

STUDENT HOUSING / INVESTMENT OPPORTUNITY

125 UNITS | 220 TOTAL BEDS

UNIVERSITY OF NEW HAMPSHIRE | DURHAM, NH 03824



140
MADBURY ROAD



260 & 262
MAST ROAD



10-14
STRAFFORD AVENUE



PROPERTY TOURS

The Boulos Company representatives will accompany you on property tours. All tours require a minimum 48 hours advance notice and are subject to schedule availability. All tours must be coordinated by The Boulos Company and can be scheduled with Kent White, Caitlin Burke, or Austin Stebbins.

DUE DILIGENCE

All pertinent due diligence materials will be provided via a secure Dropbox link upon receipt of a fully executed and approved confidentiality agreement.

OFFERS

Buyers are asked to present offers in the form of a non-binding Letter of Intent outlining the important terms and conditions, including price, deposit, due diligence period, and financing.

PORTFOLIO OVERVIEW

Located in Durham, NH, we are pleased to offer three distinct student-housing investment opportunities ("the Properties"), available individually or as a portfolio. Each property features a diverse unit mix—ranging from studios to four-bedroom apartments—meeting the wide variety of preferences within the UNH student housing market. Whether students are seeking a convenient location within walking distance of campus or a quieter setting away from downtown activity, the Properties offer strong appeal. All properties provide onsite parking (available for an additional fee) and onsite laundry.

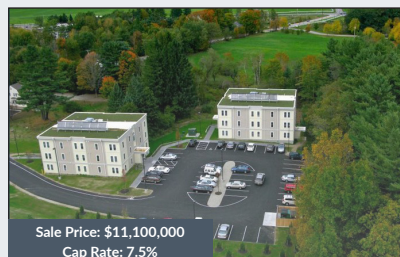
With a long track record of near-100% occupancy, consistent pre-leasing, and average rent growth of approximately 2.4% annually over the past six years, the Properties are well-positioned to continue serving UNH students for years to come.



Sale Price: \$2,050,000
Cap Rate: 7.0%

140 MADBURY ROAD

- 16 units
- 16 beds (maximum occupancy 32)
- 30 parking spaces
- On-site laundry
- .93± acres (plus 2 vacant abutting lots totaling 1.93± acres)
- Tenant pays all utilities
- 100% leased AY '25/'26



Sale Price: \$11,100,000
Cap Rate: 7.5%

260 & 262 MAST ROAD

- 3 buildings in total
- 42 units
- 113 beds (maximum occupancy 226)
- 70 parking spaces
- On-site laundry
- 3.32± acres
- 99% leased AY '25/'26



Sale Price: \$10,400,000
Cap Rate: 7.5%

10 - 14 STRAFFORD AVENUE

- 2 buildings in total
- 67 units
- 91 beds (maximum occupancy 182)
- 80 parking spaces
- On-site laundry
- 1.2± acres
- 100% leased AY '25/'26

140 Madbury Road, 260 & 262 Mast Road, and 10-14 Strafford Avenue are being offered independently or as one portfolio.

Each property is priced separately.

PORTFOLIO SUMMARY

TOTAL BUILDINGS	6
TOTAL UNITS	125
TOTAL BEDS	220
TOTAL LAND AREA	7.38± acres
ZONING	Residential
LEASED FOR AY 2025/2026	99.7%



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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.