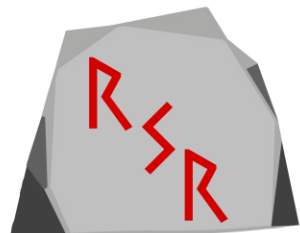


2733 Dartmouth College Highway North Haverhill, NH 03774



13 Unit Multi-Family at a 9.74% CAP

Asking Price \$1,530,000



Rune Stone Realty

A Residential and Commercial Brokerage • 603-608-3124

Presented by: Nicole Janice Canavan, CCIM
Nicole@RuneStoneRealty.com

Actual 2024 P&L

Actual Income	\$153,033	2024 Actual	
Actual 2024 Expenses			
Real Estate Taxes	\$10,758		
Insurance	\$5,048		
Routine Repairs & Maintenance	\$6,067		
Trash	\$2,105.00		
Landscaping/Plowing	\$1,335.00		
Heating Fuel	\$7406		
Pest Control	\$650		
Water/Sewer	\$18260		
Electric	\$581		
	\$35,776		
NOI	\$117,257		

Above represents the actual 2024 income and expenses. 2024 there were several apartment turnovers and the actual vacancy is accounted for in the above.

Projected 2025 P&L

		YTD plus Estimate M6-12 Based on 12/13 Occupancy
Projected Income	\$186,600	
Expenses		
Real Estate Taxes	\$10,758	Based on Last Year
Insurance	\$5,048	Based on Last Year
Routine Repairs & Maintenance	\$6,700	Estimated
Trash	\$2,105	Based on Last Year
Landscaping/Plowing	\$1,335	Based on Last Year
Heating Fuel	\$8,500	YTD plus Estimate M6-12
Pest Control	\$650	Based on Last Year
Water/Sewer	\$1,850	Based on Last Year
Electric	\$600	YTD plus Estimate M6-12
	\$37,546	
NOI	\$149,054	

The above represents the current occupancy (12 of 13 apartments). Expenses are similar relative to 2024. This is a cap rate of 9.74%

Pro-Forma P&L

Pro-Forma Income	\$213,000.00	
Pro-Forma Expenses		
Real Estate Taxes	\$10,800.00	
Insurance	\$5,500.00	
Repairs & Maintenance	\$5,500.00	
Trash	\$2,100.00	
Landscaping/Plowing	\$1,500.00	
Property Management	\$19,170.00	9%
Pest Control	\$1,200.00	
Water/Sewer	\$1700.00	
	\$47,470	
Pro Forma NOI	\$165,530.00	
Pro Forma Cap	11%	

There is still some room for value add. Three apartments still have original tenants (5yrs+). Bringing those up to market (with some reasonable unit updates) and a few other modest rent increases your gross operating income could be increased to \$213,000.

On the expense side, modest increase for taxes, insurance, and other expenses have been included.

CURRENT RENTS

	Current	Lease Expires	
Apt 1	\$1,550.00	10/31/2025	
Apt 2	\$1,450.00	10/31/2025	
Apt 3	\$1,150.00	M2M original tenant	
Apt 4	\$1,400.00	M2M Lease Expires 2-28-25	
Apt 5	\$1,250.00	M2M original tenant	
Apt 6	\$1,650.00	10/31/2025 Tenant from Apt 11	
Apt 7	\$1,200.00	M2M original tenant	
Apt 8	\$1,250.00	2/28/2026	
Apt 9	\$1,050.00	1/31/2026	
Apt 10	\$1,200.00	12/31/2025	
Apt 11	\$1,275.00	Vacant Relocated to Apt 6	
Apt 12	\$1,150.00	3/31/2026	
Apt 14	\$1,250.00	9/30/2025	
	\$16,825.00 per month		

PRO FORMA RENTS

	Pro-Forma	
Apt 1	\$1,550.00	
Apt 2	\$1,450.00	
Apt 3	\$1,300.00 w/updates	
Apt 4	\$1,400.00	
Apt 5	\$1,550.00 w/updates	
Apt 6	\$1,500.00	
Apt 7	\$1,300.00 w/updates	
Apt 8	\$1,300.00	
Apt 9	\$1,200.00	
Apt 10	\$1,300.00	
Apt 11	\$1,300.00	
Apt 12	\$1,300.00	
Apt 14	\$1,300.00	
	\$17,750.00 Month	

Property Features:

- Metal Roof
- Vinyl Siding
- Apartment Refreshes
(#1, #6, #9, #10, #11, #12)
- New Common Area Flooring (2024)
- Updated Fire Egresses
- Tenant Parking On Site
- Municipal Water
- Private Septic/Leach Field



Previous Apartment Listings with Interior Photos:

Apartment 1: https://s.paragonrels.com/goto/XikKqXanB_

Apartment 2: <https://s.paragonrels.com/goto/YkM-bjAOPw>

Apartment 9: <https://s.paragonrels.com/goto/F-N87rU9jYs>

Apartment 10: https://s.paragonrels.com/goto/GqbC_Tk8cpA

Apartment 11: https://s.paragonrels.com/goto/Zfe_v_1M5wQ

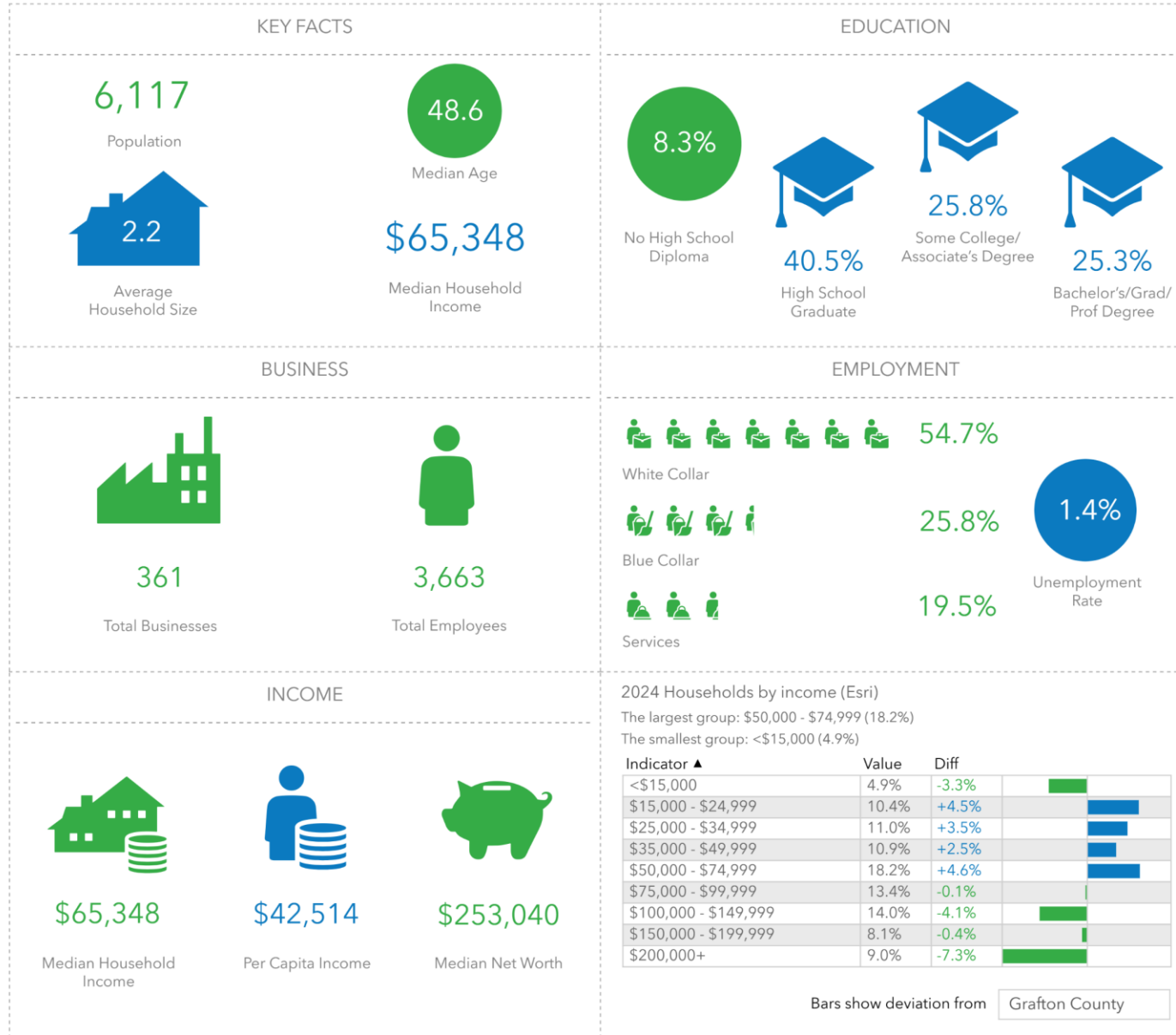
Apartment 12: <https://s.paragonrels.com/goto/FKmp1sa05mJ>

Apartment 14: <https://s.paragonrels.com/goto/LiA1K8HscdS> -This is the 13th apartment.

FACTS AND AREA DEMOGRAPHICS

Key Facts

2733 Dartmouth College Hwy, North Haverhill, New
Hampshire, 03774
Ring of 5 miles



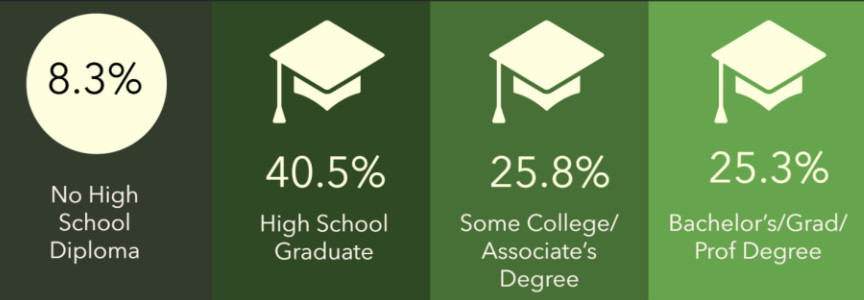
DEMOGRAPHIC PROFILE

2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774

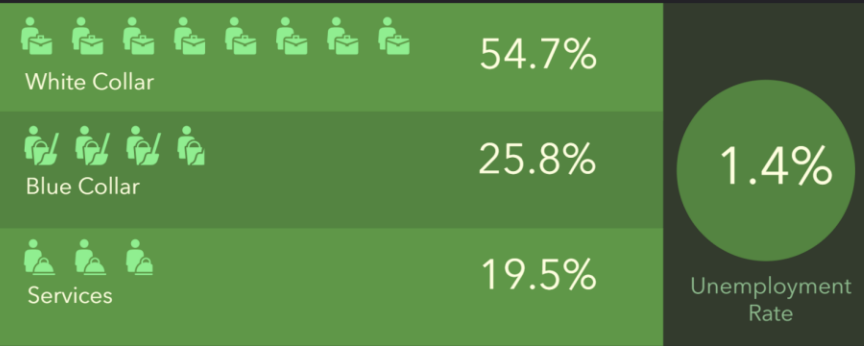
Ring of 5 miles



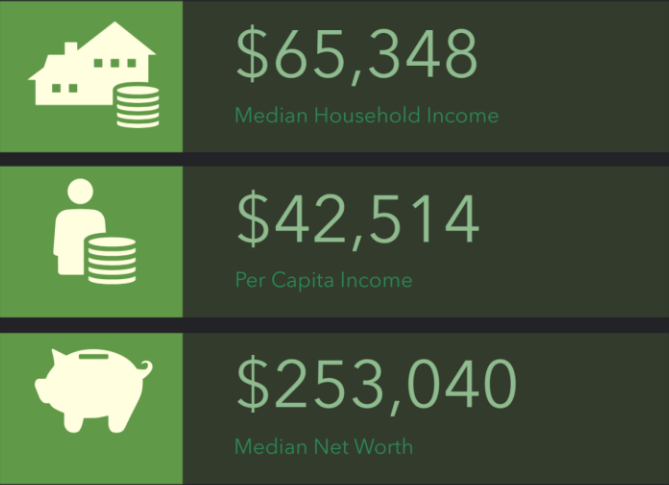
EDUCATION



EMPLOYMENT



INCOME



KEY FACTS



Source: This infographic contains data provided by Esri (2024, 2029).
© 2025 Esri



Heartland Communities

2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774
Ring of 5 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



1,782 households are *Heartland Communities*

65.7% of households are in this segment

Heartland Communities: *Cozy Country Living* LifeMode

Well settled and close-knit, Heartland Communities are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country and they embrace the slower pace of life, but actively participate in outdoor activities and community events...

[Learn more...](#)

ABOUT THIS SEGMENT



The rural economy of this market provides employment in the manufacturing, construction, utilities, healthcare, and agriculture industries.



These are budget savvy consumers. They stick to brands they grew up with - know the price of goods. Buying American is important.



Skeptical about their financial future, they stick to community banks and low-risk investments.



They enjoy country music and watch CMT. Motorcycling, hunting, and fishing are popular - walking is the main form of exercise.



Residents trust TV and newspapers more than any other media.

ABOUT THIS AREA

Household Type:

Single Family

Employment:

Svcs; Prof

Median Age:

48.6

Median Household Income:

\$65,348

Education:

32.7% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

6,117

Population

2,713

Households

2.19

Avg Size
Household

100

Wealth
Index

85

Housing
Affordability

16

Diversity
Index

\$271,098

Median Home
Value

0.05%

Forecasted Annual
Growth Rate



Heartland Communities

2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774

Ring of 5 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

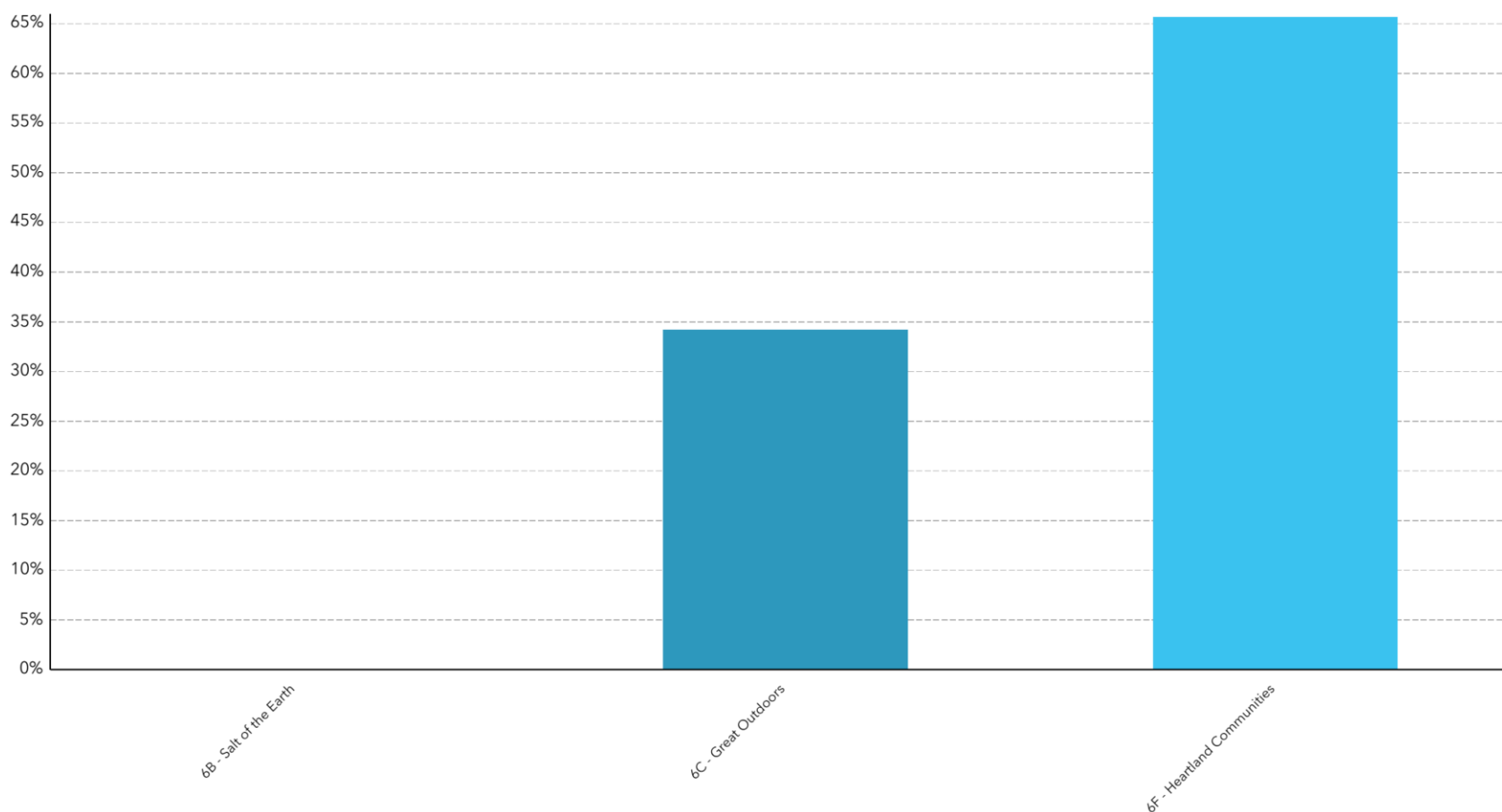
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



2,713 total households in this area

1,782 households in *Heartland Communities* - 65.7%





Key Demographic Indicators

2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774

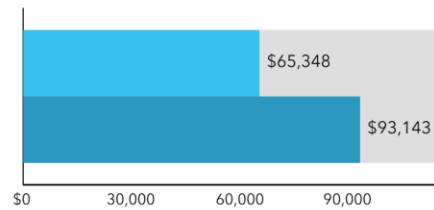
Ring of 5 miles



INCOME AND NET WORTH

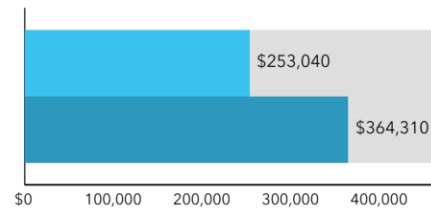
Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.

MEDIAN HOUSEHOLD INCOME



Bars show comparison to New Hampshire

MEDIAN NET WORTH



Bars show comparison to New Hampshire

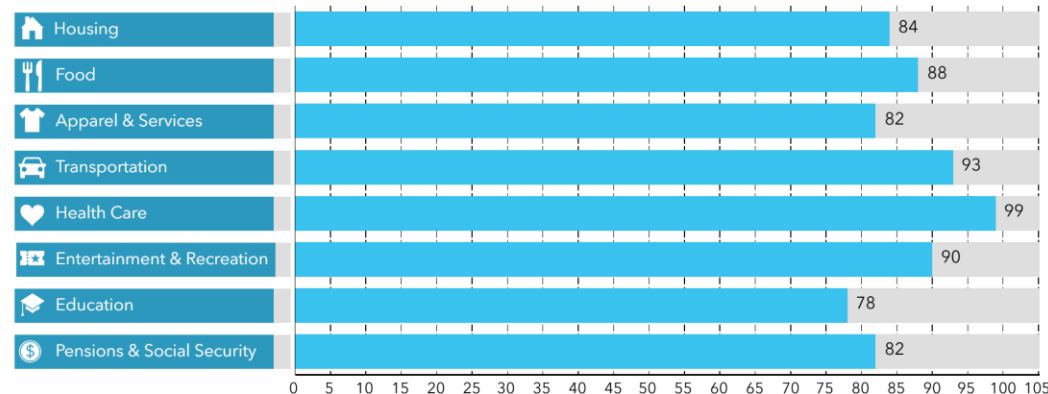
AGE BY SEX

Median Age: 48.6



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to New Hampshire



Key Demographic Indicators

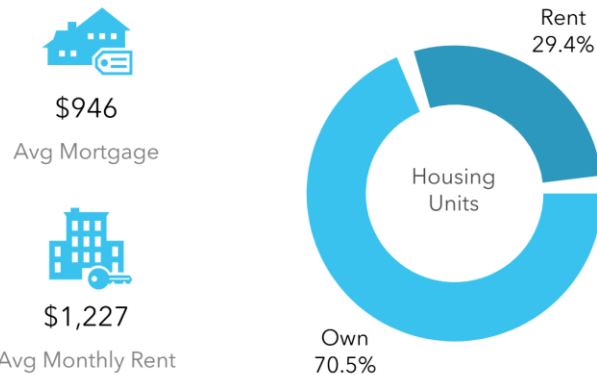
2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774

Ring of 5 miles



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

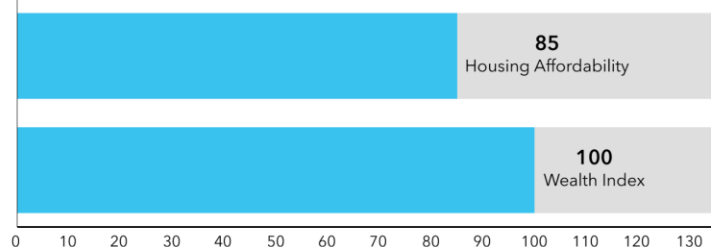


Typical Household Type: Single Family

Median Home Value: \$271,098

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



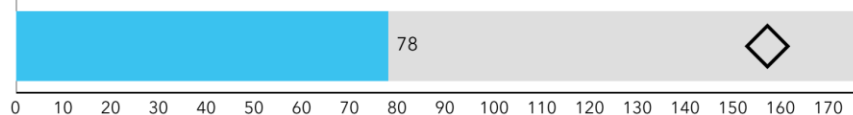
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2018-2022).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	706	3,341	1,463	5,510
Spanish	8	28	13	49
Spanish & English Well	8	14	13	35
Spanish & English Not Well	0	14	0	14
Indo-European	1	83	22	106
Indo-European & English Well	1	83	22	106
Indo-European & English Not Well	0	0	0	0
Asian-Pacific Island	14	20	5	39
Asian-Pacific Isl & English Well	14	3	0	17
Asian-Pacific Isl & English Not Well	0	16	0	16
Other Language	0	8	0	8
Other Language & English Well	0	8	0	8
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY

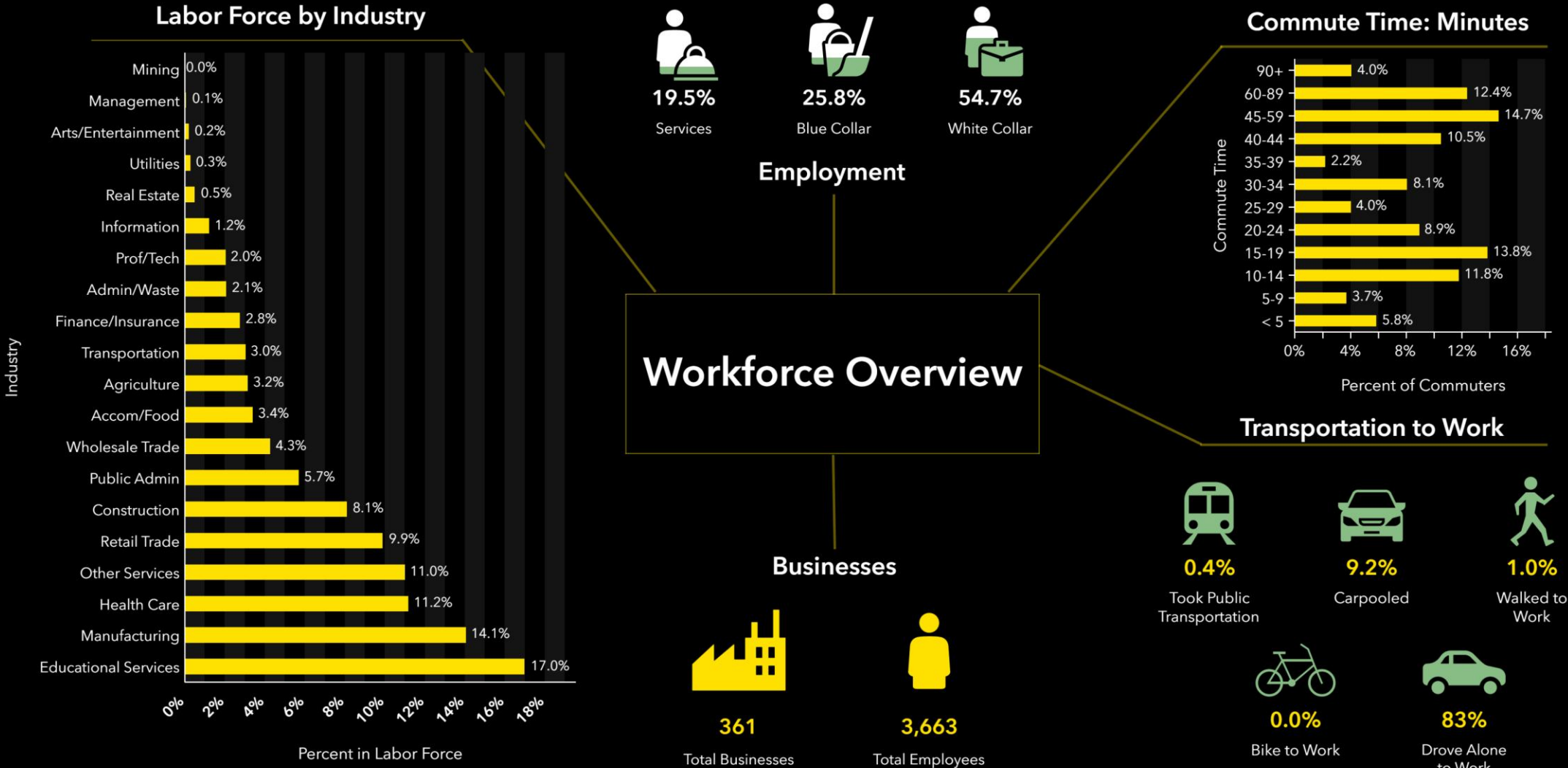
Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to

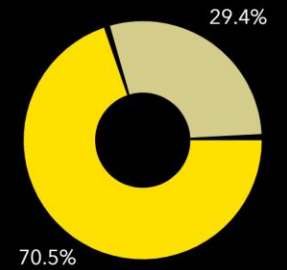
Economic Development Profile

2733 Dartmouth College Hwy, North Haverhill, New Hampshire, 03774
Ring of 5 miles

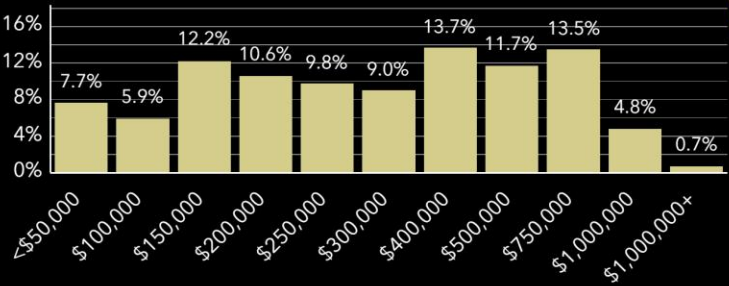


Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

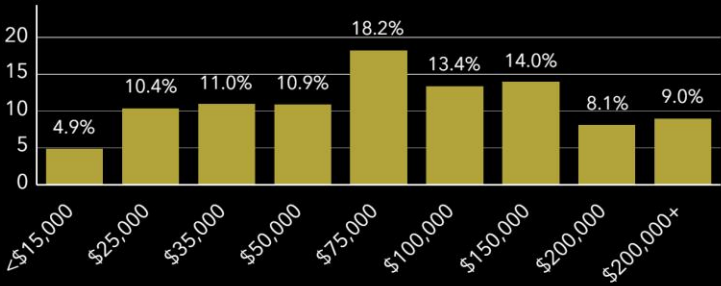
Home Ownership



Home Value

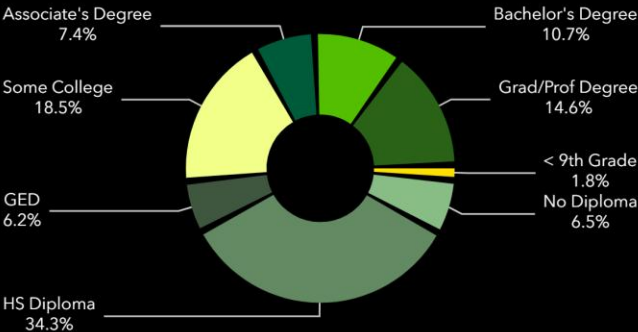


Household Income



Community Overview




Educational Attainment



Key Facts

3,249	85	253
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
48.6	\$54,881	6,117
Median Age	Median Disposable Income	Total Population
100	16	64
Wealth Index	Diversity Index	Total Crime Index

Tapestry segments

 6F	Heartland Communities 1,782 households	65.7% of Households	▼
 6C	The Great Outdoors 929 households	34.2% of Households	▼
 6B	Salt of the Earth 2 households	0.1% of Households	▼

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

For Questions or to Schedule a Tour
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