

BROKER OPINION OF VALUE

Subject Property: 26 Washington Street, Penacook
Prepared For: Merrimack Valley School District
Prepared By: Judy Niles-Simmons and Chris Norwood
Date: June 4, 2025

Overview:

Market Overview:

As of mid-2025, New Hampshire's commercial real estate market is navigating a complex landscape shaped by evolving demand patterns, economic pressures, and regional dynamics. Here's an overview. The office sector continues to adjust to the post-pandemic environment, characterized by hybrid and remote work models. While some companies are reimagining office layouts to accommodate flexible work arrangements, others are consolidating or reducing their physical footprints. This trend has led to a mixed demand for office spaces, with prime locations maintaining relative stability, while secondary markets experience increased vacancies.

The industrial sector benefits from the ongoing expansion of e-commerce, driving demand for logistics and distribution centers. However, rising insurance premiums and coverage challenges, particularly in regions prone to natural disasters, are impacting operational costs and development feasibility. Similarly, medical office spaces are experiencing steady demand, driven by an aging population and increased healthcare needs.

The robust demand in New Hampshire's residential market, especially in areas like Manchester and Nashua, is influencing commercial real estate dynamics. High residential property prices are prompting investors to explore commercial properties as alternative investment avenues. This spillover effect is leading to increased interest in mixed-use developments and properties that can accommodate both residential and commercial tenants, or redevelopment opportunities.

Elevated interest rates continue to pose challenges for commercial real estate transactions, affecting financing costs and investment returns. This environment has led to a cautious approach among investors, with a preference for properties with stable cash flows and long-term leases. Additionally, the state's reliance on property taxes for funding public services, including education, has led to increased local tax

burdens, influencing investment decisions. This is particularly true in Penacook, where the mill rate is one of the highest in the state.

Looking ahead, New Hampshire's commercial real estate market is expected to continue its adaptation to shifting economic and demographic trends. Investors and developers are likely to focus on properties that offer flexibility, sustainability, and alignment with evolving market demands. While challenges persist, opportunities exist for those who can navigate the complexities of the current landscape.

Penacook has seen its fair share of development over the past few years with the Penacook Landing site undergoing Phase II development as well as the newly constructed Market Basket, Home Goods, Wendy's and other national tenants, located near the I-93 Exit 17. However generally speaking Penacook is not seen as an attractive location for development investment as compared to other Cities and Towns in the state.

Property Overview:

26 Washington Street is comprised of a 2.6+/- acre parcel of land with a 32,455+/- square foot building sited on it and is located in the Village of Penacook. The building is currently occupied by education tenants. The parcel is zoned RD and is serviced by municipal water and sewer. It should be noted that the information included here is taken from the City of Concord's tax assessment card as well as other reliable sources and varies slightly from prior valuations performed on the property. The subject property is identified as Tax Map 1413 / P26 and Book 0986/1966,

The property has not been toured since 11/22/2022 and we are assuming the building is in similar condition along with having the same occupants. As noted, the previous tour of the property consisted of a walk-through of the building and all of the systems. No other physical, architectural, environmental or structural inspections were done on the property or its systems.

Located within downtown Penacook, the property sits in a village setting with close proximity to neighboring houses. There is a positive commanding appearance to the building, in particular the original three-story school building. Two of those stories are now being used by a district school program. The adjoining gym building also houses some functions for the whole building such as medical, kitchen and janitorial. Finally, the newest portion of the building sits in the rear and is a single-story classroom building, having been given some updates to accommodate the present charter school.

The building has seen updates over the years but overall shows signs of age under the surface. Examples are in the heating plant which would require substantial investment and the lack of AC. Were the building constructed today, there would be an investment need for accessibility as well. Each of these may not prove a challenge

if the property were to be kept in its current use, but if it were redeveloped it would need a large overhaul.

The site itself is a larger parcel than most for this area of the Village. More so the building sits very close to the front property lines giving a decent green space in the rear of the building. The parking lot may not be large enough if there is a redevelopment of the property but overall, it appears adequate for the current use along with street parking.

Attributes:

Some of the positive attributes to the property are the lot size with access on two streets. The original brick structure is very attractive and would make an attractive redevelopment into small housing units even though the building will require extensive renovations. Another attribute is the location being in the Village of Penacook having walking amenities and being serviced by municipal water and sewer. The subject property offers a great re-development opportunity for the right developer.

Some of the drawbacks are the obsolescence of the building and the estimated renovation costs, which include electrical, plumbing, possible removal of asbestos tiles etc. The on-site parking requirements are for a school use and may not meet code for other uses. However, the gymnasium could be razed or the back field developed, which would allow for additional parking and possibly some additional building square footage.

Overall, we have seen the movement of this type of property has been somewhat slow but a few of the comps sold within the first year on the market. One challenge with comparing similar properties is the nature of redevelopment, which tend to be slow. Also, this is combined with the delays we have been seeing in construction as a result of some supply chain constraints such as transformers.

It should be noted that movement of these types of redevelopments generally assume a longer marketing time with a long diligence period for a buyer while they seek entitlements. Developers need all approvals prior to closing.

Taxation

The property is currently tax exempt but an investor/buyer will have to pay the real estate taxes once it is sold

Concord's tax ratio for 2024 is 64.4% (could not find a different ratio for Penacook) so the equalized value would be \$4,223,602. The 2024 tax rate for Penacook is \$30.64 per \$1,000 which equates to \$129,423 for the real estate taxes.

Valuation:

While typically not considered to be a reliable gauge of market value the property is currently assessed for \$2,720,000 or about \$83.00 per square foot. To further determine the value of the property we have considered two methods the comparable as well as the income method.

Sales Comparable:

The sales comparable method considers the unit price, in this case square footage, for like kind property. Each property must then be weighted based on its quality and location compared to the subject. The goal is to keep sale data as recent as possible to reflect the current market. We felt it important to select comps that were redevelopments, so therefore we expanded our net geographically. Additionally, we did allow ourselves to go back in time a bit to show the history of conversion developments. Below is a list of properties that have sold:

- 115 Lincoln Street, St. Johnsbury, VT: 12,891+/- SF Bldg., 2.26+/- acres, former school, sold on 5/13/2025 for \$475,000 or \$36.85 This asset is located a short distance from Route 2 and the heating system was updated in 2022.
- 119 Clermont Terrace, Newport City, VT., 35,244+/- SF Bldg., 8.51+/- acres, former school, sold on 11/19/2024 for \$600,000 or \$17.02 PSF. Former Sacred Heart School which a landmark in Newport City, located near downtown shopping, etc.
- 13 Academy Street, Colebrook, NH: 22,785 +/- SF Bldg., 1.84+/- acres, former historic school sold on 9/11/2024 for \$275,000 or \$12.06 PSF. This is a similar style to the subject and has been well-maintained.
- 438 Washington Street, Keene, NH: 19,417+/-SF Bldg., 2.40+/-acres former River Valley Community College school which sold on 3/20/2024 for \$1,100,000 or \$ 56.65 PSF. located minutes from downtown and has many capital improvements made over recent years. Northfield, NH
- 5 Elm Street, Northfield, NH: 38,159+/- SF Bldg., 4.00+/- acres multi-level 1920's building sold on 7/7/2023 for \$2,200,000 or \$57.65 PSF. Entire building has been brought into the modern que with updated modern conveniences.

In addition to the above sold properties, we also considered the following current market available properties that are being offered for sale today that are similar to the subject:

- PENDING: 275 Jewett Street, Manchester, NH., 36,387+/- SF Bldg., a former school went under contract on May 14, 2025 for \$50,000 or \$1.37

PSF. The developer plans to build 30 units of affordable housing and it will not close until the Buyer obtains funding by NH Housing and other sources. Estimate of \$1,000,000 to renovate the building envelope.

- 174 North Main Street, Franklin, NH: 32,417+/- SF Bldg., 2.40+/- acres currently listing for \$1,274,999 or \$39.30 PSF updated mill building with Seller financing available. Good site for affordable housing.

For our analysis we put the most weight on those assets that sold, over those being marketed. Additionally, we adjusted each comp up or down based upon its comparison to the market. We also considered the changing dynamics in today's inflation and interest rates in our consideration. **The sold per square foot sale prices range from \$12.06 - \$57.65 and the current marketing per square prices for similar type properties \$1.37- \$39.30 PSF.**

Based on the above information and our knowledge of the subject property, we have determined that the selling price per square foot of your property should be between **\$40.00** and **\$45.00**. This would yield a gross sale price between **\$1,298,200** and **\$1,460,475**.

It is important to note that the comps approach can change based upon the condition of the subject property. Material defects or deferred maintenance can lead to future adjustments in the sales process.

Income Approach:

To determine valuation for the subject property based on income we will assume a passive investor is purchasing the property. Comparable lease rates for this type of space are between **\$8.00 and \$10.00** per square foot which will give us our Gross Scheduled Income (GSI). This assumes that the tenants are so called triple net tenants and paying all their own expenses. These expenses would include their share of the real estate taxes, insurance, utilities, grounds, snow and management fees. We used the lower end of the range due to location and demand of the subject property. In our opinion, these lease rates would remain the same in today's market.

From these numbers we must deduct a vacancy allowance to arrive at Gross Operating Income (GOI). We used a 15% based upon the market and discounting the ability easily lease the non-accessible spaces. Here we net out any landlord expense such as reserves and capital expenses to get us to our Net Operating Income (NOI).

| Income Approach | | | |
|-----------------|-----------------------|---|-----|
| GSI | 259,640 | | |
| Less Vac | <u>38,946</u> | @ | 15% |
| GOI | 220,694 | | |
| Less Expenses | | | |
| Reserves | 4,414 | @ | 2% |
| Cap Ex / Misc | <u>11,035</u> | @ | 5% |
| Total Expenses | 15,449 | | |
| NOI | <u><u>205,245</u></u> | | |

The investor will use a capitalization rate to determine the overall sales price and divide this into the NOI to arrive at a value. The capitalization rate is a percentage number that is used as an equalizer for similar investment and risk types. Interest rates and mortgage lending also affect these rates. As the cap rate is also an indicator of risk, a higher cap rate is used to account for the risk a buyer will assume in terms of renovation costs.

A fair cap rate for this type of property is between 12% and 13 %. By dividing the net operating income by the range of cap rates we get a value between \$1,575,000 and \$1,700,000.

It should be noted that the income approach to value did not change since our last valuation. This is mostly due to the fact that the income approach is reliant upon leasing and interest rate assumptions which have remained mostly flat since our last writing.

Other Methods:

There are other methods to determining valuation.

- Replacement Value – This takes into consideration what it would cost to rebuild, sometimes for insurance purposes. Generally speaking, buyers do not consider this method.
- Redevelopment Costs – Sometimes if the end use is known, for example conversions to apartments, a developer will pay a certain amount of money for each apartment they believe can fit in the property. This could be a viable next step to determining valuation but it would necessitate engaging with an engineer to determine the density of say apartment units in the existing building or any expanded footprint.

Summation:

Based on our assessment of the current market conditions and comparable properties in the market, we believe the property should be offered, “AS IS”

between \$1,450,000 and \$1,550,000 with a final selling price between \$1,000,000 and \$1,300,000.

The reason for the discount off the listing price is the current unknown variable for the end use. Buyers looking to retrofit the building systems and accessibility may have a different development profile based upon the end use.

If selected to act as your representative, we will continue to survey the market on a periodic basis to review our pricing strategy based on marketing results and feedback.

Disclaimer:

This letter is a broker opinion of value and is not an appraisal. Although the methods used in this opinion are similar to those used by a licensed appraiser, this should not be used as a guarantee of any sort and is fully based on one broker's opinion along with various sources, such as tax records, property listing services and internal company data. **This Opinion of Value does not convey any right of reproduction or publication and is to be used only by the client to assist in determining highest and best use of the property and its value.**

Commercial Sale
4980796
Active

174 N Main Street
Franklin **NH 03235**
Unit/Lot

Listed: 12/26/2023 **\$1,274,999**
Closed:
DOM: 437



County NH-Merrimack
VillDstLoc
Year Built 1895
SqFt-Total Building 32,417
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source Owner
Zoning B1W&S
Road Frontage Yes
Road Frontage Length
Lot Size Acres 1.00
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$5,773.93
Tax Year 2023
Gross Income
Operating Expense
Net Income



Delayed Showing No
Date - Showings Begin
Sub Property Type Industrial

Directions

Remarks - Public Unlock unlimited potential with this newly renovated commercial mill building for sale or lease potential. Spectacular views of the Pemigewasset River and beautiful waterfall, sitting on 2.4 acres. 32,000 +/- SF with VERY HIGH VISIBILITY. New roof, 5.2 inch insulation ceiling, spray foam sides of windows plus new windows and frames, new subfloor, asbestos and lead abatement completed. New garage doors & new exterior doors. New retaining wall in rear. Elevator shaft, 480 volt service, 3 bay doors, loading dock & drive in dock. Additional building lot on pemi across st (used as parking lot currently). Formally Hydro powered, potential for State grant upon conversion. Natural gas, new lighting, 14 ft high ceilings, lot zoned flex space, public water and sewer. Purchase, lease, build to suit, seller financing available. Great potential for affordable housing opportunity, office space, manufacturing, store front, office space, fitness or wellness facility...the possibilities are endless.

STRUCTURE

Construction Materials Brick Exterior

Building Number 174
Total Units 1
of Stories 3
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Basement Yes
Basement Access Type Walk-up
Basement Description Unfinished

Ceiling Height 14 Ft
Total Drive-in Doors 1
Total Loading Docks 1
Total Elevators
Door Height
Dock Levelers
Dock Height

| LEVEL | TYPE | DESCRIPTION | FINANCIAL DETAILS |
|--------|------|-------------|------------------------|
| UNIT 1 | | | Expenses - CAM |
| UNIT 2 | | | Expenses - Taxes |
| UNIT 3 | | | Expense - Utility |
| UNIT 4 | | | Expenses - Insurance |
| UNIT 5 | | | Expenses - Management |
| UNIT 6 | | | Expenses - Maintenance |
| UNIT 7 | | | |
| UNIT 8 | | | |

UTILITIES

GasNatAval Yes
Water Source Public
Sewer Public

Utilities Gas - On-Site
Internet Unknown

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

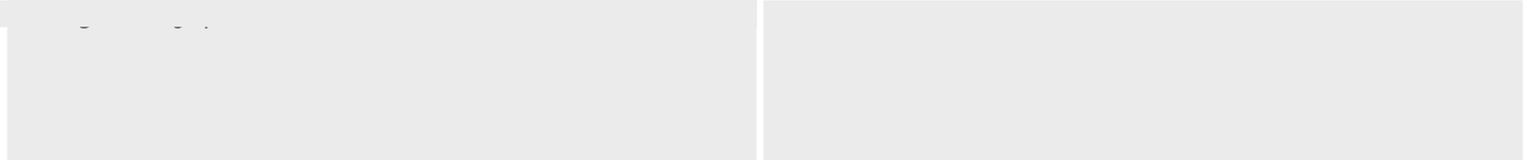
Lot Features City Lot, Waterfall, Waterfront

Waterfront Property
Water View Yes
Water Body Access Yes

ROW - Length
ROW - Width
ROW - Parcel Access Unknown
ROW to other Parcel
Surveyed Unknown
Surveyed By

Water Body Name Piscataqua River
Water Body Type River
Water Frontage Length
Water Access Details Other
Waterfront Property Rights
Water Body Restrictions Unknown

FEATURES



Air Conditioning Percent
Sprinkler
Signage

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 3815
Deed - Page 2625

Map 000097
Block 000054
Lot 000000
SPAN#

Tax Rate
Tax Class
Current Use No
Land Gains No

Property ID
Plan Survey Number

Assessment Year 2022
Assessment Amount \$297,900

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Building
Items Excluded
Investment Info
Flood Zone
Seasonal
Easements Unknown
Covenants Unknown

Financing-Current
Financing-Possible Opt
Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public
Remarks - Intra-Firm

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name JCB LLC
Owner Phone

Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Gallo Realty Group
Listing Office - Phone Number Off: 603-836-0151
Listing Office - Phone Number 2 Fax: 603-836-0158
List Agent - Agent Name Cailin Gallo
List Agent - Phone Number Cell: 603-305-0381
List Agent - E-mail cailin@gallorealtygroup.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Buyer Team - Team Email 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

Date - MLS List 12/26/2023
Date - Expiration
Date - Active Under Contr
Date - Pending
Date - Withdrawn
Date - Terminated
Date - Closed
Anticipated Closing Date

Listed in other Prop Type No
Primary MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency Yes
Short Sale No

Concessions
Concession - Amount
Concession - Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Financing-Buyer

Contingencies

Commercial Sale
4980796
Active

174 N Main Street
Franklin **NH 03235**
Unit/Lot

Listed: 12/26/2023 **\$1,274,999**
Closed:
DOM: 436



County NH-Merrimack
VillDstLoc
Year Built 1895
SqFt-Total Building 32,417
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source Owner
Zoning B1W&S
Road Frontage Yes
Road Frontage Length
Lot Size Acres 1.00
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$5,773.93
Tax Year 2023
Gross Income
Operating Expense
Net Income



Delayed Showing No
Date - Showings Begin
Sub Property Type Industrial

Directions

Remarks - Public Unlock unlimited potential with this newly renovated commercial mill building for sale or lease potential. Spectacular views of the Pemigewasset River and beautiful waterfall, sitting on 2.4 acres. 32,000 +/- SF with VERY HIGH VISIBILITY. New roof, 5.2 inch insulation ceiling, spray foam sides of windows plus new windows and frames, new subfloor, asbestos and lead abatement completed. New garage doors & new exterior doors. New retaining wall in rear. Elevator shaft, 480 volt service, 3 bay doors, loading dock & drive in dock. Additional building lot on pemi across st (used as parking lot currently). Formally Hydro powered, potential for State grant upon conversion. Natural gas, new lighting, 14 ft high ceilings, lot zoned flex space, public water and sewer. Purchase, lease, build to suit, seller financing available. Great potential for affordable housing opportunity, office space, manufacturing, store front, office space, fitness or wellness facility...the possibilities are endless.

STRUCTURE

Construction Materials Brick Exterior

Building Number 174
Total Units 1
of Stories 3
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Basement Yes
Basement Access Type Walk-up
Basement Description Unfinished

Ceiling Height 14 Ft
Total Drive-in Doors 1
Total Loading Docks 1
Total Elevators
Door Height
Dock Levelers
Dock Height

| LEVEL | TYPE | DESCRIPTION | FINANCIAL DETAILS |
|--------|------|-------------|------------------------|
| UNIT 1 | | | Expenses - CAM |
| UNIT 2 | | | Expenses - Taxes |
| UNIT 3 | | | Expense - Utility |
| UNIT 4 | | | Expenses - Insurance |
| UNIT 5 | | | Expenses - Management |
| UNIT 6 | | | Expenses - Maintenance |
| UNIT 7 | | | |
| UNIT 8 | | | |

UTILITIES

GasNatAval Yes
Water Source Public
Sewer Public

Utilities Gas - On-Site
Internet Unknown

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

Lot Features City Lot, Waterfall, Waterfront

Waterfront Property
Water View Yes
Water Body Access Yes

ROW - Length
ROW - Width
ROW - Parcel Access Unknown
ROW to other Parcel
Surveyed Unknown
Surveyed By

Water Body Name Piscataqua River
Water Body Type River
Water Frontage Length
Water Access Details Other
Waterfront Property Rights
Water Body Restrictions Unknown

FEATURES

Air Conditioning Percent
Sprinkler
Signage

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 3815
Deed - Page 2625

Map 000097
Block 000054
Lot 000000
SPAN#

Tax Rate
Tax Class
Current Use No
Land Gains No

Property ID
Plan Survey Number

Assessment Year 2022
Assessment Amount \$297,900

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Building
Items Excluded
Investment Info
Flood Zone
Seasonal
Easements Unknown
Covenants Unknown

Financing-Current
Financing-Possible Opt
Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public
 Remarks - Intra-Firm

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name JCB LLC
Owner Phone

Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Gallo Realty Group
Listing Office - Phone Number Off: 603-836-0151
Listing Office - Phone Number 2 Fax: 603-836-0158
List Agent - Agent Name Cailin Gallo
List Agent - Phone Number Cell: 603-305-0381
List Agent - E-mail cailin@gallorealtygroup.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Buyer Team - Team Email 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

Date - MLS List 12/26/2023
Date - Expiration
Date - Active Under Contr
Date - Pending
Date - Withdrawn
Date - Terminated
Date - Closed
Anticipated Closing Date

Listed in other Prop Type No
Primary MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency Yes
Short Sale No

Concessions
Concession - Amount
Concession - Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Financing-Buyer

Contingencies

Commercial Sale
5026503
Active

103 N State Street
Concord
Unit/Lot
NH 03301

Listed: 1/13/2025
Closed:
DOM: 142
\$1,275,000



County NH-Merrimack
VillDstLoc
Year Built 1964
SqFt-Total Building 10,261
SqFt-Total Source Public Records
SqFt-Total Available 10,261
SqFt-Apx Building Source Public Records
Zoning CVP
Road Frontage Yes
Road Frontage Length
Lot Size Acres 0.47
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD Unknown
Tax Year Notes
Tax Annual Amount \$27,830.00
Tax Year 0
Gross Income
Operating Expense
Net Income



Delayed Showing No
Date - Showings Begin
Sub Property Type Office

Directions

Remarks - Public Opportunity to do something amazing here with over 10,000 square feet of space. I have vision for Redevelopment. Could be a condo conversion...MUST SEE the potential...excellent downtown location, seconds to highway. Currently efficient office space with multiple offices, conference rooms, training rooms, full kitchen and break rooms, laundry, 6 bathrooms. Wheelchair lift to first floor from lobby. Property is in good order, updated, well-kept and divided into separate spaces -currently used as a Non-Profit. Attic is a walk-up currently used for storage- could be converted to a studio. 2 heating systems FHW and Oil Steam. 27 onsite parking spaces with 2 dedicated handicap. Convenient to highway and walking distance to downtown Concord.

STRUCTURE

Construction Materials Vinyl Siding
Foundation Brick
Roof Flat, Membrane, Shingle - Asphalt

Building Number 103
Total Units 6
of Stories 3
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Basement Yes
Basement Access Type Interior
Basement Description Finished, Partially Finished

Ceiling Height 8 feet
Total Drive-in Doors Door Height
Total Loading Docks Dock Levelers Dock Height

| LEVEL | TYPE | DESCRIPTION | FINANCIAL DETAILS |
|--------|--------|-------------|------------------------|
| UNIT 1 | Office | | Expenses - CAM |
| UNIT 2 | Office | | Expenses - Taxes |
| UNIT 3 | Office | | Expense - Utility |
| UNIT 4 | Office | | Expenses - Insurance |
| UNIT 5 | Office | | Expenses - Management |
| UNIT 6 | Office | | Expenses - Maintenance |
| UNIT 7 | | | |
| UNIT 8 | | | |

UTILITIES

Heating Gas Heater, Oil
GasNatAval Yes
Cooling Wall AC Units
Water Source Community
Sewer Community
Electric 220 Volt, 3 Phase, Circuit Breaker(s)

Utilities Cable - Available
Internet High Speed Intrnt -Avail

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

Waterfront Property
Water View
Water Body Access

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed
Surveyed By

Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Parking Off-Site, Parking Spaces 21+
Equipment Smoke Detectr-Hard Wired, Sprinkler System, Window AC

Features - Commercial Fire System, Public Restrooms, Security System

Air Conditioning Percent
Sprinkler Wet
Signage Adequate

Green Verification Body
Green Verification Program
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Railroad Available
Railroad Provider

PUBLIC RECORDS

Deed - Recorded Type Quit Claim
Deeds - Total
Deed - Book 2962
Deed - Page 288
Map 6414
Block .
Lot Z1
SPAN#

Tax Rate
Tax Class
Current Use
Land Gains

Property ID
Plan Survey Number

Assessment Year 2023
Assessment Amount \$1,036,100

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Building
Items Excluded
Investment Info
Flood Zone
Seasonal
Easements
Covenants

Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public some notice to show during business hours - ASSISTED
Remarks - Intra-Firm

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name Child and family Services Realty Corp
Owner Phone

Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Keller Williams Realty Metropolitan-Upper Valley
Listing Office - Phone Number Off: 603-640-2020
Listing Office - Phone Number 2
List Agent - Agent Name Beth Decato
List Agent - Phone Number Cell: 603-234-3559
List Agent - E-mail bdecato@kw.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Buyer Team - Team Email 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

Date - MLS List 1/13/2025
Date - Expiration
Date - Active Under Contr
Date - Pending
Date - Withdrawn
Date - Terminated
Date - Closed
Anticipated Closing Date

Listed in other Prop Type No
Primary MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency Yes
Short Sale No

Concessions
Concession - Amount
Concession - Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Financing-Buyer

Contingencies