

GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE

DERRY NH

MULTI-TENANT SERVICE / OFFICE BUILDING

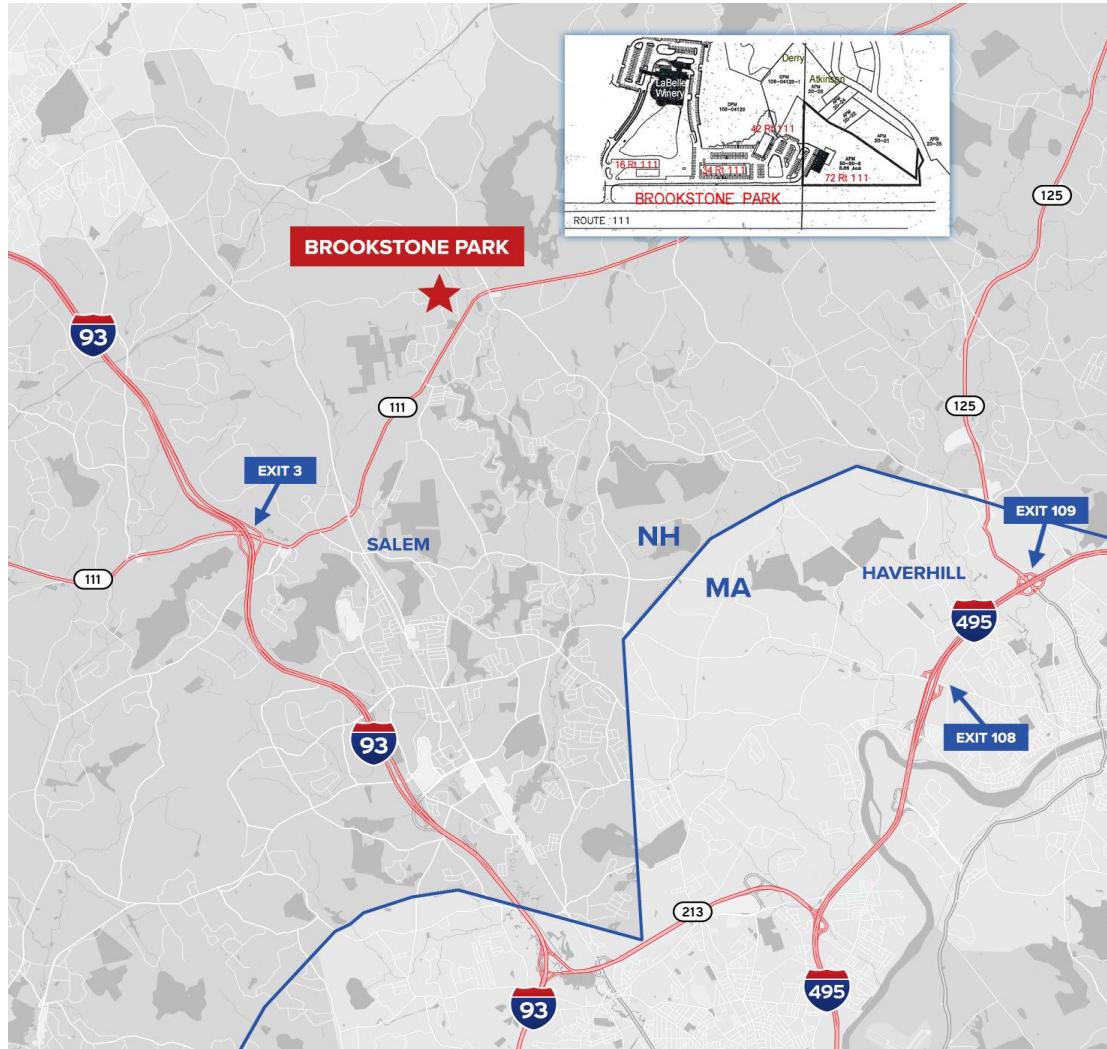


16 ROUTE 111 DERRY NH

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SIZE: 9,890 RENTABLE SF demised into five (5) tenant spaces. The building is a two level 'at grade' office/service building that enjoys a mix of professional tenants. The building was approved and constructed as a 10,000 SF building.

ACCESS: Exit 3, Interstate 93 is 5 miles accessed via Route 111



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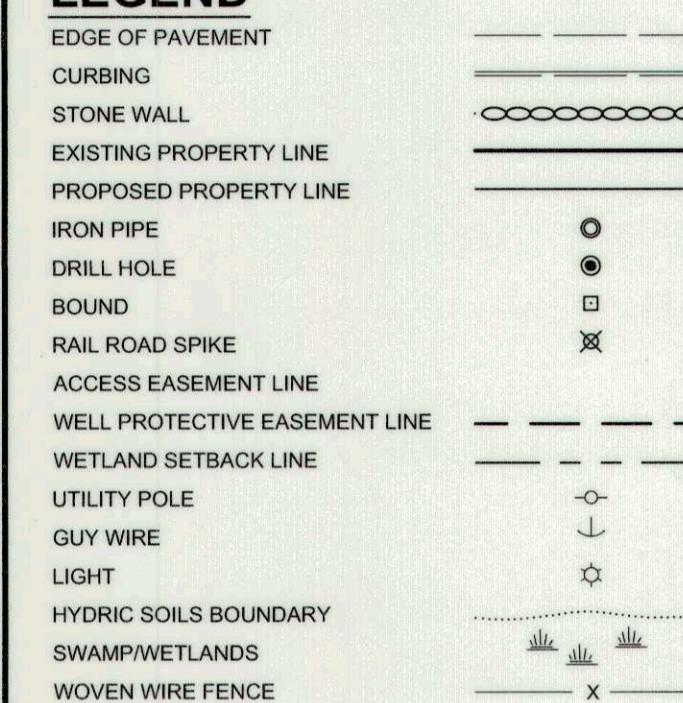
PLANS OF REFERENCE

1. GRADING & SEPTIC DESIGN PLAN
PREPARED FOR POWER BUILDERS
PREPARED BY SFC ENGINEERING PARTNERSHIP, INC.
DATED: 9/3/1999
CA1999020348 OPERATIONAL DATE: 11/10/1999
2. SITE PLANS OF COMMERCIAL DEVELOPMENT IN DERRY, NEW HAMPSHIRE
PREPARED FOR JERIC REALTY TRUST
PREPARED BY GREGSAK ENGINEERING, INC.
DATED: JULY 1993, LAST REVISED 9/17/1993
CA200837 OPERATIONAL DATE: 10/20/1993

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTING OF 7.63 Acre.
2. THE OWNER OF RECORD: JERIC REALTY LLC
DEED REFERENCE BOOK 4279 PAGE 540, ROCKINGHAM COUNTY REGISTRY OF DEEDS
3. THE SUBDIVISION OF DERRY PROPERTY MAP 106 LOT 04129 CONSISTS:
a. LOT 04-129-004 CONSISTING OF 1.40 Acre (61,054 SQ.FT.)
b. LOT 04-129-005 CONSISTING OF 2.82 Acre (122,894 SQ.FT.)
c. LOT 04-129-006 CONSISTING OF 3.40 Acre (148,236 SQ.FT.)
4. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO EASEMENTS AND COVENANTS FOR BROOKSTONE OFFICE PARK, TO BE RECORDED AT THE REGISTRY OF DEEDS.
5. SEE NHDES SUBDIVISION APPROVAL ESA2020102801 DATED OCTOBER 28, 2020 FOR LOTS 004, 005, 006.

LEGEND



* ALL TIES ARE FROM MONUMENTS TO ACTUAL CORNERS		
MONUMENT	BEARING	DISTANCE
1	N 39°07'17" W	0.63'
2	N 55°48'47" W	0.61'
3	N 60°40'14" W	0.54'
4	N 66°40'31" W	0.59'
5	S 67°02'31" W	0.51'
6	S 61°41'17" W	0.37'
7	S 76°43'19" W	0.31'
8	S 62°22'59" W	0.16'
9	N 121°04' W	0.21'
	1" IRON PIPE	

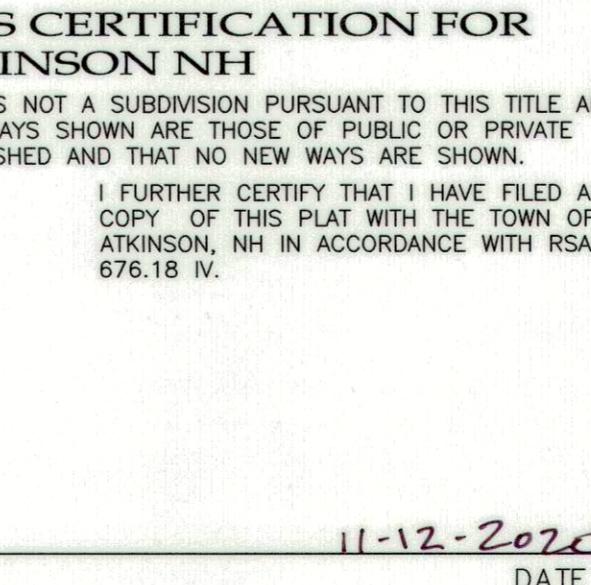
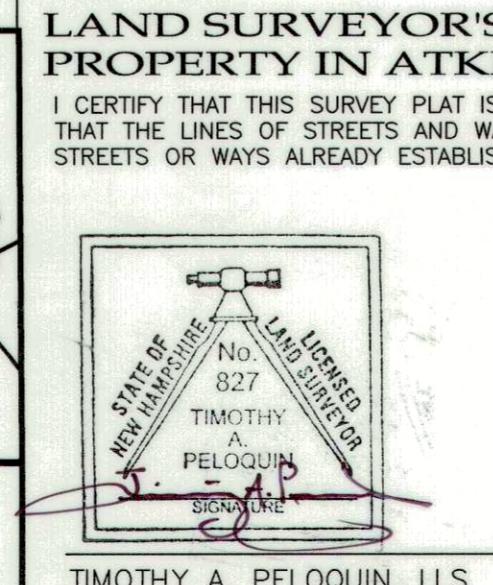
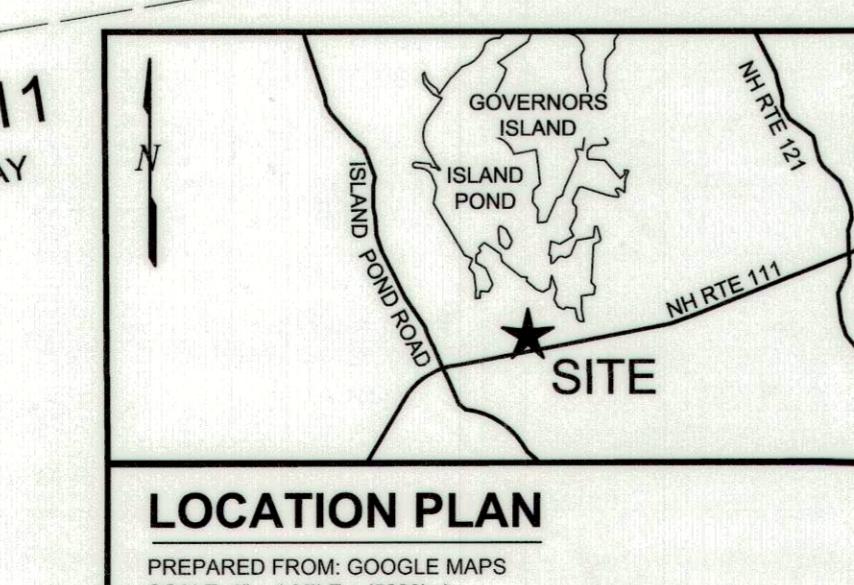
LOT CALCULATIONS			
PROPOSED LOT NUMBERS	04-129-004	04-129-005	
BUILDING NUMBERS	2	3	4
STREET ADDRESS	#16	#34	#42
BUILDING FLOOR AREA (sf)	10,000	24,000	12,500
SEWAGE EFFLUENT AREA (BASED ON Env-Wq 1008.08)	1050	1200	1825
REQUIRED LOT SIZE (sf)	58,560	93,560	65,060
FRONTAGE (125' REQUIRED)	431.73'	376.09'	224.70'
NEW LOT AREA (sf)	61,034	122,908	148,236
PARKING REQUIRED	40	96	50
PARKING PROVIDED	49	119	81
GREEN SPACE (LDCR 170-64.A.3)	43%	33%	52%

STATE OF N.H. ROUTE 111

240' WIDE CONTROLLED ACCESS RIGHT OF WAY
NHDOT PROJECT RF-038-1 (1)

THERE ARE THREE SHEETS IN THE COMPLETE PLAN SET.
SHEET THREE WILL BE RECORDED UPON APPROVAL.
THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY
PLANNING DEPARTMENT.

SCALE: 1" = 50'



EASEMENTS SUMMARY

ACCESS EASEMENTS

- EACH OF LOTS 004, 005, AND 006 IN DERRY AND ATKINSON LOT 6 SHALL HAVE AN ACCESS EASEMENT OVER THAT PORTION OF LOT 3 SHOWN AS THE ACCESS EASEMENT FROM THE DRIVEWAY FROM ROUTE 111 TO A LINE SHOWN AS RUNNING ACROSS THE EXISTING DRIVEWAY FROM A POINT SOUTH OF THE IRON PIPE AT THE NORTHWESTERN CORNER OF LOT 004.
- LOT 004 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF LOT 005 AND DERRY LOT 6 OVER THE PORTION OF LOT 3 SHOWN AS THE ACCESS EASEMENT FROM A) ABOVE TO THE PROPOSED ACCESS EASEMENT ACROSS LOT 005.
- LOT 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF EACH OF DERRY AND ATKINSON LOTS 6 OVER THE LOT 005 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
- DERRY LOT 006 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 OVER THE LOT 6 PORTION OF SAID PROPOSED ACCESS EASEMENT AS SHOWN.
- LOTS 004 AND 005 SHALL BE SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF LOT 3 OVER THE ACCESS EASEMENT ON LOT 004 DESCRIBED IN B) ABOVE AND ON LOT 005, BOTH AS SHOWN.

SIGN EASEMENT

LOTS 003 AND 004 SHALL BE SUBJECT TO AN EASEMENT ALONG THE DRIVEWAY ACCESS FROM ROUTE 111 FOR THE BENEFIT OF DERRY LOTS 003, 005 AND 006 AND ATKINSON LOT 6 FOR THE OPERATION, MAINTENANCE, REPLACEMENT, AND IMPROVEMENT BY THE ASSOCIATION AND THE LOT 003 OWNER OF A SIGN OR SIGNS AS DESCRIBED ABOVE INDICATING THE NAME OF THE PARK, THE OCCUPANTS OF THE BUILDINGS IN THE PARK, AND SUCH OTHER INFORMATION AS THE ASSOCIATION MAY DEEM APPROPRIATE, AND FOR SIGNS AS DESCRIBED ABOVE INDICATING THE NAME OF THE EVENT CENTER AND GOLF COURSE. THE ASSOCIATION AND THE LOT 003 OWNER SHALL DETERMINE THE SIGN LANGUAGE AND SIGN LANGUAGE FOR THE SIGN. THE ASSOCIATION MAY ESTABLISH A SCHEDULE OF CHARGES FOR SPACE AND MODIFICATION OF THE APPLICABLE PARK OCCUPANTS SIGNAGE ON THE SIGN ON LOT 004, AND MAY REMOVE FROM SUCH SIGNAGE INFORMATION RELATING TO ANY OCCUPANT WHO FAILS TO TIMELY PAY SUCH CHARGES WITHIN A REASONABLE TIME AFTER SUCH CHARGES ARE BROUGHT CURRENT.

PARKING EASEMENT

DERRY LOT 006 SHALL BE SUBJECT TO A PARKING EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6 FOR PARKING ON THE AREA SHOWN AS "PROPOSED PARKING EASEMENT".

WATER SERVICE EASEMENT

LOT 005 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF DERRY LOT 006 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT IN COMMON WITH DERRY LOT 006 OF THE WELL SHOWN AND THE WATER SERVICE LINES RUNNING FROM SAID WELL TO SAID LOTS.

WELL RADIUS EASEMENTS

AT A MINIMUM, THE WELL RADIUS EASEMENTS SHALL PROHIBIT THE PLACEMENT OF A SEPTIC TANK, BED, PUMP CHAMBER, OR OTHER SUCH INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENT FROM WITHIN THE AREA DEFINED BY THE PROTECTIVE WELL RADIUS EXTENDING OUTWARD THE ABUTTING LOT.

1. LOT 3 AND 005 SHALL BE SUBJECT TO A WELL RADIUS EASEMENT SHOWN AS 175' WELL RADIUS EASEMENT ON THE SUBDIVISION PLAN, PROTECTING THE WELL ON LOT 004 AS SHOWN.
2. LOTS 3 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 175' WELL RADIUS EASEMENT, PROTECTING THE WELL ON LOT 005 AS SHOWN.
3. DERRY LOT 006 SHALL BE SUBJECT TO A WELL EASEMENT SHOWN AS 125' WELL RADIUS EASEMENT, PROTECTING THE WELL ON ATKINSON LOT 6 AS SHOWN.

SEWAGE DISPOSAL EASEMENT

DERRY LOT 006 SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT IN COMMON WITH LOT 005 OF THE LEACH FIELD AND THE LINES RUNNING FROM SAID LEACH FIELD TO SAID LOTS.

FIRE SERVICE EASEMENTS

LOT 005 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF DERRY LOT 006 AND ATKINSON LOT 6, AND DERRY LOT 006 SHALL BE SUBJECT TO A FIRE SERVICE EASEMENT FOR THE BENEFIT OF ATKINSON LOT 6, FOR SERVICE IN COMMON WITH THE HOSTS LOT BY THE WATER LINES, PUMPS AND RELATED FIRE SERVICE COMPONENTS RUNNING FROM THE EXISTING FIRE PUMP HOUSE VIA THE FIRE SERVICE LINE NOW EXISTING UNDER OR ACROSS LOT 005 AND DERRY LOT 006 TO EACH LOTS POINT OF INTAKE.

LANDSCAPE IRRIGATION EASEMENT

LOT 3 SHALL BE SUBJECT TO AN LANDSCAPE IRRIGATION EASEMENT FOR THE BENEFIT OF LOT 004 AND LOT 005 FOR THE OPERATION, MAINTENANCE, REPLACEMENT AND IMPROVEMENT OF THE WATER LINES, PUMPS AND RELATED LANDSCAPE IRRIGATION COMPONENTS RUNNING UNDER OR ACROSS LOT 3 FROM THE IRRIGATION PUMP HOUSE AS SHOWN.

5	Added land surveyor's certification for town of Atkinson	11/12/2020
4	Updated title block, added location plan and owner's signature	11/5/2020
3	Revised access easement & sign easement language. Added well easement language, note #5, and updated design flows, update sign locations	10/30/2020
2	Added septic systems and testpits, updated plan of references	6/29/2020
1	Added to calculations table and added bounds to be set	2/25/2020
No.	Revision	Date
	Designed by: GRF	Drawn by: CRN
		Checked by:

IN ASSOCIATION WITH:



Promised Land Survey, LLC
PO Box 447

Derry, New Hampshire 03038
Tel: (603) 432-2112

www.PromisedLandSurvey.com

• Land Surveying • Mapping • Planning • Permitting • Layout

Subdivision Plat
Brookstone Park
16 State Route 111
Town of Derry
Assessors Map 106 Lots 04129

183 Rockingham Rd, Unit 3 East
Windham, NH 03087

Sheet 3 of 3

Scale: 1" = 50'

Date: 2/7/2020

Prepared for:

John O'Connor 11/13/20

Chairman

Maia Curran 11/13/20

Secretary

Approval is granted subject to all conditions and requirements of the regulations of the Town of Derry, and further subject to all specific conditions and requirements.

Zoning Classification: General Commercial

© SFC ENGINEERING PARTNERSHIP INC. 2020

Drawing: 2339 Recorded Subdivision
Layout: RECORDED Subdivision Plan

© SFC ENGINEERING PARTNERSHIP INC. 2020

LAND: 1.4 acres

PARKING: 49 spaces

BUILDING: The structure:

- Two story structure, 'at grade' on two levels.
- Concrete Block with split block facia along with vinyl siding & vinyl shutters.
- The masonry is bearing, steel beams & Joist, metal deck, poured concrete.
- 40' wide x 125' long footprint. Bearing structural steel w/columns (24' distance approx.) at mid point of 40' depth.
- Asphalt shingles, windows are 9 light, aluminum frame, insulated, sliders
- 9' finished ceiling in upper level, sheetrock ceiling, 8' finished ceiling in lower level, suspended ceilings



ELECTRICAL: 600 A 120/208 volts, individ. meters & house meter **INTERNET:** Comcast

UTILITIES: There is an onsite public water supply (a well) and an onsite Enviroseptic system designed for 1,050 GPD.



Individual elec. meters



Fire panel



Furnace



Water system



Units 6-7

16 Route 111

Seller financing of 80% (\$1,120,000) of the Purchase Price of \$1.4M.

- Fixed at five percent (5.0%) for the first five years.
- The first Three (3) years will be interest-only payments (\$56,000/Yr \$5.66 SF) followed by 30-year amortization (next two yrs- \$72,149 - \$7.30 SF).
- Ten (10) year term, Thirty (30) year amortization schedule
- The rate will reset for the remaining five years at the five-year Classic Federal Home Loan Bank + 2.35% at that time.

Prepayment will be as follows:

Years 1-2: 2%; Years 3-4: 1%; Year 5: 0%
Years 6-7: 2%; Years 8-9: 1%; Year 10: 0%

1 Point

\$5,000 for document preparation

HVAC: Propane heat and electric AC. One or more 'split' furnaces per tenant space. For every 1,000 SF there is 3 tons of A/C and 100,000 BTU's of heat.

SPRINKLER: None, there is a directly adjacent pond that can be used as a fire protection source

M/L: 4/129/4 **ASSESSMENT:** \$976,700

ZONING: General Commercial **RE TAXES (2023):** \$ 20,198

PERMITTED USES: A wide variety of commercial, industrial & personal service uses are allowed including: office, schools, daycare, light industry, manufacturing, medical office, retail & restaurants (among other uses) are allowed, subject to Site Plan Approval.

PRICE: \$1.4 M \$142 Rentable SF **Net Income:** \$108,328 2024 EST.

COMMENTS: This offering enjoys many beneficial features including:

- Aesthetic, modern construction (1994)
- Good access from Exit 3, Interstate 93
- Located in a high household income demographic area where service(s) are in demand
- Multiple tenants, variety of services offered
- An abutter has a ROFR
- Favorable 1st mortgage Seller financing available
- There are easements with abutting properties for access and the sign. There is an association agreement benefitting the four buildings (16, 34, 42 & 72 Rte 111).

Please contact

Christopher B. Goodnow Goodnow RE Services
23 Stiles Road, Unit 214A, Salem NH 603-893-5000 Main 603-490-4366 Cell
GoodnowMIT@gmail.com GoodnowREServices.com

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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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

<p>Right Now, You Are a Customer</p> <p>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.</p> <p>As a customer, you can expect a real estate licensee to provide the following customer-level services:</p> <ul style="list-style-type: none">• 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.	<p>To Become a Client</p> <p>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.</p> <p>As a client, in addition to the customer-level services, you can expect the following client-level services</p> <ul style="list-style-type: none">• 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. <p>Client-level services also include advice, counsel, and assistance in negotiations.</p>
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For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

<p>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.</p>			
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer		Date	Signature of Consumer
Date		Date	
Provided by: Name & License #		(Name and License # of Real Estate Brokerage Firm)	
<p>_____ consumer has declined to sign this form (Licensees Initials)</p>			

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-g)

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.