90 Main Street

90 MAIN STREET, ALLENSTOWN, NH | MULTIFAMILY PROPERTY FOR SALE

NorthEast Private Client Group®

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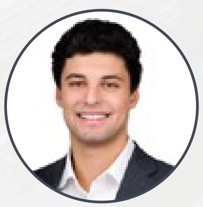

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Executive Summary

Listing Price	Number of Units
$5,600,000	**41**

PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Main Street Apartments located at 90 Main Street in Allenstown, New Hampshire.

Formerly a hotel, the property now consists of 41 studio apartments with 24 self-storage units and a private parking lot. Tenants enjoy landlord paid utilities and an on-site coin-op laundry facility. Over the last five years there have been significant unit, exterior, and mechanical upgrades.

A new owner has the opportunity to acquire a turnkey, brick-faced building with stabilized apartment rents and upside from storage and laundry. All qualified and interested parties will have the opportunity to receive more detailed information and tour the property during scheduled showings.

PROPERTY HIGHLIGHTS

- 41-Unit Multifamily Property | Studio Apartments
- Outdoor Storage Units | Private Parking Lot
- All Units Updated in Last Four Years
- On-Site Coin-Op Laundry Facility
- Stabilized Rent Roll

OFFERING SUMMARY

Rentable Square Feet	16,250 SF
Number of Units	41
Price per Unit	$136,585
Cap Rate	6.99%
Pro Forma Cap Rate	7.38%
Net Operating Income	$391,718

Site Plan

Exterior Photos

Exterior Photos

Interior Photos

Common Areas

Rent Roll

Unit	Beds	Rent	Pro Forma Rent
1	Studio	$1,300	$1,300
2	Studio	$1,300	$1,375
3	Studio	$1,450	$1,450
4	Studio	$1,375	$1,375
5	Studio	$1,375	$1,375
6	Studio	$1,350	$1,375
7	Studio	$1,250	$1,350
8	Studio	$1,375	$1,375
9	Studio	$1,300	$1,350
10	Studio	$1,315	$1,375
11	Studio	$1,225	$1,375
12	Studio	$1,250	$1,375
13	Studio	$1,325	$1,375
14	Studio	$1,350	$1,400
15	Studio	$1,325	$1,375
16	Studio	$1,300	$1,350
17	Studio	$1,375	$1,375
18	Studio	$1,350	$1,425
19	Studio	$1,400	$1,425
20	Studio	$1,325	$1,350
21	Studio	$1,300	$1,425
22	Studio	$1,325	$1,375
23	Studio	$1,325	$1,375
24	Studio	$1,350	$1,375
25	Studio	$1,350	$1,375
26	Studio	$1,325	$1,375
27	Studio	$1,325	$1,375
28	Studio	$1,350	$1,375
29	Studio	$1,300	$1,350
30	Studio	$1,300	$1,375
31	Studio	$1,350	$1,375
32	Studio	$1,325	$1,375
33	Studio	$1,395	$1,395
34	Studio	$1,325	$1,375
35	Studio	$1,360	$1,375
36	Studio	$1,300	$1,375
37	Studio	$1,200	$1,350
38	Studio	$1,350	$1,375
39	Studio	$1,375	$1,375
40	Studio	$1,075	$1,075
41	Studio	$1,300	$1,375
		$54,220	**$56,120**

Income & Expense

INCOME SUMMARY	EOY1	Per Unit	Pro Forma	Per Unit
Gross Potential Rents	$650,640		$673,440	
Vacancy/Collections Loss	$(32,532)	-5.00%	$(33,672)	-5.00%
Storage Rental Income	$6,360		$6,360	
Laundry Income	$1,200		$1,200	
Air Conditioning Income	$2,000		$3,000	
Additional Income	$4,186		$4,186	
Effective Gross Income	**$631,854**		**$654,514**	

EXPENSE SUMMARY				
Property Management	$31,593	5.00%	$32,726	5.00%
Real Estate Tax	$95,349	$2,326	$95,349	$2,326
Insurance	$18,857	$460	$18,857	$460
Water and Sewer	$18,457	$450	$18,457	$450
Electric	$23,226	$566	$23,226	$566
Gas	$15,010	$366	$15,010	$366
Trash Removal	$7,835	$191	$7,835	$191
Internet	$6,662	$162	$6,662	$162
Landscaping	$1,620	$40	$1,620	$40
Snow Removal	$9,250	$226	$9,250	$226
Pest Service	$2,027	$49	$2,027	$49
Repairs and Maintenance	$10,250	$250	$10,250	$250
Total Expense	**$240,136**	**$5,857**	**$241,269**	**$5,885**
NOI	**$391,718**	**$9,554**	**$413,245**	**$10,079**

** Year 1 is the Current Rent Roll Annualized with Stabilized Occupancy and Expenses*

Allenstown Overview

LOCATION OVERVIEW

Allenstown, New Hampshire is a small town in southern New Hampshire, located along the Merrimack River between Concord and Manchester. Its position offers convenient access to larger employment and commercial centers while maintaining a quieter, more rural character. The town is part of Merrimack County and includes the village of Suncook, which serves as a historic and commercial hub for the community.

Allenstown has a rich industrial past tied to textile manufacturing, particularly in the Suncook area, where mill buildings once powered the local economy. While those industries have declined, remnants of that history remain visible in the town's architecture and layout. Today, the community is primarily residential, with a mix of single-family homes, small businesses, and local services that support everyday life.

The town offers access to outdoor recreation, including nearby trails, parks, and riverfront areas that appeal to residents who enjoy nature. Allenstown is also known for its close-knit community atmosphere, with local events and civic involvement playing an important role in daily life. Its blend of historical roots, natural surroundings, and proximity to urban centers makes it a practical and appealing place for those seeking a balance between rural and suburban living.

Our Locations

Hartford/Springfield
360 Bloomfield Avenue, Suite 301
Windsor, CT 06095 (860) 414-3750

CT/Metro North
2 Trap Falls Road, Suite 312
Shelton, CT 06484 (203) 692-2420

Greater Boston
300 Washington Street, Suite 351
Newton, MA 02458 (857) 990-6800

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Southeast Private Client Group
50 N. Laura Street, Suite 2500
Jacksonville, FL 32202 (904) 544-9200

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Providence, RI 02903 (401) 285-4080

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