JESSE JEAN • REALTOR & BUILDER
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FORMER FIRE STATION • 3,802 SF • 5 OVERSIZED BAYS • COMMERCIAL ZONE

35 S MAIN ST, NEWTON NH

$750,000 • $197 / SF

CASH TO CLOSE ≈ $95K • MONTHLY NUT ≈ $5,973

CAP RATE ANALYSIS

OWNER-USER CAP RATE

50%+

Business profit ÷ $750K price

LANDLORD CAP RATE

6–8%

Market rent NOI ÷ $750K price

OWNER-USER VIEW (RUN THE SHOP)

SCENARIO	EST. NOI	PRICE	CAP RATE
Conservative	$280K – $320K	$750,000	**37 – 43%**
Base Case	$380K – $420K	$750,000	**51 – 56%**
Strong	$480K – $550K	$750,000	**64 – 73%**

LANDLORD VIEW (LEASE THE BUILDING)

MARKET RENT	EST. NOI	PRICE	CAP RATE
$12 / SF	~$38,000	$750,000	**5.1%**
$14 / SF	~$45,000	$750,000	**6.0%**
$16 / SF	~$52,000	$750,000	**6.9%**
$18 / SF	~$58,000	$750,000	**7.7%**

KEY TAKEAWAY

- Owner-user: The business drives a 50%+ yield — this is a business + real estate play.
- Landlord: A pure lease play underwrites at a normal 6–8% cap rate for this asset class.
- Financing is structured for an owner-operator (Senior + SBA) — matches the high business return.

TWO WAYS TO WIN AT $750K

Run the shop for 50%+ yields — or lease it for a solid 6–8% real estate return.

TEXT OR CALL JESSE JEAN

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