JESSE JEAN • REALTOR & BUILDER
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FORMER FIRE STATION • 3,802 SF • CONTRACTOR BAYS + STORAGE

35 S MAIN ST, NEWTON NH

$750,000 • $95K CASH IN • 5-YEAR WEALTH BUILD

HOLD & RENT • OWNER KEEPS 1 BAY • RENT THE REST

4.0–4.6x
EQUITY MULTIPLE
On $95K cash

$380K+
5-YR GAIN
Total economic

$15.4K
DEPRECIATION
Annual write-off

WHERE THE 5-YEAR WEALTH COMES FROM

SOURCE	5-YEAR TOTAL	WHAT IT MEANS
Cash Flow (after debt)	$80K – $140K	Money in your pocket
Depreciation Tax Savings	$23,000	Real tax reduction
Debt Principal Paydown	$161,000	Forced equity every month
Building Appreciation	$120,000	Value growth at 3%/yr
TOTAL ECONOMIC GAIN	**$380K – $440K**	On $95K invested

EVERY BENEFIT OF OWNING THE BUILDING

- **Depreciation** — ~$15,400/yr write-off shelters income
- **Operating Write-Offs** — Insurance, repairs, utilities, management
- **Debt Paydown** — Every payment builds your net worth
- **Control** — You decide tenants, improvements, exit
- **Interest Deduction** — Mortgage interest fully deductible
- **Appreciation** — You keep the upside as values rise
- **Extra Income** — Yard storage, signage, shared services
- **Future Options** — Condo, refinance, convert to auto shop

OWN THE ASSET. BUILD EQUITY. SHELTER INCOME. KEEP THE UPSIDE.

Cash flow + depreciation + debt paydown + appreciation = real wealth creation.

5 YEARS. 4x+ RETURN. YOU OWN THE BUILDING.

Keep one bay for your trade. Rent the rest. Let depreciation and equity do the rest.

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