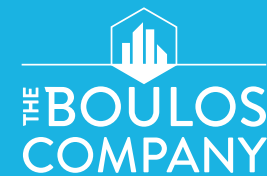


STUDENT HOUSING / INVESTMENT OPPORTUNITY

42 UNITS | 113 TOTAL BEDS

UNIVERSITY OF NEW HAMPSHIRE | DURHAM, NH 03824



SALE PRICE
\$11,100,000

260 & 262 MAST ROAD, DURHAM, NEW HAMPSHIRE

PROPERTY TOURS

The Boulos Company representatives will accompany you on property tours. All tours require a minimum 48 hours advance notice and are subject to schedule availability. All tours must be coordinated by The Boulos Company and can be scheduled with Kent White, Caitlin Burke, or Austin Stebbins.

DUE DILIGENCE

All pertinent due diligence materials will be provided via a secure Dropbox link upon receipt of a fully executed and approved confidentiality agreement.

OFFERS

Buyers are asked to present offers in the form of a non-binding Letter of Intent outlining the important terms and conditions, including price, deposit, due diligence period, and financing.

PROPERTY OVERVIEW

Located in Durham, NH, we are pleased to offer this student-housing investment opportunity ("the Property"). This property features a mix of units ranging from studio to four-bedroom apartments. The Property provides onsite parking at cost to residents (additional parking leased to non-residents) and onsite laundry.

With a long track record of near-100% occupancy and consistent pre-leasing the Property is well-positioned to continue serving UNH students for years to come.

UNH OCCUPANCY AGREEMENT

Commencing on or around August 1, 2026, and renewing annually upon mutual agreement, UNH shall guarantee occupancy of 45 beds at 260 Mast Road. The purpose of this Agreement is to ensure that beds remain available for graduate students who enroll late or for foreign exchange students arriving after the start of the academic year.

During the Term, UNH will refer and provide to the Landlord students who are actively enrolled at UNH to occupy and lease the guaranteed beds directly from the Landlord.

If, at any time, UNH is unable to provide the Landlord with a sufficient number of students to lease all guaranteed beds, UNH shall pay the Landlord for any un-leased beds.

This Agreement has been in effect since 2020, and the Landlord and UNH have renewed the Agreement annually.

PROPERTY SUMMARY

TOTAL BUILDINGS	3
TOTAL UNITS	42
TOTAL BEDS	113 (maximum occupancy 226)
PROJECTED NOI	\$868,820
LIST PRICE	\$11,100,000
PRICE PER BED	\$98,230
PRICE PER SF	\$275
CAP RATE	7.8%

FEATURES & AMENITIES

- Private kitchen equipped with microwave, dishwasher, refrigerator and stove. 260 Mast Road is equipped with desks, chairs, armoires, and flat screen TVs
- Laundry facility located on-site.
- Individual unit storage provided.
- Wi-fi and cable included (except for 262 Mast Road).
- Keypad entry on all units.
- Radiant heat floors.
- On-site fitness center and study lounge.
- On-site parking available at cost to residents. Additional parking leased to non-residents.
- Property on UNH transit route.



KENT WHITE
Principal Broker, Partner
+1 603.570.2699 D
+1 603.781.6546 C
kwhite@boulos.com



CAITLIN BURKE
Partner
+1 603.570.2680 D
+1 978.302.8197 C
cburke@boulos.com



AUSTIN STEBBINS
Associate
+1 603.570.2692 D
+1 207.530.0022 C
astebbins@boulos.com

©2026 Boulos Holdings, LLC, d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and the The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.