



**NH
MANUFACTURED
HOUSING PARKS
(NEAR MA BORDER
WITH 60 PADS)**

FOR SALE
**TISDALE'S MANUFACTURED
HOUSING PARKS**
187 PELHAM ROAD
SALEM, NH 03079

PROPERTY INFORMATION



Tisdale's Trailer Park For Sale **60 Pads Near MA Border** **\$3,400,000**

DESCRIPTION:

Tisdale's Trailer Park, is a well-established 60-unit mobile home community located in the high-demand market of Salem, New Hampshire. Strategically positioned just minutes from the Massachusetts border, the property benefits from strong regional demand, access to major commuting routes, and proximity to area retail, employment centers, and amenities.

The park offers stable occupancy with a long history of consistent performance. Recent rent adjustment presents an excellent opportunity for investors to achieve increased cash flow. All units are tenant-owned, and the community is served by private well and septic.

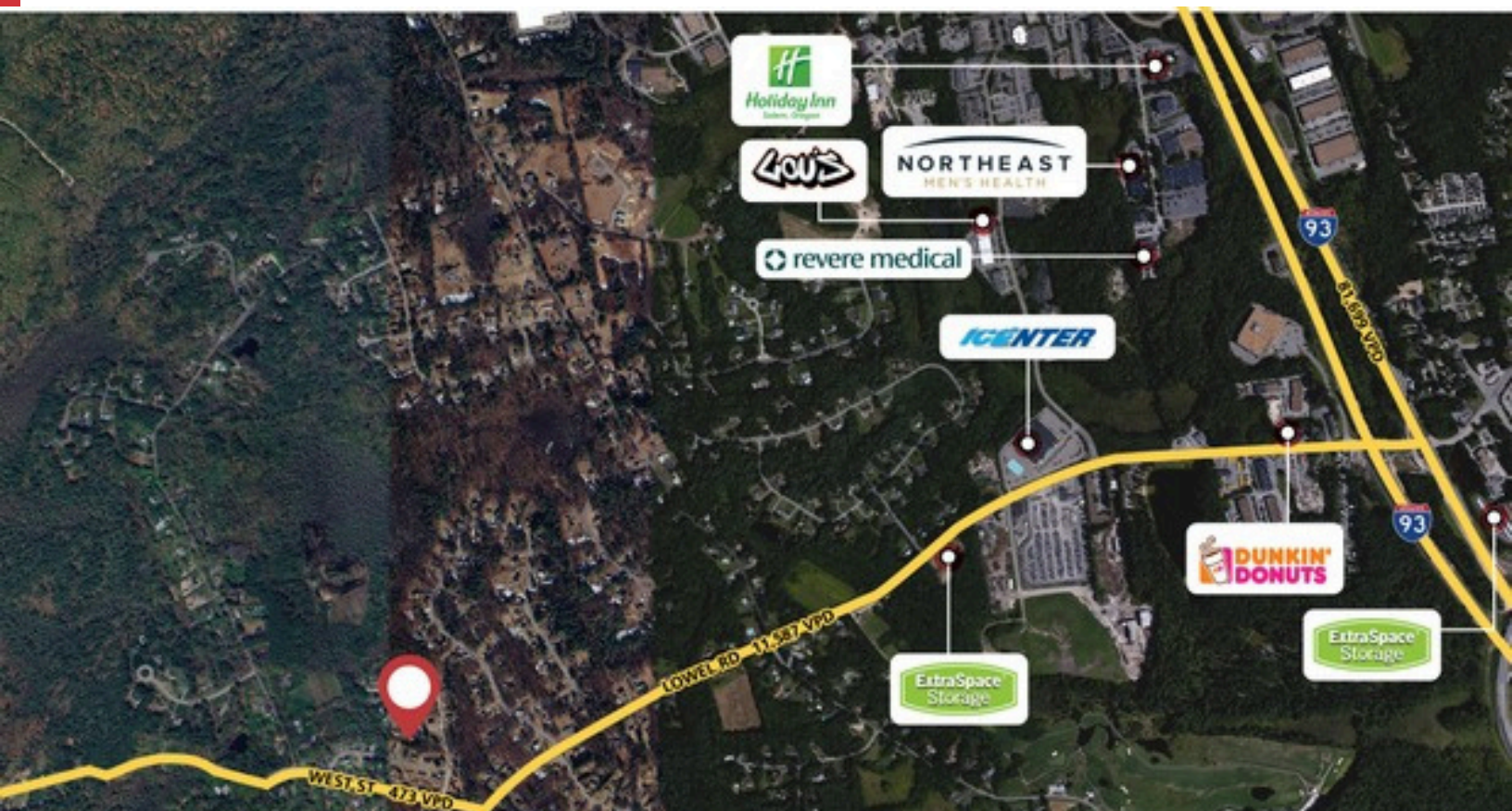
PROPERTY FEATURES:

- 60-unit mobile home park on 11.75± acres
- Highly desirable Southern NH location near MA border
- Fully occupied with tenant-owned homes
- Recent rent increase
- Proximity to Route 28 and I-93 corridor

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	7,175	75,837	569,771
Households	2,550	28,165	210,149
Families	1,947	20,137	138,465
Avg HH Size	2.81	2.67	2.65
Median Age	43.6	44.0	39.2
Median HH Income	\$147,773	\$118,072	\$90,197
Avg HH Income	\$178,923	\$156,182	\$124,906

BUSINESSES (10 MILE)



20,427
TOTAL BUSINESSES



256,592
TOTAL EMPLOYEES

INCOME (10 MILE)



\$90,197
MEDIAN HH
INCOME

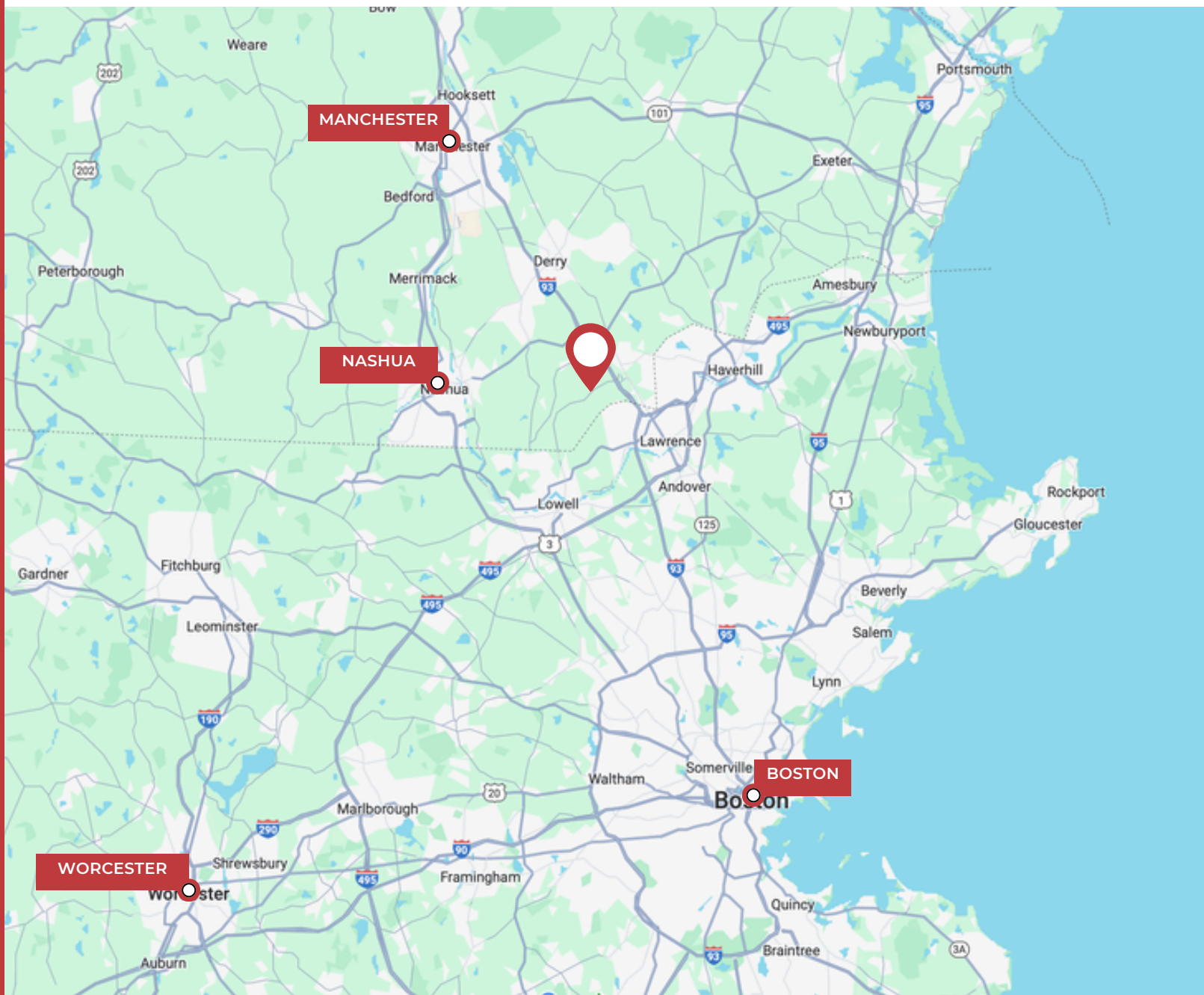


\$46,121
PER CAPITA
INCOME



\$242,260
MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Boston, MA	46 mins	Manchester, NH	27 mins
Worcester, MA	1 hr 12 mins		
Nashua, NH	28 mins		

PHOTOS



PROFIT AND LOSS

PROPERTY: 187 Pelham Road

DATE OF ANALYSIS: 7/1/2025

2025 Proforma

Gross Scheduled		\$403,200	60 pads at \$560 per month
EXPENSES			
Management	\$24,000		Owner Projection
Legal	\$2,500		Owner Projection
Office	\$2,200		Owner Projection
Septic	\$15,000		Owner Projection
R&M	\$3,500		Owner Projection
Landscaping	\$10,000		Owner Projection
Water Maintenance	\$18,900		Owner Projection
Water Purchase	\$24,000	Owner Projection (Purchase from abutter/Hampstead Water)	
Tree	\$2,000		Owner Projection
Snow	\$10,000		Owner Projection
Insurance	\$8,200		Owner Projection
Property Taxes	\$35,000		Owner Projection
Total Expenses	\$155,300		
NOI	\$247,900		

TAX CARDS

187 PELHAM RD

Sales

Print

Map It

Location
187 PELHAM RD

Mblu
123/ / 8519/ /

Acct#

Owner
TISDALES TRAILER PARK

Assessment
\$1,767,100

Appraisal
\$1,767,100

PID
9880

Building Count
1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$783,000	\$984,100	\$1,767,100
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$783,000	\$984,100	\$1,767,100

Owner of Record

Owner
TISDALES TRAILER PARK

Sale Price
\$0

Co-Owner

Certificate

Address
C/O FOXFIRE PROPERTY MANAGEMENT
PO BOX 1438
CONCORD, NH 03302-1438

Book & Page
2250/1283

Sale Date
01/15/1976

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TISDALES TRAILER PARK	\$0		2250/1283		01/15/1976
TISDALE NELSON C & ROSEMARY	\$0		1553/113		07/19/1960

TAX CARDS, CONT.

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Loc_Adj	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

TAX CARDS, CONT.

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	388V
Description	OTHR OUTDR MDL-00 ⓘ
Zone	MHD
Neighborhood	60
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	11.75
Frontage	0
Depth	0
Assessed Value	\$984,100
Appraised Value	\$984,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
MHS	MOBILE HOME SITE			58.00 UNITS	\$783,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$783,000	\$984,100	\$1,767,100
2023	\$783,000	\$984,100	\$1,767,100
2022	\$62,600	\$984,100	\$1,046,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$783,000	\$984,100	\$1,767,100
2023	\$783,000	\$984,100	\$1,767,100
2022	\$62,600	\$984,100	\$1,046,700

*76 JAN 19 4:10:34

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

DEED OF WARRANTY

2250-1283

01091

We Nelson C. Tisdale and Rosemary Tisdale, being husband and wife, both

of Salem Rockingham County, State of

New Hampshire, for consideration paid, grant to Tisdale Trailer Park, Inc., a
New Hampshire Corporation with its usual place of business in Salem,

Box 153

(Street Address)

of Salem Rockingham County, State of

(Town or City)

New Hampshire, with WARRANTY covenants, the

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain tract or parcel of land situated in said Salem, on the easterly side of Pelham Road, and bounded and described as follows:

Beginning at an iron rod on the easterly side of Pelham Road, at an angle of walls and on the Town line between Salem and Pelham, N.H.; thence southeasterly by and along a part of said Town line and said stone wall and a proposed road, all as shown on a Plan hereinafter referred to, fifteen hundred nine and one-tenth (1509.1) feet to an iron rod at land now or formerly of Gawrys and in the northerly line of said proposed road; thence north 9° 33' east by and along a stone wall and said Gawrys land four hundred fifty and six-tenths (450.6) feet to a stake in an angle of walls; thence north 67° 34' west by and along a stone wall and other land of grantors, two hundred ninety-four and five-tenths (294.5) feet to a point in said wall; thence north 65° 59' west continuing along said stone wall and said other land of grantors, three hundred seventy-five (375) feet to a point in an angle of wall; thence north 23° 34' west by and along a stone wall and still by land of grantors, one hundred fifty-two (152) feet to a stake; thence south westerly by and along a stone wall and still by land of grantors, four hundred fifty-seven and five-tenths (457.5) feet to a point in said wall; thence south 79° 30' west still by and along said stone wall and land of grantors, two hundred and seventy-six and six-tenths (276.6) feet to an iron rod in the said easterly line of Pelham Road; thence southerly by and along a stone wall and the easterly side of Pelham Road eighty-five and six-tenths (85.6) feet to the point of beginning, containing ten and four-hundredths (10.04) acres, more or less.
Being the same premises conveyed to us by deed of Arthur E. Barnes, et ux and dated July 7, 1960, recorded with Rockingham County Registry of Deeds, Book 1553, Page 115. Said tract reserved is shown on a "Plan of Land in Salem, N.H. as surveyed for Nelson C. Tisdale, May, 1960, Robert W. Thorndike, Surveyor, said plan is recorded with Rockingham County Registry of Deeds.

We, ~~Nelson C. Tisdale~~ ~~Rosemary Tisdale~~, release to said Grantee all rights of curtesy, homestead and other interests therein.

WITNESS our hands and seal this 15 day of January, 1976.

Witness: Daniel J. Crement

To both:

Nelson C. Tisdale

Rosemary Tisdale

Rosemary Tisdale

STATE OF NEW HAMPSHIRE

~~NOTARY PUBLIC~~

Hillsborough, ss.

January 15, 1976

Before me,

No Stamps Required

Nelson C. Tisdale, and Rosemary Tisdale

Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Lucy Dr. Martel
Notary Public

My Commission Expires: My Commission expires Sept. 29, 1978

DISCLOSURES

Docusign Envelope ID: 8F4F3168-646F-4A28-AD84-F2DFB3319D2D

Property Address 187 Pelham Road
Salem, NH 03079



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Public water

Location: Lancaster Farms / Hampstead Area Water Company Inc.

Malfunctions: Unknown

Date of Installation: Unknown

Date of most recent water test: Tests performed by Lancaster Farms/ Hampstead Area Water Company Inc.

Problems with system: Unknown

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Varies by lot/ unknown

Type of system: Private septic

Location: Unknown

Malfunctions: System located at 33 Rosemary St. and 51 Nelson St. in suspected failure, other systems unknown.

Age of system: Unknown

Date most recently serviced: 2024/2025

Name of Contractor who services system: Carl's Septic Service

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NH CIBOR, 166 South River Road Bedford, NH 03110

PATRICIA VISCONTE

Phone: (603)623-8100

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DISCLOSURES, CONT.

Docusign Envelope ID: 8F4F3168-646F-4A28-AD84-F2DFB331902D

Property Address 187 Pelham Road
Salem, NH 03079

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☒

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

DISCLOSURES, CONT.

DocuSign Envelope ID: 8F4F3168-646F-4A28-AD84-F2DFB3319D2D

Property Address 187 Pelham Road
Salem, NH 03079

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No X

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 187 Pelham Road

Unit Number (if applicable): _____

Town: Salem, NH

Tisdale's Trailer Park, Inc., By: Pamela Tisdale, President

SELLER

_____ Date

Signed by:

Pamela Tisdale

7/16/2025

Pamela Tisdale, President

_____ Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

_____ Date

BUYER

_____ Date

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Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110
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Fax:

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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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