

INDUSTRIAL FOR SALE

OFFICE/COMMERCIAL/INDUSTRIAL

107 Sheep Davis Road, Pembroke, NH 03275



SALE PRICE:	\$3,300,000.00 / SF
PRICE PER UNIT:	\$21,714,285,714
CAP RATE:	7.6%
NOI:	\$222,479
LOT SIZE:	11.4 Acres
BUILDING SIZE:	39,000SF
GRADE LEVEL DOORS	5
DOCK HIGH DOORS:	0
CEILING HEIGHT:	33.0 FT
YEAR BUILT:	1985
ZONING:	C-1
TRAFFIC COUNT:	16,000

PROPERTY OVERVIEW

LAND AND BUILD Office/Commercial/Industrial/ Warehouse Buildings with frontage along 107 Sheep Davis Road Pembroke with total size 47,120 Square feet. Office building 2,700SF, Warehouse Building 37,220SF, Mfg Building 3,000Sf , Warehouse Building 4,200SF, located on a triangular 11.4 acres with recent up grades.

PROPERTY FEATURES

- Public water and sewer
- Easy highway access
- Offers high ceilings
- Level site
- Offers expansion
- Tenant revenue 60,000-75,000 annually
- 3 Phase System
- 1600 AMP Electrical System

KW COMMERCIAL
603.836.2700
168 South River Road,
Suite 1A
Bedford, NH 03110

DAVID GRAPPONE
Agent
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NH #065455

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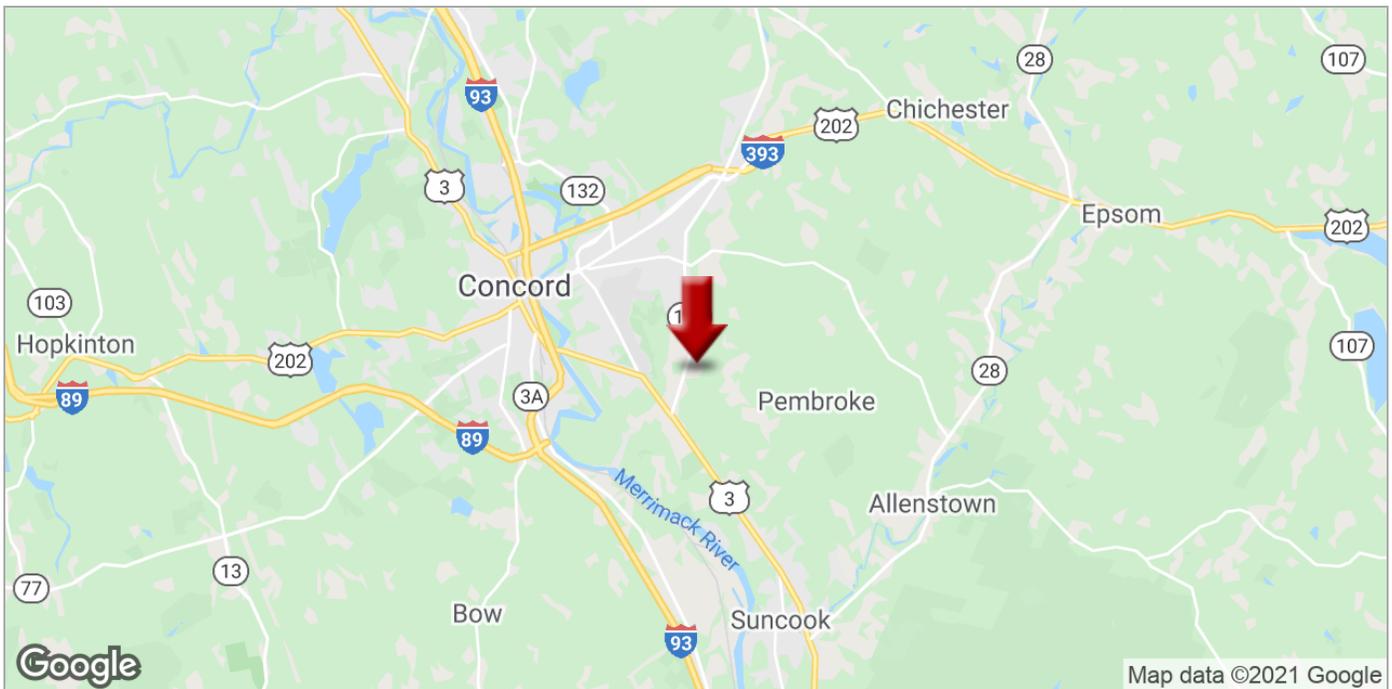
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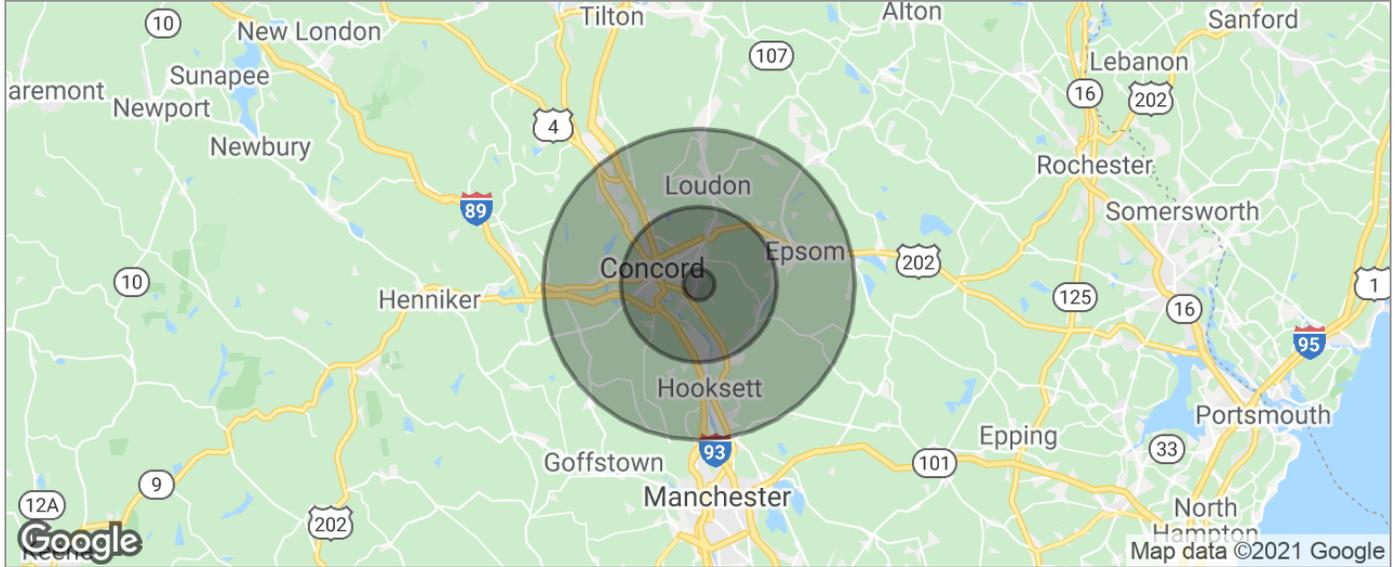
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,067	42,348	102,028
MEDIAN AGE	41.4	40.0	40.0
MEDIAN AGE (MALE)	38.7	38.4	38.7
MEDIAN AGE (FEMALE)	42.5	40.6	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	476	19,150	40,815
# OF PERSONS PER HH	2.2	2.2	2.5
AVERAGE HH INCOME	\$69,848	\$66,808	\$77,461
AVERAGE HOUSE VALUE	\$257,345	\$263,469	\$271,621
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.6%	94.3%	95.3%
% BLACK	0.4%	1.4%	1.1%
% ASIAN	0.7%	2.5%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.5%	0.4%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.1%	2.5%	2.2%

* Demographic data derived from 2010 US Census

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PROPERTY HIGHLIGHTS

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- Easy highway access
- Offers high ceilings
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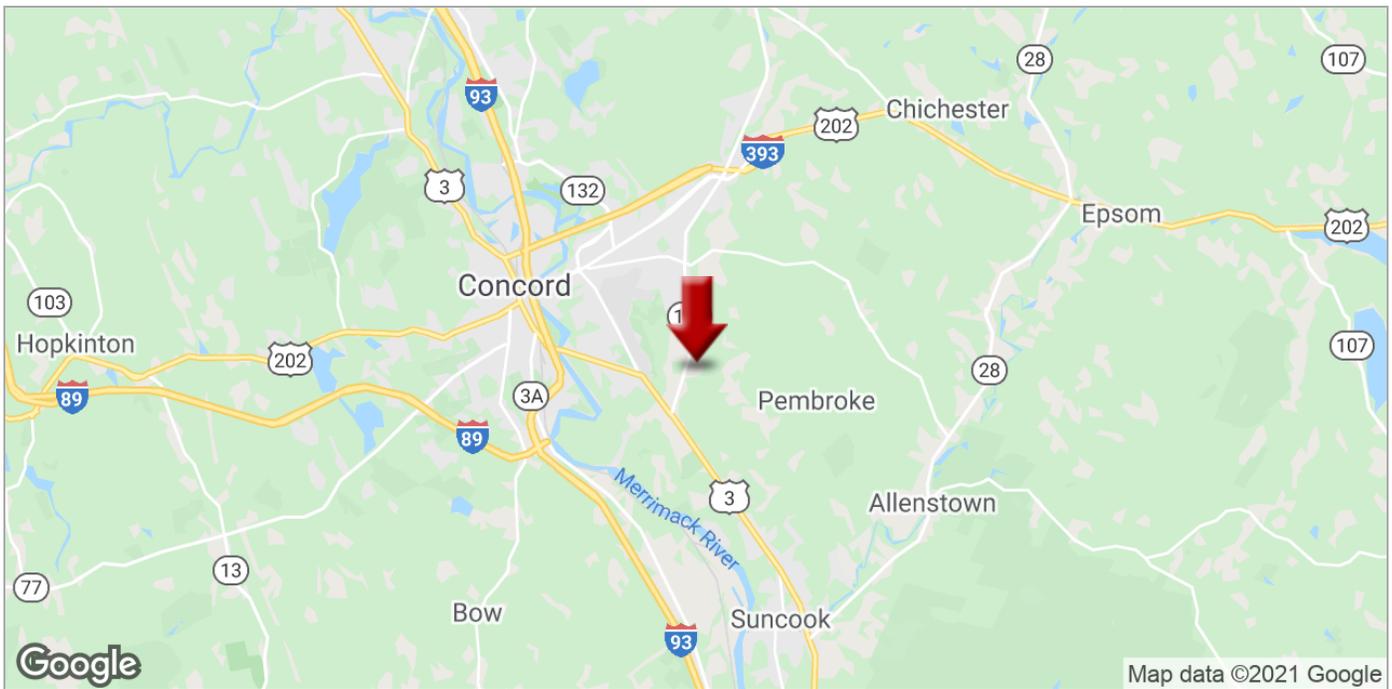
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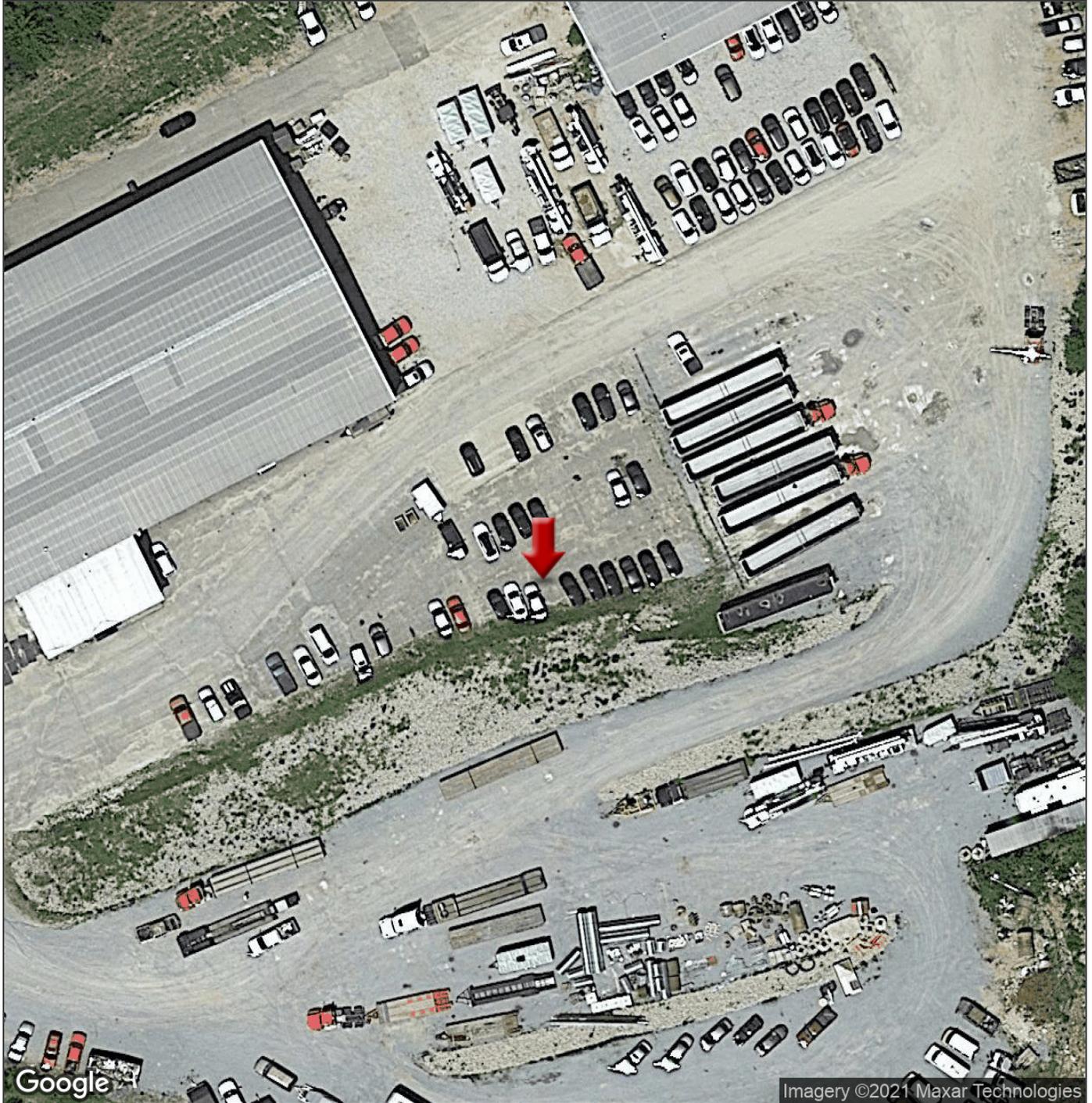
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**INVESTMENT OVERVIEW**

Price	\$152,000,000,000
Price per SF	\$3,200,000.00
CAP Rate	7.6%
Cash-on-Cash Return (yr 1)	41.2 %
Total Return (yr 1)	\$222,479
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$326,400
Other Income	-
Total Scheduled Income	\$326,400
Vacancy Cost	\$0
Gross Income	\$326,400
Operating Expenses	\$103,921
Net Operating Income	\$222,479
Pre-Tax Cash Flow	\$222,479

FINANCING DATA

Down Payment	\$540,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY		PER SF
GROSS INCOME	\$326,400	\$6.87
EXPENSE SUMMARY		PER SF
GROSS EXPENSES	\$103,921	\$2.19
NET OPERATING INCOME	\$222,479	\$4.68
General Expenses	\$103,921	\$2.19

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