



OFFERING MEMORANDUM

177 Rockingham Rd

Auburn, New Hampshire

Four-Unit Multifamily Investment Opportunity

OFFERED AT \$1,195,000

Extensively renovated four-unit asset with strong in-place cash flow and near-complete capital improvement program, including roof, mechanicals, septic, and three fully renovated units.

Investment Summary

177 Rockingham Rd is a four-unit multifamily property in Auburn, New Hampshire, offered at \$1,195,000. The asset has undergone an extensive, near-complete capital improvement program over the past several years, addressing the roof, heating and cooling systems, septic infrastructure, driveway, and three of the four residential units. In-place rents generate strong current cash flow, with additional upside available through leasing the currently vacant storage unit.

Property Type	Four-Unit Multifamily
Location	Auburn, New Hampshire
Offering Price	\$1,195,000
Number of Units	4 residential + 2 garage + 1 storage
Annual Gross Income (in-place)	\$113,040
Net Operating Income (in-place)	\$98,624
Cap Rate (in-place)	8.25%
Price per Unit	\$298,750

Recent Capital Improvements

- Complete interior renovation of Unit 177A (2022)
- Septic line replaced with PVC (2023)
- Water filtration system installed (2023)
- Complete interior renovation of Unit 177C (2024)
- New asphalt driveway (2024)
- New furnace (2024)
- New mini-split heat pump system (2024)
- Two new water heaters (2024)
- New architectural roof (2025)
- Additional new water heater (2025)
- Second new mini-split heat pump system (2025)
- Complete interior renovation of Unit 177B (2026)

Financial Overview

Rent Roll

Unit	Monthly Rent
177	\$2,700
177A	\$1,695
177B	\$2,195
177C	\$2,595
Garage #1	\$150
Garage #2	\$85
Storage #3	Vacant
Total Monthly Income	\$9,420
Annual Gross Income	\$113,040

Operating Expenses (Owner-Reported Actuals)

Expense	Annual
Real Estate Taxes	\$7,974
Insurance	\$2,138
Lawn Care	\$720
Trash Removal	\$444
Utilities	\$2,640
Snow Removal	\$500
Total Expenses	\$14,416

Financial Summary

Gross Annual Income	\$113,040
Annual Operating Expenses	\$14,416
Net Operating Income (NOI)	\$98,624

Offering Price	\$1,195,000
Cap Rate (In-Place NOI / Price)	8.25%

Figures reflect owner-reported actuals as of the date of this Offering Memorandum. Prospective purchasers are encouraged to independently verify all income and expense figures during due diligence.

Exterior & Grounds



Aerial view of the property and surrounding lot



Aerial view — rear units and parking area



Renovated unit — front exterior



Renovated unit — front exterior, wide view



Renovated unit — entrance and deck



Rear lawn and wooded buffer

Renovated Unit Interiors



Renovated kitchen — quartz counters, tile backsplash



Interior hallway with barn-door accent



Living area with mini-split heat pump



Bedroom with closets



Bedroom, natural light



Closet storage detail

Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational purposes only to assist prospective purchasers in evaluating 177 Rockingham Rd, Auburn, New Hampshire. It is not intended to be a substitute for a prospective purchaser's own independent investigation and due diligence.

The information contained herein has been obtained from sources believed to be reliable, including ownership and property records, but has not been independently verified for accuracy or completeness. No representation or warranty, express or implied, is made as to the accuracy of the information contained in this Offering Memorandum, and nothing herein should be relied upon as a promise or representation regarding the future performance of the property.

Prospective purchasers should conduct their own independent investigation of the property, including but not limited to income and expenses, physical condition, zoning and permitted uses, environmental matters, and all other matters that may affect the value or suitability of the property, and should consult their own legal, tax, and financial advisors before making any investment decision.

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