



49 Warren St. Concord, NH 03301

Prop: Multi-family
 MLS: 4055049
 Status: Active
 List Pr: \$79,900
 Style: Duplex
 List Office: 2082

Total Units:
 Yr Built: 1900 Fin SqFt: 2,269
 Color: Tan Apx Fin Abg: 2,269
 Taxes: \$4,065 Apx Fin Blw: 0
 Tax Yr: 2010 Foot Print:
 Income: Heat Units:
 Expenses: Water Heat:
 Zoning: RD Garage Cap: 0
 Flood Zn: Unknown Garage Type: None
 Lot Acre: .07 Lot Sqft: 3,049

Directions:
 From Main Street turn right on School Street, left on Green Street, 2nd right on Warren St.

Remarks:
 2 family home located within walking distance to downtown. Needs work. Great for the investor looking to add their own touch. Buyer may be able to receive a 2 year home warranty and seller may contribute towards buyer's closing costs. This property is available under the Freddie mac First Look incentive through 4-27-2011.



8A & 8B Jackson St. Nashua, NH 03060

Prop: Multi-family
 MLS: 4053135
 Status: Active
 List Pr: \$100,000
 Style: Converted
 List Office: 2082

Total Units:
 Yr Built: 1900 Fin SqFt: 2,520
 Color: Gray Apx Fin Abg: 2,520
 Taxes: \$3,929 Apx Fin Blw: 0
 Tax Yr: 2010 Foot Print:
 Income: Heat Units:
 Expenses: Water Heat:
 Zoning: GI Garage Cap: 0
 Flood Zn: Unknown Garage Type: None
 Lot Acre: .07 Lot Sqft: 3,049

Directions:
 Main St. to Canal to Bridge

Remarks:
 3 unit multi with separate utilities and sold is. Needs lots of work but could be good investment for the right buyer. This is a Fannie Mae HomePath property. This property is eligible under the Home Path first look program through April 16th.



145 Pine St Manchester, NH 03103

Prop: Multi-family
 MLS: 4041778
 Status: Contingent
 List Pr: \$119,000
 Style: Converted
 List Office: 2082

Total Units:
 Yr Built: 1901 Fin SqFt: 3,583
 Color: blue Apx Fin Abg: 3,583
 Taxes: \$4,713 Apx Fin Blw: 0
 Tax Yr: 2010 Foot Print: 62x24
 Income: Heat Units:
 Expenses: Water Heat: 3
 Zoning: MDL-1 Garage Cap: 0
 Flood Zn: No Garage Type: None
 Lot Acre: .11 Lot Sqft: 4,792

Directions:
 Elm St to Valley St to Pine.

Remarks:
 Manchester Three family home needs a new owner. This home has over 3583 sq ft of living space in a nicely laid out floor plan. Home is heated by Nat gas FHW baseboard heat on the first floor and Nat gas space heaters on floors 2 & 3. Full unfinished basement and additional storage space on each floor. Off street parking for 2-3 cars. This Freddie M



30-32 Atwood Rd. Pelham, NH 03076

Prop: Multi-family
 MLS: 4046366
 Status: Active
 List Pr: \$164,900
 Style: Duplex
 List Office: 2082

Total Units:
 Yr Built: 1967 Fin SqFt: 1,848
 Color: White Apx Fin Abg: 1,848
 Taxes: \$4,123 Apx Fin Blw: 0
 Tax Yr: 2010 Foot Print:
 Income: Heat Units:
 Expenses: Water Heat:
 Zoning: Res Garage Cap: 0
 Flood Zn: Unknown Garage Type: None
 Lot Acre: 2.01 Lot Sqft: 87,556

Directions:
 Rte 38 (Bridge Street) to Atwood Road.

Remarks:
 Duplex with a 2 acre lot! Great potential! Hard wood floors in both units and in unit 32 it has a possible 3rd bedroom on the first floor with a slider to the back yard! This property needs TLC! Freddie Mac First Look expires on 3/13/11. Seller may provide a 2 year home warranty. Seller may contribute towards buyers closing costs. Agents please



**15 Tigertail Circle Derry,
NH 03038**

Prop: Multi-family
MLS: 4048362
Status: Active
List Pr: \$226,800
Style: Duplex
List Office: 2082

Total Units:

Yr Built:	1998	Fin SqFt:	2,876
Color:	Red	Apx Fin Abg:	2,876
Taxes:	\$7,109	Apx Fin Blw:	0
Tax Yr:	2011	Foot Print:	46x28
Income:		Heat Units:	
Expenses:		Water Heat:	
Zoning:	MDR	Garage Cap:	0
Flood Zn:	No	Garage Type:	None
Lot Acre:	.23	Lot Sqft:	10,019

Directions:

Kendall Pond Rd. (L) onto Phillip. Take left at first stop sign and left onto Tigertail.

Remarks:

Rare opportunity to own a duplex with over 2876 sq ft of living space and featuring 2 large bedrooms and 1.5 baths on each side. Each side has a galley kitchen, large living room, full unfinished basements with bulk heads out to fenced back yard. Town water & sewer and conveniently located close to shopping and major roadways.