

FORMER FIRE STATION • 3,802 SF • 5 OVERSIZED BAYS • COMMERCIAL ZONE

35 S MAIN ST, NEWTON NH**\$750,000**

CASH TO CLOSE ≈ \$95,000 • MONTHLY NUT ≈ \$5,973

5-BAY SHOP • \$165–\$175 / HR LABOR RATE**\$165–\$175****PER HOUR**

Shop labor rate

\$380K+**CASH FLOW**

After all debt*

\$95K**TO CLOSE**

Total cash needed

REAL ACQUISITION NUMBERS

Purchase Price	\$750,000	Monthly P&I	\$4,891
Senior Debt (50%)	\$375,000	Working Cap I/O	\$182
SBA Loan (40%)	\$300,000	Taxes + Insurance	\$900
Working Capital	\$25,000	Total Monthly	\$5,973
Cash to Close	\$94,967	Labor Rate	\$165–\$175/hr

5 bays × 7 hrs/day × \$170/hr → Path to \$380K+ owner cash flow after debt**THE FULL STACK****1. Core Building**

5 oversized bays • Commercial zone

2. Full Pro Forma

Real debt + performance model

3. Zoning Clarity

What's allowed + next steps

4. Contractor Intros

Local trades for faster build-out

5. Shop Marketing Kit

Ads ready to fill the bays

6. 30-Day Support

Post-close call with Jesse

READY TO RUN THE NUMBERS?

Real financing scenario. Real building. Real path to strong cash flow.

TEXT OR CALL JESSE JEAN**603-554-7311**

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