

RESIDENCES AT WINN-RIVER

TILTON, NEW HAMPSHIRE

Development Opportunity: 240
Multifamily Apartments

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



Proposed development of 240 Multi Family Units

- ❖ ±240-unit master-planned multifamily community in Tilton, NH
- ❖ Master plan approvals in place, minimizing entitlement risk
- ❖ Zoned RG
- ❖ Riverfront adjacency with potential for green space and trails
- ❖ Close to retail, dining, and services.
- ❖ Direct access to I-93 and US-3 for regional connectivity
- ❖ Flexible site layout supporting multiple building configurations and parking options
- ❖ Scalable phasing aligned with market absorption
- ❖ Designed to capture regional rental demand and modern amenity expectations



Highway Access:

- < 0.4 mi to Route 3
- ≤ 1 mi to Route 140
- ≤ 1 mi to I-93

DEANE NAVAROLI
CELL: 603.315.0808
EMAIL: DEANE@WRCRE.COM

OFFICE: 603.851.5841

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PROPERTY DESCRIPTION:

The proposed 240-unit multifamily development in Tilton is a central component of the broader Winn-River Business Park, offering a well-positioned opportunity to capture sustained regional housing demand. The project delivers meaningful scale to a supply-constrained market while aligning with continued economic growth across the Lakes Region.

The ±21 acre site has secured master plan approval and benefits from a strategic location at the gateway to the Lakes Region, creating a differentiated positioning within the market. In addition to its rail adjacency, the property offers strong access to major transportation routes, nearby retail clusters, and established employment drivers, supporting both convenience and long-term tenant demand. From a development perspective, the project is situated within an emerging growth corridor with limited competing inventory at comparable scale. The 240-unit size supports operational efficiencies and institutional-quality positioning, while the surrounding area continues to see investment and population growth. The combination of location, scale, and infrastructure proximity provides a strong foundation for lease-up and long-term performance.

The property is also located along the waterfront of the Winnepesaukee River, which runs through Tilton and adds a natural amenity component to the overall setting. This proximity enhances the appeal of the site from a placemaking and lifestyle perspective, contributing to its attractiveness within the local market.

Significant progress has already been made on the site's off-site infrastructure and planning. The property is serviced by town water and sewer, with sewer already at the site and the extension of town water from Route 3 currently in the design phase, anticipated to be completed by the end of 2026 or the first quarter of 2027. Plans for a signalized intersection at Route 3 and Manville Road are also well advanced, with final NHDOT approval expected by the first quarter of 2027. Additionally, the subdivision has received town approval, creating a separate, development-ready parcel.

Overall, the development represents a well-located, scalable residential opportunity with solid market fundamentals, offering both near-term execution potential and long-term value creation within the New Hampshire Lakes Region.

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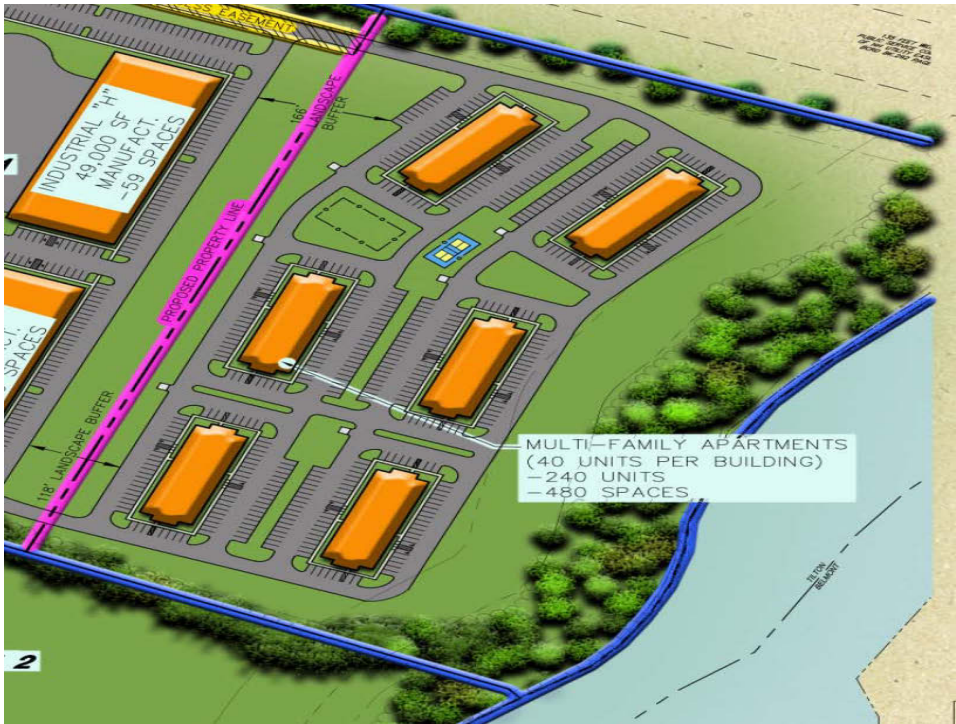
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Development Oppotunity:240
Multifamily Units

MAPS



BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Deane Navaroli 066050

William & Reeves 066051

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.