



Offering Memorandum



Old Granite Portfolio

72 & 80 OLD GRANITE STREET, MANCHESTER, NH 03101

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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

OLD GRANITE PORTFOLIO

72 & 80 OLD GRANITE STREET
MANCHESTER, NH 03101

OFFERING SUMMARY

SALE PRICE:	\$2,000,000
BUILDING SIZE:	10,908 SF
AVAILABLE SF:	N/A
LOT SIZE:	0.35 Acres
PRICE / SF:	\$183.35
CAP RATE:	5.06%



PROPERTY SUMMARY

Sale-Leaseback of two local institutions Hometown Coffee Roasters and Republic Brewing. Leaseback will commence upon sale.

TENANT PROFILES



TENANT HIGHLIGHTS

- The Premier Coffee Roaster/ Cafe in Manchester
- Multiple Revenue Streams, Roasting, Wholesale & Retail
- Other locations imminent
- Best of NH Winner 2022

TENANT OVERVIEW

COMPANY:	-Hometown Coffee Roasters
FOUNDED:	-
LOCATIONS:	-Manchester NH
TOTAL REVENUE:	-Private Company
NET INCOME:	-Unknown
NET WORTH:	-
LEASE RATE:	-\$10.70 PSF (annual) NNN
HEADQUARTERS:	-Manchester NH
WEBSITE:	- https://hometownroasters.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1-5	\$38,400.00	-	-
6-10	\$44,160.00	15%	3% YoY
11-15 (OPTION)	\$50,784.00	15%	3% YoY
16-20 (OPTION)	\$58,401.60	15%	3% YoY

LEASE RATES NEGOTABLE

Leaseback starts at close.



TENANT HIGHLIGHTS

- Manchester's Top Rated Brewery
- New Hampshire's Farm to Table Brewery
- Planned New England Growth
- Successful Hospitality Management Team

TENANT OVERVIEW

COMPANY:	-Republic Brewing Company
FOUNDED:	-2024
LOCATIONS:	-Manchester NH
TOTAL REVENUE:	-Private Company
NET INCOME:	-Unknown
NET WORTH:	-Unknown
LEASE RATE:	-\$10.66 PSF (annual) NNN
HEADQUARTERS:	-Manchester NH
WEBSITE:	- https://republicbrewingcompany.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1-5	\$78,000.00	-	-
6-10	\$89,700.00	15%	3% YoY
11-15	\$103,155.00	15%	3% YoY
16-20	\$118,628.25	15%	3% YoY

LEASE TERMS NEGOTIABLE

Leaseback starts at close

PROPERTY HIGHLIGHTS

- PRIME LOCATION
- TWO STRONG TENANTS
- 5.06% CAP RATE
- FLEXIBLE LEASE TERMS
- IN THE PATH OF GENTRIFICATION



**HOMETOWN COFFEE
ROASTERS**



**REPUBLIC BREWING
COMPANY**

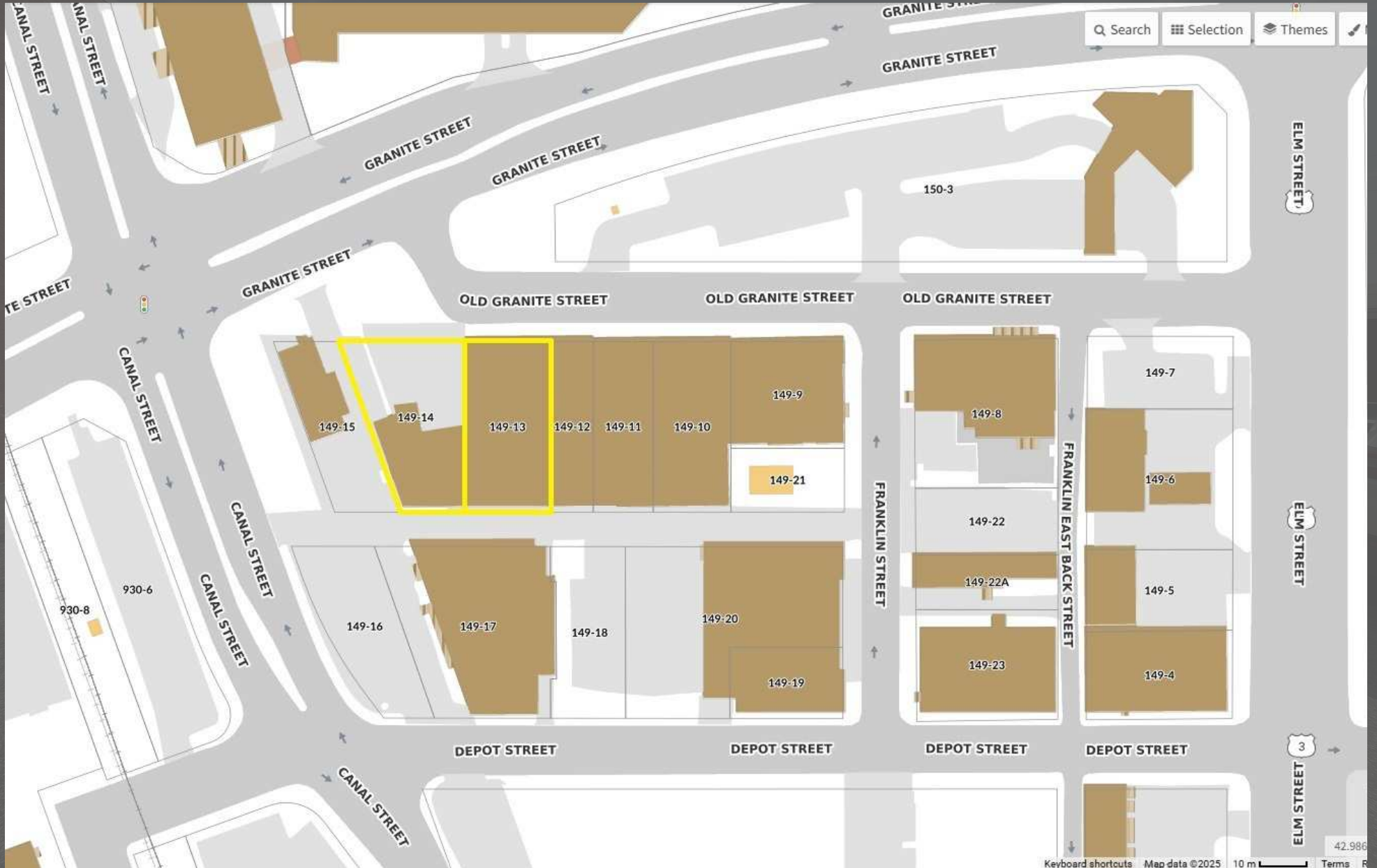


**DOWNTOWN
MANCHESTER**

PROPERTY PHOTOS

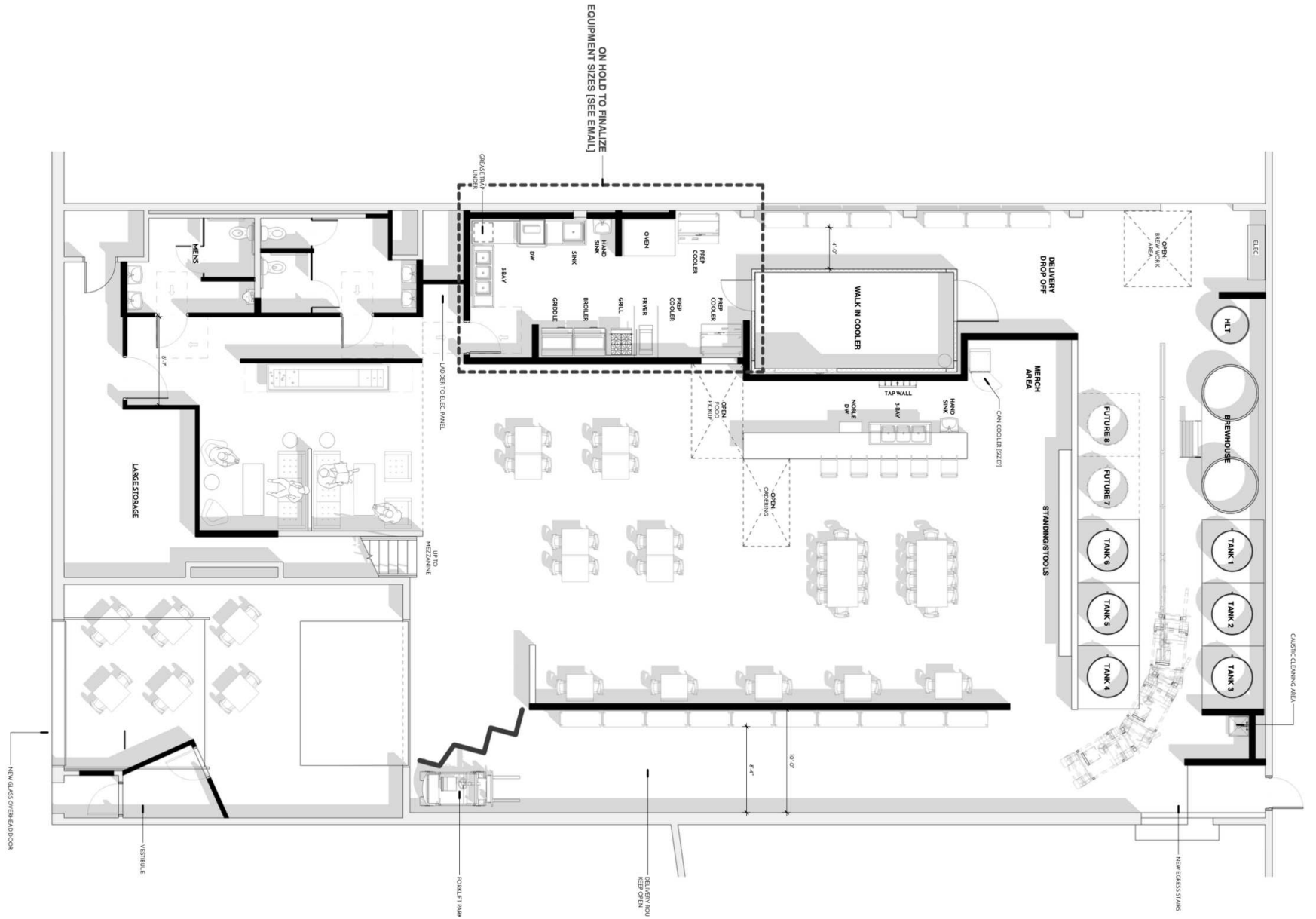


PROPERTY PHOTOS



FLOOR PLANS

01 - FIRST FLOOR PLAN
 X1.1 3/16" = 1'-0"





Location Information



LOCATION DESCRIPTION

Situated on Old Granite St, this property enjoys a prime downtown address in the heart of New Hampshire's largest city. Manchester, with a population of 115,644 according to the 2020 census, is New England's tenth-most populous city and the state's major urban hub, positioned along the scenic Merrimack River.

The location places you at the nexus of vibrant residential and commercial activity, surrounded by newly delivered apartment communities such as 75 Canal St (250 units, delivered in 2024) and 409 Elm St (90 units, delivered in 2024), putting a ready customer and workforce base within steps of your door.

Exceptional accessibility is guaranteed, with seamless connections to major highways including I-293, US 3, and I-93, as well as proximity to Manchester-Boston Regional Airport for convenient travel throughout New England and beyond.

This property is truly in the epicenter of Manchester's bustling downtown—directly across from the DoubleTree Convention Center and mere moments from the Southern New Hampshire Arena & Delta Dental Stadium making it ideal for businesses looking to capitalize on steady foot traffic and citywide events. This property delivers the location advantages that matter most in Manchester's thriving urban landscape.



LOCATION PHOTO

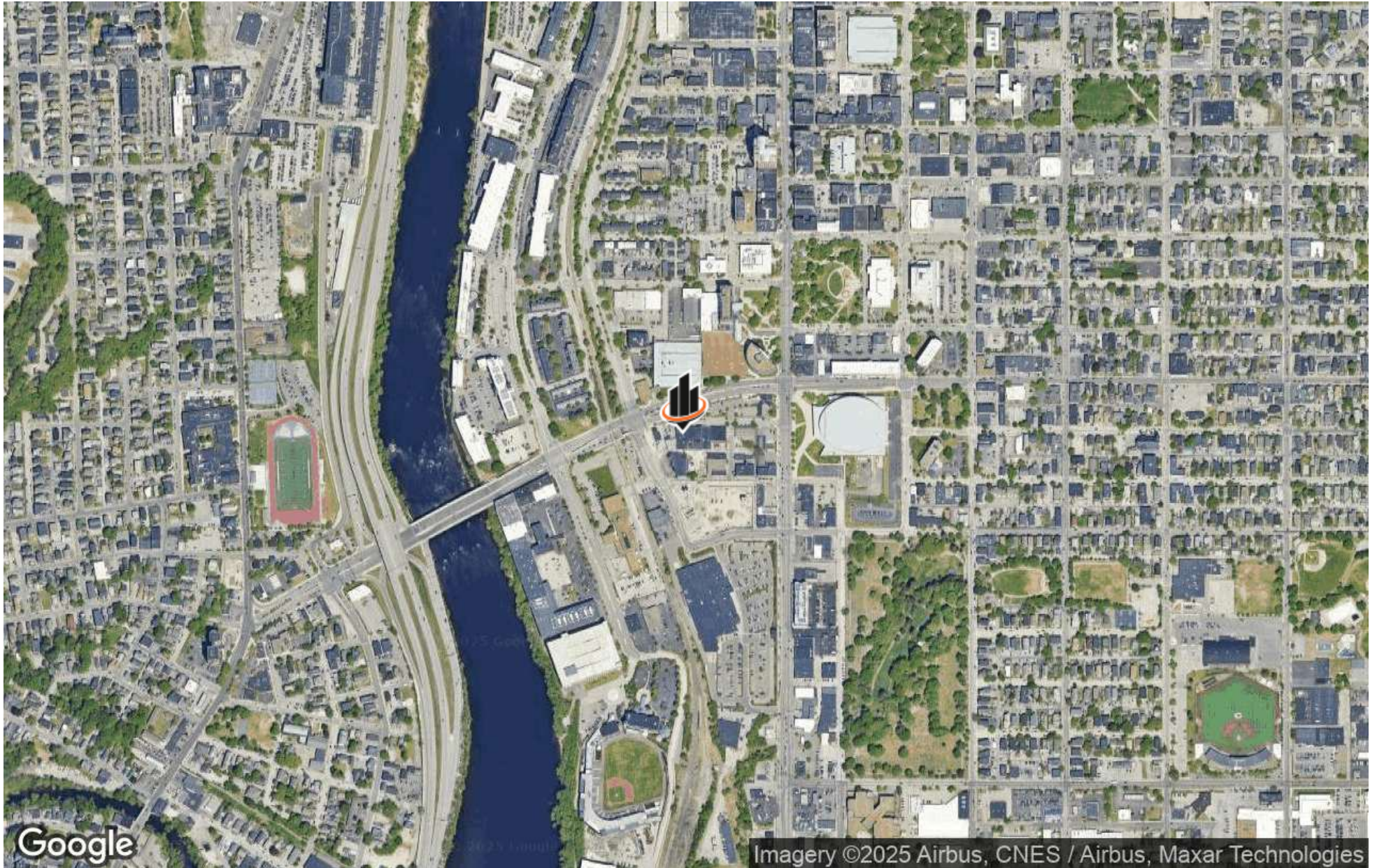


REGIONAL MAP



Map data ©2025 Google

AERIAL MAP





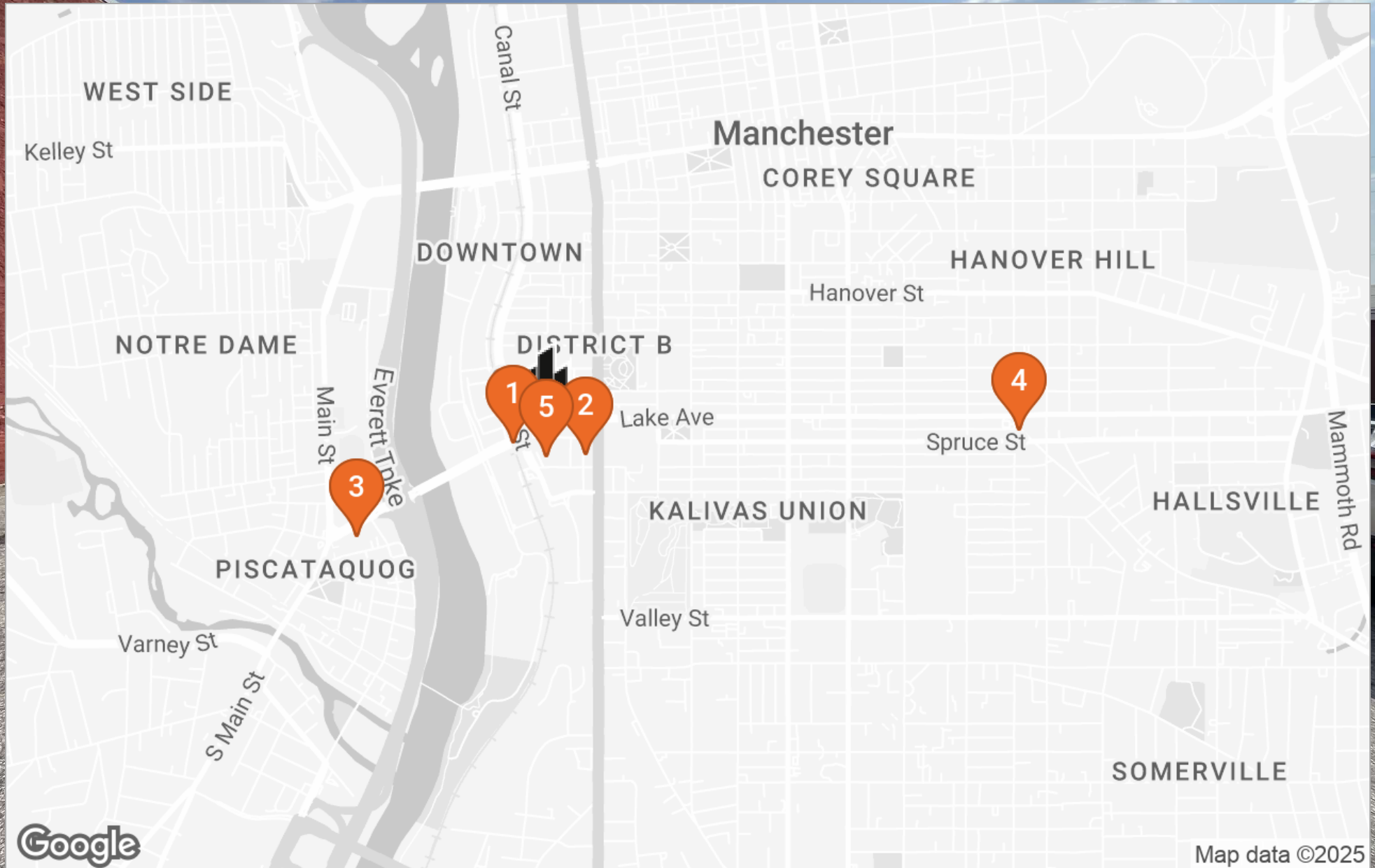
Sale Comparables



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
	Old Granite Portfolio				
★	72 & 80 Old Granite Street Manchester, NH	\$2,000,000	10,908 SF	0.35 Acres	\$183.35
1	36 Granite St, 50 Granite St, 164 Franklin St. Granite St Portfolio (3 Property Portfolio) Manchester , NH	\$1,800,000	8,996 SF	0.82 Acres	\$200.09
2	560 Elm St Manchester , NH	\$1,350,000	2,694 SF	0.13 Acres	\$501.11
3	316 Granite St Manchester , NH	\$522,500	2,380 SF	0.19 Acres	\$219.54
4	31 Massabesic St Manchester , NH	\$375,000	2,118 SF	0.07 Acres	\$177.05
5	61 Canal St Manchester , NH	\$1,650,000	22,446 SF	0.44 Acres	\$73.51
	AVERAGES	\$1,139,500	7,727 SF	0.33 ACRES	\$234.26

SALE COMPS MAP & SUMMARY



SALE COMPS



★ OLD GRANITE PORTFOLIO

72 & 80 Old Granite Street
Manchester, NH 03101

PRICE:	\$2,000,000	BLDG SIZE:	10,908 SF
LOT SIZE:	0.35 Acres	CAP RATE:	5.06%
YEAR BUILT:	1900		



1. 36 GRANITE ST, 50 GRANITE ST, 164 FRANKLIN ST.

Granite St Portfolio (3 Property Portfolio)
Manchester, NH 03101

PRICE:	\$1,800,000	BLDG SIZE:	8,996 SF
LOT SIZE	0.82 Acres	NO. UNITS:	3



2. 560 ELM ST
Manchester, NH 03101

PRICE:	\$1,350,000	BLDG SIZE:	2,694 SF
LOT SIZE	0.13 Acres	NO. UNITS:	1
YEAR BUILT:	1929		

SALE COMPS

3



3. 316 GRANITE ST
Manchester , NH 03102

PRICE:	\$522,500	BLDG SIZE:	2,380 SF
LOT SIZE	0.19 Acres	NO. UNITS:	1
YEAR BUILT:	1990		

4



4. 31 MASSABESIC ST
Manchester , NH 03103

PRICE:	\$375,000	BLDG SIZE:	2,118 SF
LOT SIZE	0.07 Acres	NO. UNITS:	1
YEAR BUILT:	1910		

5



5. 61 CANAL ST
Manchester , NH 03103

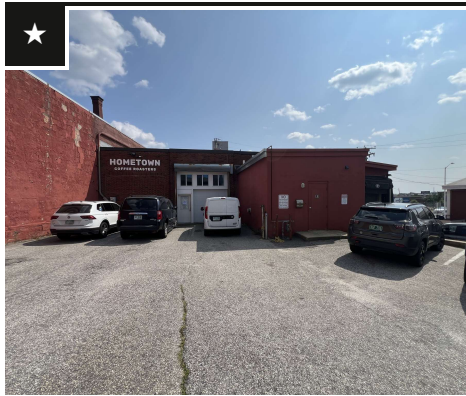
PRICE:	\$1,650,000	BLDG SIZE:	22,446 SF
LOT SIZE	0.44 Acres	NO. UNITS:	1
YEAR BUILT:	1900		



Lease Comparables



LEASE COMPS



OLD GRANITE PORTFOLIO

72 & 80 Old Granite Street, Manchester, NH 03101

OCCUPANCY: 100%



201 ALLARD DR

Manchester, NH 03102

LEASE RATE \$15.00 /SF/yr **LEASE TYPE:** Modified Gross
SPACE SIZE: 24,300 SF **NO. UNITS:** 1



140 MARCH AVE

140 March Ave, Manchester, NH 03103

LEASE RATE \$12.00 /SF/yr **LEASE TYPE:** NNN
SPACE SIZE: 10,300 SF



LEASE COMPS

3



20 BLAINE

20 Blaine St , Manchester , NH 03102

LEASE RATE \$7.50 /SF/yr

SPACE SIZE: 18,000 SF

LEASE TYPE:

Gross



4



223 SECOND ST

223 Second St , Manchester , NH 03102

LEASE RATE \$8.50 /SF/yr

SPACE SIZE: 16,700 SF

LEASE TYPE:

NNN



5



51 FALTIN

51 Faltin Dr, Manchester , NH 03103

LEASE RATE \$10.72 /SF/yr

SPACE SIZE: 11,189 SF

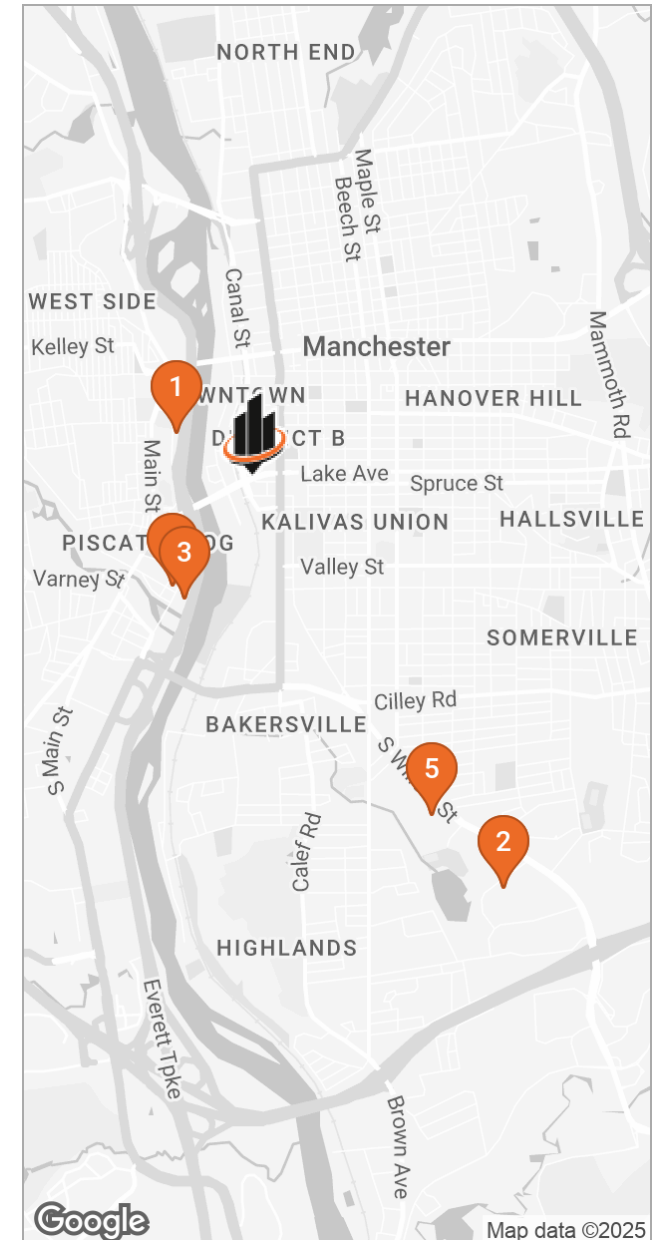
LEASE TYPE:

NNN



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	Old Granite Portfolio 72 & 80 Old Granite Street Manchester, NH	-	-	-
1	201 Allard Dr Manchester, NH	\$15.00 /SF/yr	Modified Gross	24,300 SF
2	140 March Ave Manchester, NH	\$12.00 /SF/yr	NNN	10,300 SF
3	20 Blaine 20 Blaine St Manchester, NH	\$7.50 /SF/yr	Gross	18,000 SF
4	223 Second St 223 Second St Manchester, NH	\$8.50 /SF/yr	NNN	16,700 SF
5	51 Faltin 51 Faltin Dr Manchester, NH	\$10.72 /SF/yr	NNN	11,189 SF
AVERAGES		\$10.74 /SF/YR		16,098 SF





Property Analysis



PRO FORMA

Property Information	
SALE PRICE	\$2,000,000
PRICE/SF	\$183.35
LOT SIZE	0.35 Acres
BUILDING SIZE	10,908 SF
PRICE/UNIT	-
CAP RATE	5.06%
YEAR BUILT	1900

Proposed Financing On Sale	
% DOWN	54
DOWN PAYMENT	\$1,074,390
LOAN AMOUNT	\$925,609
INTEREST RATE	6.75%
LENGTH OF LOAN	20 Years
MONTHLY PAYMENT	\$7,038
ANNUAL DEBT SERVICE	\$84,456
DEBT COVERAGE RATIO	1.20
PRO FORMA DCR	1.20

Proposed Returns	
NET OPERATING INCOME	\$101,268
LESS: LOAN PAYMENT	\$84,456
BEFORE TAX CASH FLOW	\$16,811
CASH-ON-CASH RETURN	1.5%
PRINCIPAL REDUCTION YR 1	1.5%
TOTAL YEAR 1 RETURN	\$16,811

Cap Rates	
	5.06%

INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST \$0

GROSS INCOME \$116,400

EXPENSES SUMMARY

MANAGEMENT \$9,312

RESERVE \$5,820

OPERATING EXPENSES \$15,132

NET OPERATING INCOME \$101,268

Operating expenses such as Water & Sewer, Property Insurance, Property Taxes, and Maintenance are reimbursed by tenants and therefore are not reflected in this summary.



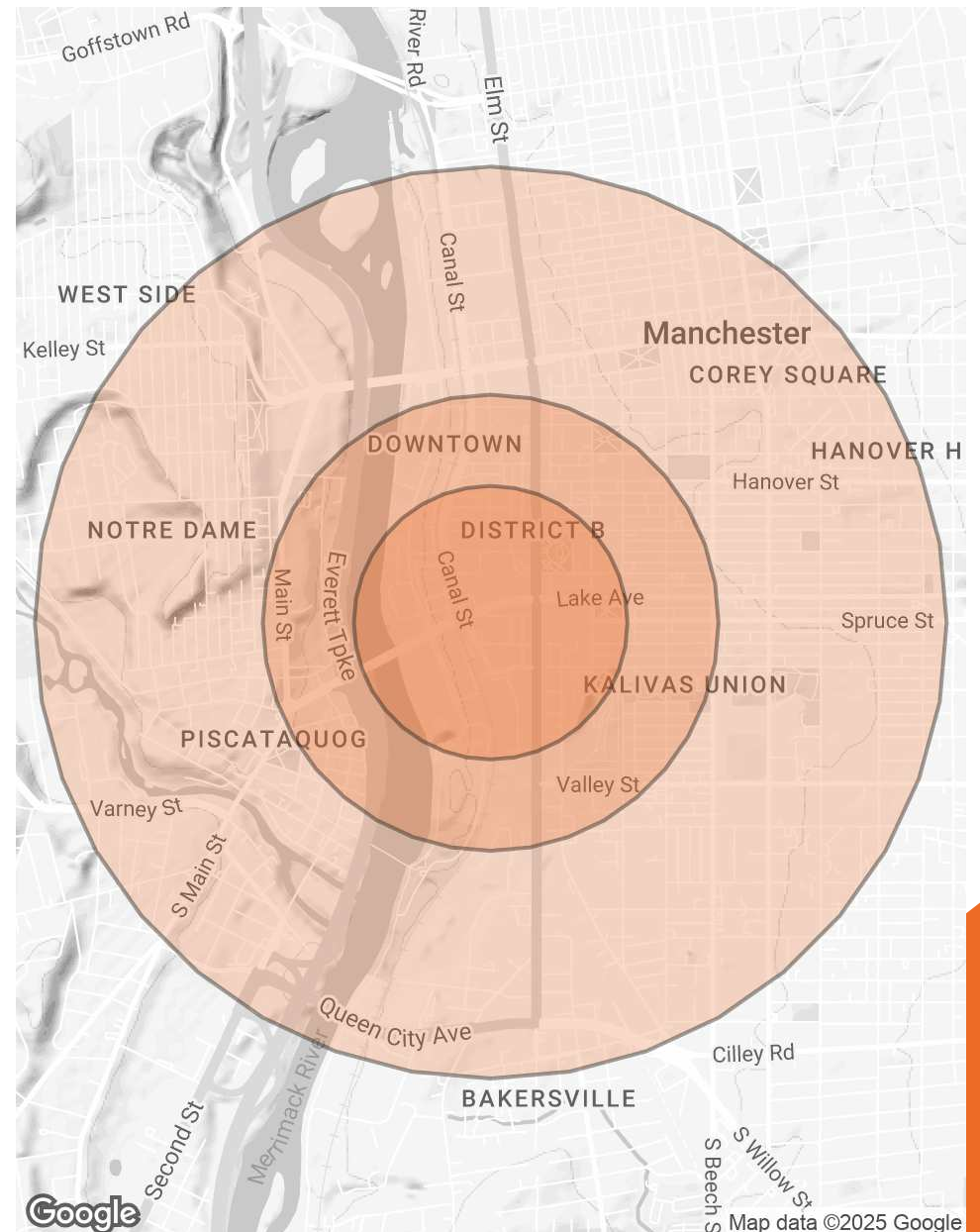
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,378	5,981	31,890
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	41	38	36
AVERAGE AGE (FEMALE)	39	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	792	2,853	13,817
# OF PERSONS PER HH	1.7	2.1	2.3
AVERAGE HH INCOME	\$108,047	\$80,152	\$73,648
AVERAGE HOUSE VALUE	\$372,939	\$373,186	\$338,164

Demographics data derived from AlphaMap





DISCLAIMER

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