

STUDENT HOUSING / INVESTMENT OPPORTUNITY

67 UNITS | 91 TOTAL BEDS

UNIVERSITY OF NEW HAMPSHIRE | DURHAM, NH 03824



SALE PRICE
\$9,600,000

10 - 14 STRAFFORD AVENUE, 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 ranging from studio to four-bedroom apartments. The Property provides onsite parking (available for an additional fee) 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.



PROPERTY SUMMARY

TOTAL BUILDINGS	2
TOTAL UNITS	67
TOTAL BEDS	91 (maximum occupancy 182)
PROJECTED NOI	\$743,671
LIST PRICE	\$9,600,000
PRICE PER BED	\$105,495
PRICE PER SF	\$270
CAP RATE	\$7.75%

FEATURES & AMENITIES

- Private kitchen equipped with microwave, dishwasher, refrigerator and stove.
- Laundry facility located on-site.
- Individual unit storage provided.
- Wi-fi and cable included.
- Heat, hot water, and electric all included.
- On-site parking available at an additional cost.
- Keypad entry on all units.
- Property on UNH transit route.



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