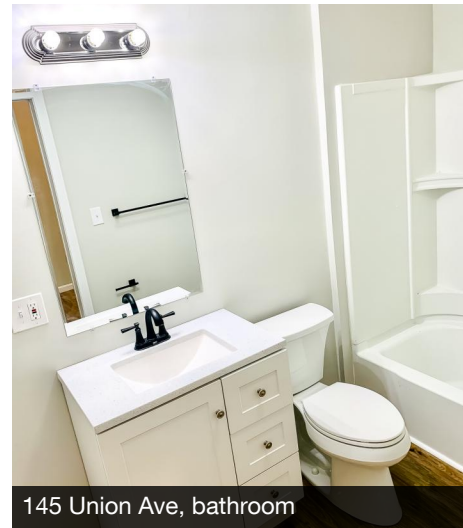
145 Union Ave, Laconia - living room



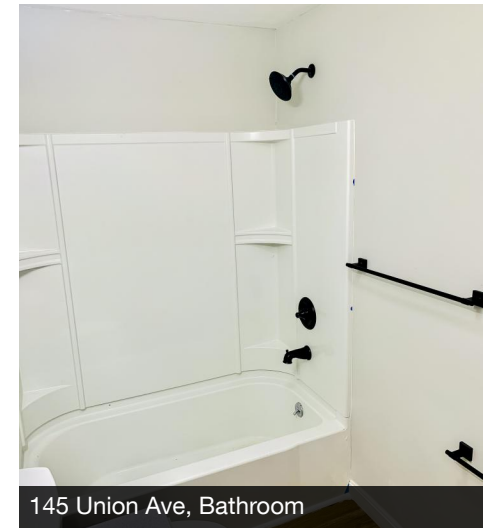
3 Bedroom Unit, 145 Union Ave, Laconia



145 Union Ave, Kitchen



145 Union Ave, bathroom



145 Union Ave, Bathroom



MULTI-FAMILY PORTFOLIO: 137 UNITS

FINANCIAL ANALYSIS

1

FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW	PRIMARY FINANCIALS	PRO-FORMA
Price	\$23,460,000	\$23,460,000
Price per SF	\$195	\$195
Price per Unit	\$171,241	\$171,241
GRM	9.37	8.62
CAP Rate	7.40%	8.20%
Cash-on-Cash Return (yr 1)	6.40%	9.59%
Total Return (yr 1)	\$688,533	\$875,564
Debt Coverage Ratio	1.28	1.41

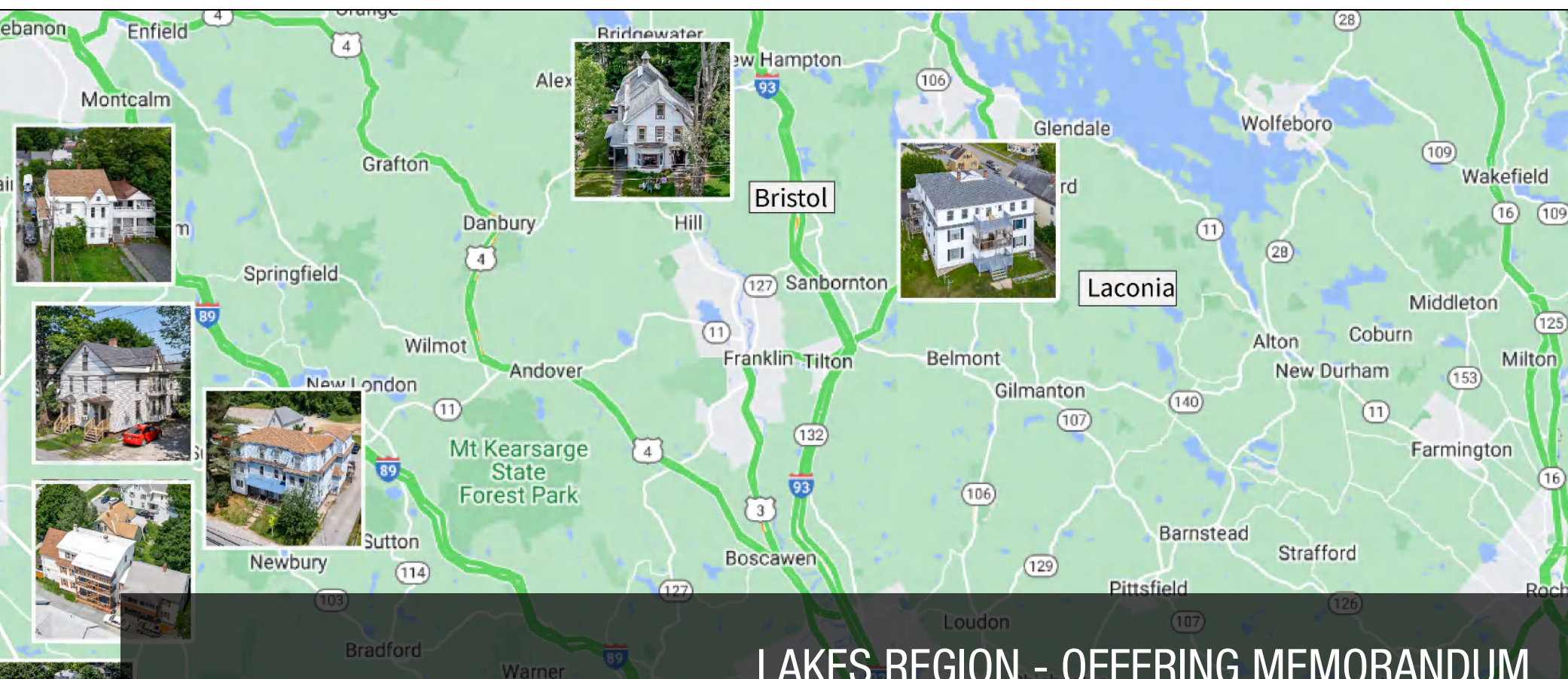
OPERATING DATA	PRIMARY FINANCIALS	PRO-FORMA
Gross Scheduled Income	\$2,503,476	\$2,721,348
Other Income	\$21,169	\$30,000
Total Scheduled Income	\$2,524,645	\$2,751,348
Vacancy Cost	\$100,139	\$81,640
Gross Income	\$2,424,506	\$2,669,708
Operating Expenses	\$688,793	\$746,963
Net Operating Income	\$1,735,713	\$1,922,745
Pre-Tax Cash Flow	\$375,335	\$562,367

FINANCING DATA	PRIMARY FINANCIALS	PRO-FORMA
Down Payment	\$5,865,000	\$5,865,000
Loan Amount	\$17,595,000	\$17,595,000
Debt Service	\$1,360,378	\$1,360,378



13 Units Multifamily Portfolio

LACONIA, NH



LAKE REGION - OFFERING MEMORANDUM

PRESENTED BY:

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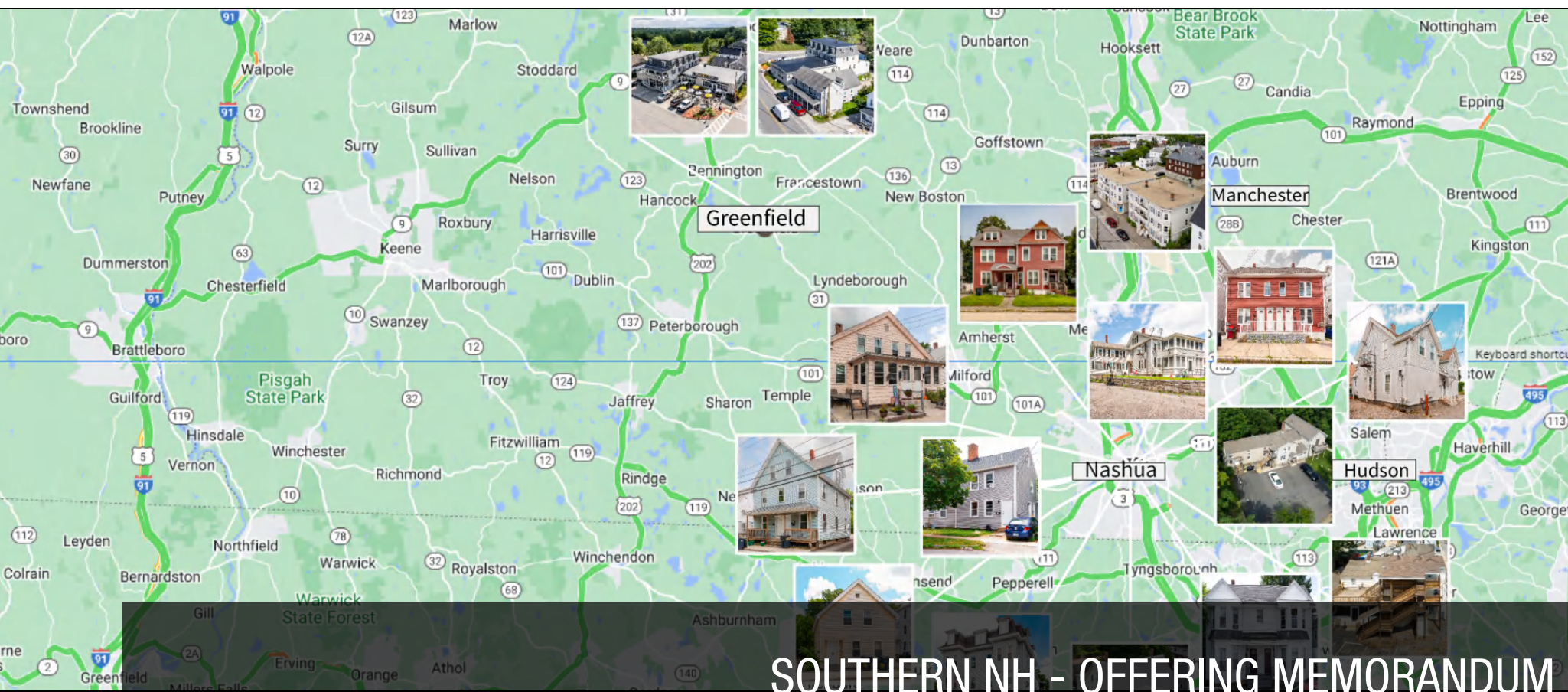
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85 Units Multi-Family Portfolio

NASHUA, NH



SOUTHERN NH - OFFERING MEMORANDUM

PRESENTED BY:

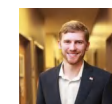
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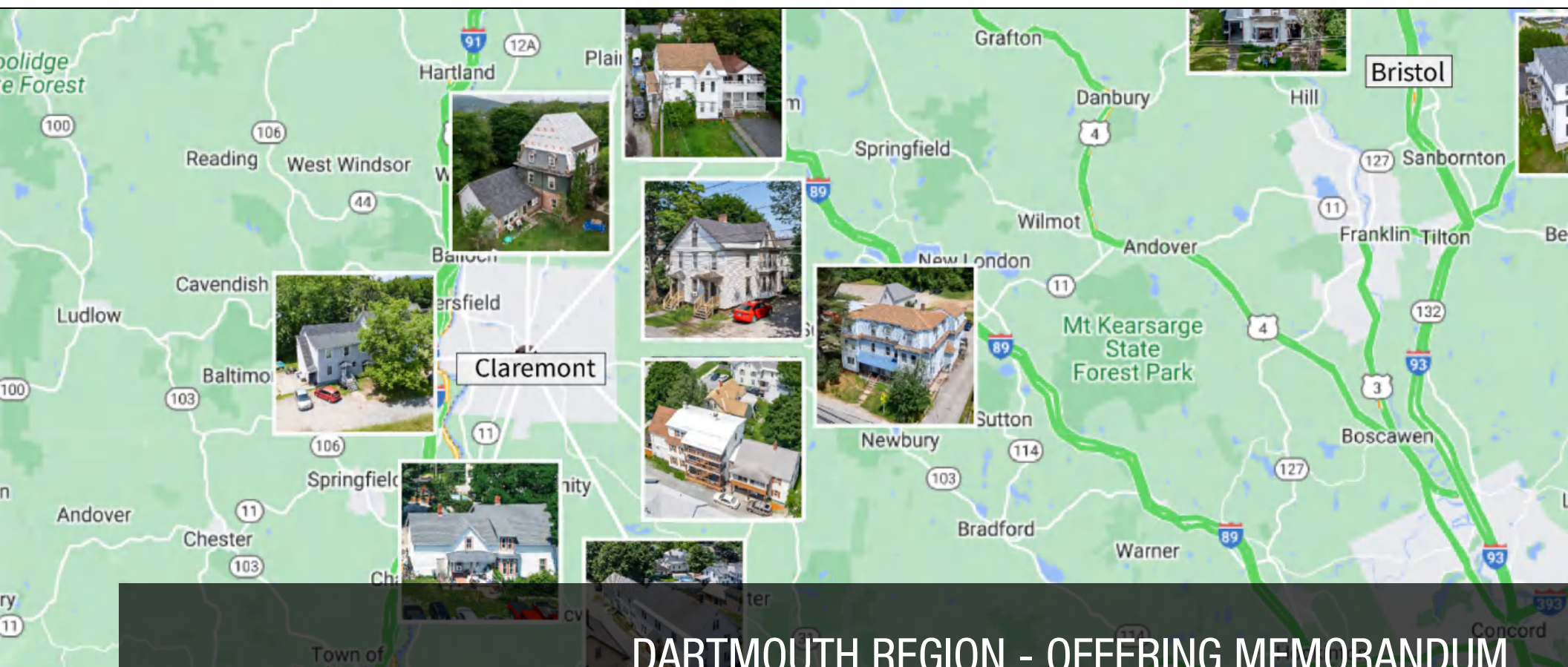
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39 Units Multi-Family Portfolio

CLAREMONT, NH



DARTMOUTH REGION - OFFERING MEMORANDUM

PRESENTED BY:

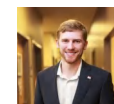
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NH #071469

Lakes Region Portion: 13 Units Portfolio



PROPERTY DESCRIPTION

This is a portfolio sale. Total of 2 properties consisting 3 buildings. These properties are located:

In Laconia, at 145 Union Ave and 153 Union Ave

In Bristol: 75 Beech Street

PROPERTY HIGHLIGHTS

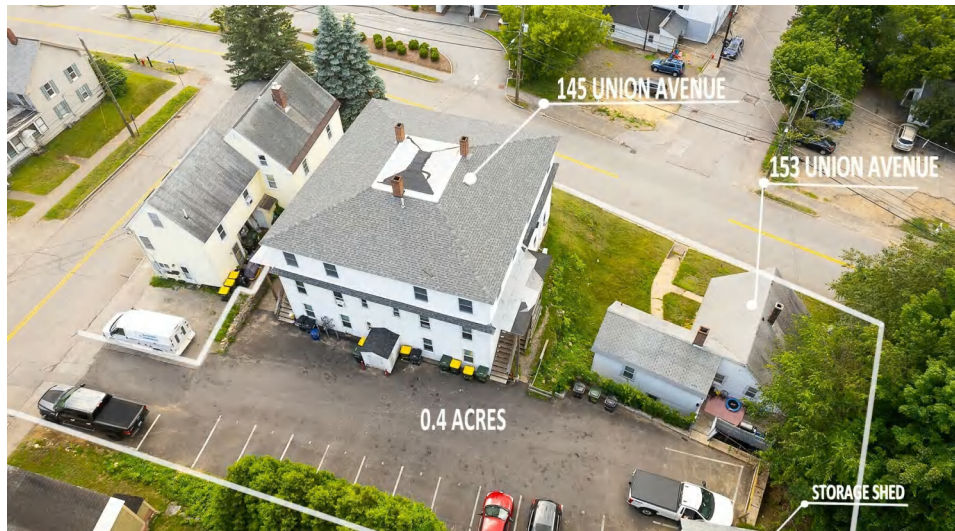
OFFERING SUMMARY

Sale Price:	\$1,950,000
Number of Units:	13
Price Per Unit:	\$150,000
Price Per Sqft:	\$148
NOI:	\$176,000
Cap Rate:	9%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	679	1,645	3,429
Total Population	1,296	3,472	7,428
Average HH Income	\$45,540	\$51,234	\$56,293



Lakes Region: 145-153 Union Ave, Laconia, NH

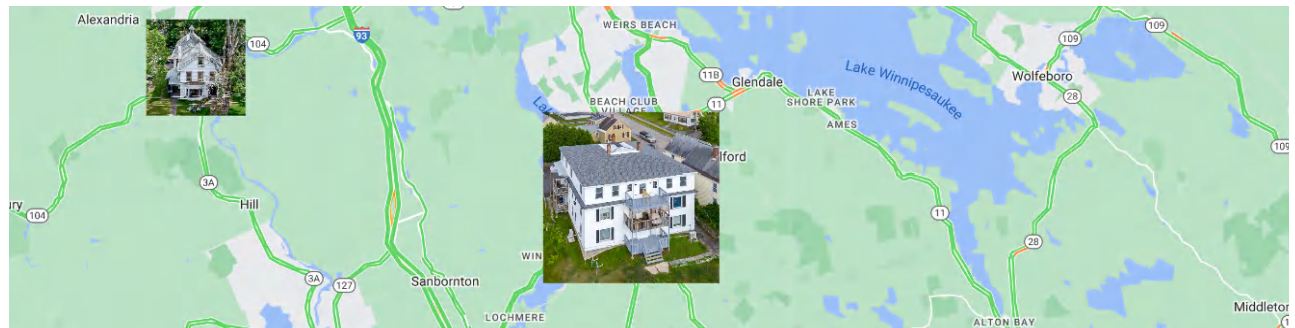


OFFERING SUMMARY

Number of Units:	8
Condition:	Very Good
Year Built:	1900
Available SF:	8,700 SF
Lot Size:	0.44 AC
Annual Rental Income:	\$165,500
Expense Ratio:	21%
Zoning:	UC
Water & Sewer:	Public
Appraised Value:	\$1,370,000
Zoning:	UC

PROPERTY OVERVIEW

Property consists of two buildings located on one lot with parking available for tenants of both properties. Total of six, spacious three-bedroom units in 145 Union Ave property and 1 two-bedroom, 1 one-bedroom units in the duplex at 153 Union Ave. New kitchens, both of the units on the third floor are brand-new. New roof, windows. Separate heat and electric. Great location in just a short walk from downtown Laconia.



Lakes Region: 75 Beech St, Bristol, NH



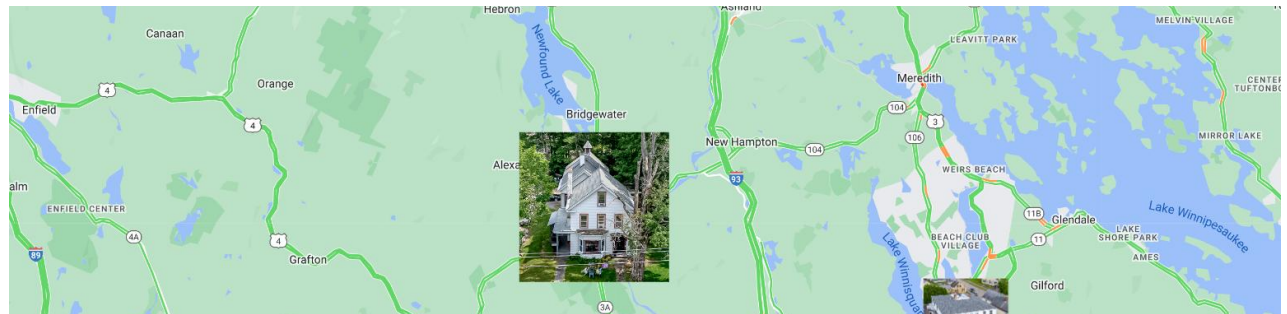
OFFERING SUMMARY

Number of Units:	7
Condition:	Good
Year Built:	1890
Living Area:	4,450 SF
Lot Size:	0.38 AC
Annual Rental Income:	\$69,276
Expense Ratio:	26%
NOI:	\$51,802
Zoning:	VR
Water & Sewer:	Public
Appraised Value:	\$560,000

PROPERTY OVERVIEW

This seven-unit apartment building features playground in back, all separate utilities and separate entrance to each unit. 2 one-bedroom apartments, 2 two-bedrooms and a three-bedroom. Each unit has separate electric meter, heat is separate. Private setting in a location with close commute to the lakes and attractions lakes region has to offer.

PROPERTY HIGHLIGHTS



Rent Roll - Lakes Region Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
145-1, Union Ave	3	1	1,200 SF	\$1,850	\$1.54	\$1,900	\$1.58	\$1,850	09/16/2022	09/15/2023
145-2, Union Ave	3	1	1,200 SF	\$1,600	\$1.33	\$1,900	\$1.58	\$1,100	05/19/2022	06/30/2024
145-3, Union Ave	3	1	1,200 SF	\$2,150	\$1.79	\$2,150	\$1.79	-	-	-
147-1, Union Ave	3	1	1,200 SF	\$1,600	\$1.33	\$1,850	\$1.54	\$1,600	08/01/2022	07/31/2024
147-2, Union Ave	3	1	1,200 SF	\$1,800	\$1.50	\$1,850	\$1.54	\$1,800	08/12/2022	08/11/2024
147-3, Union Ave	3	1	1,200 SF	\$2,150	\$1.79	\$2,150	\$1.79	-	-	-
153-1, Union Ave	2	1	900 SF	\$1,375	\$1.53	\$1,600	\$1.78	\$1,350	08/01/2022	07/31/2023
153-2, Union Ave	1	1	600 SF	\$1,100	\$1.83	\$1,450	\$2.42	\$900	05/19/2022	06/30/2024
Unit A - 75 Beech St	2	1	900 SF	\$1,150	\$1.28	\$1,550	\$1.72	-	05/19/2022	06/30/2025
Unit B - 75 Beech St	1	1	700 SF	\$1,200	\$1.71	\$1,300	\$1.86	-	01/15/2023	01/14/2024
Unit C - 75 Beech St	1	1	700 SF	\$1,000	\$1.43	\$1,300	\$1.86	\$750	05/19/2022	07/31/2024
Unit D - 75 Beech St	2	1	950 SF	\$1,600	\$1.68	\$1,700	\$1.79	\$1,600	04/22/2023	04/21/2024
Unit E - 75 Beech St	3	1	1,200 SF	\$823	\$0.69	\$923	\$0.77	\$898	09/12/2022	09/11/2023
TOTALS			13,150 SF	\$19,398	\$19.43	\$21,623	\$22.02	\$11,848		



Dartmouth Region Portion - 39 Units Portfolio



PROPERTY DESCRIPTION

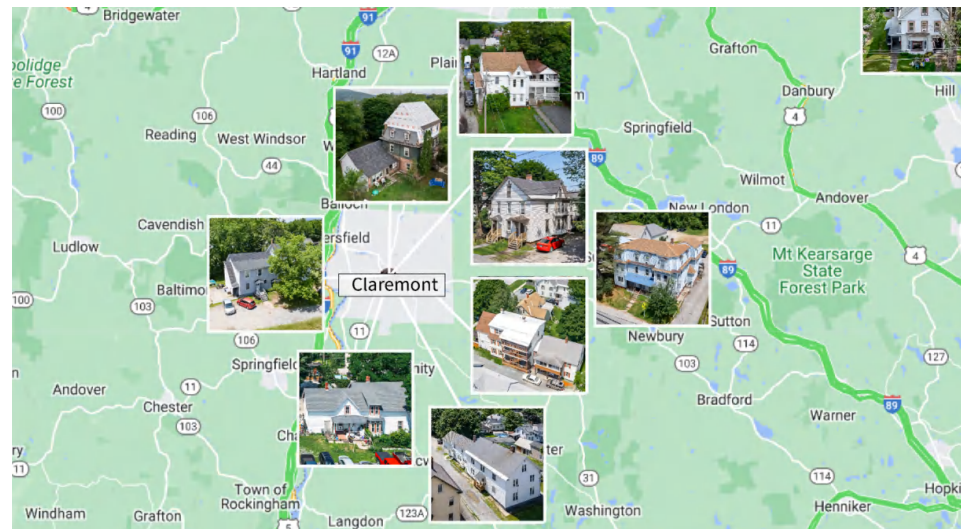
This is a portfolio sale. Total of 8 properties consisting 19 buildings. These properties are located:

In Newport at 155 N Main St

In Claremont: 11 Fern St, 104 Summer St, 155 N. Main St, 22 Summer St, 220 Broad St, 35 South St, 65 Sullivan St, 8 Union St.

PROPERTY HIGHLIGHTS

- Unit Mix:
- Studio: 1
- 1 Bedroom: 16
- 2 Bedroom: 10
- 3 Bedroom: 11



OFFERING SUMMARY

Sale Price:	\$5,152,000
Number of Units:	39
Price Per Unit:	\$136,900
Price Per Sqft:	\$163 per Sq.Ft.
NOI:	\$431,803.76
Cap Rate:	8.38%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	477	1,349	2,399
Total Population	858	2,394	4,320
Average HH Income	\$37,639	\$35,185	\$37,707



155 N Main Street, Newport, NH



OFFERING SUMMARY

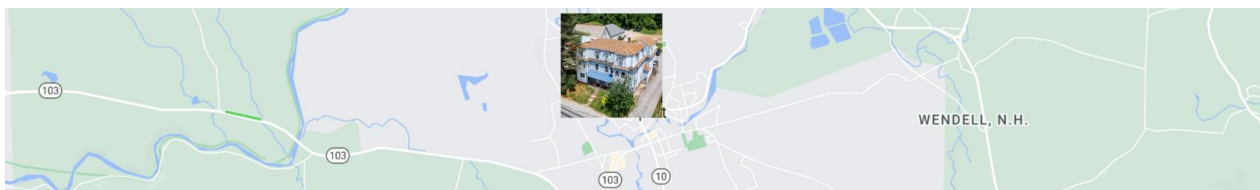
Number of units:	8
Condition:	Very good
Year built:	1900
Living Area:	7,200 SF
Lot Size:	0.31 Acres
Annual Rental Income:	\$139,452
Expense Ratio:	31%
NOI:	\$96,109
Zoning:	PB
Water & Sewer:	Public
Appraised value:	\$1,180,000

PROPERTY OVERVIEW

Strategically located multifamily rental property. All 8 units been upgraded and turned over, including 3 one-bedroom units, 3 two-bedroom and 2 three-bedroom units. Interior and exterior have undergone substantial improvements, including conversion of heat to gas from oil, ensuring efficiency and long-term savings. With \$119,474 invested in capital expenditures focused on upgrading the interior and HVAC systems, the property's value and appeal have skyrocketed. Located in a desirable proximity to employment, schools and shopping with frontage on N Main Street.

PROPERTY HIGHLIGHTS

- Separate electric meters for each unit | Large lot provides ample space for parking |



11 Fern Street, Claremont, NH



OFFERING SUMMARY

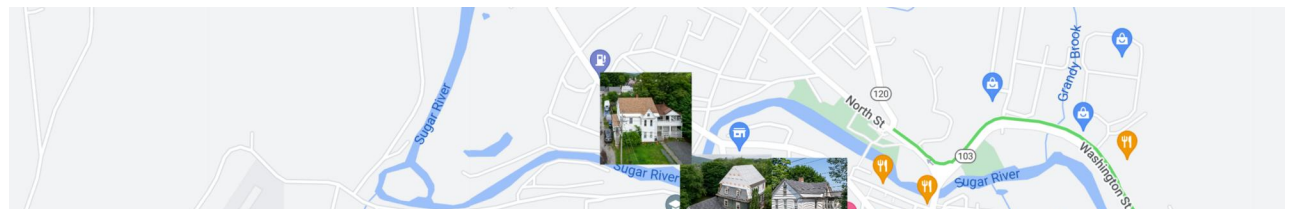
Number of Units:	2
Condition:	Above average
Year built:	1900
Living Area:	2,200 SF
Lot Size:	0.08 Acres
Annual Income:	\$41,100
Expense Ratio:	30%
NOI:	\$28,766
Zoning:	CR2 - City Center Res II
Water & Sewer:	Public
Appraised Value:	\$250,000

PROPERTY OVERVIEW

Duplex consisting of two large 3-bedroom units. Both units have updated kitchens, flooring and interior and one been completely renovated throughout. Newer windows, electrical and plumbing updates. Individual porch for each unit. On-site parking for 4 vehicles, accessible via paved driveway. Located in Central Claremont, just off Main St.

PROPERTY HIGHLIGHTS

- Separate electric meters for each unit
- Individual porch and private entrance for each unit



104 Summer Street, Claremont, NH



OFFERING SUMMARY

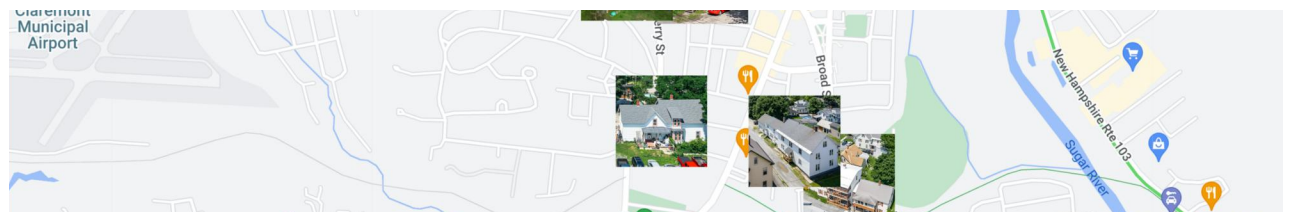
Number of units:	2
Year Built:	1930
Condition:	Above average
Livable Area:	2,400 SF
Lot Size:	0.21 Acres
Annual Rental Income:	\$40,800
Expense Ratio:	37%
NOI:	\$25,740
Water & Sewer:	Public
Zoning:	CR2
Appraised Value:	\$271,000

PROPERTY OVERVIEW

This duplex sits on a large lot, corner of Summer and Prospect Street. Two spacious three-bedroom units. Property been properly maintained. New roof. Interior of each unit been updated. Central heat via oil-fired boiler located in the basement.

PROPERTY HIGHLIGHTS

- Separate electric meters for each unit
- Located in well-established mixed-use neighborhood in Central Claremont



22 Summer Street, Claremont, NH



OFFERING SUMMARY

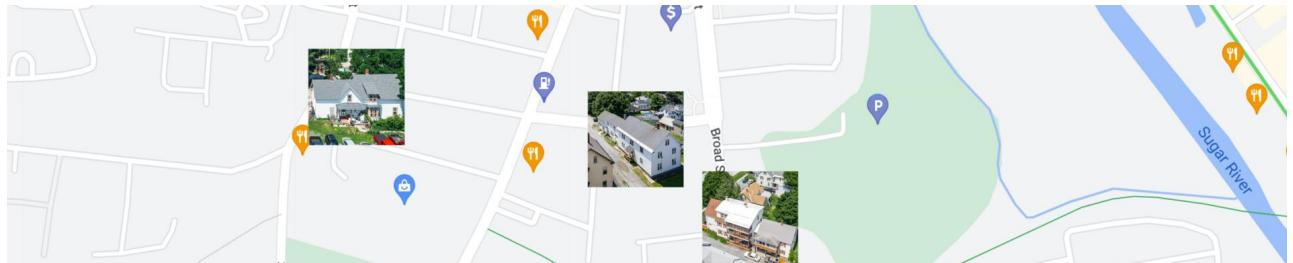
Unit Count:	5
Condition:	Good
Year Built:	1900
Living Area:	4,324 SF
Lot Size:	0.4 Acres
Annual Rental Income:	\$76,080
Expense Ratio:	35%
NOI:	\$49,102
Zoning:	CR2
Water & Sewer:	Public
Appraised Value:	\$600,000

PROPERTY OVERVIEW

Across the street from Stevens High School, this five-unit property offers 2 one-bedrooms, 1 two-bedroom and 1 three-bedroom units. Windows have been replaced, new vinyl tile floors, countertops and updated kitchens. Coin-op laundry in the basement. Plenty of yard space and individual garages provide storage options for each tenant's convenience.

PROPERTY HIGHLIGHTS

- Separate entrance to each unit | Excellent location with easy access to amenities and educational institutions |



220 Broad Street, Claremont, NH



OFFERING SUMMARY

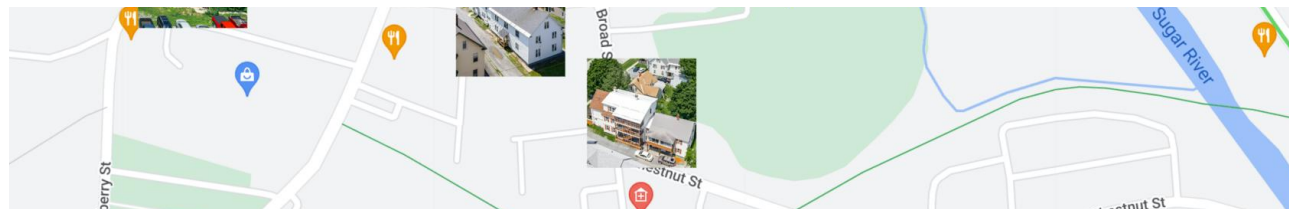
Number of Units:	5
Condition:	Good
Year Built:	1880
Living Area:	4,700 SF
Lot Size:	0.25 Acres
Annual Rental Income:	\$81,000
Expense Ratio:	35%
NOI:	\$53,042
Water & Sewer:	Public
Zoning:	CR2
Appraised Value:	\$660,000

PROPERTY OVERVIEW

This multifamily property is comprised of 5 residential units, 2 two-bedroom units and 3 three-bedroom units. One unit been completely redone with various updates and improvements to others. Over \$30,000 in Capital Expenditures by the current owner in '22-'23, focusing on interior and mechanical components upgrades.

PROPERTY HIGHLIGHTS

- Individual meters for electric use for each unit | Two farmer's porches for the tenant's enjoyment
- Good visibility and accessibility | Mix of residential and commercial neighborhood



35 South Street, Claremont, NH



OFFERING SUMMARY

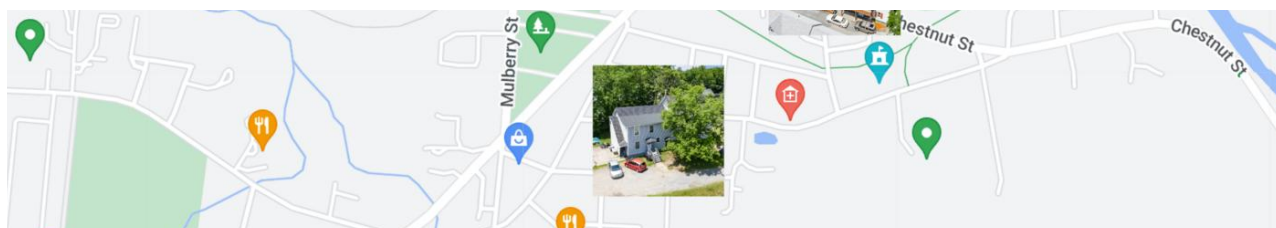
Number of Units:	4
Condition:	Very good
Year Built:	1935
Living Area:	4,500 SF
Lot Size:	0.92 Acres
Annual Rental Income:	76,200
Expense Ratio:	35%
NOI:	\$50,030
Water & Sewer:	Public
Zoning:	CR2
Appraised Value:	\$305,000

PROPERTY OVERVIEW

Situated on an large corner lot in highly appealing neighborhood, this fourplex features 1 one-bedroom unit, 2 three-bedrooms and 1 four-bedroom. Many improvements including new efficient boiler for and various interior updates. Corner of South Street and famous Nel Mar Heights, with both roadway access and the pedestrian walkway. On-site parking for 8 vehicles, as well as detached 3-stall covered carport for parking or additional storage for tenants.

PROPERTY HIGHLIGHTS

- Individual electric meters for each unit | Every unit has private entrance and covered carport/storage unit



65 Sullivan Street, Claremont, NH



OFFERING SUMMARY

Number of Units:	5
Condition:	Good
Year Built:	1920
Living Area:	4,737 SF
Lot Size:	0.25 Acres
Annual Rental Income:	\$83,280
Expense Ratio:	36%
NOI:	\$50,030
Water & Sewer:	Public
Zoning:	CR2
Appraised Value:	\$650,000

PROPERTY OVERVIEW

Well maintained five-unit offering 2 one-bedroom units, 2 two-bedroom units and 1 three-bedroom. Interior of two apartments been completely redone with modern finishes, vinyl tile floors, new countertops, wood cabinets. Co-op operated laundry in the basement and two separate heating systems. Many improvements by the current owner including interior, exterior and mechanical components. Back property line borders St Mary's School offering nice back yard overlooking school premises. Convenient location with easy access to amenities and transportation.

PROPERTY HIGHLIGHTS

- Separate electric meters, paid by the tenants | Separate heat in one of the units | Private entrance to each unit



8 Union Street, Claremont, NH



OFFERING SUMMARY

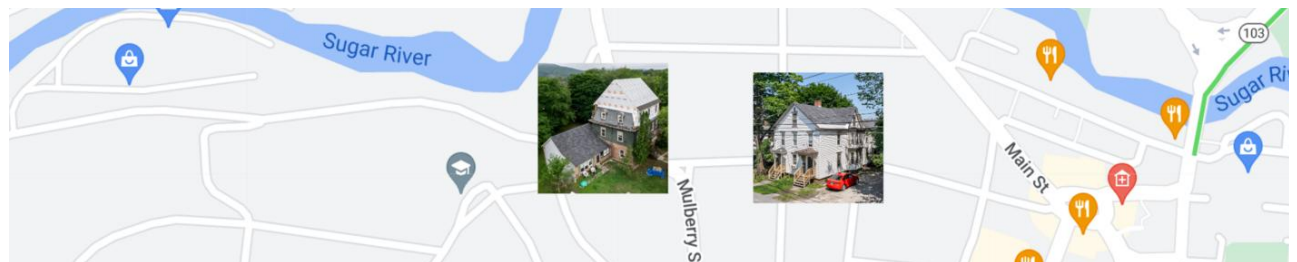
Number of Units:	8
Condition:	Undergoing renovation
Year Built:	1819
Living Area:	4,500 SF
Lot Size:	0.57 Acres
Pro-Forma Income:	\$132,600
Current Income:	\$33,000
Current Occupancy Rate:	20%
Pro-Forma NOI:	\$99,000
Water/Sewer:	Public

PROPERTY OVERVIEW

This eight-unit apartment building is undergoing renovation and is expected to be completed by Q4. Currently two units are occupied. Once finished, 6 one-bedroom brand new apartments are on the way in historic brick building with excellent curb appeal and plenty of parking and yard in back.

PROPERTY HIGHLIGHTS

- Separate electric meters for each unit | Separate heat, tank with separate meters for each unit



39 UNITS MULTI-FAMILY PORTFOLIO

FINANCIAL ANALYSIS

1

INCOME & EXPENSES

RENT ROLL

FINANCIAL SUMMARY

Rent Roll, Dartmouth Region Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
11 Fern Street Unit 2	3	1	1,000 SF	\$1,775	\$1.78	\$1,800	\$1.80	\$1,775	02/03/2023	02/02/2024
11 Fern Street Unit 2	3	1	1,200 SF	\$1,650	\$1.38	\$1,800	\$1.50	\$1,100	05/19/2022	06/30/2024
104 Summer St Unit 1	3	1	1,200 SF	\$1,700	\$1.42	\$1,400	\$1.17	\$1,400	05/19/2022	06/30/2024
104 Summer St Unit 2	3	1	1,200 SF	\$1,700	\$1.42	\$1,400	\$1.17	\$1,400	05/19/2022	06/30/2024
155 N Main Street, Unit 1	3	1	1,200 SF	\$1,700	\$1.42	\$1,800	\$1.50	\$1,400	08/01/2022	07/31/2024
155 N Main Street, Unit 2	1	1	700 SF	\$1,350	\$1.93	\$1,450	\$2.07	\$1,250	03/01/2023	12/31/2023
155 N Main Street, Unit 3	1	1	700 SF	\$980	\$1.40	\$1,080	\$1.54	\$800	05/19/2022	09/30/2023
155 N Main Street, Unit 4	3	1	1,200 SF	\$1,636	\$1.36	\$1,736	\$1.45	\$1,700	01/14/2023	01/13/2024
155 N Main Street, Unit 5	2	1	900 SF	\$1,475	\$1.64	\$1,650	\$1.83	\$1,450	10/01/2022	09/30/2023
155 N Main Street, Unit 6	2	1	900 SF	\$1,630	\$1.81	\$1,650	\$1.83	\$1,600	04/04/2023	04/03/2024
155 N Main Street, Unit 7	2	1	900 SF	\$1,400	\$1.56	\$1,650	\$1.83	\$200	05/19/2022	06/30/2024
155 N Main Street, Unit 8	1	1	700 SF	\$1,450	\$2.07	\$1,450	\$2.07	\$1,450	04/01/2023	09/30/2023
22 Summer Street Unit 1	2	1	900 SF	\$1,550	\$1.72	\$1,650	\$1.83	-	05/25/2023	05/24/2024
22 Summer Street Unit 2 - Studio	1	1	300 SF	\$900	\$3.00	\$1,000	\$3.33	-	-	-
22 Summer Street Unit 3	3	1	1,200 SF	\$1,650	\$1.38	\$1,800	\$1.50	-	05/19/2022	07/31/2024
22 Summer Street Unit 4	1	1	700 SF	\$1,030	\$1.47	\$1,130	\$1.61	\$640	05/19/2022	07/31/2024
22 Summer Street Unit 5	2	1	900 SF	\$1,210	\$1.34	\$1,310	\$1.46	\$900	05/19/2022	07/31/2024
220 Broad Street Unit 1	2	1	900 SF	\$1,450	\$1.61	\$1,500	\$1.67	\$1,062	05/19/2022	06/30/2024
220 Broad Street Unit 2	2	1	900 SF	\$1,450	\$1.61	\$1,500	\$1.67	\$1,102	05/19/2022	07/31/2024
220 Broad Street Unit 3	1	1	700 SF	\$1,200	\$1.71	\$1,350	\$1.93	\$552	05/19/2022	06/30/2024
220 Broad Street Unit 4	2	1	900 SF	\$1,450	\$1.61	\$1,500	\$1.67	-	05/12/2023	05/11/2024
220 Broad Street Unit 5	1	1	700 SF	\$1,200	\$1.71	\$1,350	\$1.93	\$842	05/19/2022	06/30/2024
35 South Street Unit 1	3	1	1,200 SF	\$1,700	\$1.42	\$1,800	\$1.50	\$1,650	10/01/2022	09/30/2023



Rent Roll, Dartmouth Region Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
35 South Street Unit 2	1	1	700 SF	\$1,200	\$1.71	\$1,350	\$1.93	\$600	05/19/2022	06/30/2024
35 South Street Unit 3	4	1	1,400 SF	\$1,775	\$1.27	\$1,950	\$1.39	-	-	-
35 South Street Unit 4	3	1	1,200 SF	\$1,650	\$1.38	\$1,800	\$1.50	\$628	05/19/2022	06/30/2024
65 Sullivan Street Unit 1	1	1	700 SF	\$1,200	\$1.71	\$1,350	\$1.93	\$690	05/19/2022	06/30/2024
65 Sullivan Street Unit 2	1	1	700 SF	\$1,200	\$1.71	\$1,350	\$1.93	\$875	05/19/2022	11/30/2023
65 Sullivan Street Unit 3	2	1	900 SF	\$1,260	\$1.40	\$1,600	\$1.78	-	05/19/2022	06/30/2023
65 Sullivan Street Unit 4	2	1	900 SF	\$1,680	\$1.87	\$1,700	\$1.89	\$1,600	05/20/2023	05/19/2024
65 Sullivan Street Unit 5	3	1	1,200 SF	\$1,600	\$1.33	\$1,800	\$1.50	\$1,225	05/19/2022	06/30/2024
Under Construction:8 Union Street - Unit 1	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
Under Construction:8 Union Street - Unit 2	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
Under Construction:8 Union Street - Unit 3	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
Under Construction:8 Union Street - Unit 4	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
Under Construction:8 Union Street - Unit 5	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
Under Construction:8 Union Street - Unit 6	1	1	652 SF	-	-	\$1,400	\$2.15	-	-	-
8 Union Street - Unit 7	3	1	800 SF	\$1,650	\$2.06	\$1,750	\$2.19	\$1,650	11/18/2022	11/11/2023
8 Union Street - Unit 8	1	1	560 SF	\$1,100	\$1.96	\$1,250	\$2.23	\$99	12/01/2022	12/31/2023
TOTALS			34,072 SF	\$47,551	\$54.17	\$59,056	\$71.03	\$29,640		
AVERAGES			874 SF	\$1,441	\$1.64	\$1,514	\$1.82	\$1,098		



Financial Summary

INVESTMENT OVERVIEW

Price	\$5,152,000
Price per SF	\$157
Price per Unit	\$132,103
GRM	7.71
CAP Rate	8.38%
Cash-on-Cash Return (yr 1)	10.65%
Total Return (yr 1)	\$193,443
Debt Coverage Ratio	1.39

OPERATING DATA

Gross Scheduled Income	\$667,812
Other Income	\$7,084
Total Scheduled Income	\$674,896
Vacancy Cost	\$20,034
Gross Income	\$654,861
Operating Expenses	\$223,057
Net Operating Income	\$431,804
Pre-Tax Cash Flow	\$122,153

FINANCING DATA

Down Payment	\$1,147,000
Loan Amount	\$4,005,000
Debt Service	\$309,651

Income & Expenses, Dartmouth Region

INCOME SUMMARY

Vacancy Cost	(\$20,034)
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GROSS INCOME	\$654,861
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EXPENSES SUMMARY

Property Taxes (actual+estimate, 2023):	\$53,310
Insurance (actual):	\$22,489
R&M (broker's estimate):	\$28,467
Electric (actual):	\$3,150
Water & Sewer (actual):	\$26,249
Gas (actual):	\$54,309
Trash Removal (actual):	\$6,637
Landscaping & Snow Removal (broker's estimate):	\$6,798
Pest Control (actual):	\$1,758
Plumbing (actual):	\$2,229
Property Management (actual):	\$14,116
Administrative (actual):	\$362
Fees & Misc:	\$3,183

OPERATING EXPENSES	\$223,057
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NET OPERATING INCOME	\$431,804
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Southern NH Portion - 85 Units Portfolio



PROPERTY DESCRIPTION

This is portfolio sale. Total of 16 properties consisting 19 buildings. Properties are located in Nashua, Hudson, Manchester and Greenfield.

1 property is a waterfront and is located in Hudson at 87 Central St.

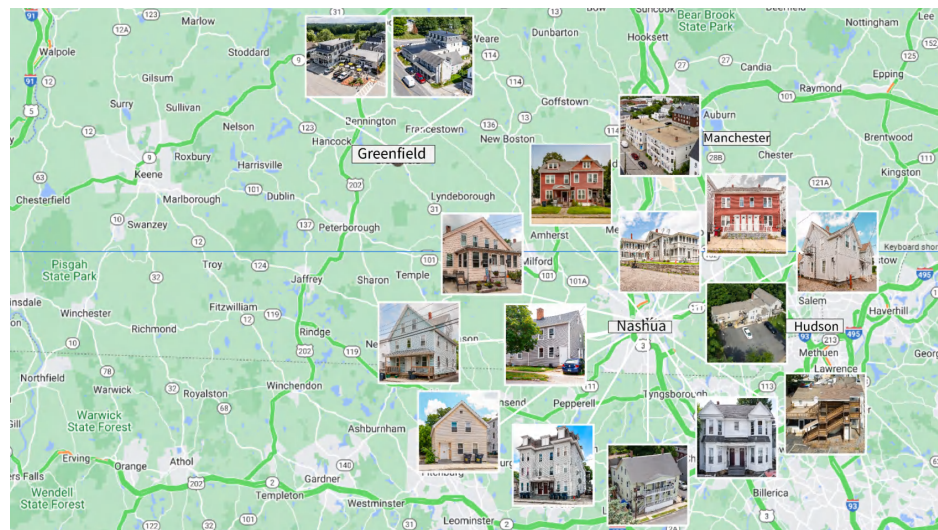
12 properties are located in Nashua: 70 Chestnut St, 72 Chestnut St, 7 Mason St, 1-3 Worcester St, 8-10 Temple Pl, 16-18 Granite St, 90-92 Tolles St, 6-8 Fulton St, 76 Ledge St, 8-10 Courtland St, 41 Chestnut St, 13-15 Pleasant St.

1 property is in Manchester at 215 Wilson St.

2 properties in Greenfield: 4 Slip Rd & 771 Forest Rd.

UNIT MIX:

- Studio: 13 units | One-Bedroom: 27 units |
- Two-Bedroom: 15 units | 3 Bedroom: 27 units |
- Commercial: 3 units



OFFERING SUMMARY

Sale Price:	\$16,994,000
Number of Units:	85
Price per Unit:	\$199,929
Price per Sq.Foot.	\$228
NOI:	\$1,200,084.80
Cap Rate:	7.06%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	823	2,969	8,715
Total Population	1,873	7,339	21,282
Average HH Income	\$60,698	\$58,920	\$62,302



87 Central Street, Hudson, NH



OFFERING SUMMARY

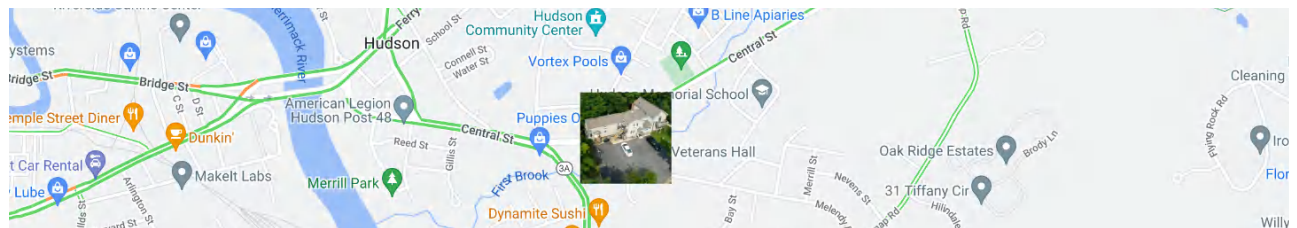
Number of Units:	8
Condition:	Very good
Year Built:	1900
Living Area:	3,150 Sq.Ft.
Lot Size:	0.985 ac
Annual Rental Income:	\$118,200
Expense Ratio:	27%
Occupancy Rate:	100%
NOI:	\$82,795
Water & Sewer:	Public
Zoning:	R2

PROPERTY OVERVIEW

Situated on Central St in Hudson, this two-story eight-unit building boasts scenic views overlooking the Melendys Pond. Half of the apartments are studios and the other 4 one-bedrooms. Potential for 9th unit. Property features one-car garage and freshly paved parking area in front. Five out of eight units been completely upgraded with various updates to all, including kitchens, flooring, plumbing, electrical upgrades and new forced hot air system.

PROPERTY HIGHLIGHTS

- New hot forced air heating system | Private setting | Waterfront | Large lot size, just below one acre |



4 Slip Rd & 771 Forest Rd, Greenfield

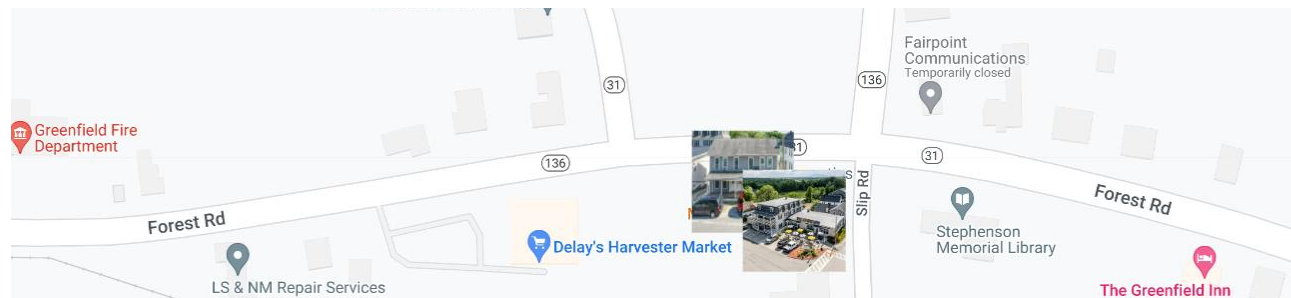


OFFERING SUMMARY

Number of Units:	12
Condition:	Very good
Year Built:	1750
Living Area:	10,950 Sqft
Lot Size:	0.343 Acres
Annual Rental Income:	\$223,500
Expense Ratio:	25.8%
NOI:	\$155,237
Occupancy:	100%
Water/Sewer:	City Well/City Septic

PROPERTY OVERVIEW

This mixed-use property consists of 11 residential units and successful restaurant, leased thru the end of 2027. Two buildings, mixed use property at 4 Slip and fourplex at 771 Forest Road, both located on the arguably the best corner in downtown Greenfield. All restaurant equipment is included in the sale. Full laundry room for tenants and plenty of parking and storage. After complete overhaul in 2011, units been well-maintained and new improvements took place including heating system at 4 Slip Rd.



Tenant Profile - Restaurant, Greenfield



OPERATION HOURS:

- Tues - Thurs 11:00am - 9:00pm
- Fri - Sat 11:00am - 10:00pm
- Sun 11:00 am - 8:00 pm
- Monday - closed.

ABOUT MI CORAZON:

Family owned Mexican Restaurant with the purpose of making our customers feel as if they're sitting at the family table while taking their tastebuds for a trip around Mexican cuisine.

Authentic Mexican dishes are freshly prepared with the best ingredients offering a wide variety of staple dishes. Mi Corazon has been carefully thought out, from renovations, food and cocktail menu to décor with their customers in mind.

TENANT OVERVIEW

Company:	Mi Corazon Mexican Grill
Location:	4 Slip Road, Greenfield, NH
Lease:	5 years, Modified Gross Lease
Lease Term:	Dec 2022 to Nov 2027 + 5-year option to extend
Lease Rate:	Base rent of \$3,000/month or \$36,000/year
Utilities paid by tenant:	Heat, oil/propane, power, light, telephone, internet
Reimbursement:	Water & Sewer - \$250/month, half of the trash removal bill.
Leased premises:	appr. 2,400 square feet, summer patio
Website:	https://micorazonmexicangrill.com/

RENT SCHEDULE

5-YEAR LEASE	BASE RENT	INCREASE	ADDITIONAL
2023	\$36,000	3%	appr. \$6,600 per year
2024	\$37,080	3%	
2025	\$38,192	3%	
2026	\$39,338	3%	
2027	\$40,518	3%	
Five-year option to extend after Nov'27 to Nov'32 (if executed)	\$41,733	3%	



215 Wilson Street, Manchester, NH



OFFERING SUMMARY

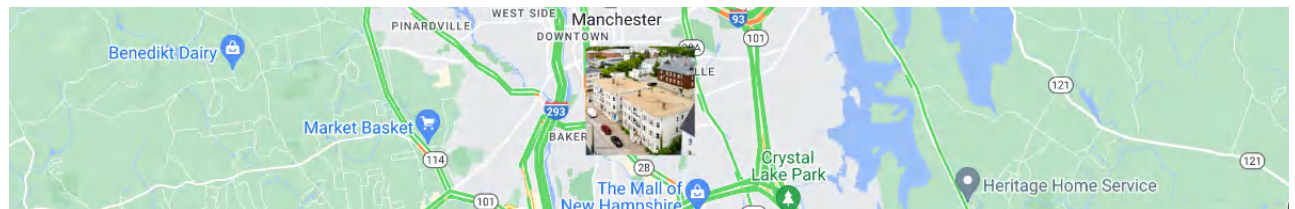
Number of Units:	12
Year Built:	1880
Condition:	Good to Very Good
Living Area:	15,600 Sq.ft
Lot Size:	0.25 Acres
Rental Income:	\$246,000
NOI:	\$205,419
Occupancy:	1 vacancy
Water & Sewer:	Public
Zoning:	R-3
Appraisal Value:	\$2,130,000

PROPERTY OVERVIEW

This twelve multi-unit walk-up property is located in Manchester. 3-story building with vinyl siding exterior and 10 residential, spacious three-bedroom one bath units, fully rented. All units feature new kitchens, appliances, flooring, updated mechanical and plumbing systems. Two commercial suits located on the ground level.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants
- Large parking lot in back with two spots per unit as well as plenty of street parking in front.



7 Mason Street, Nashua, NH



OFFERING SUMMARY

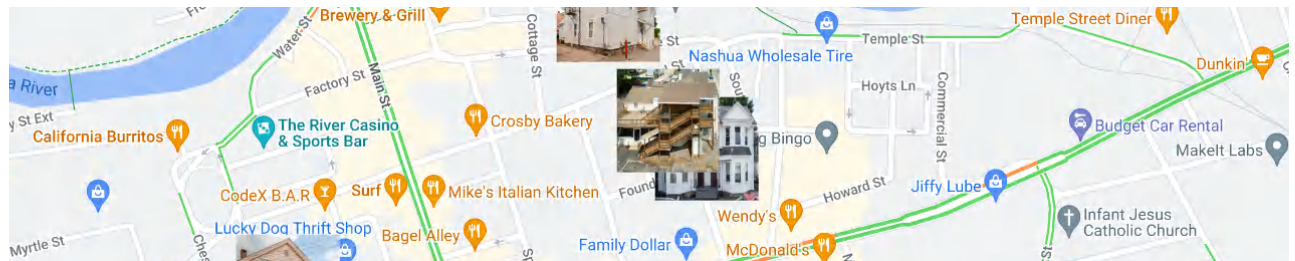
Number of Units:	10
Condition:	Excellent
Year Built	1900
Living Area:	3,450 SF
Lot Size:	0.234 Ac
Annual Rental Income:	\$135,000
Expense Ratio:	22.3%
NOI:	\$107,868
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Ten-unit, three-story apartment building with 8 studios, 1 one-bedroom and 1 two-bedroom unit. All units fully upgraded with new kitchens, floors and bathrooms. Exterior improvements include a new roof and freshly paved driveway. Just a short walk from Nashua downtown. New mechanical systems, including a new boiler.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants | Close proximity to major highways, Route 3 and 111



8-10 Temple Place, Nashua, NH

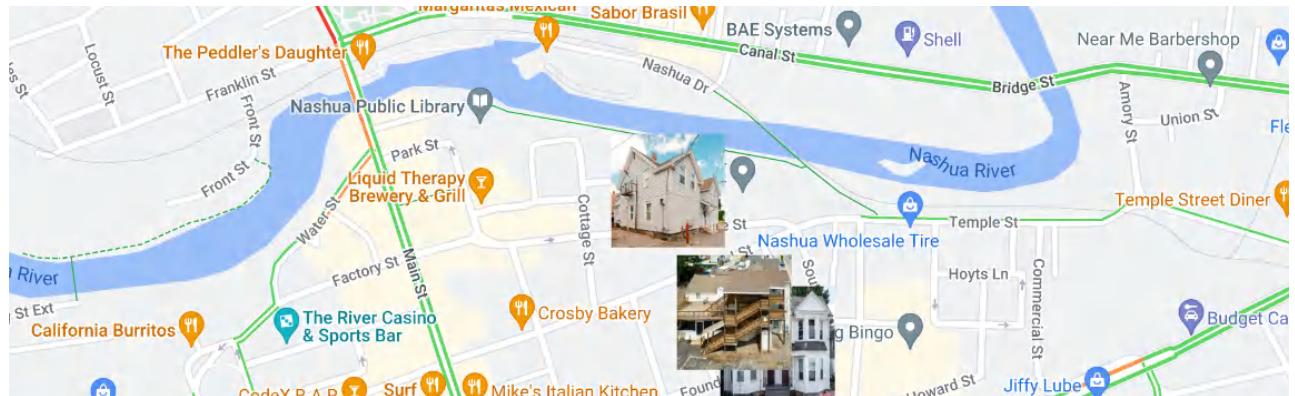


OFFERING SUMMARY

Number of Units:	7
Condition:	Good
Year Built:	1900
Living Area:	3,150 Sq. Ft.
Lot Size:	0.074 Ac
Rental Income:	\$96,408
Expense Ratio:	30%
NOI:	\$65,348
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This apartment building offers seven one-bedroom, one bath units. Conveniently located in downtown Nashua with close proximity to stores, dining, parks and public transportation.



72 Chestnut Street, Nashua



OFFERING SUMMARY

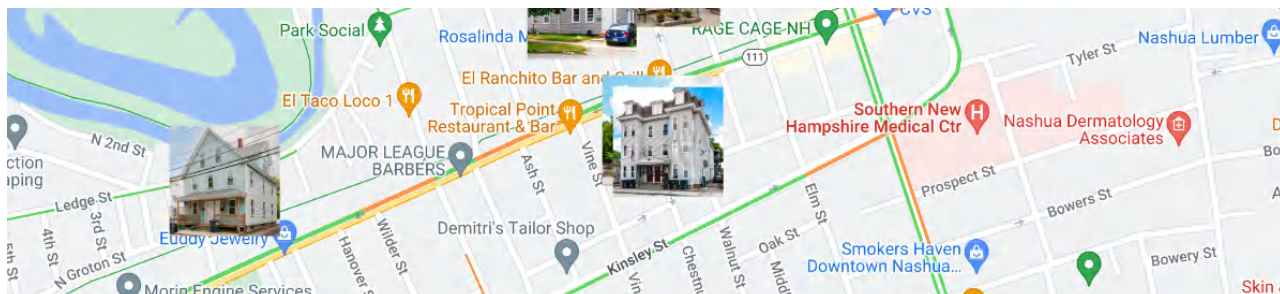
Number of Units:	6
Condition:	Very good
Year Built:	1890
Living Area:	9,500 Sq.Ft
Lot Size:	0.102 Ac
Rental Income:	\$148,200
Expense Ratio:	21%
NOI:	\$116,552
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Six-unit multifamily with all six three-bedroom, one bath spacious apartments. Every unit been renovated and updated with modern finishes. Electrical and mechanical upgrades. Brand new roof and siding. On-site, paved parking area.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants | Great location with close proximity to city amenities.



8-10 Courtland Street, Nashua



OFFERING SUMMARY

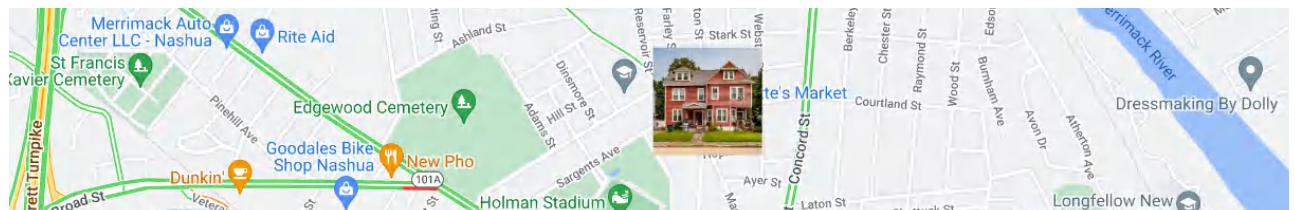
Unit Count:	5
Condition:	Excellent
Year Built:	1900
Living Area:	3,550 Sqft
Lot Size:	0.168 Ac
Annual Rental Income:	\$94,800
Expense Ratio:	26%
NOI:	\$66,518
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This five-unit in North End of Nashua is fully lead-free. Features 1 Studio, 2 one-bedroom, a two-bedroom and a three-bedroom unit. Four out of five been fully upgraded with new kitchens, cabinets, flooring, plumbing, updates throughout. Capital expenditures in the amount of \$192,000 been invested in renovation and lead abatement by the seller.

PROPERTY HIGHLIGHTS

- Attractive five-unit in the North End of Nashua with many improvements including roof, windows, siding
- Recently paved on-site parking on a large lot



90-92 Tolles Street, Nashua, NH



OFFERING SUMMARY

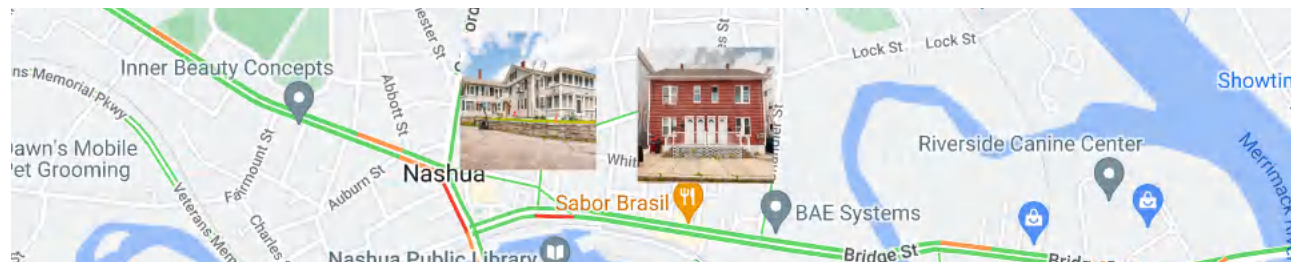
Number of Units:	4
Condition:	Excellent
Year Built:	1900
Living Area:	3,600 Sqft
Lot Size:	3.18 Acres
Annual Rental Income:	\$88,776
Expense Ratio:	25%
NOI:	\$64,604
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Lead-free fourplex with 2 two-bedrooms and 2 three-bedroom units. One apartment been completely renovated with modern finishes. Both units been professionally de-leaded and certified for safety and piece of mind. New siding, roof, windows and many interior updates.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants | Lead-free certified



1-3 Worcester Street, Nashua, NH



OFFERING SUMMARY

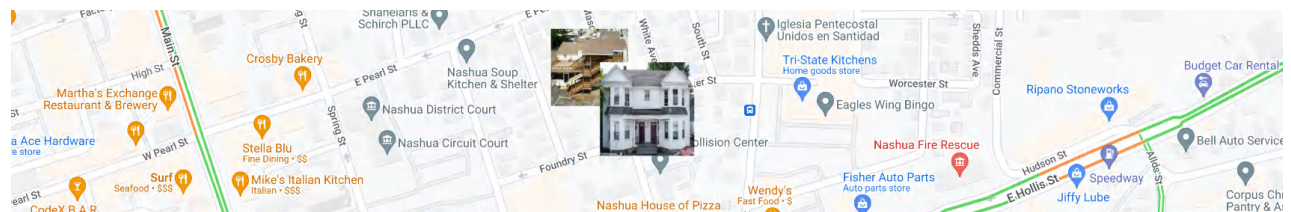
Number of Units:	4
Condition:	Excellent
Year Built	1900
Living Area:	2,900 Sq.Ft.
Lot Size:	0.063 Ac
Rental Income:	\$69,660
Expense Ratio:	25%
NOI:	\$52,050
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This two-story fourplex features four spacious one-bedroom / one bath units in the heart of Downtown Nashua. All units been turned over and fully renovated with vinyl flooring, new kitchens, bathrooms, some new windows and many other updates. New gas heating system.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants
- New gas heating system All units been turned over and fully renovated



6-8 Fulton Street, Nashua, NH



OFFERING SUMMARY

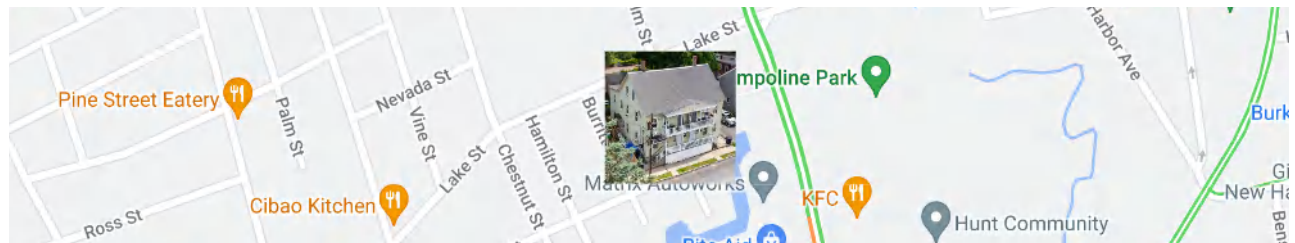
Number of Units:	4
Condition:	Very Good
Year Built:	1880
Living Area:	3,200 SF
Lot Size:	0.058 Acres
Annual Rental Income:	\$92,364
Expense Ratio:	25%
NOI:	\$69,821
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This neat fourplex has 2 two-bedroom and 2 three-bedroom units. Three out of four been turned over and fully renovated with new kitchens, cabinets, flooring, bathrooms and many other updates.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants
- Close to exit's 4 and 5 off Route 3 & public transit



13-15 Pleasant Street, Nashua, NH



OFFERING SUMMARY

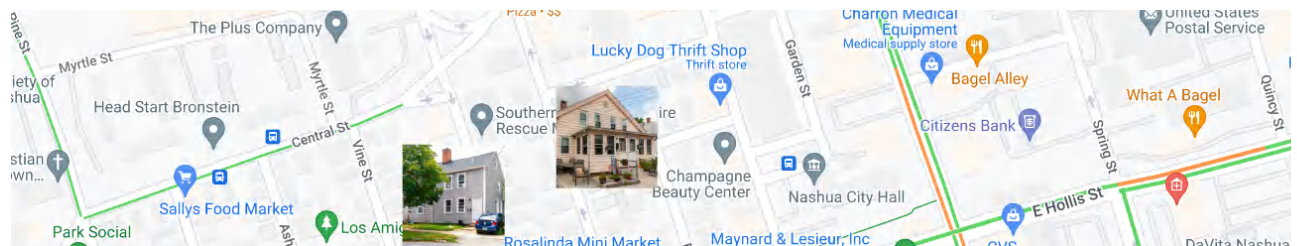
Number of Units:	3
Condition:	Very good
Year Built:	1900
Living Area:	3,200 Sqft
Lot Size:	0.086 Acres
Annual Rental Income:	\$64,500
Expense Ratio:	25%
NOI:	\$48,346
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Triplex with 2 of two-bedroom units and 1 three bedroom been fully renovated. Located in a great proximity to downtown and across the street from parking garage for additional parking options.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants
- 3-Family Townhouse style, great location



16-18 Granite Street, Nashua, NH



OFFERING SUMMARY

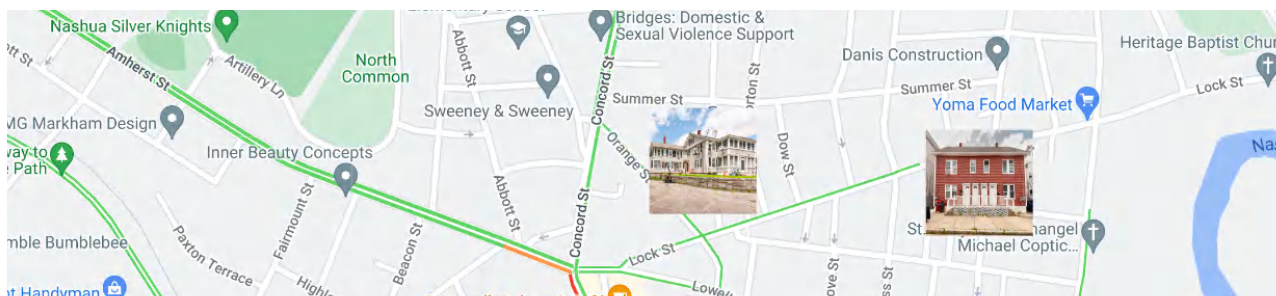
Number of units:	3
Condition:	Good
Year Built:	1890
Living Area:	4,050 SF
Lot Size:	0.355 Acres
Rental Income:	\$72,060
Expense Ratio:	25%
NOI:	\$53,198
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Bright triplex in the North End of Nashua with three spacious units. Three-bedroom two-bath, and 2 large two-bedrooms with one bath each. Walking distance to downtown, Greeley Park and Holman Stadium. Garage.

PROPERTY HIGHLIGHTS

- Separate utilities: electric meters, heat (forced air), paid by tenants | North End of Nashua



76 Ledge Street, Nashua, NH



OFFERING SUMMARY

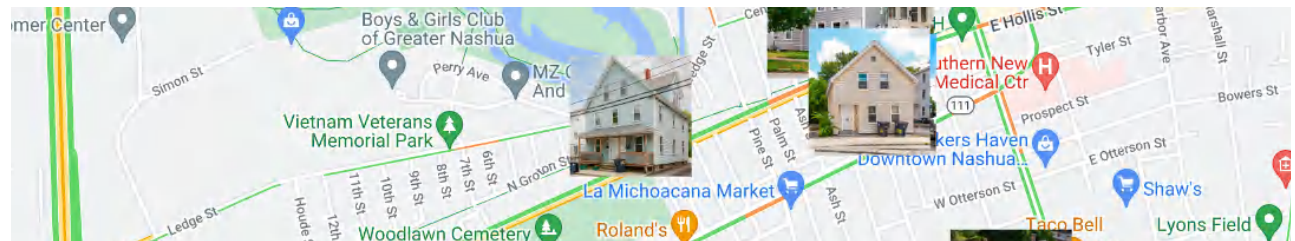
Number of Units:	3
Condition:	Good
Year Built:	1880
Living Area:	3,300 SF
Lot Size:	0.135 Acres
Annual Rental Income:	\$71,520
Expense Ratio:	25%
NOI:	\$54,036
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This triplex has 2 two bedroom and 1 three-bedroom apartments. Many updates been done to the interior and exterior, including new asphalt roof, many upgrades to interior.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants
- Freshly paved on-site parking lot for tenant's convenience



41 Chestnut Street, Nashua, NH



OFFERING SUMMARY

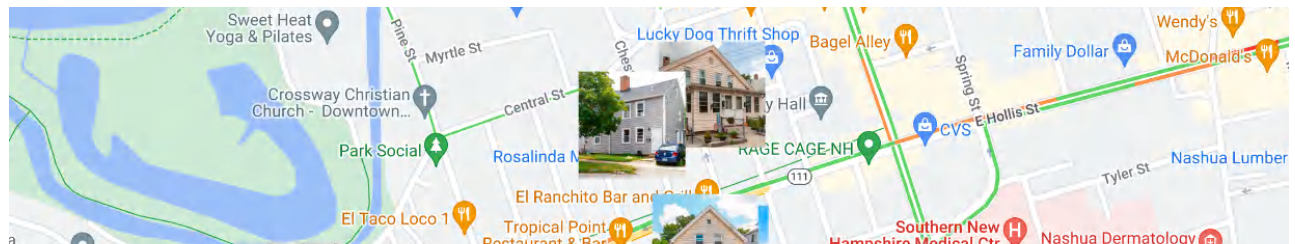
Number of Units:	2
Condition:	Excellent
Year Built:	1900
Living Area:	2,800 Sqft
Lot Size:	0.092 Acres
Annual Rental Income:	\$49,800
Expense Ratio:	35%
NOI:	\$30,859
Occupancy:	100%
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

This duplex went thru a full rehab from top to bottom. Both units are three-bedrooms with new flooring, cabinets, counters and all windows throughout.

PROPERTY HIGHLIGHTS

- Spacious units, property been fully renovated
- Convenient to public transportation, dining & shopping



70 Chestnut Street, Nashua, NH



OFFERING SUMMARY

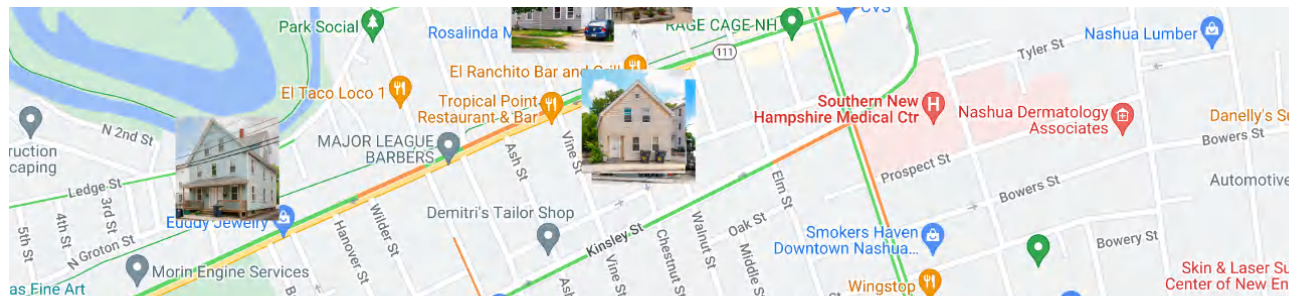
Number of Units:	2
Condition:	Good
Year Built:	1880
Living area:	1,200 Sq.Ft
Lot Size:	0.092 Ac.
Rental Income:	\$37,500
Expense Ratio:	35%
Occupancy:	100%
NOI:	\$23,339
Water & Sewer:	Public
Zoning:	RC

PROPERTY OVERVIEW

Duplex within close proximity to downtown, public transportation and city amenities. Two-bedroom and one-bedroom units. New roof and extensive interior renovations: both kitchens, flooring, bathrooms and plumbing been upgraded.

PROPERTY HIGHLIGHTS

- All separate utilities, electric and heat paid by tenants



85 UNITS MULTI-FAMILY PORTFOLIO

FINANCIAL ANALYSIS

1

INCOME PER PROPERTY

RENT ROLL

FINANCIAL SUMMARY

Rent Roll, Southern NH Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
87 Central St, Studio Unit 1	1	1	250 SF	\$1,100	\$4.40	\$1,200	\$4.80	\$1,100	08/03/2022	07/31/2024
87 Central St, Studio Unit 2	1	1	250 SF	\$1,200	\$4.80	\$1,200	\$4.80	\$1,200	01/14/2023	01/13/2024
87 Central St, Studio Unit 3	1	1	250 SF	\$1,025	\$4.10	\$1,200	\$4.80	-	07/01/2021	07/31/2024
87 Central St, Studio Unit 4	1	1	250 SF	\$1,050	\$4.20	\$1,200	\$4.80	\$925	07/01/2021	06/30/2024
87 Central St, Studio Unit 5	1	1	500 SF	\$1,500	\$3.00	\$1,575	\$3.15	\$1,500	01/01/2023	12/23/2023
87 Central St, Studio Unit 6	1	1	500 SF	\$1,325	\$2.65	\$1,575	\$3.15	-	07/01/2021	07/31/2024
87 Central St, Studio Unit 7	1	1	650 SF	\$1,325	\$2.04	\$1,575	\$2.42	-	07/01/2021	08/31/2024
87 Central St, Studio Unit 8	1	1	500 SF	\$1,325	\$2.65	\$1,575	\$3.15	-	07/01/2021	07/31/2024
70 Chestnut St Unit A	2	1	700 SF	\$1,750	\$2.50	\$1,850	\$2.64	\$1,550	03/01/2022	02/29/2024
70 Chestnut St Unit B	1	1	500 SF	\$1,375	\$2.75	\$1,600	\$3.20	\$1,375	09/03/2022	08/31/2024
70 Chestnut St Unit 1	3	1	1,500 SF	\$2,095	\$1.40	\$2,200	\$1.47	\$2,095	03/04/2023	03/03/2024
70 Chestnut St Unit 2	3	1	1,600 SF	\$2,280	\$1.43	\$2,300	\$1.44	\$2,200	04/19/2023	04/18/2024
70 Chestnut St Unit 3	3	1	1,600 SF	\$1,975	\$1.23	\$2,175	\$1.36	\$1,975	07/14/2022	05/31/2024
70 Chestnut St Unit 4	3	1	1,600 SF	\$1,975	\$1.23	\$2,075	\$1.30	\$1,975	05/26/2023	05/25/2024
70 Chestnut St Unit 5	3	1	1,600 SF	\$2,025	\$1.27	\$2,300	\$1.44	\$1,950	08/01/2022	07/31/2024
70 Chestnut St Unit 6	3	1	1,600 SF	\$2,000	\$1.25	\$2,300	\$1.44	\$2,000	02/01/2023	01/31/2024
7 Mason St, Studio - Unit 1	1	1	300 SF	\$1,000	\$3.33	\$1,200	\$4.00	-	-	-
7 Mason St, Studio - Unit 2	1	1	300 SF	\$1,000	\$3.33	\$1,200	\$4.00	-	-	-
7 Mason St, Studio - Unit 3	1	1	300 SF	\$1,000	\$3.33	\$1,200	\$4.00	-	-	-
7 Mason St, Studio - Unit 4	1	1	300 SF	\$1,000	\$3.33	\$1,200	\$4.00	-	-	-
7 Mason St, Studio - Unit 5	1	1	300 SF	\$1,000	\$3.33	\$1,200	\$4.00	-	-	-
7 Mason St, Studio - Unit 6	1	1	300 SF	\$1,250	\$4.17	\$1,250	\$4.17	-	-	-
7 Mason St, Studio - Unit 7	1	1	300 SF	\$1,250	\$4.17	\$1,400	\$4.67	-	-	-



Rent Roll, Southern NH Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
7 Mason St, Studio - Unit 8	1	1	300 SF	\$1,250	\$4.17	\$1,600	\$5.33	-	-	-
7 Mason St, Studio - Unit 9	1	1	300 SF	\$1,250	\$4.17	\$1,250	\$4.17	-	-	-
7 Mason St, Studio - Unit 10	1	1	300 SF	\$1,250	\$4.17	\$1,250	\$4.17	-	-	-
3 Worcester Unit 1	1	1	800 SF	\$1,300	\$1.63	\$1,400	\$1.75	\$1,250	-	-
3 Worcester Unit 2	1	1	650 SF	\$1,790	\$2.75	\$1,790	\$2.75	\$1,779	11/11/2022	11/10/2023
3 Worcester Unit 3	1	1	800 SF	\$1,450	\$1.81	\$1,750	\$2.19	\$1,300	10/07/2021	10/06/2023
3 Worcester Unit 4	1	1	650 SF	\$1,265	\$1.95	\$1,750	\$2.69	\$1,190	-	-
8-10 Temple Plc Unit 1	1	1	450 SF	\$1,350	\$3.00	\$1,450	\$3.22	\$1,200	07/17/2021	07/31/2024
8-10 Temple Plc Unit 2	1	1	450 SF	\$1,030	\$2.29	\$1,350	\$3.00	\$997	10/16/2021	10/15/2023
8-10 Temple Plc Unit 3	1	1	450 SF	\$1,052	\$2.34	\$1,152	\$2.56	\$997	07/17/2021	07/31/2024
8-10 Temple Plc Unit 4	1	1	450 SF	\$1,200	\$2.67	\$1,300	\$2.89	-	07/01/2021	07/31/2024
8-10 Temple Plc Unit 5	1	1	450 SF	\$1,052	\$2.34	\$1,350	\$3.00	-	07/01/2021	07/31/2024
8-10 Temple Plc Unit 6	1	1	450 SF	\$1,125	\$2.50	\$1,350	\$3.00	-	07/01/2021	07/31/2024
8-10 Temple Plc Unit 7	1	1	450 SF	\$1,225	\$2.72	\$1,350	\$3.00	\$1,200	07/01/2022	06/30/2024
18 Granite St - Unit 1	3	2	1,650 SF	\$2,300	\$1.39	\$2,400	\$1.45	-	07/01/2021	07/31/2024
16-1 Granite St - Unit 2	2	1	1,200 SF	\$1,880	\$1.57	\$2,175	\$1.81	\$1,850	12/16/2022	12/15/2023
16-2 Granite St Unit 3	2	1	1,200 SF	\$1,825	\$1.52	\$2,175	\$1.81	-	07/01/2021	07/31/2024
90 A Tolles St Unit 1	2	1	800 SF	\$1,798	\$2.25	\$1,900	\$2.38	\$1,798	04/15/2023	04/14/2024
90 B Tolles St Unit 2	3	1	1,000 SF	\$1,975	\$1.98	\$2,200	\$2.20	-	10/01/2021	09/30/2023
92 A Tolles St Unit 3	2	1	800 SF	\$1,600	\$2.00	\$2,000	\$2.50	\$800	09/01/2021	11/30/2023
92 B Tolles St Unit 4	3	1	1,000 SF	\$2,025	\$2.03	\$2,200	\$2.20	-	09/01/2021	09/30/2023
6 A Fulton Unit A	2	1	800 SF	\$1,850	\$2.31	\$1,950	\$2.44	\$2,404	03/01/2022	02/29/2024
6 B Fulton Unit B	3	1	1,200 SF	\$2,200	\$1.83	\$2,250	\$1.88	\$2,200	03/01/2023	02/29/2024



Rent Roll, Southern NH Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
8 A Fulton Unit A	2	1	800 SF	\$1,747	\$2.18	\$1,850	\$2.31	\$1,747	02/18/2023	02/14/2024
8 B Fulton Unit B	3	1	1,200 SF	\$1,900	\$1.58	\$2,250	\$1.88	-	12/06/2021	08/31/2024
76 Ledge St Unit A	3	1	1,200 SF	\$2,025	\$1.69	\$2,125	\$1.77	-	05/20/2022	05/12/2024
76 Ledge St Unit B	2	1	1,200 SF	\$2,025	\$1.69	\$2,125	\$1.77	\$1,975	05/27/2022	04/26/2024
76 Ledge St Unit C	2	1	900 SF	\$1,790	\$1.99	\$1,890	\$2.10	\$2,784	05/13/2022	05/31/2024
76 Parking - Solo Property Group LLC	-	-	100 SF	\$120	\$1.20	\$120	\$1.20	-	12/01/2021	12/31/2023
8 A Courtland, Studio Unit 1	1	1	350 SF	\$1,450	\$4.14	\$1,450	\$4.14	-	12/13/2021	01/14/2024
8 B Courtland Unit 2	1	1	600 SF	\$1,550	\$2.58	\$1,600	\$2.67	\$1,550	03/18/2023	03/17/2024
8 C Courtland Unit 3	1	1	600 SF	\$1,400	\$2.33	\$1,600	\$2.67	-	12/13/2021	08/31/2024
10 A Courtland Unit 4	3	1	1,500 SF	\$2,150	\$1.43	\$2,250	\$1.50	\$1,975	02/12/2022	02/29/2024
10 B Courtland Unit 5	2	1	500 SF	\$1,350	\$2.70	\$1,700	\$3.40	-	12/01/2021	11/30/2023
41 A Chestnut Unit A	3	1	1,400 SF	\$2,050	\$1.46	\$2,250	\$1.61	\$1,950	05/01/2022	04/30/2024
41 B Chestnut Unit B	3	1	1,400 SF	\$1,200	\$0.86	\$2,200	\$1.57	\$2,000	05/03/2022	06/30/2024
13-15 Pleasant St Unit A	2	1	1,100 SF	\$1,800	\$1.64	\$1,900	\$1.73	\$1,800	06/10/2022	06/09/2024
13-15 Pleasant St Unit B	3	1	1,200 SF	\$2,100	\$1.75	\$2,200	\$1.83	\$4,200	09/15/2022	08/30/2024
13-15 Pleasant St Unit C	2	1	900 SF	\$1,475	\$1.64	\$1,575	\$1.75	\$1,000	05/14/2022	05/31/2024
215 Wilson St Unit 1 N	3	1	1,300 SF	\$1,825	\$1.40	\$2,003	\$1.54	\$1,800	02/18/2023	02/17/2024
215 Wilson St Unit 1 S	3	1	1,300 SF	\$1,875	\$1.44	\$1,975	\$1.52	\$1,800	06/01/2022	05/31/2024
215 Wilson St Unit 2 N	3	1	1,300 SF	\$1,800	\$1.38	\$1,900	\$1.46	\$1,800	06/15/2022	07/05/2024
215 Wilson St Unit 2 S	3	1	1,300 SF	\$1,800	\$1.38	\$1,900	\$1.46	-	-	-
215 Wilson St Unit 3 N	3	1	1,300 SF	\$1,800	\$1.38	\$2,003	\$1.54	\$800	05/19/2022	06/30/2024
215 Wilson St Unit 3 S	3	1	1,300 SF	\$1,800	\$1.38	\$1,900	\$1.46	\$1,800	02/01/2023	01/31/2024
219 1S Wislon St 1 S - 1st floor	-	1	1,300 SF	\$1,400	\$1.08	\$1,400	\$1.08	\$1,200	05/19/2022	12/31/2023



Rent Roll, Southern NH Portion

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
219 1N Wislon St 1 N - 1st floor	-	1	1,300 SF	\$1,000	\$0.77	\$1,000	\$0.77	-	-	-
221 Wilson St Unit 2 N	3	1	1,300 SF	\$1,800	\$1.38	\$2,003	\$1.54	-	05/19/2022	06/30/2024
221 Wilson St Unit 2 S	3	1	1,300 SF	\$1,800	\$1.38	\$2,003	\$1.54	\$1,400	05/19/2022	06/30/2024
221 Wilson St Unit 3 S	3	1	1,300 SF	\$1,800	\$1.38	\$2,003	\$1.54	\$1,800	01/20/2023	01/19/2024
221 Wilson St Unit 3 S	3	1	1,300 SF	\$1,800	\$1.38	\$2,003	\$1.54	\$1,806	07/29/2022	07/31/2024
4 Slip Rd Unit 1	3	1	1,300 SF	\$1,800	\$1.38	\$1,850	\$1.42	\$1,400	-	-
4 Slip Rd Unit 2	2	1	1,300 SF	\$1,500	\$1.15	\$1,750	\$1.35	\$1,238	05/19/2022	06/30/2024
4 Slip Rd Unit 3	2	1	950 SF	\$1,450	\$1.53	\$1,750	\$1.84	\$1,450	09/24/2022	09/23/2023
4 Slip Rd Unit 4	1	1	700 SF	\$1,550	\$2.21	\$1,550	\$2.21	\$1,500	10/01/2022	09/30/2023
4 Slip Rd Unit 5	1	1	700 SF	\$1,300	\$1.86	\$1,551	\$2.22	\$875	05/19/2022	06/30/2024
4 Slip Rd Unit 6	1	1	700 SF	\$1,325	\$1.89	\$1,550	\$2.21	\$1,325	10/01/2022	09/30/2023
4 Slip Rd Unit 7	1	1	700 SF	\$1,450	\$2.07	\$1,550	\$2.21	\$1,400	04/08/2023	04/07/2024
771 Forest Unit 1	1	1	700 SF	\$1,150	\$1.64	\$1,300	\$1.86	\$955	05/19/2022	06/30/2024
771 Forest Unit 2	1	1	700 SF	\$1,150	\$1.64	\$1,300	\$1.86	\$738	05/19/2022	06/30/2024
771 Forest Unit 3	1	1	700 SF	\$1,250	\$1.79	\$1,300	\$1.86	\$681	-	-
771 Forest Unit 4	1	1	700 SF	\$1,250	\$1.79	\$1,300	\$1.86	\$1,250	02/04/2023	02/03/2024
4 Slip Rd Unit 8 - Restaurant	-	2	1,800 SF	\$3,000	\$1.67	\$3,000	\$1.67	\$3,000	12/01/2022	11/30/2023
TOTALS			74,050 SF	\$132,674	\$188.49	\$146,821	\$210.05	\$89,808		
AVERAGES			861 SF	\$1,543	\$2.19	\$1,707	\$2.44	\$1,604		



Income & Expenses, Southern NH Portion

INCOME SUMMARY	PRIMARY FINANCIALS	PRO-FORMA
87 Central St, Hudson	\$118,200	\$129,600
70 Chestnut St, Nashua	\$37,500	\$40,200
72 Chestnut St, Nashua	\$148,200	\$160,200
7 Mason St, Nashua	\$135,000	\$153,000
3 Worcester St, Nashua	\$69,660	\$78,480
8-10 Temple Place	\$96,408	\$111,624
16-18 Granite St, Nashua	\$72,060	\$81,000
90-92 Tolles St, Nashua	\$88,776	\$99,600
6-8 Fulton St, Nashua	\$92,364	\$99,600
76 Ledge St, Nashua	\$71,520	\$73,681
8-10 Courtland St, Nashua	\$94,800	\$103,200
41 Chestnut St, Nashua	\$49,800	\$52,200
13-15 Pleasant St, Nashua	\$64,500	\$68,100
215 Wilson St, Manchester	\$246,000	\$265,116
4 Slip Road & 771 Forest Rd, Greenfield	\$218,100	\$236,400
Vacancy Cost	(\$50,875)	\$0
GROSS INCOME	\$1,552,013	\$1,752,001
EXPENSES SUMMARY	PRIMARY FINANCIALS	PRO-FORMA
OPERATING EXPENSES	\$351,928	\$416,967
NET OPERATING INCOME	\$1,200,085	\$1,335,034

