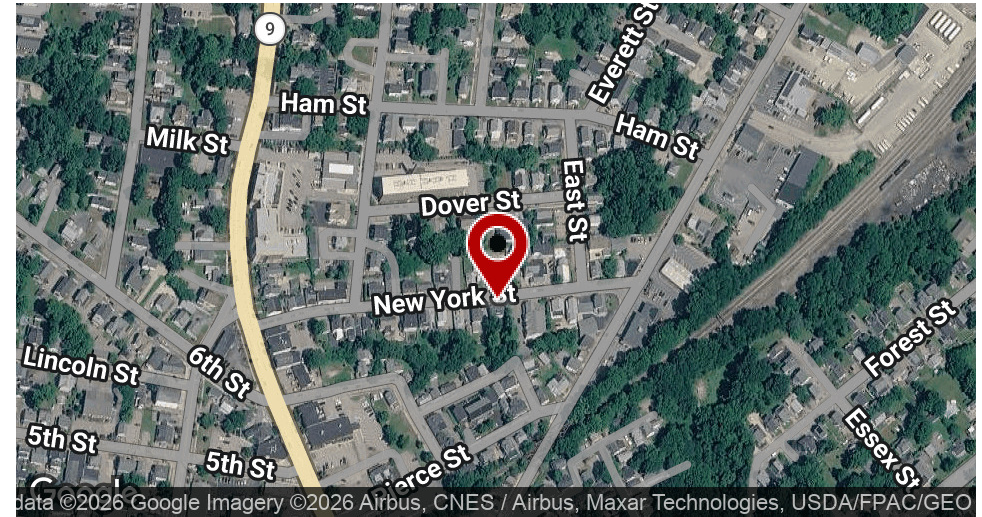


Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the highly sought-after Seacoast NH area: a meticulously-maintained multifamily property at 39 New York St, Dover. This historic 2,868 SF building, constructed in 1840, comprises 2 fully-leased units, ensuring a steady income stream for investors. Boasting an ideal location and 100% occupancy, this property presents a compelling proposition for savvy investors seeking a low-rise/garden development in the RM-U zone. With its great condition and desirable address, this property offers both immediate returns and long-term potential, making it a standout choice for multifamily investors looking to capitalize on the flourishing Seacoast NH market.

PROPERTY HIGHLIGHTS

- 2 Very large 3 bedroom units
- Plenty of on site parking
- Nestled between Central Ave and Broadwav

OFFERING SUMMARY

Sale Price:	\$565,000
Number of Units:	2
Lot Size:	0.217 Acres
Building Size:	2,868 SF
NOI:	\$41,382.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,082	15,009	25,926
Total Population	12,259	33,011	59,898
Average HH Income	\$109,649	\$128,613	\$127,463



Property Description



LOCATION DESCRIPTION

Nestled in the heart of Dover, New Hampshire, 39 New York Street offers a unique blend of historic charm and modern living. It is located within the thriving downtown of the historic city of Dover, providing easy access to diverse dining options, and cultural attractions. The location is ideal, with top-rated schools and recreational facilities close by. Commuters will appreciate the convenience of being near major transportation routes, making neighboring cities and the lakes and beaches easily accessible. Downtown with all of its associated amenities is within a short walk.

SITE DESCRIPTION

Welcome to 39 New York Street in picturesque Dover, New Hampshire. This property offers a quintessential New England setting, complete with an inviting porch that exudes curb appeal. The backyard provides a place of quiet retreat, featuring ample space for outdoor activities or relaxation, as well as parking off street. Set within an historic neighborhood with sidewalks, this home provides a sense of community and is conveniently located close to downtown Dover's amenities, parks, and schools.

INTERIOR DESCRIPTION

Clean and Updated with very spacious rooms and very livable. Basement Bulkhead.

PARKING DESCRIPTION

At 39 New York Street, parking is a breeze with its private driveway leading to parking area that accommodates multiple vehicles. Additionally, there is ample on-street parking available, ensuring convenience for residents and guests. Whether you have a family with multiple vehicles or enjoy entertaining guests, this property offers hassle-free parking solutions, making your daily life even more convenient.



Property Details

Sale Price **\$565,000**

LOCATION INFORMATION

Street Address	39 New York St, Dover
City, State, Zip	Dover , NH 03820
County	Strafford
Market	Seacoast NH
Sub-market	Dover
Cross-Streets	Broadway on one end, Central Ave on the other
Road Type	Paved
Nearest Highway	Interstate 95 (I-95)
Nearest Airport	Pease International Tradeport

BUILDING INFORMATION

Building Size	2,868 SF
NOI	\$41,382.00
Cap Rate	7.32
Occupancy %	100.0%
Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	1,020 SF
Year Built	1840
Gross Leasable Area	2,868 SF

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	RM-U
Lot Size	0.217 Acres
APN #	4-60-0-0
Lot Frontage	39 ft

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Elevators	0
Freight Elevator	No
Number of Elevators	0
HVAC	Forced Air
Broadband	Cable

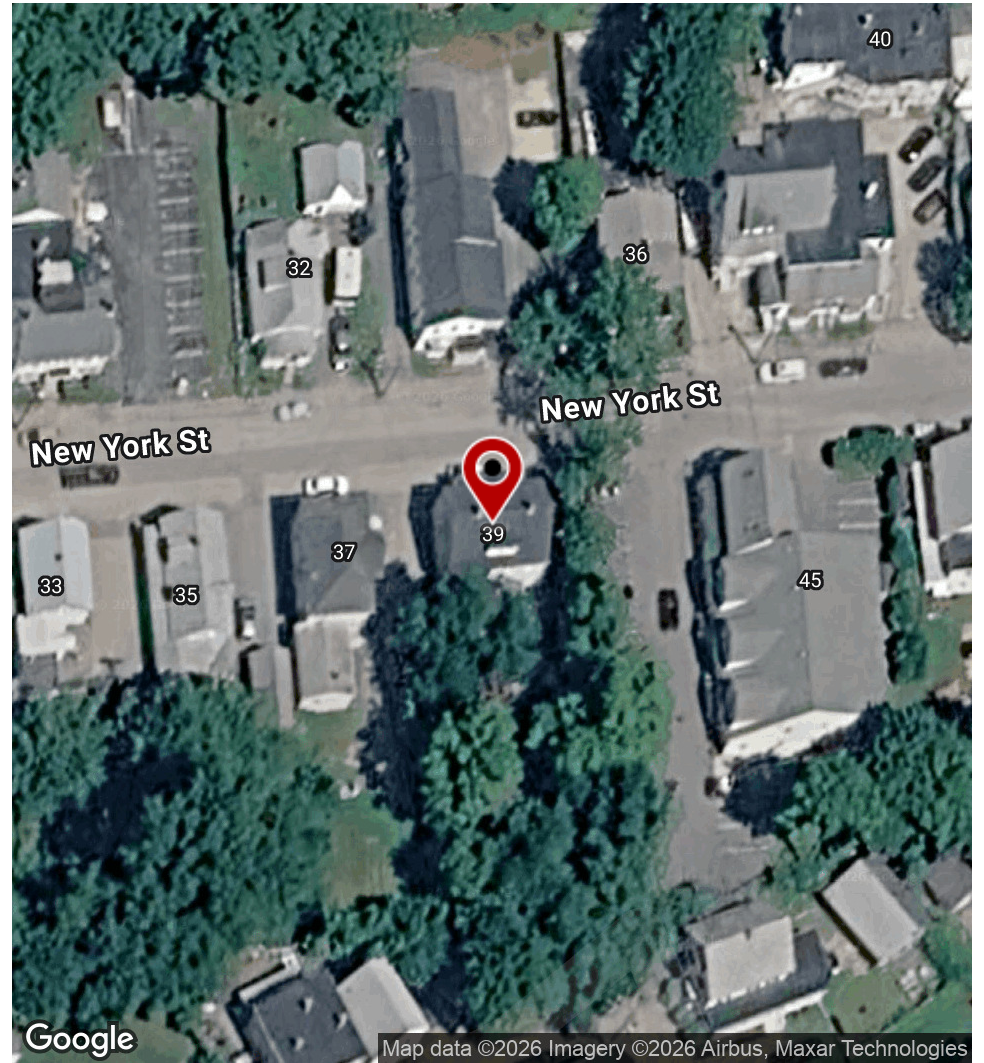
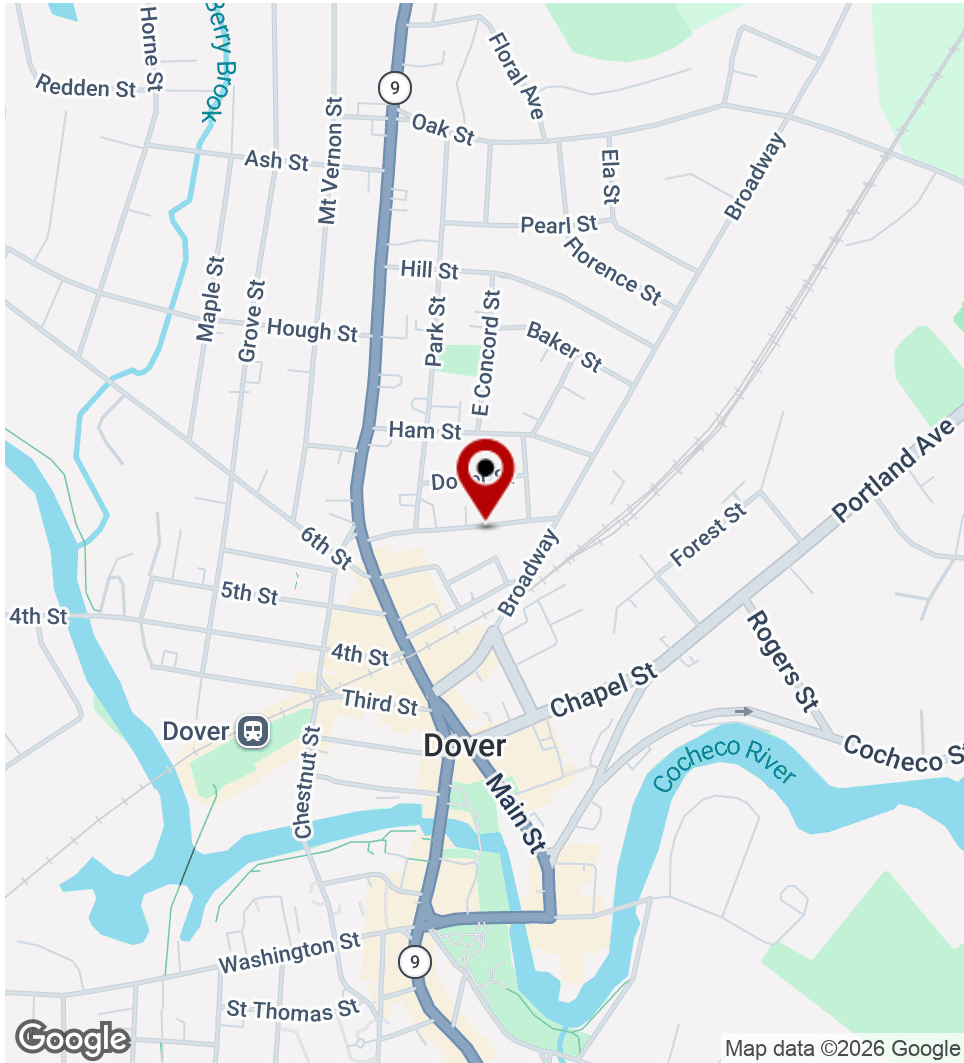
Additional Photos - Unit 1



Additional Photos - Unit 2



Aerial Map



Financial Summary

INVESTMENT OVERVIEW

Price	\$565,000
Price per SF	\$197
Price per Unit	\$282,500
GRM	9.44
CAP Rate	7.32%
Cash-on-Cash Return (yr 1)	7.32%
Total Return (yr 1)	\$41,382

Gross Scheduled Income	\$59,830
Total Scheduled Income	\$59,830
Gross Income	\$59,830
Operating Expenses	\$18,448
Net Operating Income	\$41,382
Pre-Tax Cash Flow	\$41,382



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,259	33,011	59,898
Average Age	38	41	42
Average Age (Male)	37	40	40
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,082	15,009	25,926
# of Persons per HH	2	2.2	2.3
Average HH Income	\$109,649	\$128,613	\$127,463
Average House Value	\$495,604	\$478,453	\$454,808

Demographics data derived from AlphaMap

