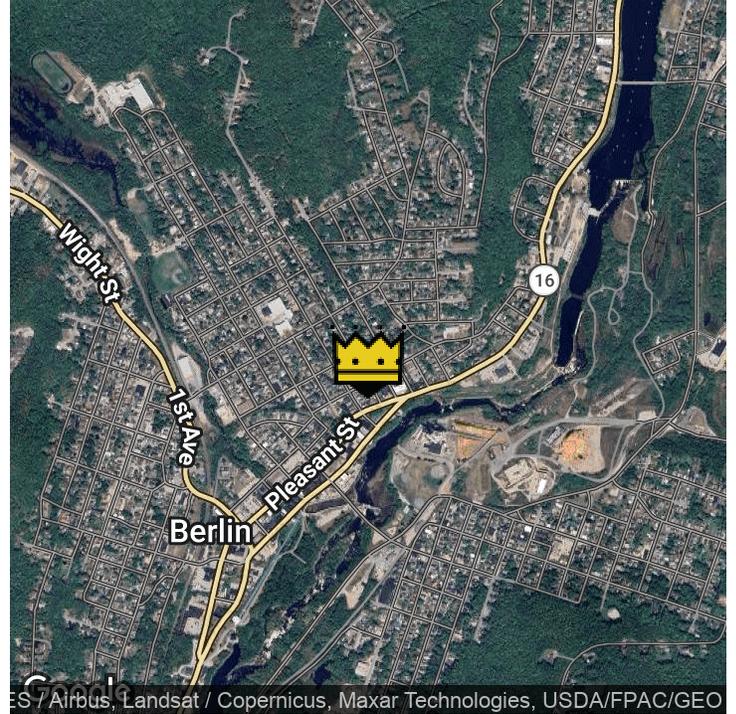


Pleasant Street Apartments

331 Pleasant St, Berlin, NH 03570

For Sale
Multifamily Property



OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	7,838 SF
Lot Size:	6,728 SF
Number of Units:	11
Price / SF:	\$79.74
Cap Rate:	8.96%
NOI:	\$55,994
Year Built:	1900
Zoning:	BG

PROPERTY OVERVIEW

Pleasant Street Apartments is an eleven-unit apartment building located in the heart of Berlin, New Hampshire. Built circa 1900, the building has been well-maintained and features vinyl siding, concrete floors in the cellar, and rewired electrical systems with circuit breaker panels in each apartment. Plumbing is a mix of cast iron, copper, and plastic, and all units have electric heat with zoned thermostats paid by the tenants.

The property benefits from a long-standing live-in property manager of 17 years, ensuring professional on-site oversight. Recent insurance inspections reported no faults or repairs required, highlighting the building's solid condition. Pleasant Street Apartments also features strong curb appeal and is currently operating at 100% occupancy, reflecting the continued demand for workforce housing in Berlin.

PROPERTY HIGHLIGHTS

- Well-maintained, recent insurance inspection showed no issues
- Electric heating paid by tenants, zoned thermostats for efficiency
- Live-in property manager of 17 years will remain, ensuring stable operations
- Vinyl siding, concrete cellar floors, rewired electrical with breaker panels per unit

Presented By

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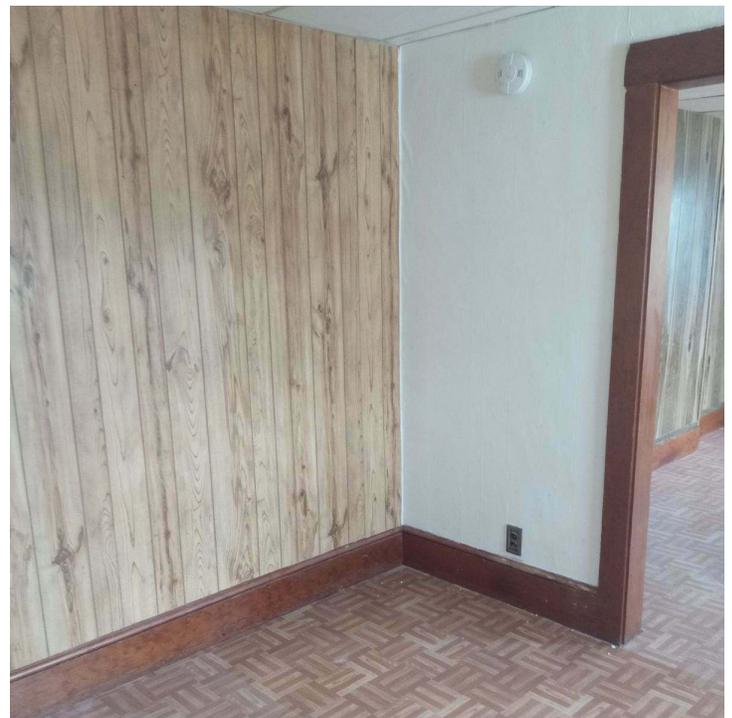


COMMERCIAL REAL ESTATE SALES & MANAGEMENT

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	1	1	\$750	\$850
2	-	1	\$625	\$725
3	-	1	\$700	\$725
4	1	1	\$800	\$850
5	2	1	\$875	\$850
6	1	1	\$700	\$850
7	2	1	\$875	\$950
8	1	1	\$750	\$850
9	3	1	\$1,050	\$1,100
10	1	1	\$800	\$850
11	1	1	\$850	\$850
TOTALS			\$8,775	\$9,450
AVERAGES			\$798	\$859

March 2026 Rent Roll

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INCOME SUMMARY

CURRENT

Rental Income	\$105,300
Vacancy Cost	(\$2,106)

GROSS INCOME

\$103,194

EXPENSES SUMMARY

CURRENT

Real Estate Taxes	\$10,531
Insurance	\$7,099
Property Management	\$7,700
Electricity	\$2,695
Hot Water	\$3,474
Pest Control	\$2,004
Water	\$2,670
Sewer	\$3,677
Snow/Lawn Maintenance	\$200
Repairs & Maintenance	\$7,150

OPERATING EXPENSES

\$47,200

NET OPERATING INCOME

\$55,994

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INVESTMENT OVERVIEW

CURRENT

Price	\$625,000
Price per SF	\$80
Price per Unit	\$56,818
GRM	5.94
CAP Rate	8.96%
Cash-on-Cash Return (yr 1)	11.39%
Total Return (yr 1)	\$28,863
Debt Coverage Ratio	1.62

OPERATING DATA

CURRENT

Gross Scheduled Income	\$105,300
Total Scheduled Income	\$105,300
Vacancy Cost	\$2,106
Gross Income	\$103,194
Operating Expenses	\$47,200
Net Operating Income	\$55,994
Pre-Tax Cash Flow	\$21,361

FINANCING DATA

CURRENT

Down Payment	\$187,500
Loan Amount	\$437,500
Debt Service	\$34,633
Debt Service Monthly	\$2,886
Principal Reduction (yr 1)	\$7,502

Financing Data is based on Buyer obtaining Conventional Financing with 70% LTV, 6.25% 25 Year Amortization, 10 Year Term.

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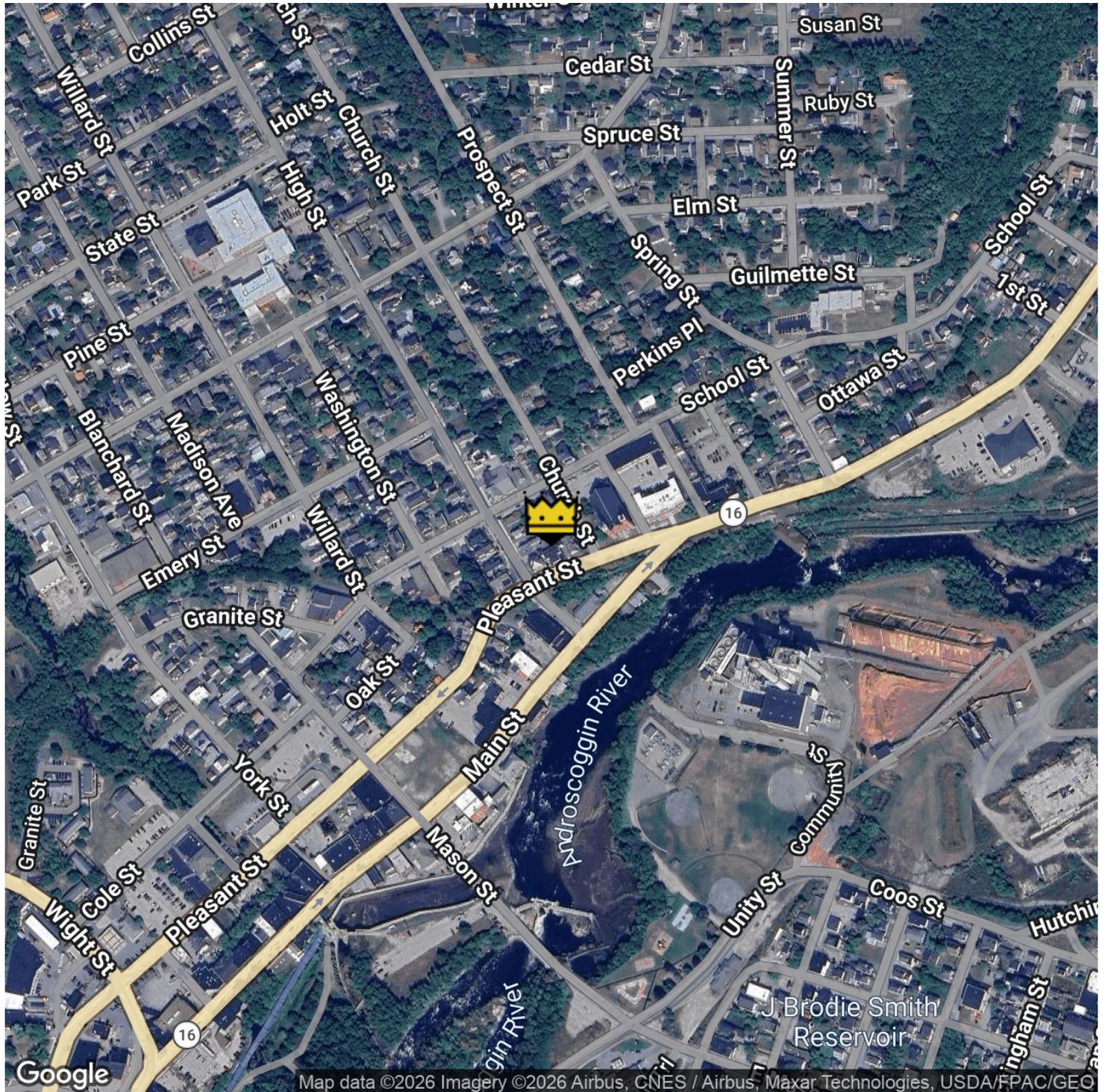
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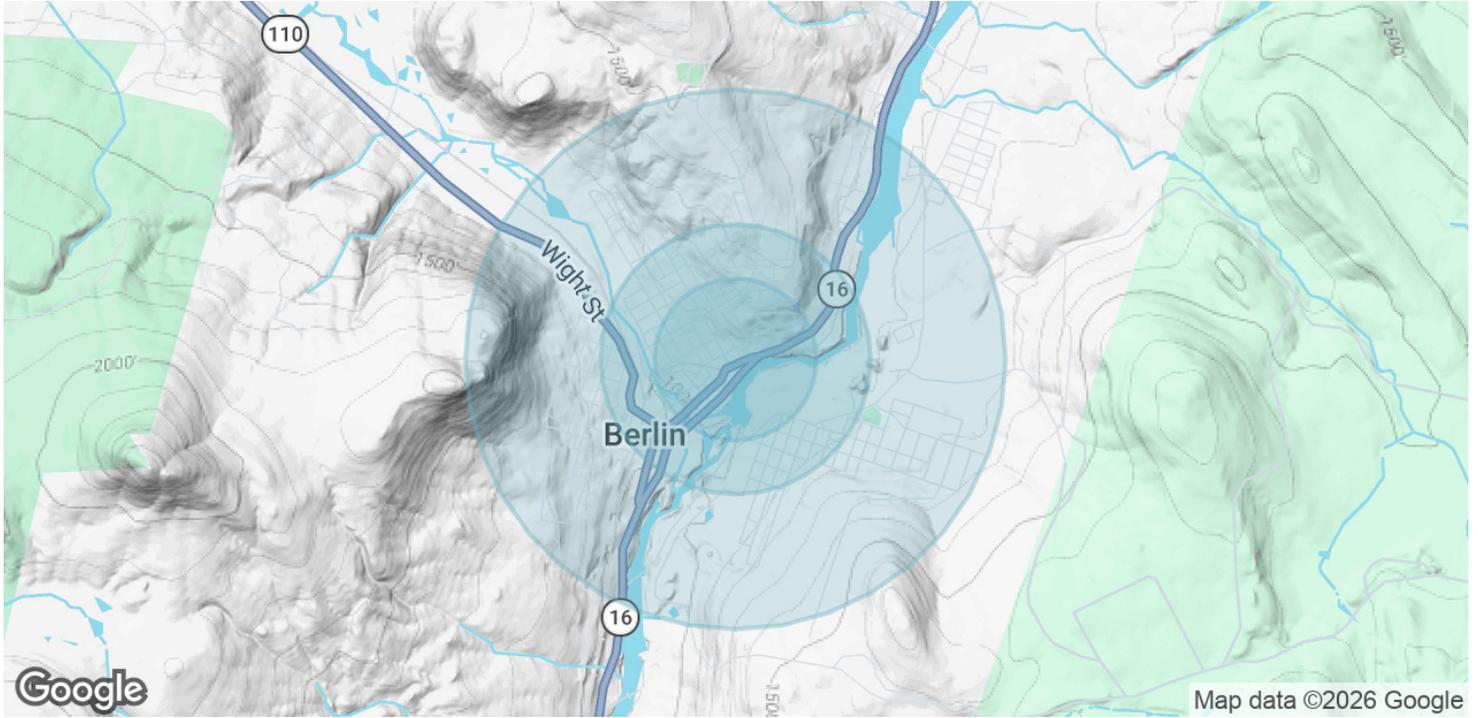


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,243	2,758	5,814
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	643	1,374	2,759
# of Persons per HH	1.9	2	2.1
Average HH Income	\$62,411	\$65,678	\$69,024
Average House Value	\$214,754	\$165,762	\$151,830
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	2.7%	2.9%	2.8%
RACE	0.3 MILES	0.5 MILES	1 MILE

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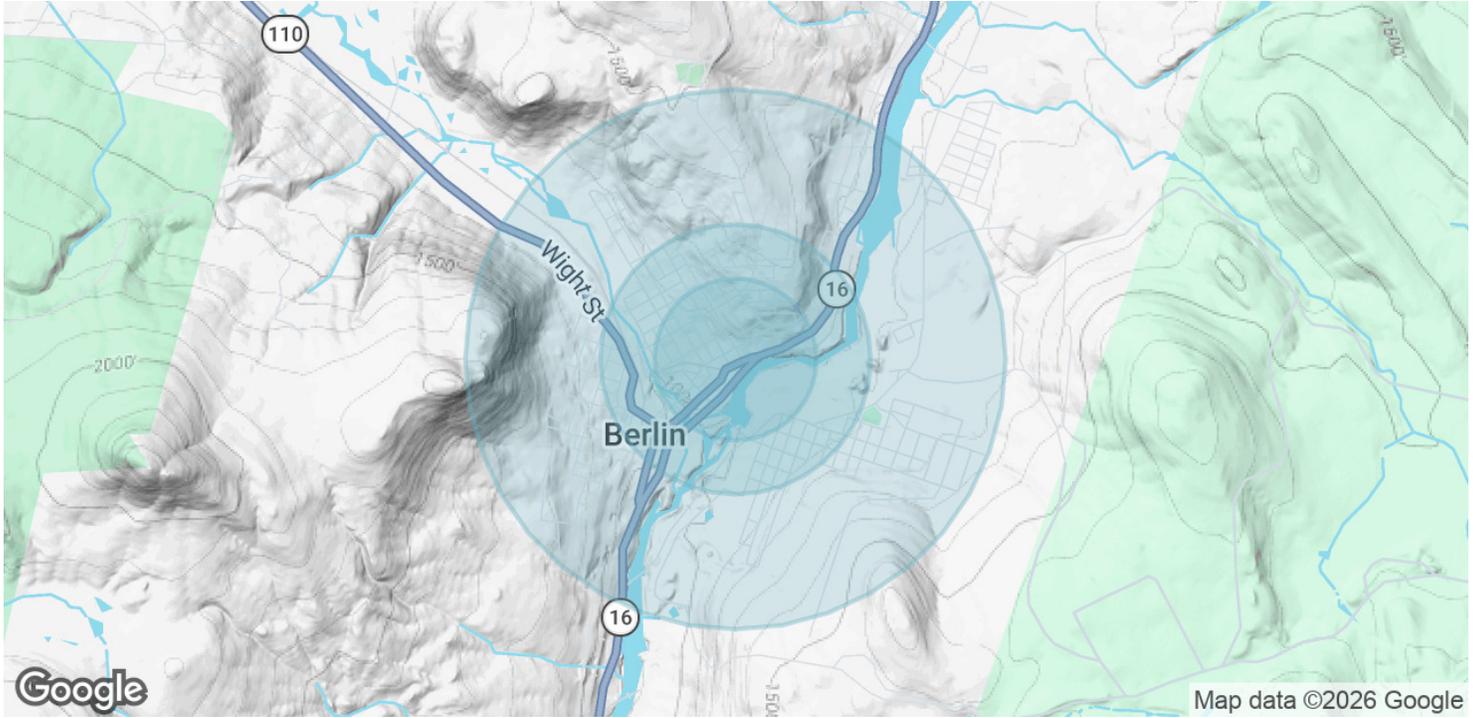
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Total Population - White	1,121	2,507	5,308
% White	90.2%	90.9%	91.3%
Total Population - Black	6	13	41
% Black	0.5%	0.5%	0.7%
Total Population - Asian	8	22	49
% Asian	0.6%	0.8%	0.8%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	9	17	36
% American Indian	0.7%	0.6%	0.6%
Total Population - Other	13	26	43
% Other	1.0%	0.9%	0.7%

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap

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