

247 Sullivan Street, Claremont NH

Information Sheet



Current owner	KZM Properties LLC. 427 Washington St. Claremont, NH
Total Building Square Feet:	175,000
Taxes (2017)	\$36,925 Assessed Value: Building \$785,700, Land \$65,300, Total: \$851,000,
Lot Size:	12.16 Total. 119/365: 6.9 acres (main building) 118/104: 5.26 acres
Currently leased	122,000 sq. ft. Monthly gross rental revenue: \$23,000 (as of July 2018)
Power	400 amps, 480 Volts (upgraded 2008)
Heating Plant	2009 Buderus G315 9a Boiler w/Reilo F20 burner 768,000 BTUs. Supplied by <i>above ground</i> 18,000 gallon oil tank
Ceiling Height	15' x 20,000 sq. ft 12' x 155,000 sq. ft. Basement 7'x 1000 sq. ft.
Sprinkler	Wet and dry main building (100,000 sq. ft. +) Inspections up to date.
Access:	10 Loading Docks, 5 Drive in Doors
Road Frontage	3060 '
Building Classification:	Zoning I2. Building Type: IIIa as per IBC 2006 specifications
Lighting	Efficient T8 Lamps installed in most sections 2010 + some LED
Location	4.9 miles to Rte. 91 and 25 minutes from 89 / 91 corridor. 29 miles and <35 minutes from Dartmouth campus
Roof	Rubber: Front section (approx. 60,000 sq. ft.) replaced 2010, 2014, 2016, 2018
Insulation	4" R24 On New Sections.
Water Rights:	Deeded right to draw water from Sugar River.

247 Sullivan Street Financial Results

	2016	2017	2018 (est)
Rental income	<u>\$173,513</u>	<u>\$258,389</u>	<u>\$275,000</u>
Utilities	\$ 45,054	\$ 51,739	\$ 54,323
Repairs & Maintenance	\$ 19,102	\$ 17,425	\$16,246
Insurance	\$ 13,384	\$ 19,623	\$ 20,127
Legal and Advertising	\$ 4,578	\$ 7,548	\$ 6,206
Sanitation / Plowing	\$ 2,209	\$ 5,694	\$ 4,234
Other Expenses	\$ 7,780	\$ 798	\$ 1,234
Taxes	\$ 35,728	\$36,925	\$ 37,125
NOI (Net Operating Income)	\$ 45,678	\$118,637	\$137,495
Depreciation	\$ 29,188	\$34,767	\$ 35,472
Interest	\$ 3,508	\$ 2,767	\$ 3,242
Total Expenses	<u>\$ 160,531</u>	<u>\$177,286</u>	<u>\$178,209</u>
Net Profit	<u>\$ 12,982</u>	<u>\$ 81,103</u>	<u>\$ 96,791</u>
Cap Rate	<u>7.3%</u>	<u>18.2%</u>	<u>21.1%</u>