
Income Generating Multi-Use Property

Cap rate 6.2

Offered By : W Real Estate Commercial



DESIGNATED AGENT JOE HOWELL (603) 380-5858

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



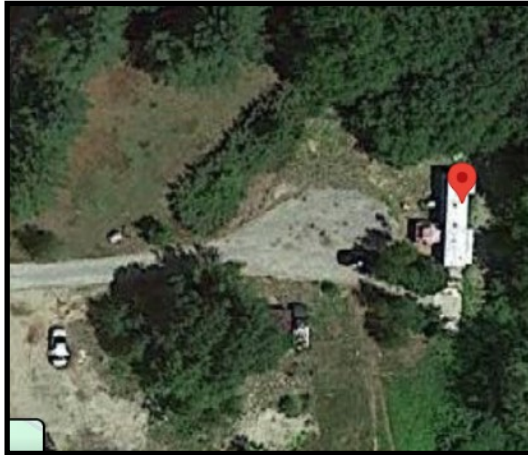
The larger of the garages is currently being rented for \$850/month. The smaller garage for \$300/month. Again due to the size of the larger structure and being commercial (grandfathered) it can bring in additional income.

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

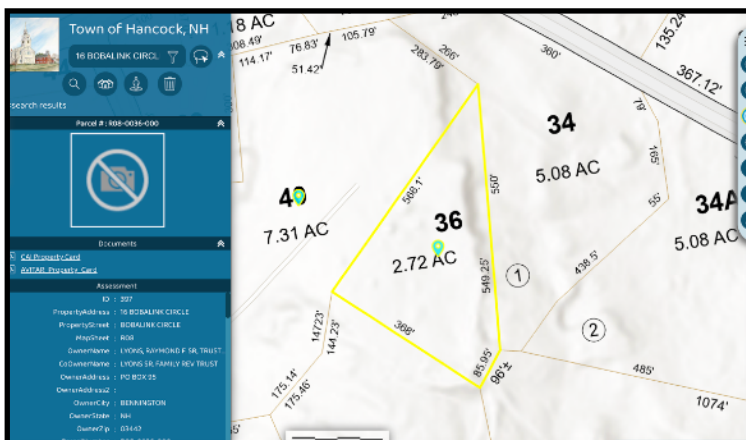
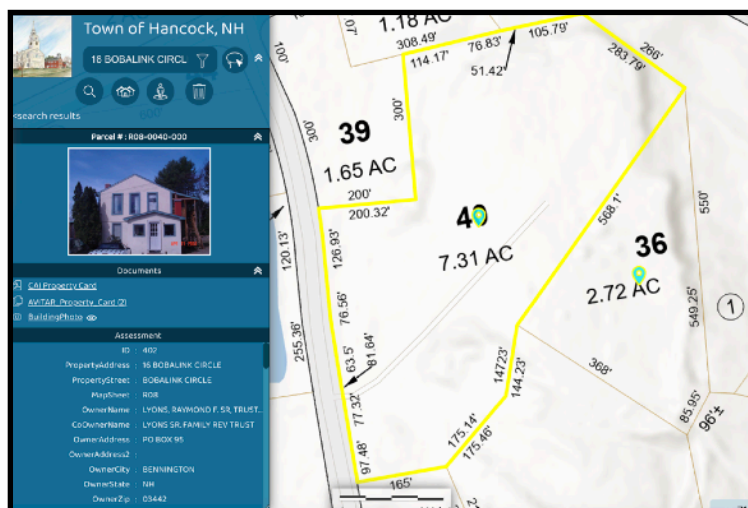
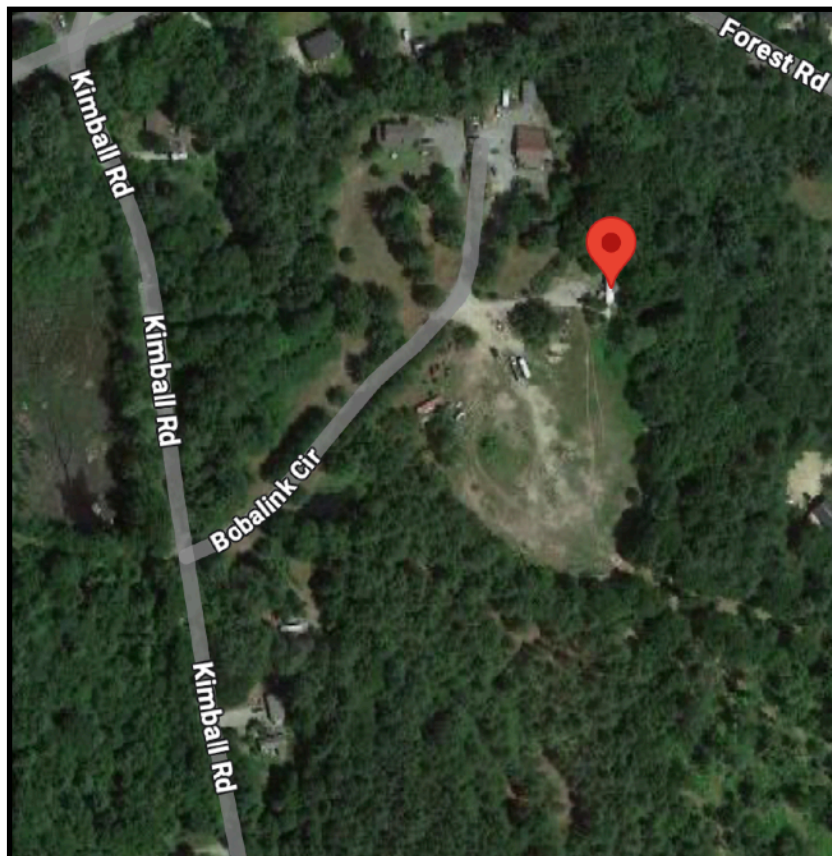
The owner has come into possession a boat, left by a previous renter. This became a vision of something greater. The owner has dug a hole into the ground, installed drainage in the hole, buried the boat so you can access the boat level to the ground. The boat has a mahogany interior that could easily 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 of 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





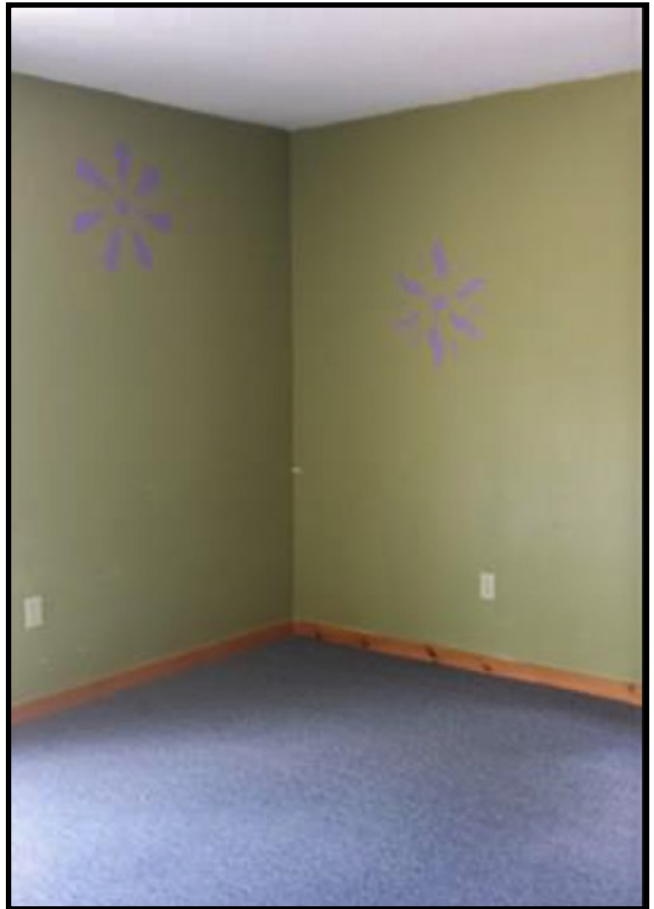
1st Floor Bedroom & Bathroom



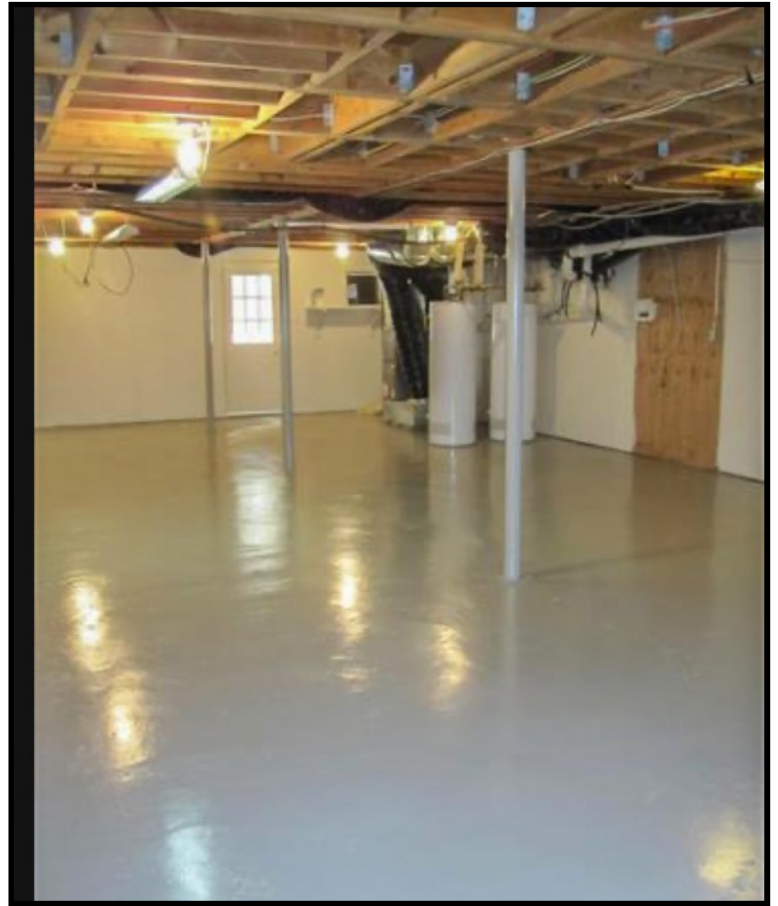
2nd Floor Kitchen &
Living Area

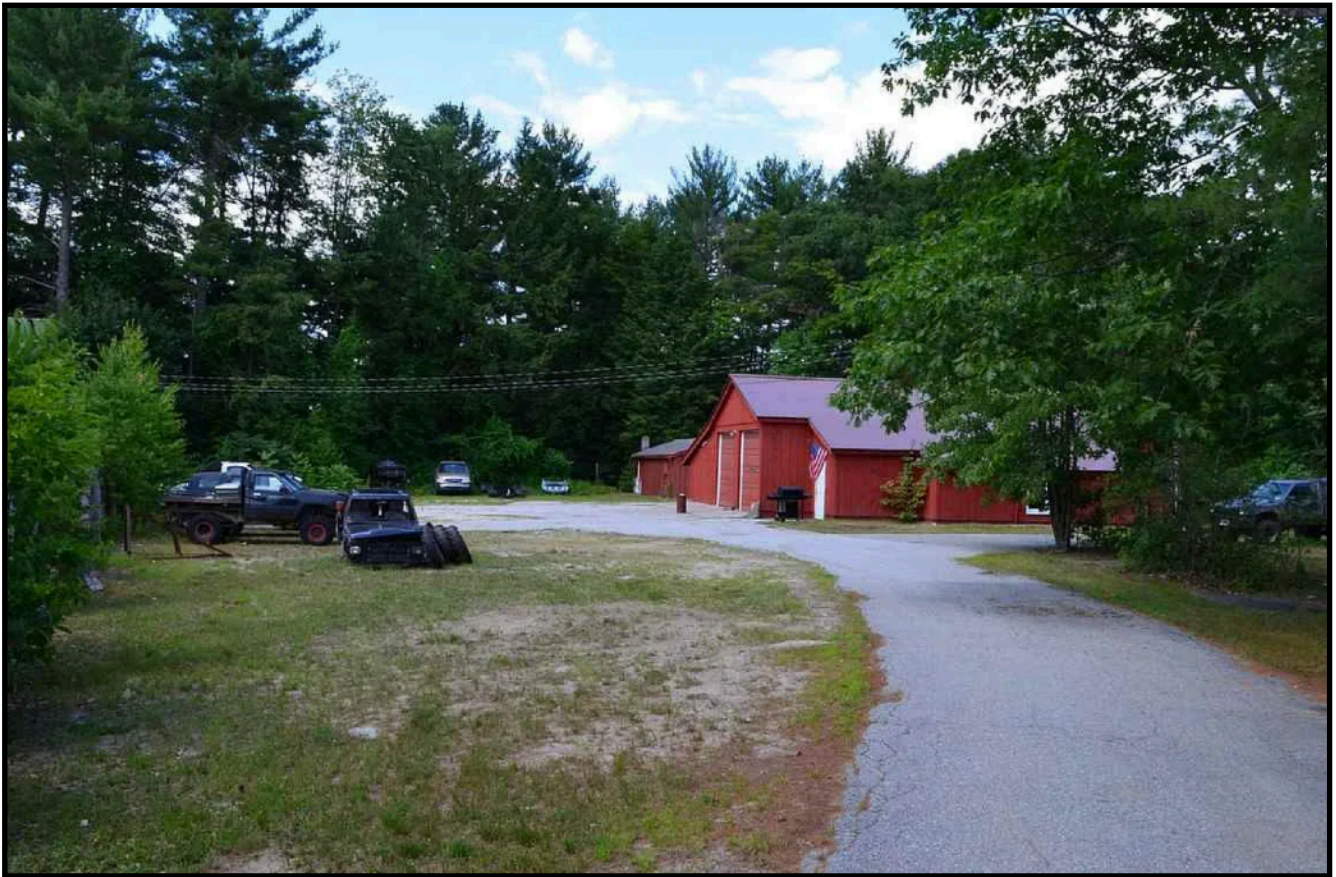


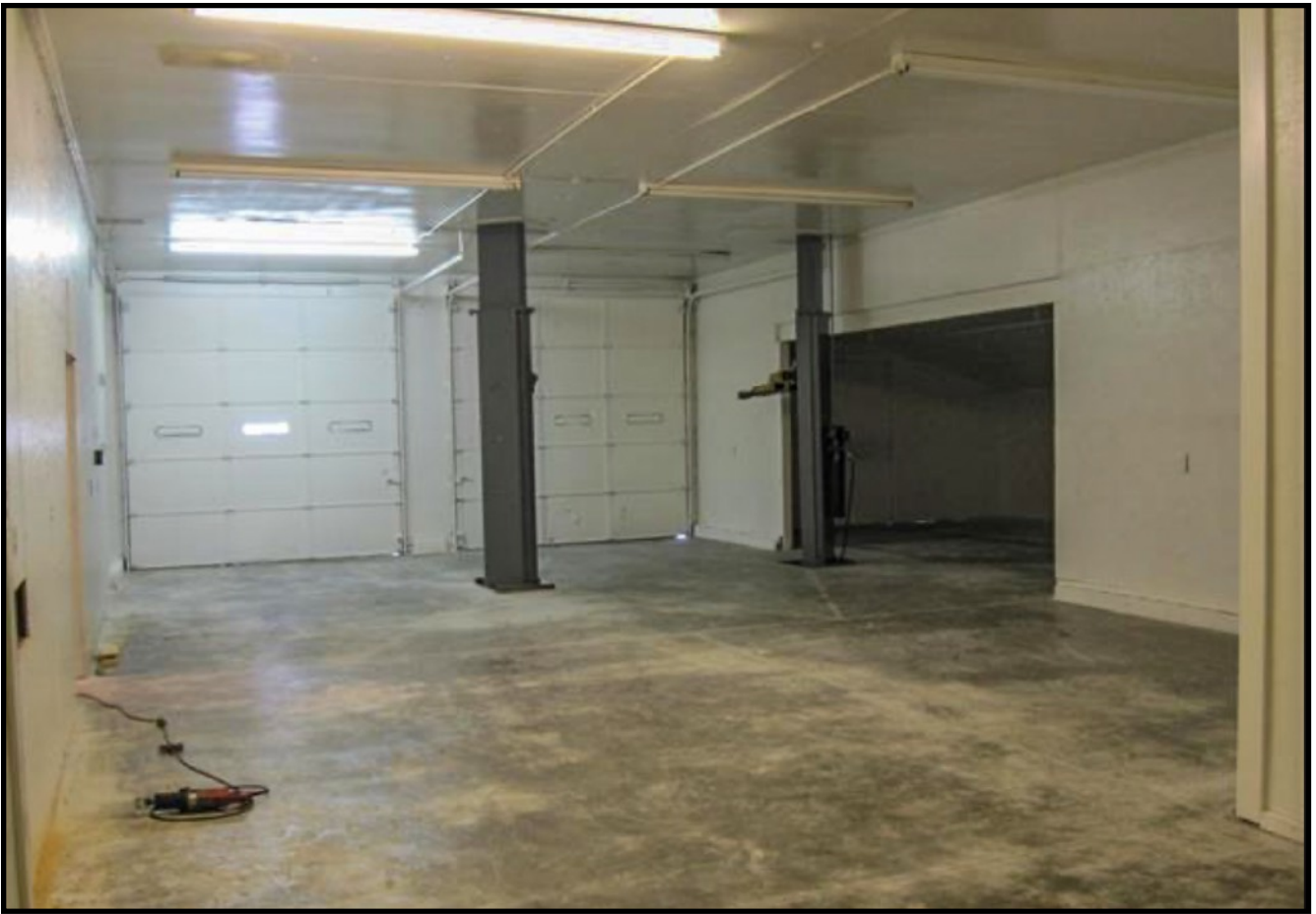
2nd Floor Bedroom &
Bathroom



Basement & Yard









Garage 2



Two Story Home Arial View



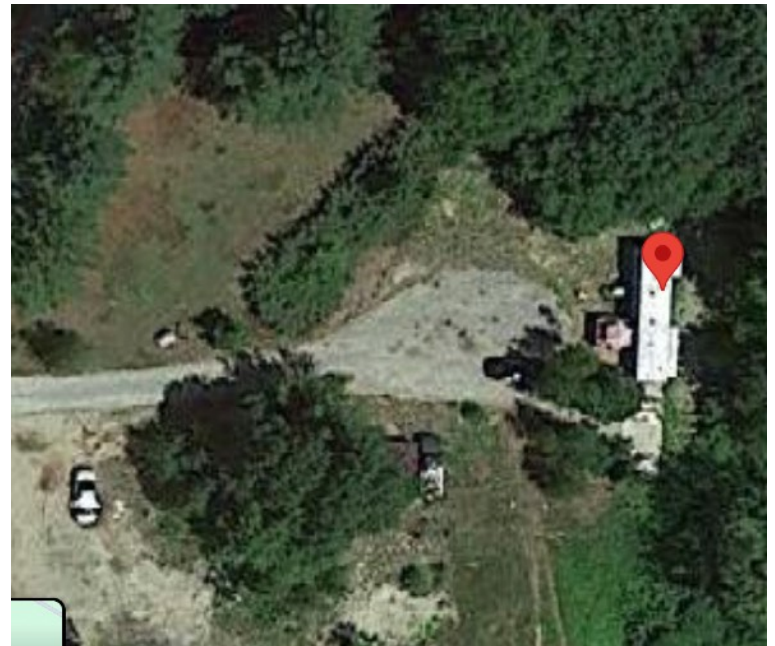
Two Commercial
Garages Arial View



Rustic Cabin Arial View



Manufactured Home Arial View



Boat Location Arial View



