



PARTNERS INVESTMENT PROPERTIES

Contact: Joe Cawley 617-877-0945 or 1-800-965-9295

## Nashua, NH - 29 Units

**\$2,399,900.00**

15-17 Railroad Square, 16 Railroad Square and 31-35 Lowell Street

### INVESTMENT SUMMARY

Price	\$2,399,900.00		
Down Payment	\$479,980.00	Number of Units	29
Price per Unit	\$82,755.17		

**100% OCCUPIED**

### PROPERTY DESCRIPTION



This 29 unit offering consists of a 15 unit, 14 unit and 1 buildable lot in a historical section of downtown Nashua.

Both buildings are adjacent to each other and the buildable lot, which is currently being utilized as a parking lot.

Major capital improvements have been done to both of these buildings, which include: new windows, new water heaters, new separate electrical, plumbing, gas heaters and ducts, steam boiler, and rubber roof.

Both buildings also have updated COC's.

This information has been provided by sources we believe to be reliable, but we make no representation or warranties expressed or implied as to the accuracy of the information and same is submitted to errors, omissions, change of price or other conditions. The Buyer must verify the information and bears all risk for any inaccuracies. Partners represents the Seller and does not co-broke with principals.

### OPERATING INFORMATION

#### INCOME

#### Current

Gross Rents	\$329,796.00 AS PER OWNER
Vacancy Credit/Loss (5%)	\$16,489.80 ESTIMATE
<b>Effective Gross Annual Income</b>	<b>\$313,306.20</b>

#### OPERATING EXPENSES

Real Estate Taxes	\$23,463.00 AS PER OWNER
Insurance	\$12,100.00 AS PER OWNER
Electric (common)	\$1,215.00 AS PER OWNER
Gas	\$7,133.00 AS PER OWNER
Water & Sewer	\$6,125.00 AS PER OWNER
Management (5%)	\$15,665.31 ESTIMATE
Maintenance (5%)	\$15,665.31 ESTIMATE
<b>Effective Operating Expenses</b>	<b>\$81,366.62</b>

#### NET OPERATING INCOME

Effective Gross Annual Income	\$313,306.20
Effective Operating Expenses	\$81,366.62

**TOTAL NET OPERATING INCOME: \$231,939.58**

**CAPITALIZATION RATE: 9.66%**

**NOTE: These buildings can be purchased separately at \$1,250,000.00**

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1-800-965-9281 (PHONE)

1-800-965-9546 (FAX)

WWW.PIPRE.COM



**NASHUA, NH - 29 UNITS**

<b>UNIT #</b>	<b># OF BEDROOMS</b>	<b>CURRENT RENTS</b>
<b>BUILDING 1</b>		
1	2	\$900.00
2	2	\$1,190.00
3	1	\$695.00
4	2	\$875.00
5	2	\$1,015.00
6	1	\$790.00
7	1	\$790.00
8	2	\$1,015.00
9	2	\$750.00
10	2	\$750.00
11	2	\$900.00
12	RETAIL	\$1,000.00
13/14	2 RETAIL UNITS	\$2,300.00
15	RETAIL	\$300.00
<b>BUILDING 2</b>		
1	Studio	\$660.00
2	1	\$728.00
3	2	\$900.00
4	2	\$850.00
5	1	\$720.00
6	1	\$645.00
7	1	\$710.00
8	1	\$700.00
9	1	\$675.00
10	OFFICE	\$1,250.00
11	RETAIL	\$1,850.00
12	RETAIL	\$750.00
13	RETAIL	\$1,450.00
14	RETAIL	\$1,500.00
GARAGE	5 SPACES	\$375.00
PARKING LOT	9 SPACES	\$450.00
<b>TOTAL</b>		<b>\$27,483.00</b>

**CURRENT ANNUAL RENT ROLL: \$329,796.00**



*This historical 29 unit, mixed-use property is located in one of Nashua's busiest downtown corridors. The buildings are within walking distance of dozens of restaurants, the downtown shopping district, 4 public schools and 5 municipal parks. COC's are available for 2 buildings and all maintenance is up to date. The sale includes buildable parking lot at 31-35 Lowell Street.*

**List Price:**  
**\$2,399,900**

**The two buildings may be  
purchased separately for  
\$1,250,000 each**

# 16 & 15-17 Railroad Square

Nashua, New Hampshire

## SPECIFICATIONS

**Number of buildings:** 2 adjacent buildings

**Number of units in buildings:** 29

<u>Unit Type:</u>	<u>Count</u>
1 Bedroom units	9
2 Bedroom units	10
Studio units	1
Commercial/Retail	9

**Total Rentable SF:** 30,762 sf

**Land:** .45 +/- acres (combined)

**YOC (all buildings):** 1900 & 1935

**Heating & Hot Water Systems:** Natural gas (new in 2002 & 2004 respectively)

**Roofs:** Rubber (2004)  
Rolled Roofing/  
Gravel (1999)

**Windows:** Replaced in 2002 & 2003

**Electric:** All separate meters

**Water and Sewer:** Municipal

**Parking:** 12 spaces with 5 garage units

**Gross Operating Income:** \$319,896

**Taxes:** \$23,463 (2007)

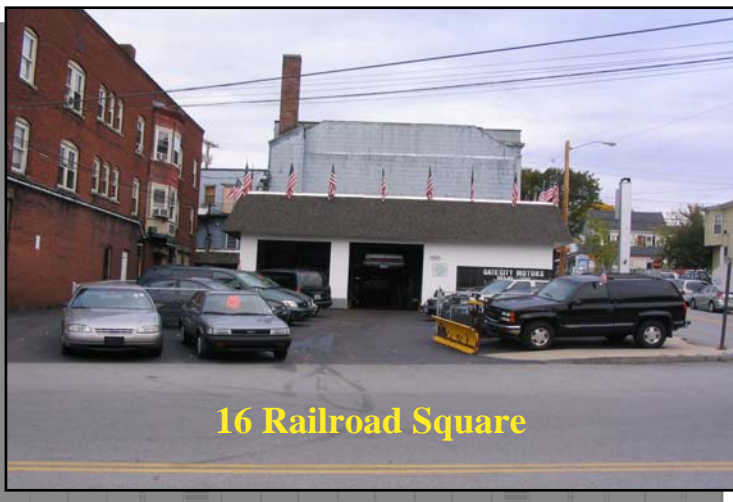
**NOI:** \$229,928

**CAP rate:** 9.6%

**Gross rent multiplier:** 7.5

**Current occupancy:** 100%

**Zoning:** Downtown/  
Mixed Use





## PARTNERS INVESTMENT PROPERTIES, LLC

### RULES OF CONFIDENTIALITY

We have furnished you with the "Property Information Detail" in connection with discussions and negotiations concerning, a possible transaction involving the Property only on the condition that you treat such "Property Information Detail" confidentially as detailed below and confirm certain representations to us. Therefore, as a prerequisite to us furnishing to you the Evaluation Material, you hereby represent and agree as follows:

1. Although we have endeavored, for your convenience, to include in the "Property Information Detail", which we believe to be relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that we make and have made no representation or warranty to you as to the accuracy or completeness of the "Property Information Detail". You agree that we will not have any liability to you as a result of your use of the "Property Information Detail" and it is understood that you are expected to perform your own studies and are responsible for such diligence investigations and inspections of the Property.
2. Prospective Purchaser shall not disturb or discuss the sale of the Property with any of the staff or tenants at the Property. You will indemnify, defend and hold harmless the Owner and Partners Investment Properties, LLC from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Partners Investment Properties, LLC; Prospective Purchaser will not look to Partners Investment Properties, LLC or Owner to compensate its third party Agent (s) in the event of a transaction. You acknowledge that Partners Investment Properties, LLC is the broker in this transaction and the only brokers with whom it has had dealings regarding the property.
3. **To summarize the "Rules of Confidentiality" as stated above is to refrain from any verbal or written contact with the Seller and/or the tenants. All communication must be directed through Partners Investment Properties, LLC.**
4. To schedule a viewing, receive more information or to present an offer on a specific property, please contact the associate provided within the Property Information Detail.

**Partners:**

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