



FOR SALE

DOWNTOWN ROCHESTER INCOME-PRODUCING REDEVELOPMENT ASSEMBLAGE

7 WALLACE STREET & 9, 10, 12 HOYT COURT, ROCHESTER, NH 03867

PROPERTY INFORMATION

Rare downtown Rochester investment opportunity featuring a 2.11± acre assemblage with five income-producing buildings totaling approximately 10,763± SF of mixed residential, office, warehouse, and industrial/flex space. Strategically located within Rochester's Downtown/Commercial district, the portfolio offers a strong in-place income stream combined with long-term redevelopment and value-add potential.

The property benefits from existing occupancy, flexible building configurations, off-street parking, municipal water and sewer, and a large-scale footprint rarely available in the downtown market. Investors have the opportunity to capitalize on immediate cash flow while exploring future redevelopment, adaptive reuse, multifamily conversion, mixed-use repositioning, or long-term hold strategies.

A compelling opportunity for investors, developers, and owner-users seeking stable income, flexibility, and future upside in one of Rochester's evolving redevelopment corridors.



PRICE: \$1,895,000

FOR SALE

10 Hoyt Court & 7 Wallace Street Portfolio

Rochester, New Hampshire

TOTAL LAND AREA

2.11± Acres

ZONING

DT – Downtown

PROPERTY TYPE

Mixed-Use Portfolio

PORTFOLIO HIGHLIGHTS

- Rare downtown Rochester multi-property investment and redevelopment portfolio
- Mixed-use commercial, warehouse/flex, and residential assets
- Downtown (DT) zoning with municipal water and sewer
- Near downtown Rochester amenities and redevelopment activity
- Existing income with future redevelopment upside
- Large off-street parking areas and flexible building layouts
- Suitable for owner-user, investor, or redevelopment buyer
- Multiple buildings reduce vacancy risk across diversified asset mix

PORTFOLIO SPECIFICATIONS

Address **10 Hoyt Court & 7 Wallace Street, Rochester, NH**

Property Type **Mixed-Use / Multifamily / Warehouse Portfolio**

Zoning **DT – Downtown**

Utilities **Municipal Water & Sewer**

Total Land Area **Approx. 2.11± Acres**

Buildings **Residential, Office, Warehouse/Flex + Barn**

Parking **Off-Street Parking**

Investment Type **Income-Producing / Redevelopment Opportunity**

INDIVIDUAL PROPERTIES

7 Wallace Street		Assessed at \$512,000	10 Hoyt Court		Assessed at \$697,400
Lot Size	0.71± Acres		Lot Size	1.40± Acres	
Main Building	1,040± SF Office/Retail		Utilities	City Water & Sewer	
Warehouse/Flex	1,731± SF		Parking	Off-Street	
Year Built	Approx. 1960 / 1900				
Utilities	City Water & Sewer				
Parking	Paved Off-Street				

- Strong visibility and easy access
- Flexible commercial use potential
- Variety of future uses under DT zoning

RESIDENTIAL BUILDINGS

Address	Style	Built	Gross SF
10 Hoyt Court	Duplex	1881	2,062 SF
12 Hoyt Court	New England	1881	2,108 SF
9 Hoyt Court	New England	1776	2,692 SF
Total			6,862 SF

OUTBUILDINGS

- Metal/vinyl shed — 20x66 SF (built 1901)
- Frame shed — 22x18 SF (built 1881)
- Flat barn — 22x30 SF (built 1881)
- Existing residential income stream
- Repositioning or redevelopment opportunity
- Large land area with parking flexibility

LOCATION HIGHLIGHTS

- Convenient access to Route 16, Route 125, and downtown Rochester
- Close proximity to restaurants, retail, and services
- Growing downtown market with continued investment activity
- Strong visibility and accessibility

Name, location & financials available to qualified buyers upon execution of NDA.

NAI Norwood Group

Property Income & Expense						
7 Wallace Street & 9, 10, 12 Hoyt Court Rochester, NH						
RENTAL INCOME						
Property / Unit	Tenant Name	Unit Type	Monthly Rent	Lease Start	Lease End	Notes
9 Hoyt Court	Y	Single Family	\$1,700.00			
10 Hoyt Unit 1	Y	Duplex Unit	\$1,200.00			
10 Hoyt Unit 2	Y	Duplex Unit	\$1,200.00		Sep 2026	
12 Hoyt Court	Y	Single Family	\$1,000.00			
Wallace Office	Y	Office	\$4,284.80			
Wallace Industrial	—	Industrial	—			
Other Monthly Income:						N/A
Total Monthly Income:						\$9,384.80
Total Annual Income:						\$112,617.60
ANNUAL EXPENSES						
Expense Category					Annual Amount	
Property Taxes					\$19,048	
Insurance					\$11,311	
Electric					N/A (Out Buildings)	
Heat / Gas / Oil					N/A	
Water / Sewer					\$2,412.38	
Trash					City of Rochester	
Repairs & Maintenance					—	
Snow Removal					—	
Landscaping					—	
Cleaning					—	
Management					—	
Other					—	
Total Annual Expenses					—	

IMPROVEMENTS & UNIT MIX

RECENT IMPROVEMENTS

Property	Improvement	Year	Approx. Cost
9 Hoyt Court	Roof Repair	2024	\$1,500
Shed – Hoyt Court	Roof Repair	2024	\$5,000
7 Wallace St – Industrial Bldg	Roof Repair	2025	\$5,000
12 Hoyt Court	Water Tank	2026	\$500
7 Wallace St – Office Bldg	Heat Pumps	2023 (approx)	\$12,000

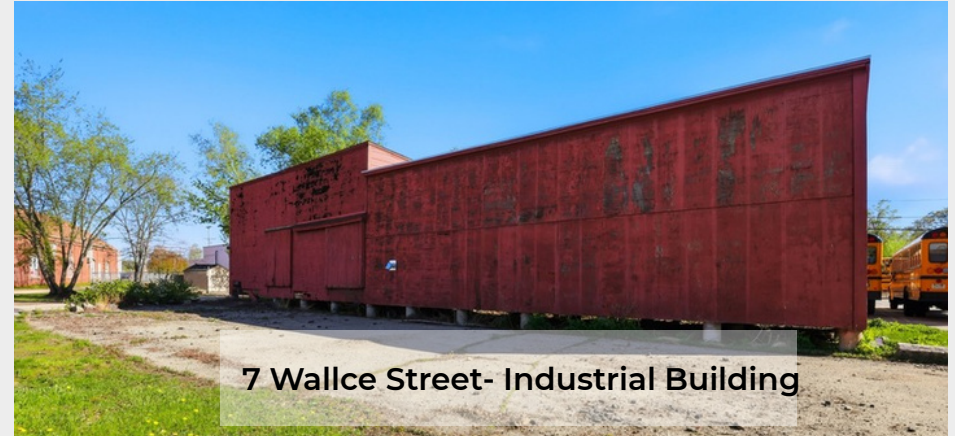
Unit Mix

Property	Type	Interior	Square Footage
9 Hoyt Court	Single Family	3 bed, 1 bath	1,115 +/-
10 Hoyt Court	Duplex	2 bed, 2 bath	1,109 +/-
12 Hoyt Court	Single Family	3 bed, 1 bath	1,197 +/-
7 Wallace St – Office Bldg	Office/ Retail	-	1,040 +/-
7 Wallace St – Industrial Bldg	Industrial	-	1,731 +/-

DOWNTOWN ROCHESTER INCOME-PRODUCING REDEVELOPMENT ASSEMBLAGE



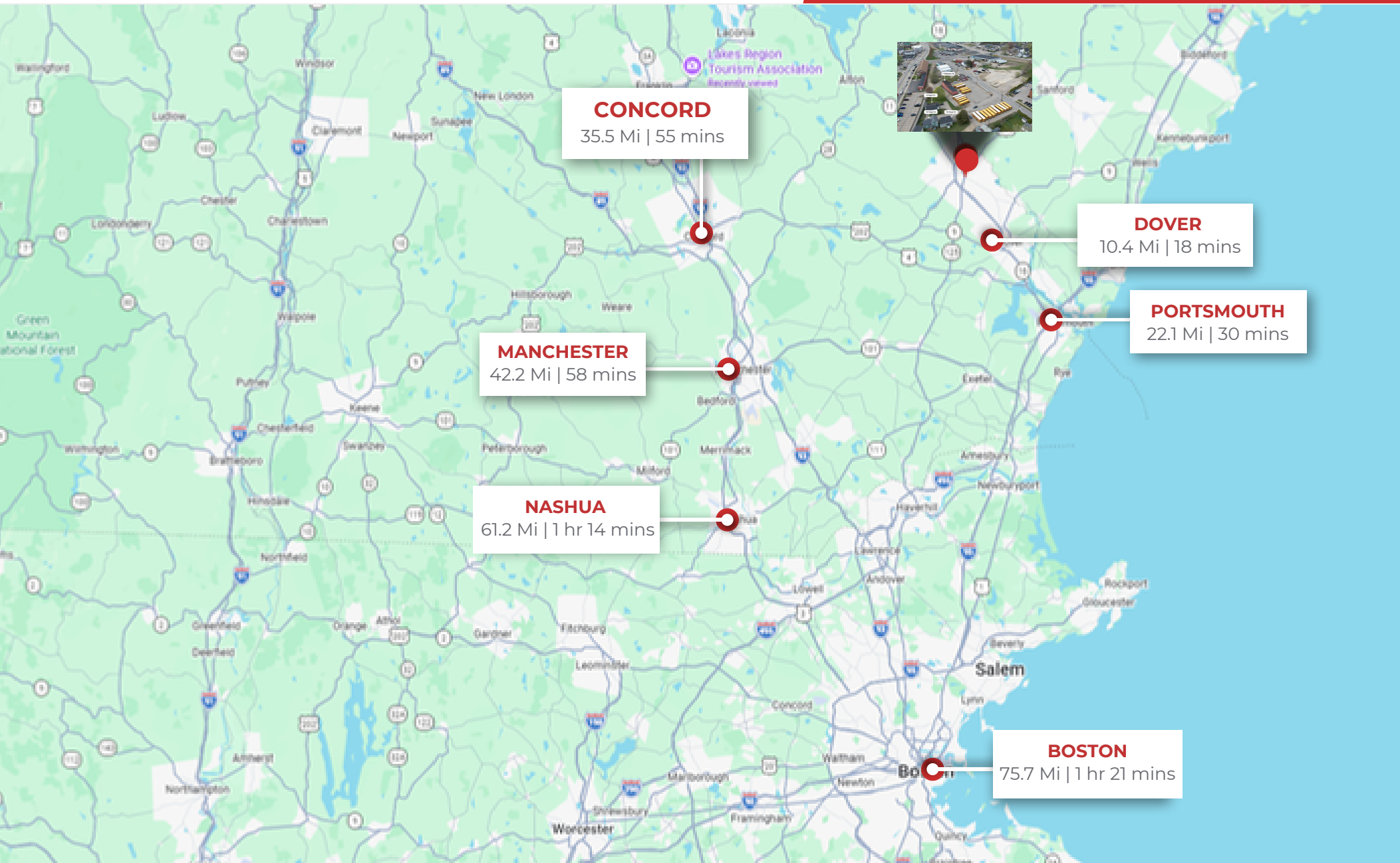
DOWNTOWN ROCHESTER INCOME-PRODUCING REDEVELOPMENT ASSEMBLAGE



DOWNTOWN ROCHESTER INCOME-PRODUCING REDEVELOPMENT ASSEMBLAGE







SITE PLAN



ROCHESTER, N.Y.
LOCATION MAP
(NOT TO SCALE)

NOTES

- 1.) BRITISH MARINE CORPS OF GUARDS IN KILL KILL
ONE PART IN FIVE.
- 2.) CHIEF OF ARMY
BRITISH A. & N. A. LONDON
2. BRITISH ARMY
BRITISH ARMY
BRITISH ARMY
BRITISH ARMY
BRITISH ARMY
BRITISH ARMY
- 3.) WEST COAST LONDON, THE BRITISH ARMY
BRITISH ARMY

OWNERS OF RECORD

[Signature]
 (NAME) & DATE & LOCATION DATE

THE UNIVERSITY OF CHICAGO

- [illegible]

RSA 678:18

Y. Kuriyama and his research group have the reputation of being the best source of cultured mammalian cells that are free of SV40 and other viruses and other agents of possible SV40 contamination. They have developed a method to screen cells for SV40 and have applied it to thousands of cells from new lines and clones for cultured mammalian cells. He has said that he is not aware of any SV40 contamination.

LOT LINE ADJUSTMENT PLAN

For
RITA & RAYMOND LAURION
in
ROCHESTER, NH

NOTES: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840

NAME: J. J.	AGE: 1.1	FILE NO: 11.1
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1997-1998	1998-1999	1999-2000
1998-1999	1999-2000	2000-2001

1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2

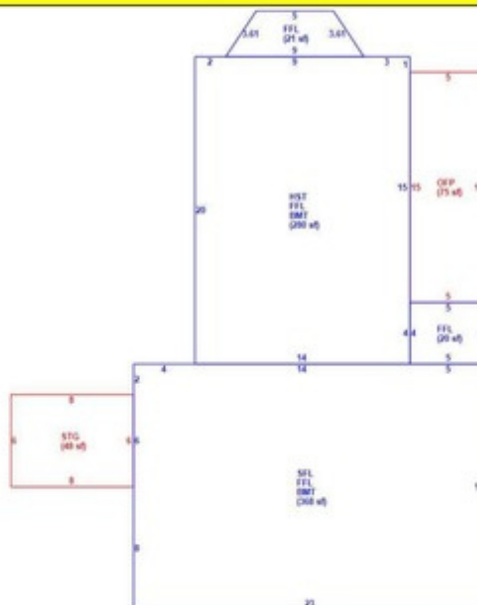
TAX CARDS (HOYT COURT)

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

14

TAX CARDS (HOYT COURT)

Card # 2 of 3 Account # 3334 Land Use 1090
Sec # 1 of 1 Bldg # 2 Print Date 12/17/2025 4:27:15 P



TAX CARDS (HOYT COURT)

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

TAX CARDS (HOYT COURT)

A photograph of a white, single-story house with a dark roof and a small garage, identified as the home of the author's father. The house has a gabled roof, a chimney, and several windows. A small garage with a white door and a blue door is attached to the side. The house is set on a lawn with some trees in the background.

TAX CARDS (WALLACE STREET)

[illegible]

20

TAX CARDS (WALLACE STREET)

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

TAX CARDS (WALLACE STREET)

Property Location
Vision ID
157

Parcel ID
0120/ 0303/ 0000/

Card # 2 of 2
Sec # 1 of 1

Account # 157
Bldg # 2

Land Use 3250
Print Date 12/17/2025 10:11:13

CONSTRUCTION DETAIL

Element

Cd

Description

Model

96

Industrial

Style

N14

UTILITY

Grade

D

Fair

Stories

1

Units

0

Residential Unit

1.00

Comm Units

9.00

Wall Height

20

Exterior Wall 1

11

COMP CLAP

Exterior Wall 2

25

ASPHALT

2nd Ext Wall %

07

SHED

Roof Structure

10

ROLLED ASPH

Roof Cover

06

AVERAGE

Interior Wall 1

08

AVERAGE

Interior Wall 2

08

AVERAGE

Interior Floor 1

08

AVERAGE

Interior Floor 2

08

AVERAGE

Basement Floor

0.00

% Heated

08

NO SYSTEM

Heat Fuel

08

NO SYSTEM

Heat Type

08

NO SYSTEM

2nd Heat Type

0.00

2nd % Heated

0.00

Heat Systems

0.00

AC Percent

0.00

Bedrooms

0

Full Bath(s)

A

SAME

Bath Rating

0

3/4 Bath(s)

0

3/4 Bath Rating

0

Half Bath(s)

0

Half Bath Rating

0

Extra Fixture(s)

0

CONSTRUCTION DETAIL (CONTINUED)

Element

Cd

Description

Half Bath Rating

0

Extra Fixture(s)

0

Extra Fix Rating

0

MIXED USE

Code

Description

Percentage

325I

RETAIL/SVC-Ind

100

COST / MARKET VALUATION

RCN

65,867

Year Built

1900

Condition Code

F

Remodel Rating

50

Year Remodeled

1.000

Depreciation %

50

Functional Obsol

1.000

Economic Obsol

1.000

Trend Factor

1.000

Special Adj

1.000

Condition %

50

Percent Good

32,900

RCNLD

32,900

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code

Description

L/B

Qnty

Dim 1

Dim 2

Grade

Condition

Yr Blt

% Gd

Unit Price

Grade Adj.

Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code

Description

Living Area

Floor Area

Rft Area

Unit Cost

Undeprc Value

FFL

1ST FLOOR

1,731

1,731

1,731

38.05

65,867

Ttl Gross Liv / Lease Area

1,731

1,731

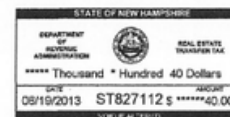
1,731

65,867

DEEDS

After Recording, Return to:
SML/86068
McLane Law Firm
P.O. Box 326
Manchester NH 03105-0326

Doc # 0010393 Jun 19, 2013 1:43 PM
Book 4139 Page 0268 Page 1 of 3
Register of Deeds, Strafford County



QUITCLAIM DEED

RAYMOND D. LAURION and RITA A. LAURION, a married couple, of 2 Rochester Hill Road, Rochester, New Hampshire 03867, for consideration paid, grants a 50% interest to **RAYMOND D. LAURION as Trustee of THE RAYMOND D. LAURION TRUST**, a New Hampshire trust u/d/t dated April 21, 1999 and a 50% interest **RITA A. LAURION, TRUSTEE of THE RITA A. LAURION REVOCABLE TRUST**, a New Hampshire trust created u/d/t dated April 14, 2010, both trusts with an address of 2 Rochester Hill Road, Rochester, New Hampshire 03867, with QUITCLAIM COVENANTS, the following described premises:

Tract 1:

A certain tract or parcel of land, with the buildings thereon, situated in Rochester, County of Strafford, and State of new Hampshire, being more particularly bounded and described as follows:

1. Beginning on the Westerly side of Winter Street, at the Northeasterly corner of land formerly of E.G. and E. Wallace, now believed to be of Helen Nagle;
2. Westerly by said Nagle land to other land formerly of E. G. and E. Wallace, now believed to be of Armand DiMambro and Joseph Nadeau;
3. Northerly by said DiMambro and Nadeau land to land formerly of Louis Braun, now believed to be of James C. and Donna J. Bishop;
4. Easterly by said Bishop land to Winter Street;
5. Southerly by said Winter Street to the point of beginning.

DEEDS

Book 4139 Page 0269 Page 2 of 3

TOGETHER WITH the full use and occupancy of a passway 13 feet in width lying on the Southwesterly side of the above described premises, which shall be in common with other persons (lawfully entitled to make use of the same) as a passway.

Meaning and intending to describe and convey the same premises conveyed by Marc R. Laurion to Rita A. Laurion and Marc R. Laurion dated March 17, 2009, and recorded at Book 3721, Page 129 in the Strafford county Registry of Deeds. See also deed of United States of America, Secretary of Housing and Urban Development to Rita A. Laurion, Raymond D. Laurion and Marc R. Laurion dated February 20, 2009, and recorded at Book 3717, Page 416 in the Strafford county Registry of Deeds.

Tract 2:

A certain tract or parcel of land located on the westerly side of Wallace Street in the City of Rochester, County of Strafford, State of New Hampshire, shown as Hoyt Court on a plan entitled, "LOT LINE ADJUSTMENT PLAN FOR RITA & RAYMOND LAURION IN ROCHESTER, NH" dated March 29, 1990 and revised to June 29, 2003 by Seacoast Engineering Associates, Inc., said plan being recorded at the Strafford County Registry of Deeds as Plan No. 38-60. The subject tract is more particularly bounded and described as follows:

1. Beginning at a point on the westerly side of Wallace Street, said point being the southeasterly corner of Lot 51/279 as shown on said plan (now Lot 120/303) now or formerly owned by Rita A. Laurion and the northeasterly corner of the tract herein described;
2. Along the westerly side of Wallace Street South 20° 30' 09" East 40.00 feet to a point at Lot 51/277 as shown on said plan (now Lot 120/302) now or formerly owned by Raymond & Rita A. Laurion;
3. South 69° 29' 51" West 155.80 feet to a point;
4. North 20° 30' 09" West 40.00 feet to a point at Lot 51/279 (now 120/303) now or formerly owned by Rita A. Laurion;
5. North 69° 29' 51" East 155.80 feet to the point of beginning.

The described tract contains 6.232 square feet (14 acres), more or less.

TOGETHER WITH all right, title and interest of the City of Rochester in and to any and all water and sewer lines located under the above-described surface.

There is specifically retained to the City of Rochester, its successors and assigns, all storm drains and/or other drainage devices or facilities located on or under the above-described premises, along with any existing drainage easements. There is also specifically reserved to the

DEEDS

Book 4139 Page 0270 Page 3 of 3

Grantor, its successors and assigns, an easement for access, maintenance and repair purposes twenty (20) feet in width, lying ten (10) feet on either side of the centerline of the storm drains or other drainage facilities or around any existing drainage easements.

Meaning and intending to describe and convey the same premises conveyed by the City of Rochester to Rita A. Laurion and Raymond D.. Laurion dated April 27, 2005, and recorded at Book 3178, Page 224 in the Strafford county Registry of Deeds.

This transfer of property is into a revocable trust, the beneficial interests of which are not represented by transferable shares, for estate planning purposes as a testamentary substitute for which minimum transfer taxes are payable, in accordance with Rev. 802.02.

Executed this 17 day of June, 2013.

Rita A. Laurion
Rita A. Laurion

Raymond D. Laurion
Raymond D. Laurion

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

The foregoing instrument was acknowledged before me this 17 day of
JUNE, 2013 by Rita A. Laurion and Raymond D. Laurion.



Theresa Ann Duseett
Notary Public
Printed Name: Theresa Ann Duseett
My Commission Expires: 02/04/2018
(Seal)

6600123_1.doc
May 17, 2013 2:10:41 PM

3 of 3

DEEDS

EDoc # 0003846 Mar 23, 2017 2:16 PM
Book 4484 Page 0514 Page 1 of 3
Register of Deeds, Strafford County



After Recording, Return to:
SML/86068
McLane Law Firm
P.O. Box 326
Manchester NH 03105-0326

WARRANTY DEED

RAYMOND D. LAURION, a married person, with an address of 2 Rochester Hill Road, Rochester, New Hampshire 03867, for consideration paid, grants to **10 HOYT COURT, LLC**, a New Hampshire limited liability company, with an address of 2 Rochester Hill Road, Rochester, New Hampshire 03867, with WARRANTY COVENANTS, the following described premises:

Tract 1:

A certain tract or parcel of land, with the buildings thereon, situated in Rochester, County of Strafford, and State of new Hampshire, being more particularly bounded and described as follows:

1. Beginning on the Westerly side of Winter Street, at the Northeasterly corner of land formerly of E.G. and E. Wallace, now believed to be of Helen Nagle;
2. Westerly by said Nagle land to other land formerly of E. G. and E. Wallace, now believed to be of Armand DiMambro and Joseph Nadeau;
3. Northerly by said DiMambro and Nadeau land to land formerly of Louis Braun, now believed to be of James C. and Donna J. Bishop;
4. Easterly by said Bishop land to Winter Street;
5. Southerly by said Winter Street to the point of beginning.

TOGETHER WITH the full use and occupancy of a passway 13 feet in width lying on the Southwesterly side of the above described premises, which shall be in common with other persons (lawfully entitled to make use of the same) as a passway.

1 of 3

DEEDS

Book 4464 Page 0515 Page 2 of 3

Tract 2:

A certain tract or parcel of land located on the westerly side of Wallace Street in the City of Rochester, County of Strafford, State of New Hampshire, shown as Hoyt Court on a plan entitled, "LOT LINE ADJUSTMENT PLAN FOR RITA & RAYMOND LAURION IN ROCHESTER, NH" dated March 29, 1990 and revised to June 29, 2003 by Seacoast Engineering Associates, Inc., said plan being recorded at the Strafford County Registry of Deeds as Plan No. 38-60. The subject tract is more particularly bounded and described as follows:

1. Beginning at a point on the westerly side of Wallace Street, said point being the southeasterly corner of Lot 51/279 as shown on said plan (now Lot 120/303) now or formerly owned by Rita A. Laurion and the northeasterly corner of the tract herein described;
2. Along the westerly side of Wallace Street South 20° 30' 09" East 40.00 feet to a point at Lot 51/277 as shown on said plan (now Lot 120/302) now or formerly owned by Raymond & Rita A. Laurion;
3. South 69° 29' 51" West 155.80 feet to a point;
4. North 20° 30' 09" West 40.00 feet to a point at Lot 51/279 (now 120/303) now or formerly owned by Rita A. Laurion;
5. North 69° 29' 51" East 155.80 feet to the point of beginning.

The described tract contains 6.232 square feet (14 acres), more or less.

TOGETHER WITH all right, title and interest of the City of Rochester in and to any and all water and sewer lines located under the above-described surface.

There is specifically retained to the City of Rochester, its successors and assigns, all storm drains and/or other drainage devices or facilities located on or under the above-described premises, along with any existing drainage easements. There is also specifically reserved to the Grantor, its successors and assigns, an easement for access, maintenance and repair purposes 20 feet in width, lying 10 feet on either side of the centerline of the storm drains or other drainage facilities or around any existing drainage easements.

Meaning and intending to describe and convey the same premises described in deed to Rita A. Laurion to Raymond D. Laurion dated and recorded of near or even date herewith. See also deed to Raymond Laurion and Rita Laurion from Raymond D. Laurion, Trustee of The Raymond D. Laurion Trust and Rita A. Laurion, Trustee of The Rita A. Laurion Trust dated and recorded of near or even date herewith.

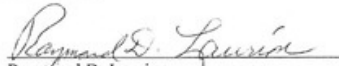
This transfer is exempt from transfer tax pursuant to RSA 78-B:2, XXII.

This is not the homestead property of any person.

DEEDS

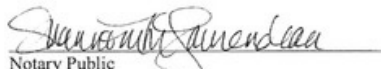
Book 4464 Page 0516 Page 3 of 3

Dated this 22nd day of March, 2017.


Raymond D. Laurion

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of
March, 2017 by Raymond D. Laurion.


Notary Public
Printed Name: _____
My Commission Expires: _____
(Seal)



8606811499267

3 of 3

**SELLER'S
PROPERTY
DISCLOSURE**



Property Address Hoyt + Wallace
Rochester, NH

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: City of Rochester
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: City of Rochester
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Page 1 | 3

Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone (603)623-0190

Fax:

Unfilled

**SELLER'S
PROPERTY
DISCLOSURE**

Property Address Hoyt Ct
Rochester NH

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☒ No ☐

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): Unknown
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☒ No ☐

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☒ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

**SELLER'S
PROPERTY
DISCLOSURE**

Property Address Hoyt Ct
Rochester NH

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☒ No ☐

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: Hoyt Ct Rochester NH 03867

Unit Number (if applicable): 9-10-12 Hoyt Ct and 7 Wallace St

Town: Rochester NH

[Signature]
SELLER

4-30-26
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matters legal in character. For properties pertaining to a sale, we do not render any opinion as to the title, which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

CONTACT

DEANA ARDEN

SENIOR ADVISOR

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

📞 (603) 682-3440

📞 (603) 637-2014

✉️ darden@nainorwoodgroup.com

JESSIE GILTON

ADVISOR & SELF-STORAGE SPECIALIST

📍 2 Greenleaf Woods Drive Suite 301

Portsmouth, NH 03801

📞 (603) 637-2008

📞 (617) 820-8443

✉️ jessie@nainorwoodgroup.com