For More Information a Signed NDA is Required





MULTIFAMILY INVESTMENT OPPORTUNITY

50-52 SUMMER STREET, DOVER NH 03820

THE BOULOS COMPANY

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Ideally situated near Downtown Dover, this two-building portfolio offers a compelling investment opportunity distinguished by its predominantly spacious three-bedroom unit mix, substantial capital improvements, and potential for continued net operating income (NOI) growth. The property benefits from generously sized apartments, off-street parking, and a desirable location with convenient access to downtown amenities.

50–52 Summer Street consists of six (6) residential units totaling approximately 8,487± SF, while 11 ½ Hamilton Street includes four (4) residential units totaling approximately 3,084± SF. The portfolio also features a stand-alone 924± SF garage, providing additional parking and storage, with potential for future residential conversion or redevelopment, subject to applicable zoning and municipal approvals.

With significant capital improvements already completed, the portfolio presents investors with an opportunity to build upon existing improvements while pursuing rental upside and long-term appreciation. The combination of larger residential units, established improvements, and potential for increased NOI positions the property as an attractive investment in Dover's multifamily market.

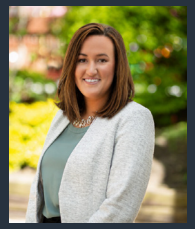
The property is being offered at an asking price of:

$2,600,000

OWNER	Hello Summer LLC
REGISTRY OF DEEDS	Book 4876, Page 198
ASSESSOR'S REFERENCE	12/99/0/0
YEAR BUILT	1890
LOT SIZE	0.32± AC
BUILDING SIZE (FINISHED)	50-52 Summer: 8,487± SF 11 1/2 Hamilton: 3,084± SF Garage: 924± SF
ZONING	HR: Heritage Residential
LEASES	Inquire for details; confidentiality agreement required
UTILITIES	50 Summer St.: Tenants pay for heat, electric, phone/internet 11 Hamilton St.: Tenants pay for electric, phone/internet
PARKING	On-site and street parking available
ESTIMATED RE TAXES	$33,366.00/year
ASSESSED VALUE (2025)	Land: $ 174,300 Building: $1,659,200 Total: $1,833,500
EASEMENTS/ PARKING	Off-street parking, included deeded parking and access rights benefiting the property. Inquire for more details.
SELLER CREDIT	Seller will provide a credit of up to $50,000 at closing toward identified electrical modernization work. Documentation regarding the proposed scope of work is available upon request.
PROPERTY WEBSITE	5052summerst.sharplaunch.com



CHRISTIAN STALLKAMP
Senior Broker, Partner
+1 603.570.2696 D
+1 603.828.3818 C
cstallkamp@boulos.com



KATHERINE GEMMECKE
Senior Associate
+1 603.570.2685 D
+1 603.973.4256 C
kgemmecke@boulos.com



AUSTIN STEBBINS
Associate
+1 603.570.2692 D
+1 207.530.0022 C
astebbins@boulos.com

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NEW HAMPSHIRE
OPLC
Office of Professional Licensure and Certification

State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov

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.