



**MLS # 70852977 - Active  
Multi Family - 5-9 Family  
22-3034-42 Golfview Drive  
Manchester, NH 03102  
Hillsborough County**

List Price: **\$1,440,000**

Total Units: **9** Total Floors: **2**  
Total Rent: **\$2,350** Total Rooms: **36**  
Total Bedrooms: **18** Total Full/Half Baths: **9/9**  
Total Fireplaces: **0** Grade School:  
Middle School: High School:  
Directions: **north on RT 93 to exit #10 turn left. property about a mile down on the left.**

## Remarks

**These units have been maintained by a professional management company for the last 20 years. They are 100% occupied with leases in place. The condo fee includes on site management and a million dollar clubhouse that is less than 5 years old with exercise facility, game room, sitting room with wide screen TV, swimming pool, tennis court, sports court, etc.**

## Property Information

Approx. Living Area: **10800 sq. ft.** Approx. Acres: **0 (0 sq. ft.)** Garage Spaces: **0**  
Living Area Includes: Heat/Cool Zones: / Parking Spaces: **18** Off-Street, Assigned  
Living Area Source: **Owner** Heat/Cool Units: / Approx. Street Frontage:  
Living Area Disclosures:

## Annual Expenses for Fiscal Year Ending 50000

Heating: <b>\$0</b>	Repair & Maintenance: <b>\$0</b>	Management: <b>\$21600</b>	Gross Income: <b>\$130800</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$0</b>	Miscellaneous: <b>\$3200</b>	Gross Expenses: <b>\$50000</b>
Electricity: <b>\$0</b>	Sewer: <b>\$0</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$80800</b>
Water: <b>\$0</b>	Insurance: <b>\$0</b>	Annual Expense Source: <b>Owner Provided</b>	

## Unit Descriptions

### Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **1175** Lease: **Yes**  
Rooms: **Living Room, Kitchen, Laundry**  
Appliances: **Range, Dishwasher, Disposal, Washer, Dryer**  
Interior Features: **Walk-Up Attic**  
Heating: **Hot Water Baseboard, Gas**  
Cooling: **Wall AC**  
Rent Includes: **Water, Other (See Remarks)**

### Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **1175** Lease: **Yes**

## Features

Basement: **No**  
Beach: **No**  
Construction: **Frame**  
Electric: **110 Volts, 100 Amps, Individually Metered**  
Energy Features: **Storm Windows, Storm Doors**  
Exterior: **Vinyl**  
Exterior Features: **Patio, Fenced Yard**  
Flooring: **Vinyl, Wall to Wall Carpet**  
Foundation Size: **00000**  
Foundation Description: **Slab**  
Hot Water: **Natural Gas, Tank**  
Lot Description: **Wooded, Paved Drive**  
Road Type: **Public, Paved**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water**  
Utility Connections: **for Electric Range, Varies per Unit**  
Waterfront: **No**

## Other Property Info

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **None**  
UFFI: **No** Warranty Available: **No**  
Year Built: **1987** Source: **Owner**  
Year Built Description: **Actual**  
Year Round: **Yes**

## Tax Information

Pin #:  
Assessed: **\$0**  
Tax: **\$33600000** Tax Year: **2008**  
Book: **0000** Page: **000**  
Cert:  
Zoning Code: **0000**  
Map: Block: Lot: