

Pleasant Property Management, LLC  
24 Pleasant Street, Conway, NH 03818  
9 Unit Commercial Building

Annual Property Tax= 7142.00

Annual Insurance= 5200.00

Annual Water/Sewer= 3500.00

Total Parking Spaces= 27

Oil Heat for Units 101,201,301, 204 and 205 (204 and 205 are small units created out of unit 301)= 7020.00

Commercial Units:

Unit 101: I Guys Tech Shop  
Rent= 1200/month 14,400/year  
Electric: tenant responsibility  
Heat: included in combined oil cost

Unit 102: Dennis O'Connor Law Office  
Rent=575/month 6900/year  
Electric: Tenant responsibility  
Heat: Rinnah Heater, tenant responsible for propane cost

Unit 201: Main Gathering room for multiple units  
Electricity: on solar (funding loan for solar paid by unit 203 T. Murray Wellness Center)  
Heat: included in combined oil cost

Unit 202: Chiropractor  
Rent= 770/month 9240/year  
Electric: and Heat: Both via mini-split and both tenant responsibility

Unit 203: T. Murray Wellness Center, Inc.

Rent=750/month 9000/year

Electricity: Tenant responsibility and this is Solar (tenant paying down solar loan)

Heat: Propane Furnace for this unit and propane is tenant responsibility

Unit 204: Aesthetician

Rent= 650/month 7800/year

Electric: tenant responsibility

Heat: included in combined oil cost

Unit 205: Massage Therapist

Rent=450/month 5400/year

Electric: Included in solar

Heat: included in combined oil cost

Unit 302: Suite of Massage Therapists (3)

Rent=750/month 9000/year

Electricity: tenant responsibility

Heat: Propane furnace for this unit and propane is tenant responsibility

**Residential Units (2):**

Unit 301A and B: 3 bedroom unit with 1 bath

Rent= 1500/month 18000/year

Electric: tenant responsibility

Heat: included in combined oil heat

Unit 303: 1 bedroom efficiency (Caretaker Unit)

Rent=900/month 10800/year

Electric: tenant responsibility

Heat: Rinnah heater, propane tenant responsibility

\*Each tenant pays \$450 annual plowing fee (9 tenants= \$4050.00)

Annual Expenses: \$22862 (25.25% of annual income)

Annual Income:      Rent= \$90540.00  
                                 Plowing= \$4050.00  
Total Annual Income= \$94590.00

## Upgrades to 24 Pleasant Street since 2017

Upper Parking lot newly paved (2019)

Lower Parking Lot newly paved (4/2026)

Unit 101: 2018 renovations for IGuys to move into the space. Moving walls and new flooring.

Lower floor middle cement basement: New hot water heater (2024)

Dirt Floor basement:

Old steam furnace removed (2018)

Mini-split put in unit 202 for heat/air conditioning (2018)

All electrical panels upgraded (2018)

Plumbing to unit 202 and 303 all upgraded 2018 and further in (2023)

New water heaters for unit 202 (2022) and 303 (2023)

Whole basement framed out for foam board insulation and hung ceiling electric heater set to turn on at 40 degrees. (2018)

New stairwell to unit 202 from the basement (2018)

Unit 201: new flooring (2021)

Unit 204 and 205:

Created both units, added heat to them and upgraded all electrical to them (2021)

Unit 203:

Put solar on the building and services units 203 and 201 (2019)

Upgraded electrical (2019)

Made a door to pass between unit 203 into unit 201 (2017)

New flooring in bathroom and hallway (2018)

New carpet (2021)

New vanity in bathroom (2024)

Unit 302:

New hot water heater (2025)

Town required new separate backflow unit on sprinkler system on 3r floor (2024)

Unit 301:

Electrical Panel Upgrade (2023)

New hot water heater (2023)

New flooring (2024)

New toilet (2024)

New refrigerator (2025)

New stove (2024)

New Windows (2025)

Unit 303:

Totally revonated into a residential “caretaker” unit (2023)

New shower added to bathroom and new toilet with upgraded plumbing (2023)

Whole kitchenette area is new (2023)

All electrical upgraded (2023)

New window in bedroom (2023)

Decks and Ramps at entryways:

Back wood deck new stairs (2019)

Renovations to stairs/deck entry to unit 303 (2019)

Replaced 4 x4 posts supporting the small roof over the entryway to lowest level (2024)

Renovations and new carpeted ramp to units 202 and 205 (2025)

Upgraded decking at Entry to units 201, 203 and third floor (2025)

Unused Chimney Removed below roof line in front of building and patched (2025)