



ATTRACTIVE MULTIFAMILY OFFERING

7-13 BELKNAP STREET
DOVER NH 03820



OFFERING MEMORANDUM DISCLAIMER

This is a Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner, The Boulos Company, nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, please destroy and/or delete all copies of this Memorandum.

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DEMOGRAPHICS (5 MILE)

EXECUTIVE SUMMARY

The multifamily offering at 7-13 Belknap Street in Dover, NH provides an opportunity to acquire a three-building, six-unit portfolio in one of the Seacoast region's strongest rental markets. Located within walking distance of Downtown Dover, the properties benefit from proximity to employment centers, dining, retail, and major transportation routes.

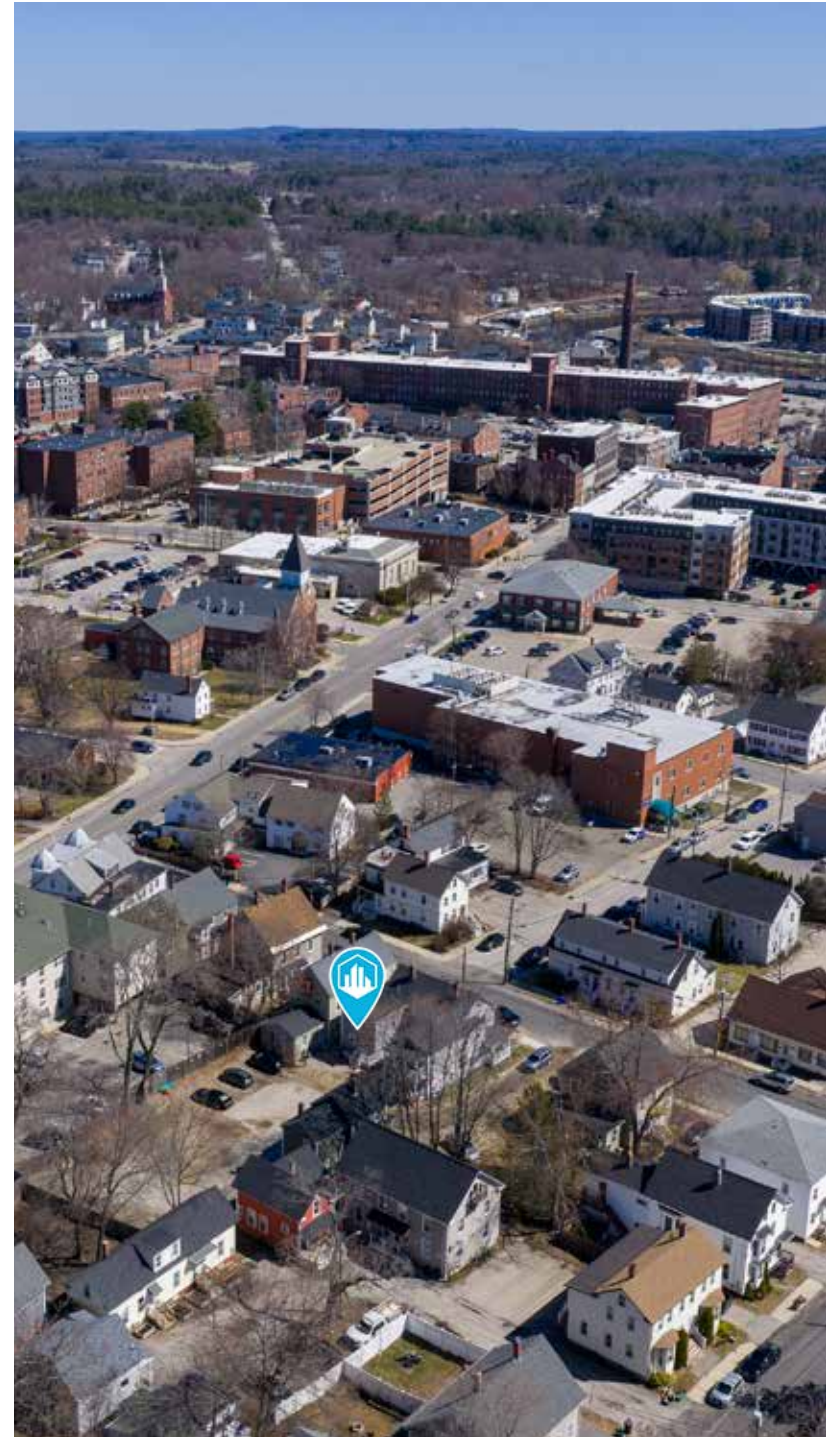
The portfolio includes five two-bedroom/one-bath units and one three-bedroom/two-bath unit, offering a practical and in-demand unit mix. These layouts align well with consistent market demand for conveniently located housing near the city center.

Operations demonstrate stable occupancy and dependable income, with potential for increased returns through unit updates, rent optimization, or operational improvements. The buildings have been well maintained, providing a solid base for ownership with limited near-term capital requirements.

With a desirable location and balanced unit mix, the Belknap Street portfolio presents an attractive acquisition opportunity. The offering supports both steady cash flow and long-term appreciation in one of New Hampshire's most active and growing rental markets.

The property is being offered at an asking price of:

\$1,600,000

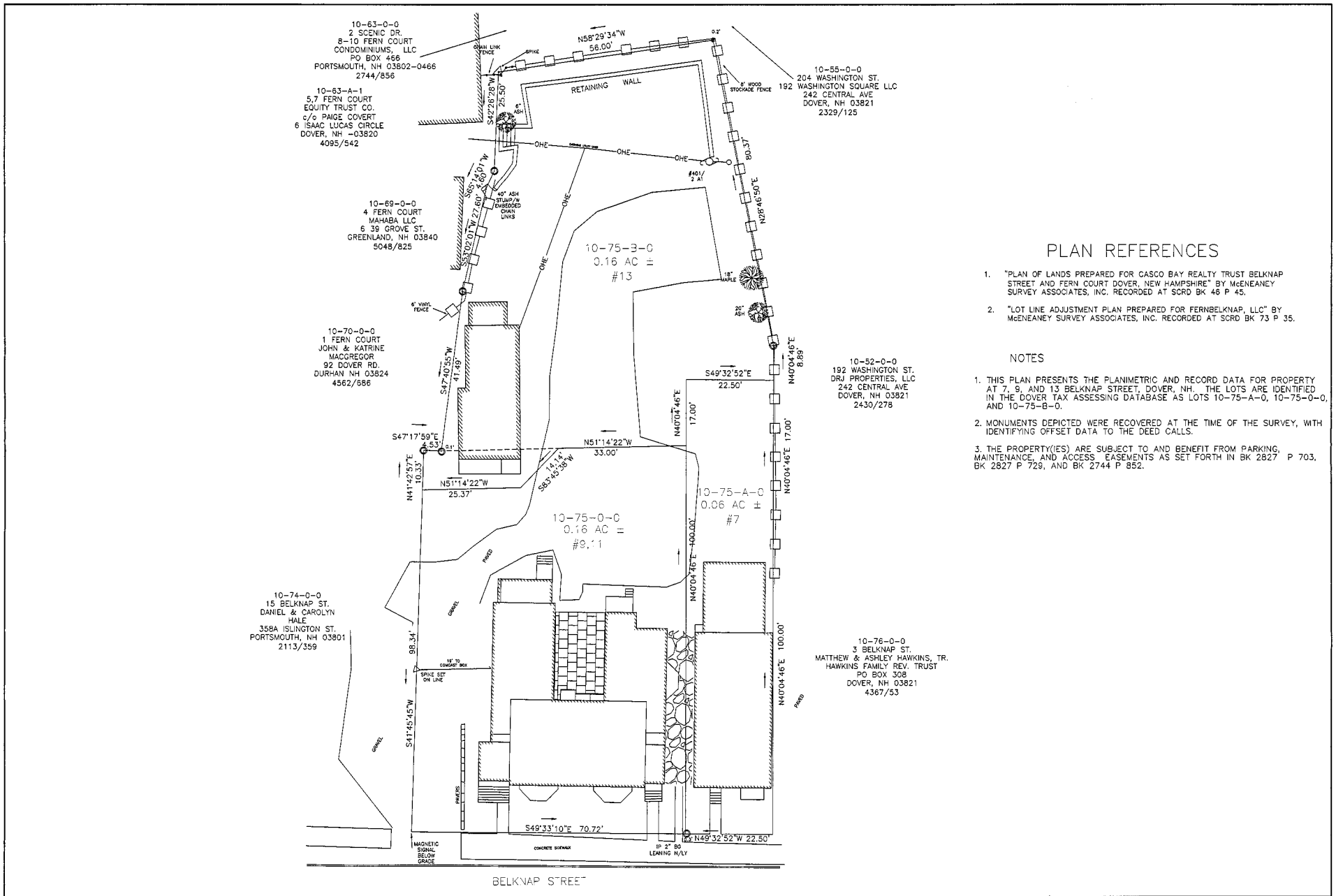


PROPERTY DETAILS

BUILDING 1	7 - 7.5 Belknap Street
TOTAL SF	2,229± SF
YEAR BUILT	1890
YEAR RENOVATED	Various
HVAC	Forced air
UTILITIES	Gas, Unutil
WATER/SEWER	Municipal
BUILDING 2	9 - 11 Belknap Street
TOTAL SF	3,201± SF
YEAR BUILT	1890
YEAR RENOVATED	Various
HVAC	Forced air
UTILITIES	Gas, Unutil
WATER/SEWER	Municipal
BUILDING 3	13 Belknap Street
TOTAL SF	1,068± SF
YEAR BUILT	1890
YEAR RENOVATED	2025
HVAC	Forced air
UTILITIES	Oil
WATER/SEWER	Municipal

OWNER	Brown Dog Properties LLC
REGISTRY OF DEEDS	Book 4224, Page 661
ASSESSOR'S REFERENCE	7 - 7.5 Belknap St.: 10-75-A 9 - 11 Belknap St.: 10-75 13 Belknap St.: 10-75-B
LOT SIZE	7 - 7.5 Belknap St.: 0.06± acres 9 - 11 Belknap St.: 0.15± acres 13 Belknap St.: 0.17± acres
BUILDING SIZE	7 - 7.5 Belknap St.: 2,229± SF 9 - 11 Belknap St.: 3,201± SF 13 Belknap St.: <u>1,068± SF</u> Total: 6,498± SF
ZONING	RM-U Urban Density Multi-Residential
LEASES	Inquire for details
UTILITIES	Tenants pay for heat, electric, phone/internet
PARKING	<ul style="list-style-type: none"> • On-site parking available • Access easement on the Property. Inquire for details.
REAL ESTATE TAXES (2025)	\$29,327.13/year
ASSESSED VALUE (2025)	7 - 7.5 Belknap St.: \$481,800 9 - 11 Belknap St.: \$695,300 13 Belknap St.: <u>\$313,100</u> Total: \$1,490,200
SALE PRICE	\$1,600,000

SITE PLAN



PLAN REFERENCES

- "PLAN OF LANDS PREPARED FOR CASCO BAY REALTY TRUST BELKNAP STREET AND FERN COURT DOVER, NEW HAMPSHIRE" BY McGENEANEY SURVEY ASSOCIATES, INC. RECORDED AT SCRD BK 46 P 45.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR FERNBELKNAP, LLC" BY McGENEANEY SURVEY ASSOCIATES, INC. RECORDED AT SCRD BK 73 P 35.

NOTES

- THIS PLAN PRESENTS THE PLANIMETRIC AND RECORD DATA FOR PROPERTY AT 7, 9, AND 13 BELKNAP STREET, DOVER, NH. THE LOTS ARE IDENTIFIED IN THE DOVER TAX ASSESSING DATABASE AS LOTS 10-75-A-0, 10-75-0-0, AND 10-75-B-0.
- MONUMENTS DEPICTED WERE RECOVERED AT THE TIME OF THE SURVEY, WITH IDENTIFYING OFFSET DATA TO THE DEED CALLS.
- THE PROPERTY(ES) ARE SUBJECT TO AND BENEFIT FROM PARKING, MAINTENANCE, AND ACCESS EASEMENTS AS SET FORTH IN BK 2827 P 703, BK 2827 P 729, AND BK 2744 P 852.

PROPERTY IMPROVEMENTS

7 Belknap Street: 2/3 bedroom, 1 bath

- 2004 New roof, vinyl siding, windows
- 2015 new azek decks, outside doors, roof over bedroom addition at the back
- 2018 new natural gas furnace
- 2019 new washer and dryer

7.5 Belknap Street: 2/3 bedroom, 1 bath

- 2004 New roof, vinyl siding, windows
- 2015 Azek front entry steps
- 2019 New refrigerator
- 2022 New Dryer
- 2025 New washer
- 2025 New wall hung furnace

9 Belknap Street: 3 bedroom 2 bath, 3 floors, front porch

- 2015 New roof, windows, vinyl siding, doors, azek decks, furnace and basement duct work
- 2016 New stove
- 2022 New furnace
- 2022 New washer and dryer
- 2023 New kitchen/entry floor, all oak cabinets painted white
- 2025 New hot water heater

11 Belknap Street: 2 bedroom 1.5 baths, front porch, back patio

- 2015 New roof, doors, windows, vinyl siding, azek decks, furnace and basement duct work
- 2016 New washer and dryer
- 2018 Installed concrete paver patio

11.5 Belknap Street: 2 bedroom 1 bath, 2 porches

- 2015 New roof, windows, doors, vinyl siding, furnace and basement duct work
- 2015 New washer and dryer
- 2022 New dryer
- 2023 New refrigerator
- 2025 New living room ceiling and sanded floor

13 Belknap Street: 2 bedroom 1 bath

- 2026 Bathroom renovation
- 2026 Kitchen renovation
- 2026 New appliances, refrigerator, stove, microwave, dishwasher, stackable washer & dryer
- 2026 Electrical upgrades, new light fixtures
- 2026 New paint throughout



7 & 7.5 BELKNAP STREET



9 - 11 BELKNAP STREET



13 BELKNAP STREET

PHOTO GALLERY



AREA HIGHLIGHTS

City of Dover Overview

Located along the scenic Cocheco River, Dover offers a rare blend of historic charm and modern convenience. One of New Hampshire's oldest cities, Dover features a vibrant downtown with restored mill buildings, local shops, dining, and year-round community events. With excellent schools, abundant parks, and easy access to the Seacoast, major highways, and the Greater Boston area, Dover is an ideal place to live, work, and invest.

Key Benefits

- Easy access to the New Hampshire Seacoast, major highways, and the Greater Boston area
- Vibrant downtown consisting of shops, restaurants, arts, and renovated historic mill buildings
- One of the state's oldest communities with preserved architecture and cultural landmarks
- Parks, riverwalks, trails, and nearby beaches and lakes
- Year-round events, local businesses, and active civic engagement
- Well-regarded public and private education options
- Diverse employment base and ongoing redevelopment
- Small-city charm with modern amenities and services
- No personal state income or sales tax

Transportation

By rail, road, or air, people and goods move to and from Dover with ease.

- NH Route 16 (Spaulding Turnpike) serves as the primary north-south access, with Interstate 95 nearby for regional travel. State Routes 4, 9, and 155 provide convenient connections to surrounding communities.
- Nearby Airports
 - Logan International Airport (approximately 65-70 miles)
 - Manchester-Boston Regional Airport (approximately 45 miles)
 - Portsmouth International Airport at Pease (approximately 15 miles)
- Public transportation includes Amtrak Downeaster rail service to Boston and Maine, along with regional bus service connecting Dover to neighboring Seacoast communities, Portsmouth, and other major destinations.

Directions

From Boston, MA

Driving Time: ~75 minutes

Follow I-95 North to Exit 4 in New Hampshire (NH Lakes & Mountains / Spaulding Turnpike - NH Route 16). Continue north on Route 16 to Exit 9 for Dover and follow local signs to downtown or your destination.

From Portland, ME

Driving Time: ~60 minutes

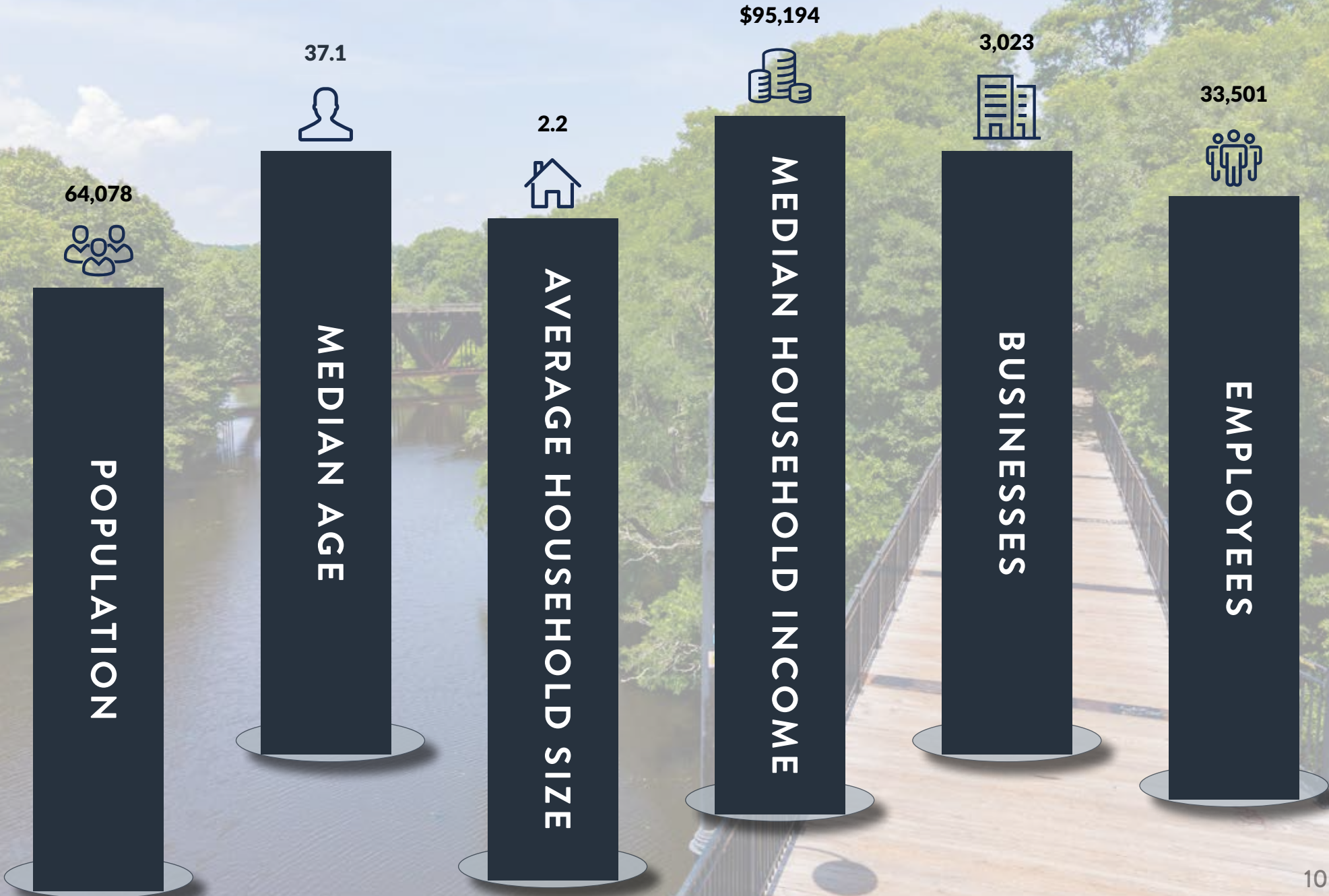
Follow I-95 South into New Hampshire to Exit 5 (Spaulding Turnpike / NH Route 16). Continue south on Route 16 to Exit 9 for Dover.

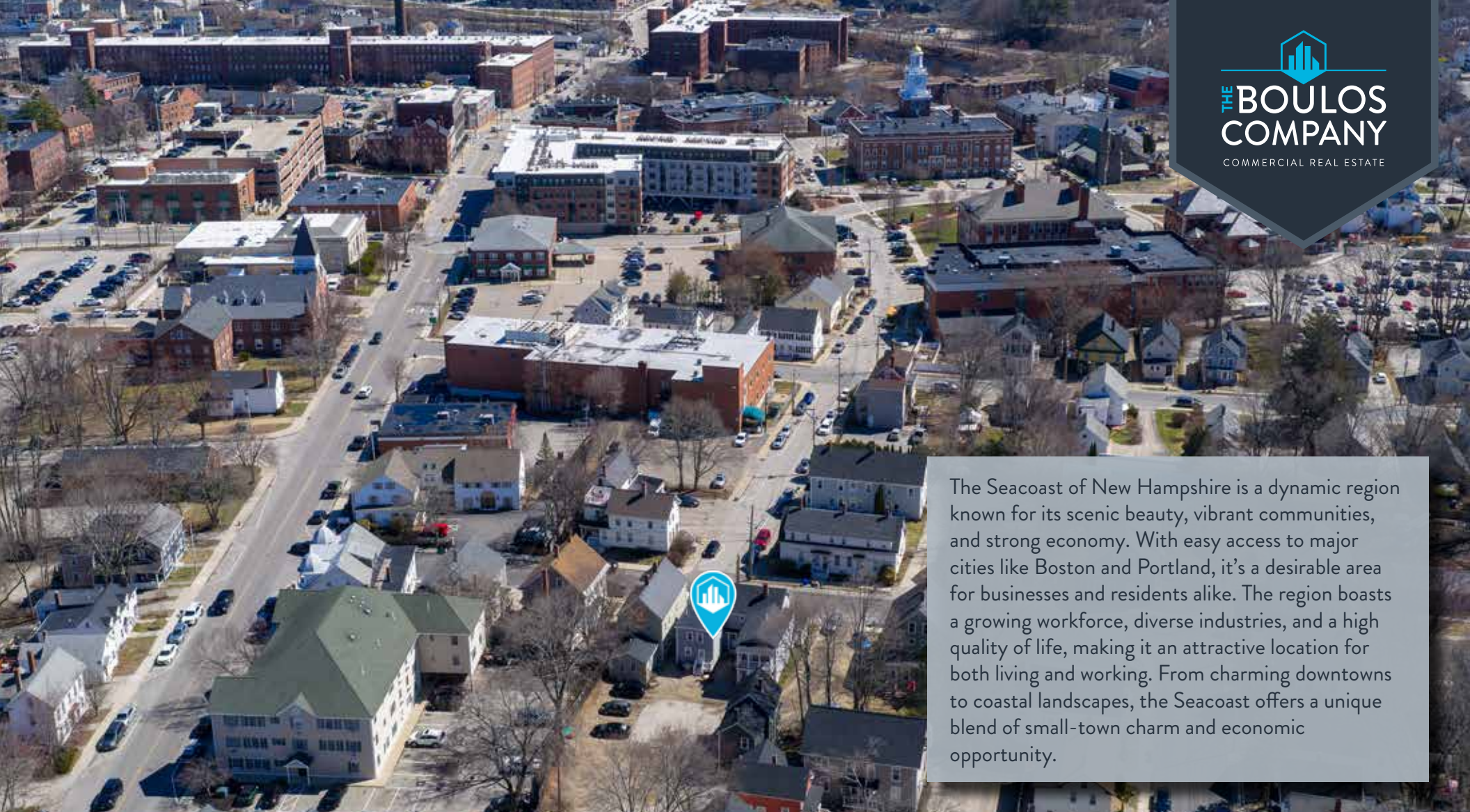
From Concord, NH

Driving Time: ~45 minutes

Take NH Route 4 East toward the Seacoast. Continue through Durham and follow Route 4 into Dover, or connect to NH Route 155 for additional access points into the city.

AREA DEMOGRAPHICS - 5 Mile Radius





The Seacoast of New Hampshire is a dynamic region known for its scenic beauty, vibrant communities, and strong economy. With easy access to major cities like Boston and Portland, it's a desirable area for businesses and residents alike. The region boasts a growing workforce, diverse industries, and a high quality of life, making it an attractive location for both living and working. From charming downtowns to coastal landscapes, the Seacoast offers a unique blend of small-town charm and economic opportunity.



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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.