PROPERTY REPORT

16 Bobalink Cir, Hancock, NH 03449

Presented by

Joe Howell

Maine Real Estate License: BA920243
New Hampshire Real Estate License: 071908

W Real Estate

Work: (603) 606-6772 | Mobile: (603) 380-5858 | Fax: (877) 669-1456

Main: joehowell19@icloud.com | Main: jhowell@ecbbrokers.com |
Main: ecbbrokers@icloud.com | Main: jhowell19@icloud.com
Other: http://ecbbrokers.com

10/3/2024

Income Generating Multi-Use Property

Cap rate 6.2

Offered By : W Real Estate Commercial

Multifamily Unit

The 2 Story multifamily is currently occupied by two renters. The 1st floor is rented along with the basement for $1,500/month. The second floor is rented for $900/month. This unit is rented below market value, and could generate additional income


Commercial Garage 1, 2

The larger of the garages is currently being rented for $850/month. The smaller garage for $300/month. Again due to the size of the larger structure and being commercial (grandfathered) it can bring in additional income.

RV Rental

There is an RV space currently on the property and rented for $450/month

Manufactured Home Rental

There is a manager of the property currently occupying a manufactured home. At this time no rent is being collected from him. This is definitely a missing element of income that could be generating $1,400/month.
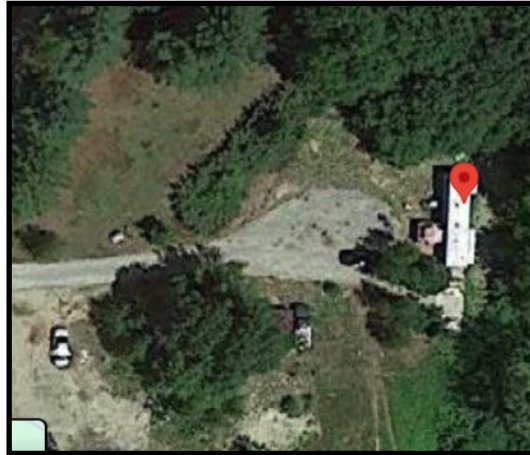
Rustic Cabin Rental

When you enter the property - immediately to your right is a driveway leading to a rustic cabin. The owner of the properties father built the cabin many years ago and he brought it to this location. He is currently renting the cabin for $600/month. However he would like to remove it from. The property when he leaves. The site has a cement slab, artisan well, power, and a septic system, so it could definitely be used for another structure, and a much higher potential rent.

Time to 'think out of the box' Rental

The owner has come into possession a boat, left by a previous renter. This became a vision of something greater. The owner has dug a hole into the ground, installed drainage in the hole, buried the boat so you can access the boat level to the ground. The boat has a mahogany interior that could easily be restored. The thought was to make this a rental BnB unit. With some sweat equity and some renovations this could actually be something quite unique. The site can be improved with landscaping and make it quite attractive.

To summarize- the current property generates $4,500/month 6.2% cap rate There is approximately 10 acres of property here in beautiful Hancock, New Hampshire. The property includes, four septic systems on site, and two wells. With some additional renovations, adjustments, and sweat equity, the income generated could increase by 50% or more depending on what your vision is. This property has plenty of additional potential to become whatever it is you want !

Arial View if the 10+ Acres with the buildings shown.

Below you can see the property lines for each parcel : 7.31 AC & 2.72 AC
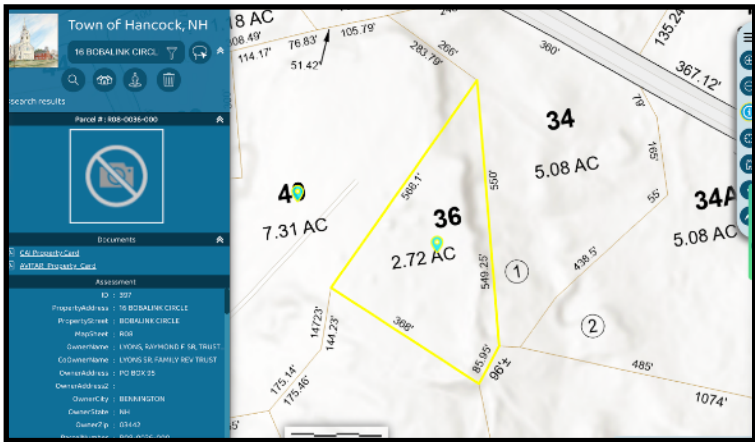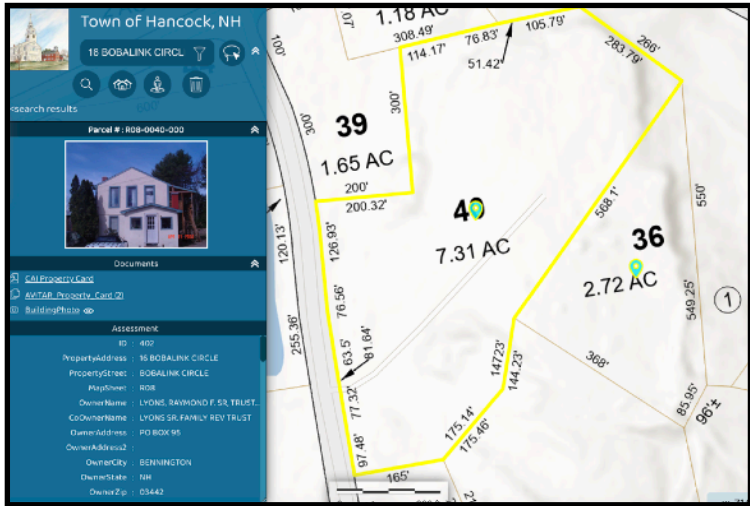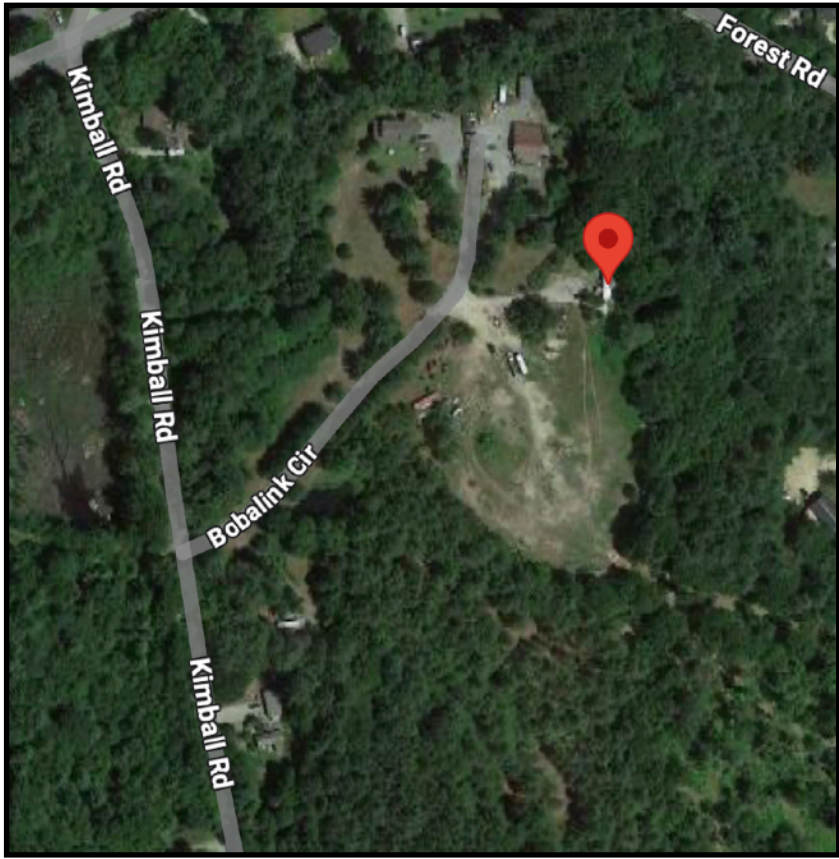
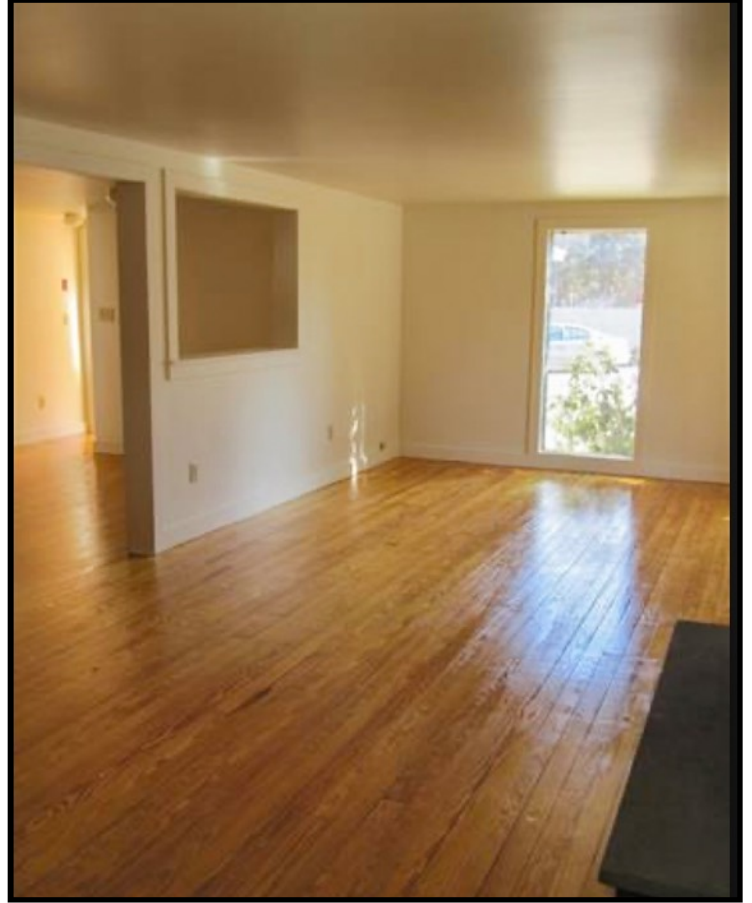Approximate overlay of the property lots & the arial view

First Floor
Kitchen

| | | 14 | | |
| STO |
| 12 | | | | 12 |
| 15 |
5	OPF	5
15	14
16	24	12
24
SFA
34
40	GAR	40 / 40	GAR	40
		8' CEIL
4
10' CEIL	12' CEIL
10
8
16	24
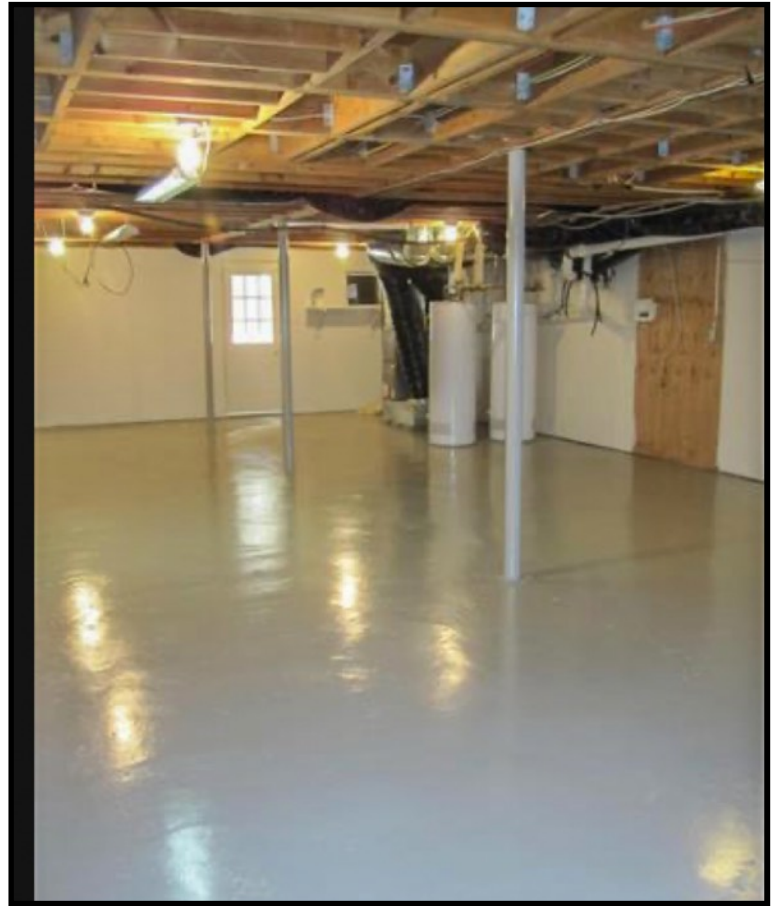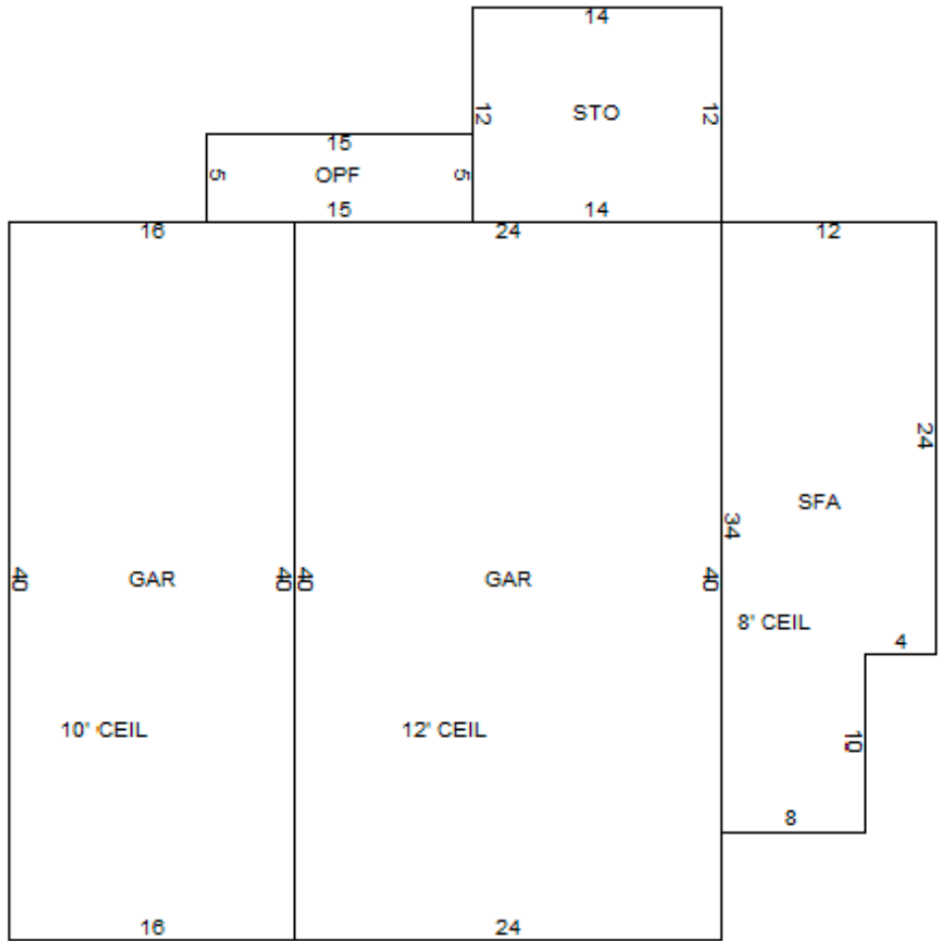
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	1600	0.35	560
STO	STORAGE AREA	168	0.35	59
OPF	OPEN PORCH FIN	75	0.35	26
SFA	SEMI-FINISH	368	0.75	276
		2,211		**921**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 27,335**
Year Built:		**1980**
Condition For Age:	FAIR	**19 %**
Physical:		
Functional:	O/D	**15 %**
Economic:		
Temporary:		
Total Depreciation:		**34 %**
Building Value:		**$ 18,000**
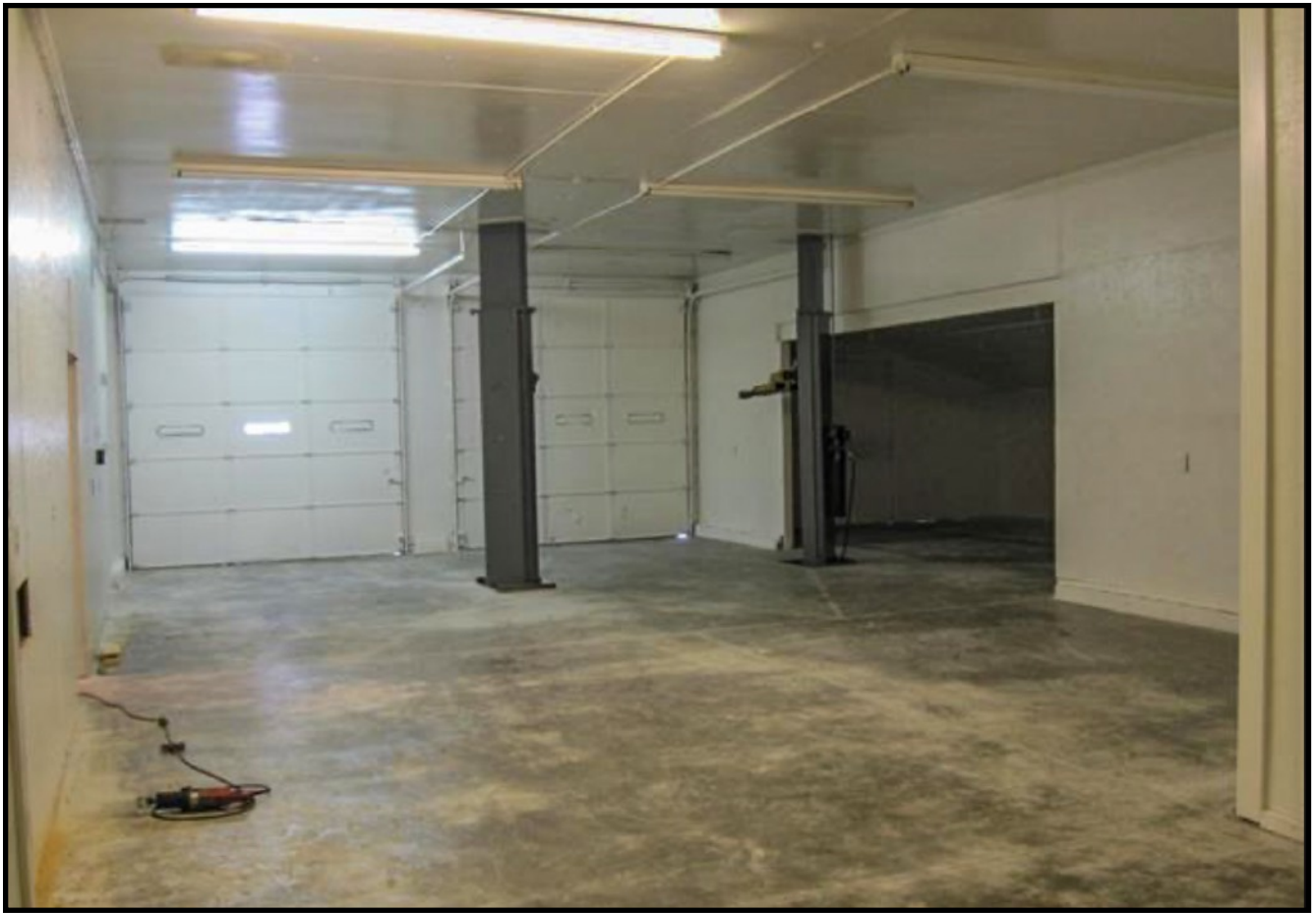
Garage 2

Two Story Home Arial View

Two Commercial Garages Arial View

Rustic Cabin Arial View

Manufactured Home Arial View
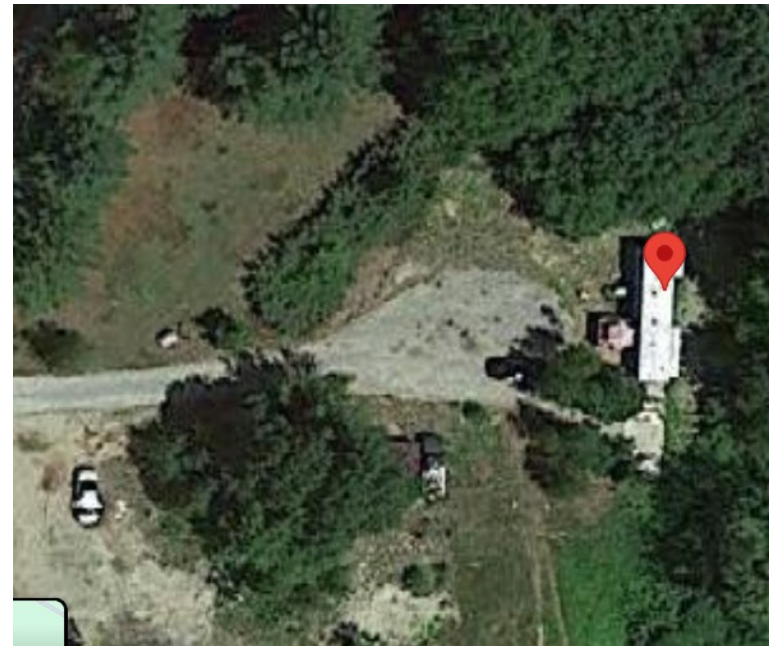
Extended Home Facts

Legend: 🏠 Subject Property

Interior Features

Appliance	Refrigerator, Stove-Electric
Basement	Concrete Floors, Partially Finished, Stairs - Interior, Exterior Access, Interior
Cooling	None
Floor	Hardwood, Other
Heating	Forced Air
General	Dining Area, Fireplace Wood, Hearth Room Fireplace, Kitchen/Dining Combo, Natural Woodwork, Wood Stove

Exterior Features

Foundation	Concrete
Roof	Roll, Shingle
Road	Paved, Public
Sewer	Private
Levels	2
Utilities	Cable Available, High Speed Internet
Water	Drilled Well
General	Building, Deck, Outbuilding, Porch-Enclosed, Storage
Lot Size Features	Country View, Mountain View, Open, Pond

Location Details

Directions to Property	Forest Road, to Kimball Road to Bobalink Circle

Schools (from Listing Data)

		(based on location)	
School District	Contoocook Valley Sd Sau #1	**Elementary School**	Hancock Elementary School
		Middle School	Great Brook School
		High School	Conval Regional High School
		School District	Contoocook Valley School District

AARP Livability™ Index for 03449

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   20-39   40-59   60-79   80-100

Total Score

52 / 100

A score over 50 is above average
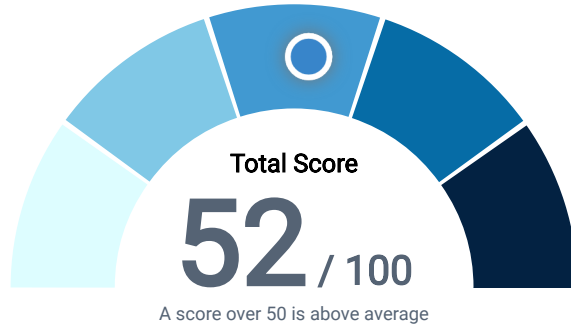
Housing Affordability & Access	**47**
Neighborhood Access to Life, Work & Play	**39**
Transportation Safe & Convenient Options	**50**
Environment Clean Air & Water	**65**
Health Prevention, Access & Quality	**55**
Engagement Civic & Social Involvement	**53**
Opportunity Inclusion & Possibilities	**53**

Property History

Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

■ Hancock
■ Hillsborough County
■ New Hampshire
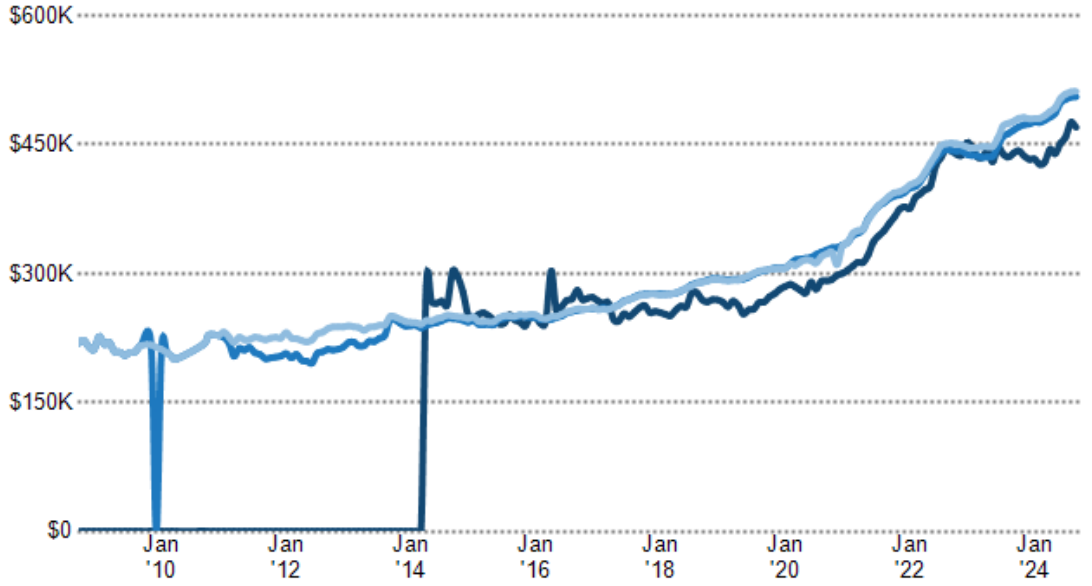
Legal Description

City/Municipality/Township Hancock, NH 03449

Neighborhood: Housing Stats and Charts

|	03449	Hillsborough County	New Hampshire	USA
Median Estimated Home Value	$476K	$505K	$509K	$369K
Estimated Home Value 12-Month Change	+9.3%	+9.2%	+7.9%	+4.9%
Median List Price	$712K	$520K	$550K	–
List Price 1-Month Change	+4.7%	-9.6%	-6.6%	–
List Price 12-Month Change	+18.9%	-9.2%	-2.7%	–
Median Home Age	55	48	52	43
Own	85%	67%	72%	65%
Rent	15%	33%	28%	35%
$ Value of All Buildings for which Permits Were Issued	–	$342M	$1.38B	$365B
% Change in Permits for All Buildings	–	-11%	-5%	-6%
% Change in $ Value for All Buildings	–	+48%	0%	-5%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price

10/3/2024
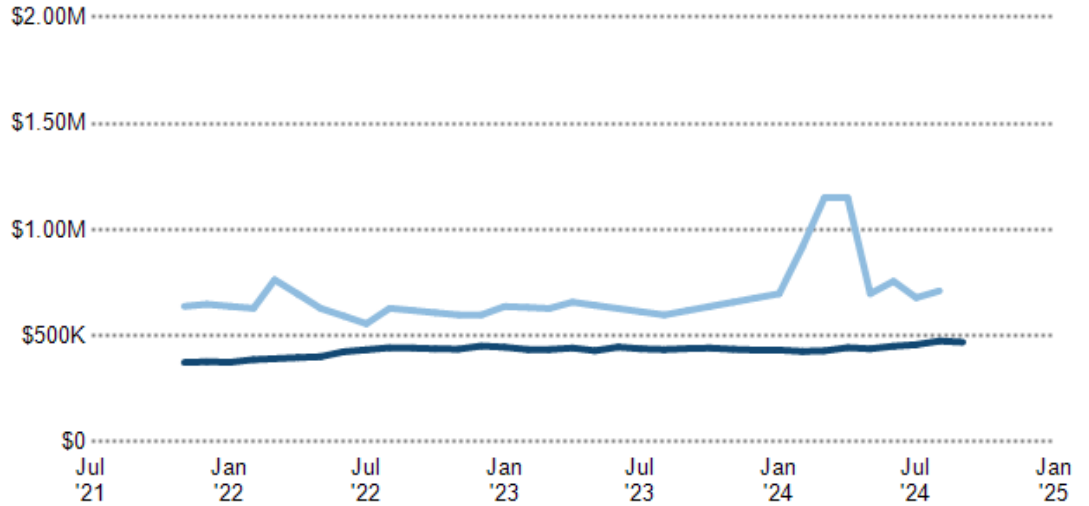
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price
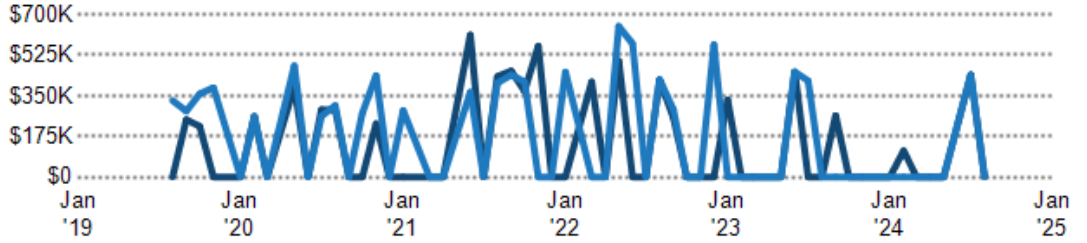
Sales Volume
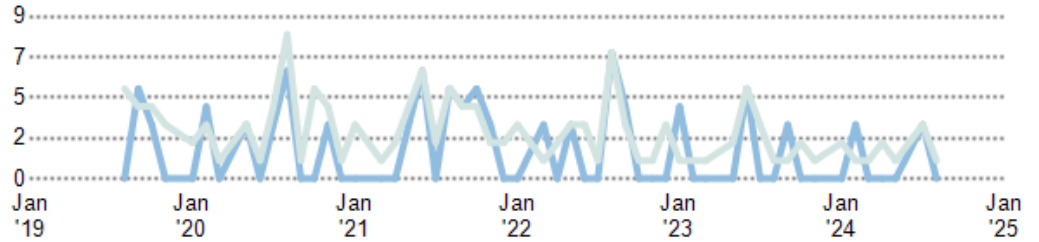
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price
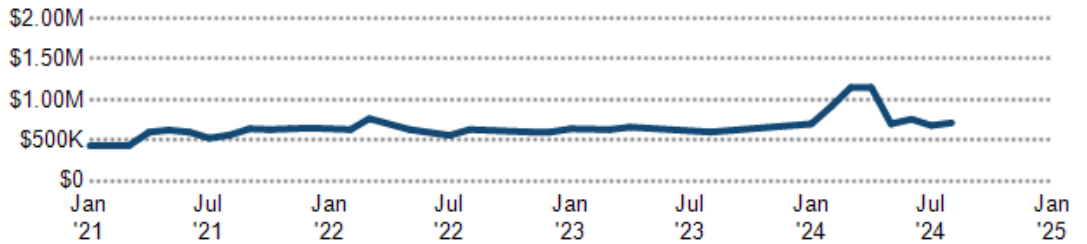
Listing Volume
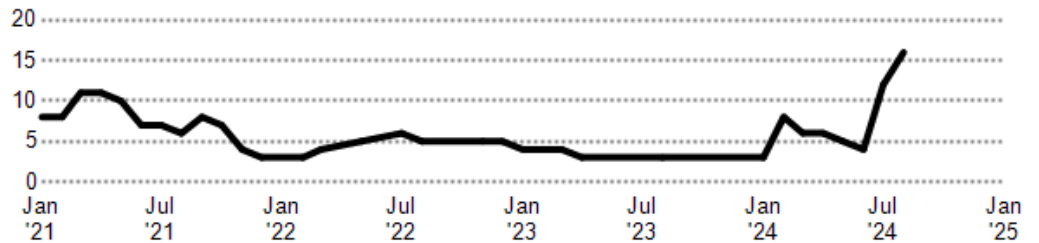
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType

Single Family	18
Lot/Land	6

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Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

| 49 yrs | 1 |

▮ This Property

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

> 2600 sq. ft.	1
1800 - 2000 sq. ft.	1
1600 - 1800 sq. ft.	1
1400 - 1600 sq. ft.	1

▮ Sales Count By Living Area

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

4	1
3	2
2	1

▮ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	03449	Hillsborough County	New Hampshire	USA
Population	1.76K	423K	1.38M	331M
Population Density per Sq Mi	58.6	482	154	93.6
Population Change since 2020	-0.2%	+1.4%	+1.7%	+1.8%
Median Age	55	41	43	39
Male / Female Ratio	51%	50%	50%	50%

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Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade
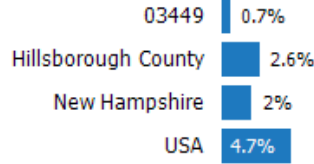
Geography	Percent
03449	0.7%
Hillsborough County	2.6%
New Hampshire	2%
USA	4.7%

9-12th Grade/No Diploma

Geography	Percent
03449	3%
Hillsborough County	4.4%
New Hampshire	4.2%
USA	6.1%

High School Graduate

Geography	Percent
03449	18.3%
Hillsborough County	25.7%
New Hampshire	27.2%
USA	26.4%

Associate Degree

Geography	Percent
03449	20.8%
Hillsborough County	27.1%
New Hampshire	27.6%
USA	28.5%

Bachelor's Degree

Geography	Percent
03449	29.1%
Hillsborough County	25.2%
New Hampshire	23.7%
USA	20.9%
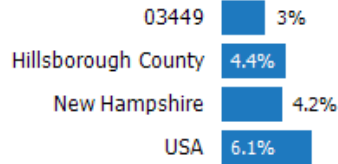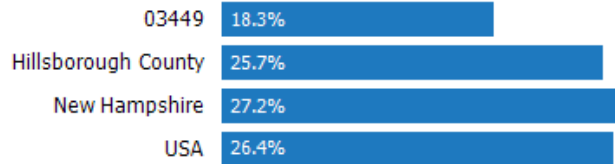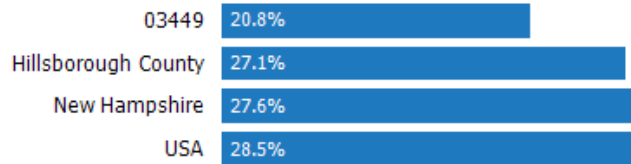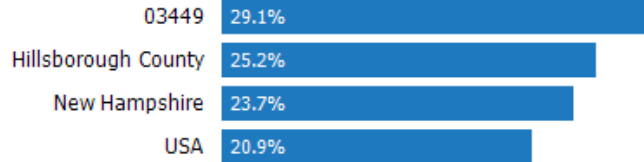
At Least a College Education

Geography	Percent
03449	57.2%
Hillsborough County	40.2%
New Hampshire	39.1%
USA	34.3%

Grad/Professional Degree

Geography	Percent
03449	28.2%
Hillsborough County	15%
New Hampshire	15.4%
USA	13.4%

10/3/2024
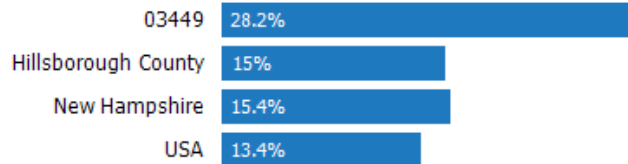
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

Age Group	Count
Toddlers	35
Elementary School	47
Middle School	84
High School	70

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

Age Group	Count
18-20	44
21-24	102
25-34	65
35-54	387
55-64	350
65-74	357
75 or Older	216

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

Category	Count
Married with Children	128
Married without Children	297
Single with Children	4

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

Income Bracket	Count
>$150K	180
$125K-$150K	66
$100K-$125K	81
$75K-$100K	137
$50K-$75K	141
$35K-$50K	40
$25K-$35K	60
<$25K	61
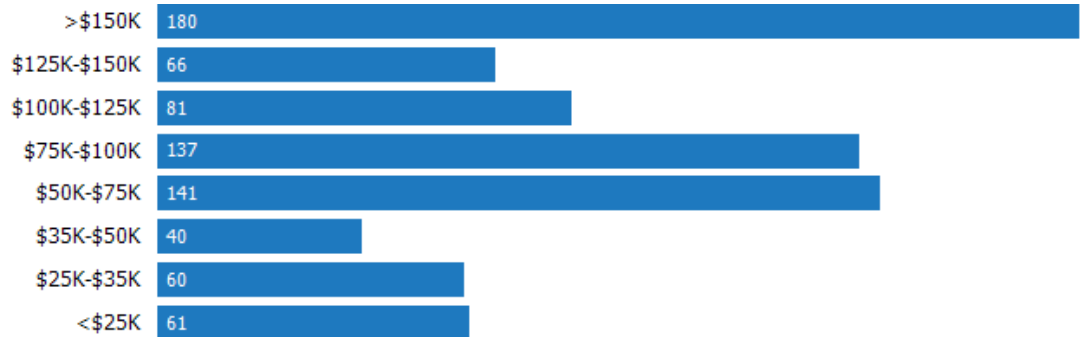
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Hillsborough County

Votes Democrat	49.7%
Votes Republican	48.6%

10/3/2024

Neighborhood: Economic Stats and Charts

	03449	Hillsborough County	New Hampshire	USA
Income Per Capita	$52,762	$49,675	$48,250	$41,261
Median Household Income	$88,611	$95,112	$90,845	$75,149
Unemployment Rate	–	3%	2.8%	3.8%
Unemployment Number	–	7.44K	21.7K	6.43M
Employment Number	–	237K	754K	161M
Labor Force Number	–	244K	777K	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Hillsborough County
- New Hampshire
- USA
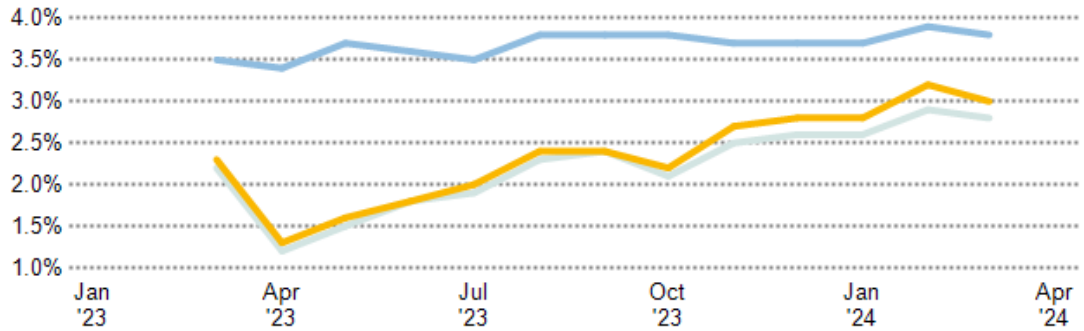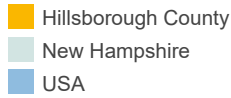
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 03449

Category	Value
Professional, Scientific and Technical	158
Education	137
Construction	120
Health Care and Social Assistance	97
Other	76
Manufacturing	76
Finance and Insurance	73
Retail Trade	66
Accommodation and Food	53
Arts, Entertainment and Recreation	36
Public Administration	30
Information	13
Administrative Support and Waste Management	8
Transportation and Warehousing	5
Agriculture, Forestry, Fishing and Hunting	1
Utilities	0 or no data available
Real Estate, Rental and Leasing	0 or no data available
Wholesale Trade	0 or no data available
Business Management	0 or no data available
Mining	0 or no data available

10/3/2024

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 03449

	03449	Hillsborough County	New Hampshire	USA
Elevation (in feet)	1,007	661	1,126	–
Annual Rainfall (in inches)	45	44.56	45.42	–
Annual Snowfall (in inches)	72	66.06	68.87	–
Days of Full Sun (per year)	83	83	75	–
Travel Time to Work (in minutes)	31	27	27	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	11	28	2,438
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

<15 Minutes	24.1%
15-30 Minutes	30.4%
30-45 Minutes	20.1%
45-60 Minutes	8.5%
>1 Hour	16.9%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ 03449

Drive/Carpool/Motorcycle	735
Work at Home	143
Walk	9
Public Transit	1
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ 03449

Avg. January Min. Temp	8
Avg. January Max. Temp	32
Avg. July Min. Temp	55
Avg. July Max. Temp	75

School: Hancock Elementary School

School Details

Name
Hancock Elementary
School

Level
Elementary

Type
Public

Grades Served
PK, K-4

School District
Contoocook Valley
School District

Address
10 Elementary Ln,
Hancock, NH 03449

Phone
(603) 525-3303

School Facts	Hancock Elementary School	Contoocook Valley School District
Overall Grade	A–	B–
Total Enrollment	69	1,975
Students per Teacher	8:1	10:1
Students in Free Lunch Program	25%	30%
Academic Grade	A	B
Average GPA	–	3.49 (out of 555 responses)
Math Proficiency	–	37%
Reading Proficiency	–	48%
Gifted Students	–	–
AP Enrollments	–	–
Graduation Rate	–	92%
Average ACT Score	–	27 (out of 18 responses)
Average SAT Score	–	1,210 (out of 231 responses)
Teacher Grade	A	A–
Average Teacher Salary	$89,750	$89,750
Teachers in 1st or 2nd Year	–	11%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

10/3/2024

School: Great Brook School

School Details

Name
Great Brook School

Level
Middle

Type
Public

Grades Served
5-8

School District
Contoocook Valley
School District

Address
16 School St, Antrim, NH
03440

Phone
(603) 588-6630

School Facts

School Facts	Great Brook School	Contoocook Valley School District
Overall Grade	C+	B−
Total Enrollment	**224**	**1,975**
Students per Teacher	**9:1**	**10:1**
Students in Free Lunch Program	**17%**	**30%**
Academic Grade	C+	B
Average GPA	–	**3.49 (out of 555 responses)**
Math Proficiency	**30%**	**37%**
Reading Proficiency	**38%**	**48%**
Gifted Students	–	–
AP Enrollments	–	–
Graduation Rate	–	**92%**
Average ACT Score	–	**27 (out of 18 responses)**
Average SAT Score	–	**1,210 (out of 231 responses)**
Teacher Grade	B	A−
Average Teacher Salary	**$89,750**	**$89,750**
Teachers in 1st or 2nd Year	–	**11%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

10/3/2024

School: Conval Regional High School

School Details

Name
Conval Regional High
School

Level
High

Type
Public

Grades Served
9-12

School District
Contoocook Valley
School District

Address
184 Hancock Rd,
Peterborough, NH 03458

Phone
(603) 924-3869

School Facts

School Facts	Conval Regional High School	Contoocook Valley School District
Overall Grade	B−	B−
Total Enrollment	**683**	**1,975**
Students per Teacher	**12:1**	**10:1**
Students in Free Lunch Program	**20%**	**30%**
Academic Grade	B	B
Average GPA	**3.49 (out of 555 responses)**	**3.49 (out of 555 responses)**
Math Proficiency	**37%**	**37%**
Reading Proficiency	**67%**	**48%**
Gifted Students	**–**	**–**
AP Enrollments	**–**	**–**
Graduation Rate	**92%**	**92%**
Average ACT Score	**27 (out of 18 responses)**	**27 (out of 18 responses)**
Average SAT Score	**1,210 (out of 231 responses)**	**1,210 (out of 231 responses)**
Teacher Grade	B	A−
Average Teacher Salary	**$89,750**	**$89,750**
Teachers in 1st or 2nd Year	**3%**	**11%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche   Update Frequency: Quarterly

Community Reviews for this School

Posted: 11/25/2023 by Senior

The school is located in a nice area. However, there is a lack of advanced placement classes for a student to take. There is also not a large variety of clubs. The teachers are all helpful though.

Posted: 11/4/2023 by Sophomore

My overall experience at Conval High School has been overall great, I am only a sophomore but I have experienced lots of love, encouragement, and kindness from this school. My favorite part is the staff and sports, all the staff are so helpful and kind I have bonded with many of the staff and the high school and feel safe with them. Conval's sports is also something I love about this school we have many sports teams and the games are always so fun to attend. The only bad parts I've experienced is the student climate aspect, but the whole world is filled with bad people I think that people just need to show more love and kindness. I am a part of student council and I love it and all the people, I love planning out spirit weeks, assemblies, dances, and making the school have more fun and happy.

Posted: 10/10/2023 by Senior

My time at ConVal High School has been mostly positive. The teachers here are really amazing and for the most part, the students are nice. This school does a really great job at building a community and making people feel welcomed through assemblies, school events, and clubs. Some areas where they are lacking a bit are awareness of resources and support systems, also admin listening to the students is another issue occasionally. If there was a bit more promotion of the resources that they have and the support available as well as more cooperation from admin I think that this school could be even better!

Posted: 10/10/2023 by Sophomore

The volleyball and football games have to be the best things. They are always super hype and fun. Most of the school goes to those games even though our football team isnt very good. I think the worst is probably the small bit of smoking and drugs problem, but its getting better. Most of the time people hang out in the bathrooms and thats annoying. I would like to see the drugs problem change and the hanging out in the bathroom problem.

Posted: 10/5/2023 by Senior

It is great! I love it here. My favorite things have been doing internships. I have enjoyed my time here

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