

Commercial Sale
5080581
Active

98 Main Street
Lancaster
Unit/Lot #

NH 03584

Listed: 3/24/2026
Closed:
DOM: 1

\$580,000



County NH-Coos
VillDstLoc
Year Built 1948
Building Area Total 6,194
Building Area Source Public Records
Total Available Area
Total Available Area Source
Zoning C-COMM
Road Frontage Yes
Road Frontage Length 37
Lot Size Acres 0.06
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$9,007.00
Tax Year 2025
Gross Income
Net Income
Operating Expense
Operat ing Expen se Incl. CAM, Heat, Insurance, Maintenance, Professional Management, Sewer, Snow Removal, Trash, Utilities, Water, Water/Sewer
Activation Date

Business Type Multi-Family, Retail



Property Panorama VTour

Directions

Public Remarks This is a CASH-FLOWING fully rent-ready building with solid income and significant upside. The property includes six 1-bed apartments plus three commercial units making it an ideal mixed-use setup for steady returns. With most rents currently below market, new ownership has a clear opportunity to increase income quickly. Even with a few open units, the portfolio produces cash flow from day one, with strong potential for value growth as vacancies are filled at market rates. The offering memorandum shows conservative assumptions for potential performance and also has a link to an external deal room with additional photos, video tours and all of the financials needed to underwrite this portfolio. DETAILS: Gross Living area: 5,829sqft - Public Water & Sewer - Year Built: 1948- Roof: Flat Rubber - Heat: Oil /Forced Hot Water

STRUCTURE

Basement Yes
Basement Access Type Walkout
Basement Description Full, Partially Finished, Interior Stairs, Interior Access, Exterior Access

Building Number
Total Units 9
of Stories
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail	Class B
UNIT 2	1	Retail	Class B
UNIT 3	Baseme	Retail	Class C
UNIT 4	2	Residential	Class C
UNIT 5	2	Residential	Class C
UNIT 6	2	Residential	Class C
UNIT 7	3	Residential	Class C
UNIT 8	3	Residential	Class C

UTILITIES

Heating Hot Water, Oil
Water Source Public
Sewer Public
Utilities Cable Available, Telephone Available
Internet High Speed Intrnt Avail

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

Lot Features In Town, Near Shopping, City Lot,
Curbing, Major Road Frontage

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

FEATURES

Parking Features Off Premises, Off-Site, On-Site, On Street

Building Features Living Space Available, Heat Included, In-Unit
Bathroom

AirCond%
Sprinkler
Signage

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 1611
Deed Page 463

Map P07
Block 25
Lot 0
SPAN#

Tax Rate
Tax Class

Current Use No
Land Gains

PropID
PlanSurv#

Assessment Year 2025
Assessment Amount \$427,500

DISCLOSURES

Foreclosed/Bank-Owned/REO
Sale Includes Land/Building
Exclusions
Investment Info
Flood Zone
Seasonal
Easements
Covenants

Right of First Refusal

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

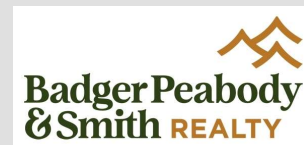
PREPARED BY

Katy Kingston
Phone: 603-823-5700
KatyK@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700



Listed by: Shem A Nelson/ Badger Peabody & Smith Realty

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98 Main Street

Lancaster NH 03584

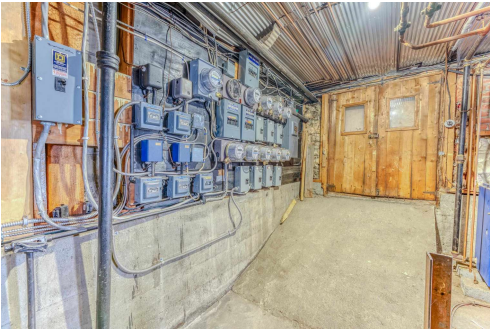


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Prep By: Badger Peabody & Smith
Katy Kingston

Listed by:

Shem A Nelson / Badger Peabody & Smith Realty



PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: Northern Group Property Acquisitions LLC

2. PROPERTY LOCATION: 98 Main St., Lancaster, NH 03584

3. BUILDING ON PROPERTY? Yes No
Is Property Disclosure - Land Only form attached? Yes No

4. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

5. SELLER: has has not occupied the property for last _____ years.

6. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: Basement
Installed By: Date of Installation Unknown
What is the source of your information? Visual

c. USE: Number of Persons currently using the system: 6 Apts, 3 Commercial
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No

Date of most recent test Unkown
IF Yes to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?
 Yes No

IF Yes, are test results available? Yes No

What steps were taken to remedy the problem?

COMMENTS: _____

7. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No
Community/Shared: Yes No Unknown: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other _____

Tank Size _____ Unknown Other _____

Tank Type: Concrete Metal Unknown Other _____

Location: _____ Location Unknown _____

Date of Installation: _____

Date of Last Servicing: _____

Name of Company Servicing Tank: _____

Have you experienced any malfunctions? Yes No

Comments: _____

d. LEACH FIELD: Yes No Other _____

IF Yes: Location: _____ Size _____

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? Yes No

Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

If Yes, has a site assessment been done? Yes No Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

9. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown

IF Yes: Are tanks currently in use? Yes No

IF No: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No

Comments: _____

If tanks are no longer in use, have tanks been removed? Yes No Unknown

If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

- b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown
 In flooring tiles? Yes No Unknown

If Yes, source of information? _____
 COMMENTS: _____

- c. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown

If, YES: Date: _____ By: _____
 Results: _____
 If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

- d. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown

If, YES: Date: _____ By: _____
 Results: _____
 If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

- e. LEAD-BASED PAINT - Current or previously existing:
 Is Lead Paint Disclosure required? Yes No;

If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
 Are you aware of lead-based paint on this property? Yes No
 If YES: Source of information: _____
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: _____

- f. Are you aware of the following hazardous materials?
 - Industrial, Radioactive, or Chemical Wastes Yes No Unknown
 - PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
 - Waste Disposal Areas Yes No Unknown
 - Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown

If YES: Source of information: _____
 Comments: _____

10. METHAMPHETAMINE PRODUCTION

To the best of Seller's knowledge, has methamphetamine production occurred on this property?
 Yes No Unknown

If yes, source of information: _____
 Comments: _____

11. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown

If YES: Source of information: _____

Comments: _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown

If YES: Source of information: _____

Comments: _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No Unknown

If YES: Source of information: _____

Comments: _____

d. Are you aware of any problems with other buildings on the property? Yes No Unknown

If YES: Source of information: _____

Comments: _____

e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If YES: Source of information: _____

Comments: _____

f. Is any part of this property in Current Use? Yes No Unknown

If YES: Source of information: _____

Comments: _____

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown

If YES, By: _____

If YES, is survey available? Yes No Unknown

i. How is the property zoned? Commercial

Source of information: Town Property Card

j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property?

Yes No.

If yes, are copies of municipal notice of decision available? Yes No

Comments: _____

k. HVAC:
 Heating: Type: Hot Water radiator Fuel Oil Age: Unknown
 Location & Description: Basement
 Comments: Serviced annually by Fitch fuel
 Source of Information: _____
 Air Conditioning: Type: _____ Fuel _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____

l. ROOF
 Type of Roof Covering: Flat rubber
 Age: Unknown
 Moisture or Leakage: Leak around roof drain repaired January 2026
 Other Problems? _____
 Comments: _____

m. Foundation/Basement: Full Partial Concrete Slab Other _____
 Type: _____
 Moisture or leakage: None
 Other Problems: _____
 Comments: Partially finished with 1 commercial space.

n. Chimney(s) How Many? 1 Lined? Last Cleaned: Unkown
 Problems: _____

o. Plumbing Type: Copper Age: Unknown
 Comments: _____

p. Domestic Hot Water: Age: Unkown Type: Electric Gallons: Two 40 gallon tanks
 Comments: _____

q. Electrical System: Circuit Breakers Fuses
 Amps: _____ Volts: 240
 3-Phase: _____
 Age: _____
 Source of Information: _____
 Comments: Mix of circuit breakers and fuses.

r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
 Yes No Unknown
 If Yes, please explain: _____

s. Pest Infestation: Are you aware of any past or present pest infestations? Yes No
 Type: _____
 Comments: _____

t. 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: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) _____

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Signed by:
NORTHERN GROUP PROPERTY ACQUISITIONS LLC 2/2/2026
SELLER 218124CDDF84D7... NORTHERN GROUP PROPERTY ACQUISITIONS LLC DATE

SELLER DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE

BUYER DATE

MULTIFAMILY PROPERTY DISCLOSURE RIDER
 (To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** Northern Group Property Acquisitions, LLC
2. **PROPERTY LOCATION:** 98 Main St, Lancaster, NH 03584
3. **GENERAL INFORMATION:**
 - a. Number of city/town approved units: 6 Residential, 3 Commercial
 - b. Number and type of appliances included in sale: Range x6, Refrigerator x6, electric water heater x2
 - c. Number and location of washer / dryer hookups: N/A
 - d. Number and type of electrical service entrances: 10 meters (6 apartments, 3 Commercial, 1 common)
 - e. Number and type of heating systems (note ages): 2 boilers, 1 active, 1 out of service. Active boiler is oil, out of service boiler is multi-fuel, oil, coal.
 - f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: _____
 - g. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____
 - h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: _____
 - i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No
If yes, please explain: _____
 - j. Smoke detectors: Locations Multiple in each unit. Hard-wired? Yes No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
<u>1</u>	<u>Vac</u>			<u>725</u>			<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>2</u>	<u>Y</u>	<u>11 yr</u>	<u>Mo to Mo</u>	<u>775</u>	<u>Yes</u>	<u>525</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>3</u>	<u>Y</u>	<u>?</u>	<u>Mo to Mo</u>	<u>775</u>	<u>Yes</u>	<u>0</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>4</u>	<u>Y</u>	<u>4 Yr</u>	<u>Mo to Mo</u>	<u>775</u>	<u>Yes</u>	<u>650</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>5</u>	<u>Y</u>	<u>7 Yr</u>	<u>Mo to Mo</u>	<u>775</u>	<u>Yes</u>	<u>0</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>6</u>	<u>Y</u>	<u>1 Yr</u>	<u>3/15/26</u>	<u>850</u>	<u>Yes</u>	<u>850</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>98</u>	<u>Y</u>	<u>7 Mo</u>	<u>7/31/26</u>	<u>700</u>	<u>Yes</u>	<u>700</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>98A</u>	<u>Y</u>	<u>7 Mo</u>	<u>7/31/27</u>	<u>500</u>	<u>Yes</u>	<u>0</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S

Monthly Rent: If vacant please enter most recent rent.
 Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? Apartment 6 has given notice and will end lease on 3/15/26.

Comments: Lease for 98A includes discounted rent because they renovated space. Lease auto renews at \$1000/Mo once initial 2yr lease is up.

SELLER(S) INITIALS EF / _____ **BUYER(S) INITIALS** _____ / _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: **98 Main St, Lancaster, NH 03584**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by:		2/2/2026		
	_____	_____	Seller	_____
	_____	_____		Date

Purchaser	_____	_____	Purchaser	_____
	_____	_____		Date

DocuSigned by:		2/15/2026		
	_____	_____	Agent	_____
	_____	_____		Date

Service Providers and Property Information

Owner's Name(s): _____ Northern Group Property Acquisitions LLC _____

Property Address: _____ 98 Main St., Lancaster, NH 03584 _____

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: Fitch Fuel _____ Phone Number: _____

Electric Company & Meter #: Eversource _____ Phone Number: _____

Land Line/Telephone Company: N/A _____ Phone Number: _____

Is there cellular service at the property? Yes or No

TV Cable/Satellite Company: Spectrum _____ Phone Number: _____

Is there Internet service available at the location? Yes or No

Is Internet currently hooked up? Yes or No

Internet Service Provider: Spectrum _____ Phone Number: _____

Plowing: R&S Tree & Landscaping _____ Phone Number: _____

Lawn & Garden Maintenance: R&S Tree & Landscaping _____ Phone Number: _____

Town Water: Yes or No Phone Number: _____

Town Sewer: Yes or No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: _____ Phone Number: _____

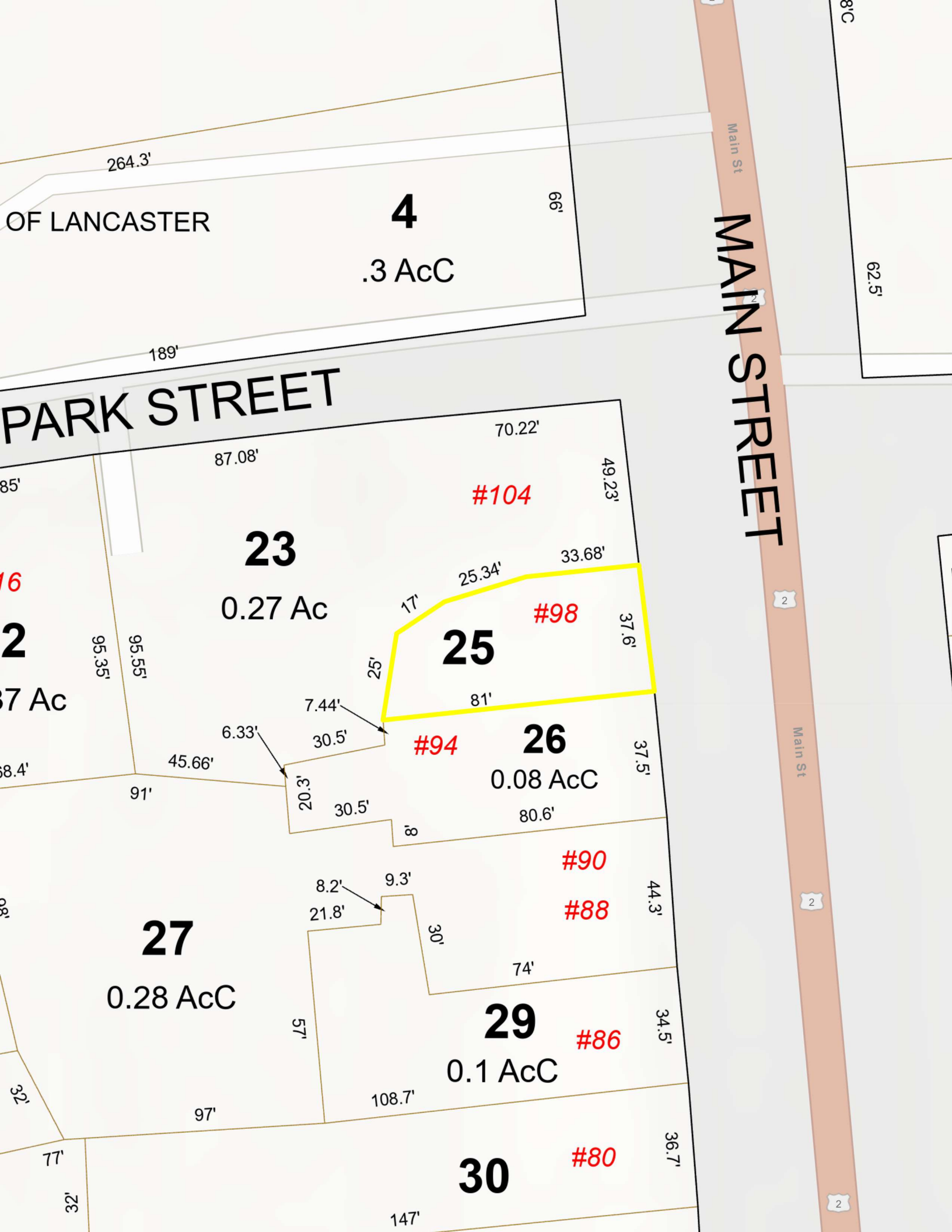
Alarm Company: _____ Phone Number: _____

Insurance Company: Vermont Mutual _____ Phone Number: _____

Rubbish Removal: Waynos Disposal _____ Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

David Forbes Master Electrician of Littleton is familiar with the electrical updates.



OF LANCASTER

4
.3 AcC

MAIN STREET

PARK STREET

23
0.27 Ac

#104

25

#98

#94

26

0.08 AcC

#90

#88

27

0.28 AcC

29

0.1 AcC

#86

30

#80

264.3'

189'

66'

62.5'

87.08'

70.22'

49.23'

33.68'

25.34'

17'

25'

37.6'

81'

7.44'

30.5'

6.33'

45.66'

20.3'

30.5'

37.5'

80.6'

91'

8.2'

9.3'

21.8'

30'

74'

44.3'

57'

34.5'

108.7'

97'

36.7'

147'

95.35'

95.55'

85'

16

2

37 Ac

8.4'

8'

32'

77'

32'

2

Main St

2

2

Print Now

Parcel ID: P07 - 25 - 0 (CARD 1 of 1)
Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
Location: 098 MAIN STREET
Acres: 0.060

General

Valuation		Listing History	
Building Value:	\$361,800	<u>List Date</u>	<u>Lister</u>
Features:	\$0	10/24/2022	JCPL
Taxable Land:	\$65,700	12/06/2002	PEB
<hr/>			
Card Value:	\$427,500		
Parcel Value:	\$427,500		
Review and Pay Property Taxes Online			

Notes: BUILDING OD KIT/BATH, 1 FLR= BEAUTY SALON, BARBER SHOP, 2+3 FLR = APTS- 6 UNITS; 02/22 SALE-PRIVATE, NOT ON MKT, SOME ROOF REPAIR & MISC APPLIANCES REPLACED BETWEEN SALES.

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/13/2022	IMPROVED	YES	\$425,000	LRH-2, LLC	1611	0463
02/01/2022	IMPROVED	YES	\$325,000	KENISON, DANIEL M. & ANGELA L.	1592	0533

Land

Size: 0.060 Ac. **Site:** AVERAGE
Zone: 04 - C-COMMERCIAL **Driveway:** GRAVEL AND/OR DIRT
Neighborhood: AVERAGE **Road:** PAVED
Land Use: COM/IND **Taxable Value:** \$65,700

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.060 AC	65,714	E	100	100	100	100	100	LEVEL	100	65,700	0	N	65,700

Building

3.00 STORY FRAME GENRET Built In 1948

Roof: FLAT	Bedrooms: 6	Quality: AVG
TAR/GRAVEL	Bathrooms: 8.0	Size Adj. 0.8937
Exterior: BR ON MASONRY	Extra Kitchens: 6	Base Rate: 85.00
Interior: DRYWALL	Fireplaces: 0	Building Rate: 0.9089
KNOTTY PINE	Generators: 0	Sq. Foot Cost: 81.12
Flooring: CARPET	AC: NO	Effective Area: 6,194
HARD TILE	Comm. Wall Factor: 105	Gross Living Area: 5,829
Heat: OIL	Comm Wall: MASONRY	Cost New: \$502,457
HOT WATER		

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
28%	0%	0%	0%	0%	28%	\$361,800

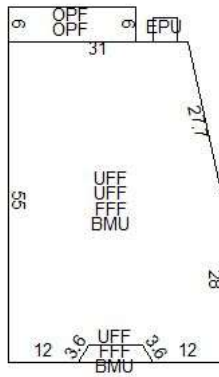
Features

There Are No Features For This Card

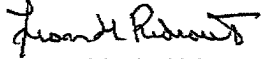
Photo



Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	264	66	0
UFF	UPPER FLR FIN	3,875	3,875	3,875
FFF	FST FLR FIN	1,954	1,954	1,954
BMU	BSMNT UNFINISHED	1,954	293	0
EPU	ENCL PORCH UNFIN	16	6	0
Totals			6,194	5,829


LCHIP COA056367 25.00
TRANS TAX CO020666 6,375.00

WARRANTY DEED
Statutory Short Form

LRH-2, LLC, a New Hampshire limited liability company, with a mailing address of 16 Page Hill Road, Lancaster, New Hampshire 03584, for consideration paid, grants to Northern Group Property Acquisitions, LLC, a New Hampshire limited liability company, with a mailing address of 23 Bunker Hill Street, Lancaster, New Hampshire 03584, with WARRANTY COVENANTS:

A certain tract or parcel of land, together with the buildings and improvements thereon, situate on the westerly side of Main Street, Lancaster, County of Coos and State of New Hampshire 03584, more particularly bounded and described as follows:

Beginning at a point on the westerly side of said street 3 rods 6 links southerly from an iron pin at the corner of Main and Park Streets and thence North 84° West, 37 feet to an iron pin;

thence southerly 2 feet to an iron pin;

thence South 89° West, 29 feet to an iron pin;

thence South 62° West, 17 feet, 10 inches to an iron pin;

thence South 11° West, 25 feet to an iron pin;

thence South 79° East, 81 feet to Main Street;

thence northerly on Main Street 37.6 feet to the point of beginning.

ALSO CONVEYING hereby a right of way as heretofore used in connection with the land herein conveyed between said parcel and the Rochefort property, so-called, said right of way being definitely set out and defined in a Decree of the Superior Court

for the County of Coos at the April, 1948 Term, said Decree being duly recorded at Coos County Registry of Deed, Volume 362, Page 264.

Reference is made to Boundary Line Agreement between Richard J. and Diantha E. Rochefort, husband and wife, and Rodney Marshall and John Brooks, recorded in Volume 595, Page 593, dated April 19, 1977.

MEANNG AND INTENDNG to describe and convey all and the same premises conveyed to LRH-2, LLC by Warranty Deed of Daniel M. Kenison and Angela L. Brooks-Kenison, dated February 1, 2022, recorded in the Coos County Registry of Deeds in Book 1592, Page 533.

This is not homestead property of any person.

Subject to all matters of record to the extent in force and applicable.

Executed this 13 day of September, 2022.

LRH-2, LLC

By: [Signature]
Kevin F. Powers, Member

STATE OF NEW HAMPSHIRE
COUNTY OF Coos

This instrument was acknowledged before me this 13 day of September 2022 by Kevin F. Powers as member of LRH-2, LLC,

SHARON A. KOPP
Notary Public - New Hampshire
My Commission Expires June 24, 2025

Sharon A. Kopp
Notary Public/Justice of the Peace
My Commission Expires: 6/24/25





Property Card: 98 MAIN STREET
Town of Lancaster, NH



Parcel ID: P07-25-0
PID: 000P07000025000000

Owner: NORTHERN GROUP PROPERTY
Co-Owner: ACQUIS
Mailing Address:
PO BOX 144
LANCASTER, NH 03584

General Information

Assessed Value

Map: 000P07
Lot: 000025
Sub: 000000

Land: \$65,700
Buildings: \$361,800
Extra Features: \$0
Total: \$427,500

Land Use: COM/IND
Zone: C-COMMERCIAL
Land Area in Acres: 0.06
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Sale History

Book/Page: 1611-0463
Sale Date: 9/13/2022
Sale Price: \$425,000

Building Details

Model Description: GENRET
Living Area: 5829
Year Built: 1948
Building Grade: AVG
Stories: 3.00 STORY FRAME

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 6
No. Baths: 8
Adj Bas: 0



www.cai-tech.com

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

TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

2025 LANCASTER PROPERTY TAX -- BILL 1 OF 2

Invoice: 2025P01021601
Billing Date: 06/13/2025
Payment Due Date: 07/18/2025
Amount Due: \$ 4,100.00

8% APR Charged After 07/18/2025

Property Owner	
Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC	
Tax Rates	Assessments
County: \$ 1.38	Taxable Land: 65,700
School: \$ 3.85	Buildings: 361,800
Town: \$ 3.78	Total: 427,500
State Education: \$ 0.58	
Total Tax Rate: \$ 9.59 *	Net Value: 427,500

* First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate

Property Description		
Map: 000P07	Lot: 000025	Sub: 000000
Location: 098 MAIN STREET Acres: 0.060		
Summary Of Taxes		
First Bill:		\$ 4,100.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 07/18/2025: \$ 4,100.00

Mailed To:
NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

2025 LANCASTER PROPERTY TAX -- BILL 1 OF 2
TOWN OF LANCASTER
Monday - Wednesday 8:30am - 5:00pm
Thursday 8:30am-Noon, Friday - 8:30am-4:30pm
(603) 788-3391
Tax Collector: Charity Baker
Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Location: 098 MAIN STREET
Map: 000P07 **Lot:** 000025 **Sub:** 000000
Invoice: 2025P01021601
Amount Due By 07/18/2025: \$ 4,100.00

Remit To:
TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

PAY ONLINE AT: lancaster.nhtaxkiosk.com

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____

TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

2025 LANCASTER PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02021403
Billing Date: 12/02/2025
Payment Due Date: 01/07/2026
Amount Due: \$ 4,907.00

8% APR Charged After 01/07/2026

Property Owner	
Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC	
Tax Rates	Assessments
County: \$ 3.00	Taxable Land: 65,700
School: \$ 8.69	Buildings: 361,800
Town: \$ 8.24	Total: 427,500
State Education: \$ 1.14	
Total Tax Rate: \$ 21.07	Net Value: 427,500

Property Description		
Map: 000P07	Lot: 000025	Sub: 000000
Location: 098 MAIN STREET Acres: 0.060		
Summary Of Taxes		
Total Tax:		\$ 9,007.00
- First Bill:		\$ 4,100.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 01/07/2026: \$ 4,907.00

2025 LANCASTER PROPERTY TAX -- BILL 2 OF 2

Mailed To:
NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

TOWN OF LANCASTER
Monday - Wednesday 8:30am - 5:00pm
Thursday 8:30am-Noon, Friday - 8:30am-4:30pm
(603) 788-3391
Tax Collector: Charity Baker

Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Location: 098 MAIN STREET
Map: 000P07 **Lot:** 000025 **Sub:** 000000
Invoice: 2025P02021403

Amount Due By 01/07/2026: \$ 4,907.00

Remit To:
TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

PAY ONLINE AT: lancaster.nhtaxkiosk.com

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____