



**MLS # 70860967 - Active  
Multi Family - 5-9 Family**

**12 Atlantic Ave** List Price: **\$1,399,900**

**Hampton, NH 03842**

**Rockingham County**

Color: **tan**

Total Units: **7**

Total Rent: **\$8,000**

Total Bedrooms: **15**

Total Fireplaces: **0**

Middle School:

Directions: **RT 95 to RT 286 go east until ocean turn left go over bridge. Atlantic Ave is up on the right.**

Total Floors: **3**

Total Rooms: **29**

Total Full/Half Baths: **7/0**

Grade School:

High School:

**Remarks**

**Only 50 feet from the beach on a dead end st. This property has a 2 story house with new siding, windows, roof, & heating system. There is also a 3 story building with six 2 bedrm units all with wrap-around balconies. This building has been completely gutted. All the units have new drywall, plumbing, elect, refrig, stove, wshr/dryr, fire sprinkler system, & furniture. Units have also been approved as condos, so sell some or keep them all. The potential NOI is \$125,000. That is a 9% cap rate.**

**Property Information**

Approx. Living Area: **4600 sq. ft.**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures: **total of 7 units**

Approx. Acres: **0.11 (5000 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**

Parking Spaces: **3** Off-Street

Approx. Street Frontage: **50 ft**

**Annual Expenses for Fiscal Year Ending 2007**

Heating: **\$0**

Gas: **\$1248**

Electricity: **\$2995**

Water: **\$1662**

Repair & Maintenance: **\$900**

Trash Removal: **\$0**

Sewer: **\$1662**

Insurance: **\$3404**

Management: **\$0**

Miscellaneous: **\$1448**

Ann. Prop. Oper. Data: **Yes**

Annual Expense Source: **Owner Provided**

Gross Income: **\$79825**

Gross Expenses: **\$25111**

Net Income: **\$54713**

**Unit Descriptions**

**Unit #1**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator, Washer, Dryer**

Interior Features: **Cable TV Available, Lead Certification Available**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**

**Features**

Area Amenities: **Shopping, Walk/Jog Trails**

Basement: **No Crawl**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: Yes **0 to 1/10 Mile**

Construction: **Frame**

Electric: **110 Volts, Circuit Breakers, 100 Amps, Individually Metered**

Energy Features: **Insulated Windows, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Porch, Balcony, Gutters**

Flooring: **Plywood, Laminate**

Foundation Size: **30x40**

Foundation Description: **Concrete Block**

Hot Water: **Natural Gas, Tankless**

Lot Description: **Paved Drive**

Road Type: **Public, Paved**

Roof Material: **Rubber**

Sewer and Water: **City/Town Water, Individual Meter**

Terms: **Seller W/Participate**

Utility Connections: **for Gas Range**

Waterfront: **No Walk to, Waterview Only**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: **No** Warranty Available: **No**

Year Built: **2006** Source: **Owner**

Year Built Description: **Approximate**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$563,800**

Tax: **\$11591** Tax Year: **2007**

Book: **4522** Page: **1438**

Cert:

Zoning Code: **multi**

Map: Block: Lot: