

BRICK MANOR



2 & 6 PERKINS PLACE, WOODSVILLE

Highlights

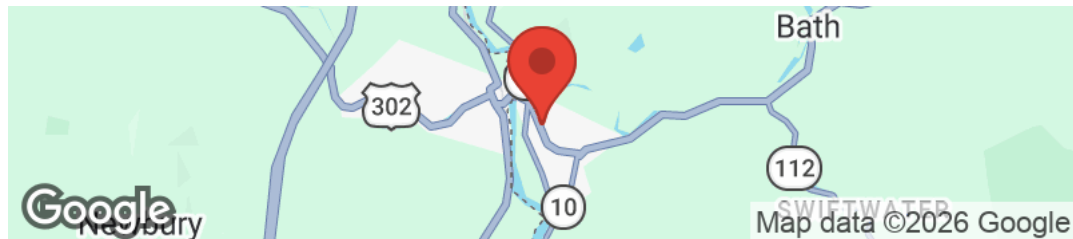
Total Rentable Units:	9 (7)-1 BR & (2)-2 BR
Building Size:	6408 SQ Ft Residential
Water/Sewer:	Public
Lot Size:	.63 acres
Price:	\$1,050,000
Gross Revenue:	\$100,000+
Type:	MultiFamily



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Property Description

9-Unit Residential Opportunity, completely renovated within the last few years. All units feature Heat Pump Mini Split Heat/AC, luxury vinyl plank flooring, granite countertops, stainless appliances. Coin-op laundry on site for additional revenue. The quality of this asset guarantees long-term cash flow with minimal capital expenses, minimizing risk.

Location Description

Central Location in Woodsville, just across river from Wells River, VT
Easy tenant access to I-91, Routes 302 & 10
30 Minutes to Littleton Regional Hospital
45 Minutes to Dartmouth Hospital



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PROPERTY DESCRIPTION

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

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The Brick Manor, Woodsville, NH

*****Fully Renovated, Cash-Flowing 9-Unit Investment Opportunity***** Welcome to 2 & 6 Perkins Place in Woodsville, NH, a rare opportunity to acquire a fully renovated, high-quality multi-family asset delivering strong and stable cash flow from day one. Known as The Brick Manor, this meticulously restored property consists of nine thoughtfully designed units: seven one-bedroom and two two-bedroom apartments, positioned to attract and retain long-term, quality tenants. Each unit has been renovated to a standard rarely seen in the local rental market. Ten-foot ceilings create an open, modern feel, complemented by luxury vinyl plank flooring, solid wood-core craftsman doors, and spacious, well-designed living areas. Kitchens and baths feature granite countertops and vanity tops, stainless steel appliances, and clean contemporary finishes that elevate the tenant experience. All units are individually metered, with tenants responsible for their own utilities, providing operational clarity and predictable expense management for ownership. Efficient mini-split HVAC systems provide year-round comfort. Tenants also benefit from secure, locked basement storage units assigned to each apartment, while a coin-operated laundry facility generates additional income. The sale includes the neighboring .11-acre lot, offering added flexibility and potential for future use or expansion. With a comprehensive renovation already completed, there are no known impending capital improvement needs, providing peace of mind and a significant advantage for the next owner. The quality of construction and finish at The Brick Manor stands above comparable inventory in the region, creating a durable competitive edge in maintaining occupancy and rental stability. For investors seeking a turnkey asset with durable improvements, strong tenant appeal, and reliable income performance, The Brick Manor represents a standout opportunity in today's market.

ANNUAL PROPERTY OPERATING DATA

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

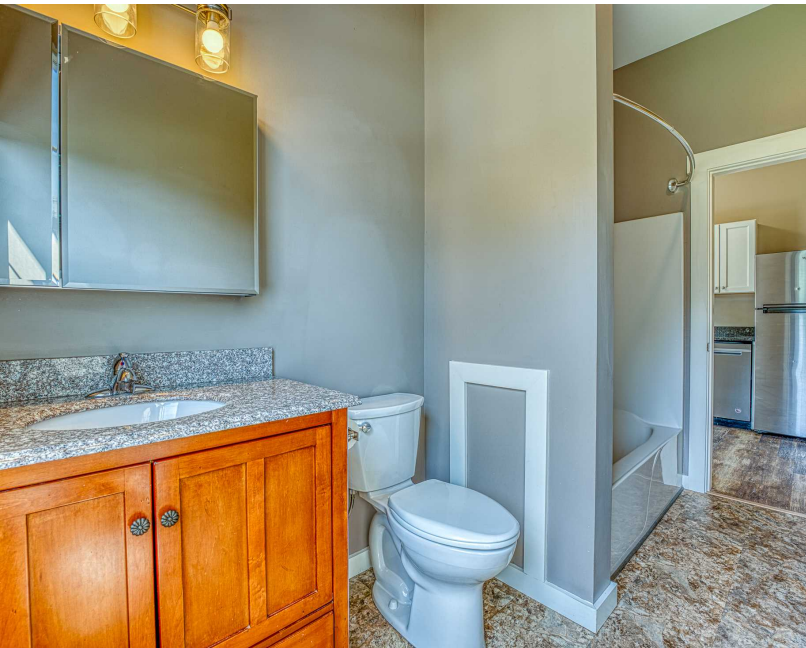
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Description Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Income					
Rental Income	\$109,500	\$111,690	\$113,924	\$116,202	\$118,526
Laundry	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269
Gross Scheduled Income	\$111,516	\$113,766	\$116,063	\$118,405	\$120,795
General Vacancy	(\$1,095)	(\$1,117)	(\$1,139)	(\$1,162)	(\$1,185)
Gross Operating Income	\$110,421	\$112,650	\$114,923	\$117,243	\$119,610
Expenses					
Replacement Reserves	(\$2,250)	(\$2,250)	(\$2,250)	(\$2,250)	(\$2,250)
Building Insurance	(\$7,191)	(\$7,263)	(\$7,336)	(\$7,409)	(\$7,483)
Grounds Maintenance	(\$2,266)	(\$2,289)	(\$2,311)	(\$2,335)	(\$2,358)
Snow Removal	(\$2,733)	(\$2,761)	(\$2,788)	(\$2,816)	(\$2,844)
Legal	(\$875)	(\$875)	(\$875)	(\$875)	(\$875)
Maintenance	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)
Taxes - Real Estate	(\$10,726)	(\$10,833)	(\$10,942)	(\$11,051)	(\$11,162)
Trash Removal	(\$2,200)	(\$2,200)	(\$2,200)	(\$2,200)	(\$2,200)
Landlord Utilities - Water/Sewer	(\$6,851)	(\$6,919)	(\$6,989)	(\$7,059)	(\$7,129)
Landlord Electric	(\$1,809)	(\$1,827)	(\$1,846)	(\$1,864)	(\$1,883)
Landlord Utility - Oil	(\$260)	(\$263)	(\$266)	(\$268)	(\$271)
Landlord Utility - Propane	(\$1,826)	(\$1,844)	(\$1,863)	(\$1,882)	(\$1,900)
Total Operating Expenses	(\$39,988)	(\$40,325)	(\$40,665)	(\$41,008)	(\$41,355)
Operating Expense Ratio	36.21%	35.80%	35.38%	34.98%	34.57%
Net Operating Income	\$70,433	\$72,325	\$74,259	\$76,235	\$78,255

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY PHOTOS

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785



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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,065,000
Investment - Cash	\$284,000
First Loan (Fixed)	\$781,000

Investment Information

Purchase Price	\$1,050,000
Price per Unit	\$116,667
Price per SF	\$175.00
Expenses per Unit	(\$4,443)

Income, Expenses & Cash Flow

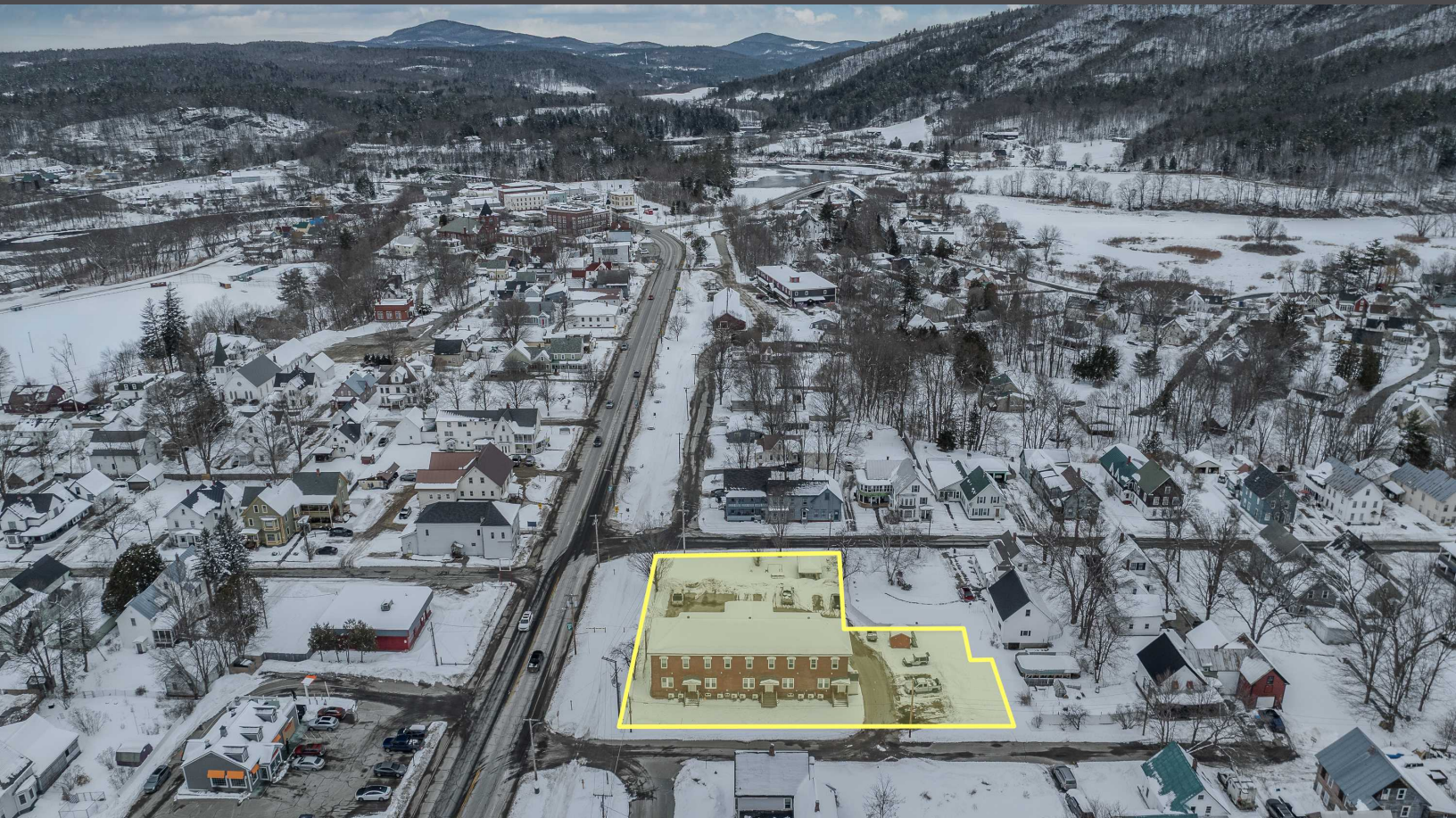
Gross Scheduled Income	\$111,516
Total Vacancy and Credits	(\$1,095)
Operating Expenses	(\$39,988)
Net Operating Income	\$70,433
Debt Service	(\$55,352)
Cash Flow Before Taxes	\$15,081
After Tax Results	
Total Interest (Debt Service)	(\$42,640)
Depreciation and Amortization	(\$30,037)
Taxable Income (Loss)	(\$2,244)
Tax Savings (Costs)	\$561
Cash Flow After Taxes	\$15,642

Financial Indicators

Cash-on-Cash Return Before Taxes	5.31%
Optimal Internal Rate of Return (yr 5)	9.93%
Debt Coverage Ratio	1.27
Capitalization Rate	6.71%
Gross Rent Multiplier	9.42
Gross Income / Square Feet	\$18.59
Gross Expenses / Square Feet	(\$6.66)
Operating Expense Ratio	36.21%

PROPERTY SUMMARY

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785



Property Summary

Available SF:	6000
Building Size:	6408
HVAC:	Mini Split/Direct Vent
Lot Size:	0.60 Acres
Price:	\$1,100,000
Rentable SF:	6,000
Tenants/Units:	9
Type:	Multifamily
Year Built:	1880

Location Overview

From a tenant standpoint, The Brick Manor offers exceptional convenience. Centrally located in Woodsville, residents enjoy easy access to everyday essentials, local shops, dining, and services — all within walking distance or a short drive. The property sits along a highly accessible corridor that makes commuting seamless, whether heading north to Littleton or south toward Hanover and Lebanon. Major regional employers including healthcare facilities, Dartmouth-Hitchcock, educational institutions, and retail centers are all within practical reach, broadening the tenant pool and supporting steady demand.

For landlords and investors, this central positioning is equally compelling. The location draws from multiple employment hubs rather than relying on a single industry, creating a diversified and resilient tenant base. With housing inventory limited across the Upper Valley and North Country corridor, well-appointed units in this quality tier consistently outperform older rental stock. Proximity to employment centers, medical facilities, and commercial services helps reduce vacancy risk and supports long-term tenant retention. In short, the location works on both sides of the equation — convenient and desirable for residents, stable and strategically positioned for ownership.

INVESTMENT DETAILS

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

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Analysis

Analysis Date April 2026

Property

Property Type Multifamily
Property Brick Manor
Address 2 & 6 Perkins Place
City, State Haverhill, NH 03785
Year Built 1880

Purchase Information

Purchase Price \$1,050,000
Fair Market Value \$1,050,000
Units 9
Total Rentable SF 6,000
Lot Size 0.630 acres
Resale Valuation 2.00% (Annual Appreciation)
Resale Expenses 5.00%

Income & Expense

Gross Operating Income \$110,421
Monthly GOI \$9,202
Total Annual Expenses (\$39,988)
Monthly Expenses (\$3,332)

Financial Information

Initial Equity \$269,000
Closing Costs \$15,000
LT Capital Gain 15.00%
Federal Tax Rate 25.00%
Discount Rate 7.00%

Loans

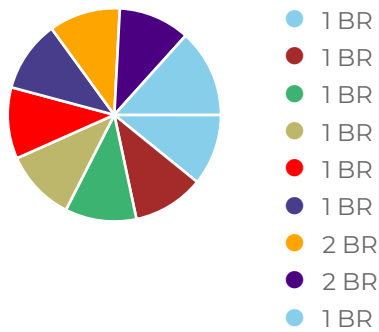
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$781,000	25 years	25 years	6.00%	\$5,032	

UNIT MIX REPORT

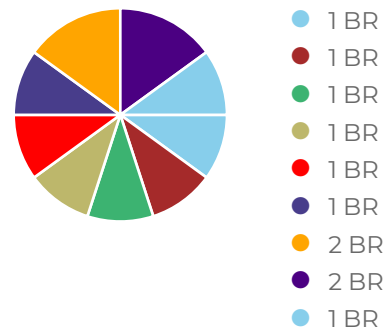
Brick Manor
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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	1 BR	600	\$950	\$950	\$950	\$950
1	1 BR	600	\$1,000	\$1,000	\$1,000	\$1,000
1	1 BR	600	\$975	\$975	\$950	\$950
1	1 BR	600	\$1,000	\$1,000	\$950	\$950
1	1 BR	600	\$950	\$950	\$950	\$950
1	1 BR	600	\$950	\$950	\$950	\$950
1	2 BR	900	\$1,175	\$1,175	\$1,150	\$1,150
1	2 BR	900	\$1,175	\$1,175	\$850	\$850
1	1 BR	600	\$950	\$950	\$950	\$950
9		6,000		\$9,125		\$8,700

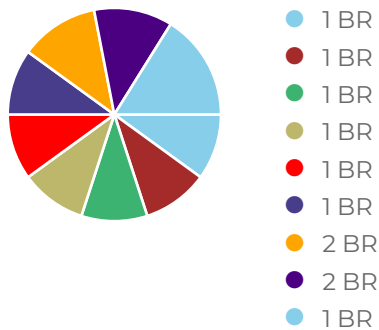
UNIT MIX



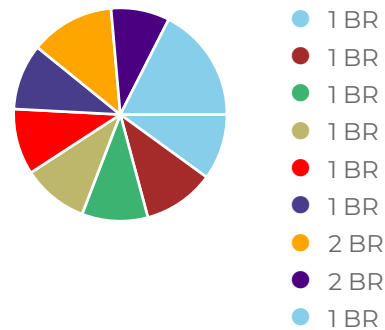
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



INTERNAL RATE OF RETURN ANALYSIS

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

Before Tax IRR	Cash Flows	After Tax IRR	Cash Flows
Initial Investment	(\$284,000)	Initial Investment	(\$284,000)
03/2027	\$15,081	03/2027	\$15,642
03/2028	\$11,941	03/2028	\$13,121
03/2029	\$13,875	03/2029	\$14,345
03/2030	\$15,851	03/2030	\$15,587
03/2031*	\$426,560	03/2031*	\$381,230
IRR = 12.08%	* (\$17,871 + \$408,688)	IRR = 9.93%	* (\$16,524 + \$364,707)

CASH FLOW ANALYSIS

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

Before-Tax Cash Flow Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Before-Tax Cash Flow					
Gross Scheduled Income	\$111,516	\$113,766	\$116,063	\$118,405	\$120,795
General Vacancy	(\$1,095)	(\$1,117)	(\$1,139)	(\$1,162)	(\$1,185)
Total Operating Expenses	(\$39,988)	(\$40,325)	(\$40,665)	(\$41,008)	(\$41,355)
Net Operating Income	\$70,433	\$72,325	\$74,259	\$76,235	\$78,255
Loan Payment	(\$55,352)	(\$60,384)	(\$60,384)	(\$60,384)	(\$60,384)
Before-Tax Cash Flow	\$15,081	\$11,941	\$13,875	\$15,851	\$17,871
Cash-On-Cash Return	5.31%	4.20%	4.89%	5.58%	6.29%
Taxable Income					
Net Operating Income	\$70,433	\$72,325	\$74,259	\$76,235	\$78,255
Depreciation	(\$30,037)	(\$31,348)	(\$31,348)	(\$31,348)	(\$30,056)
Loan Interest	(\$42,640)	(\$45,698)	(\$44,792)	(\$43,830)	(\$42,809)
Taxable Income (Loss)	(\$2,244)	(\$4,720)	(\$1,881)	\$1,057	\$5,390
After-Tax Cash Flow					
Before-Tax Cash Flow	\$15,081	\$11,941	\$13,875	\$15,851	\$17,871
Income Taxes	\$561	\$1,180	\$470	(\$264)	(\$1,348)
After-Tax Cash Flow	\$15,642	\$13,121	\$14,345	\$15,587	\$16,524
Cash-On-Cash Return	5.51%	4.62%	5.05%	5.49%	5.82%

FINANCIAL INDICATORS

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

Description Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Key Ratios and Multipliers					
Capitalization Rate	6.71%	6.89%	7.07%	7.26%	7.45%
Gross Rent Multiplier	9.60	9.60	9.60	9.60	9.60
Net Income Multiplier	15.21	15.10	15.01	14.91	14.81
Operating Expense Ratio	36.21%	35.80%	35.38%	34.98%	34.57%
Amounts per SF					
Gross Income	\$18.59	\$18.96	\$19.34	\$19.73	\$20.13
Expenses	(\$6.66)	(\$6.72)	(\$6.78)	(\$6.83)	(\$6.89)
Loan Metrics					
Loan To Value Ratio	71.74%	68.98%	66.23%	63.48%	60.72%
Debt Coverage Ratio	1.27	1.20	1.23	1.26	1.30
Cash-On-Cash Measures					
Before-Tax	5.31%	4.20%	4.89%	5.58%	6.29%
After-Tax	5.51%	4.62%	5.05%	5.49%	5.82%

DETAILED GENERAL EXPENSES

Brick Manor
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Description Year Ending	Year 1 03/2027	Year 2 03/2028	Year 3 03/2029	Year 4 03/2030	Year 5 03/2031
Replacement Reserves	(\$2,250)	(\$2,250)	(\$2,250)	(\$2,250)	(\$2,250)
Building Insurance	(\$7,191)	(\$7,263)	(\$7,336)	(\$7,409)	(\$7,483)
Grounds Maintenance	(\$2,266)	(\$2,289)	(\$2,311)	(\$2,335)	(\$2,358)
Snow Removal	(\$2,733)	(\$2,761)	(\$2,788)	(\$2,816)	(\$2,844)
Legal	(\$875)	(\$875)	(\$875)	(\$875)	(\$875)
Maintenance	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)
Taxes - Real Estate	(\$10,726)	(\$10,833)	(\$10,942)	(\$11,051)	(\$11,162)
Trash Removal	(\$2,200)	(\$2,200)	(\$2,200)	(\$2,200)	(\$2,200)
Landlord Utilities - Water/Sewer	(\$6,851)	(\$6,919)	(\$6,989)	(\$7,059)	(\$7,129)
Landlord Electric	(\$1,809)	(\$1,827)	(\$1,846)	(\$1,864)	(\$1,883)
Landlord Utility - Oil	(\$260)	(\$263)	(\$266)	(\$268)	(\$271)
Landlord Utility - Propane	(\$1,826)	(\$1,844)	(\$1,863)	(\$1,882)	(\$1,900)
Total Expenses	(\$39,988)	(\$40,325)	(\$40,665)	(\$41,008)	(\$41,355)
Operating Expense Ratio	36.21%	35.80%	35.38%	34.98%	34.57%

PRO FORMA SUMMARY

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$109,500	\$12,167	\$81,000	\$9,000
- Less: Vacancy	(\$1,095)	(\$122)	\$0	\$0
+ Misc. Income	\$2,016	\$224	\$3,102	\$345
Effective Gross Income	\$110,421	\$12,269	\$84,102	\$9,345

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Replacement Reserves	\$2,250	\$250	\$0	\$0
Building Insurance	\$7,191	\$799	\$5,880	\$653
General Supplies/Office	\$0	\$0	\$425	\$47
Grounds Maintenance	\$2,266	\$252	\$1,645	\$183
Snow Removal	\$2,733	\$304	\$2,300	\$256
Legal	\$875	\$97	\$0	\$0
Maintenance	\$1,000	\$111	\$0	\$0
Repairs	\$0	\$0	\$863	\$96
Taxes - Real Estate	\$10,726	\$1,192	\$6,847	\$761
Trash Removal	\$2,200	\$244	\$2,020	\$224
Landlord Utilities - Water/Sewer	\$6,851	\$761	\$3,754	\$417
Landlord Electric	\$1,809	\$201	\$13,187	\$1,465
Landlord Utility - Oil	\$260	\$29	\$2,858	\$318
Landlord Utility - Propane	\$1,826	\$203	\$0	\$0
Total Expenses	(\$39,988)	(\$4,443)	(\$39,779)	(\$4,420)
Net Operating Income	\$70,433	\$7,826	\$44,323	\$4,925

REGIONAL MAP

Brick Manor
2 & 6 Perkins Place | Haverhill, NH 03785

Ryegate

