

NH/VT STORAGE PORTFOLIO

SWANZEY, NH | WEST SWANZEY, NH | NORTH SPRINGFIELD, VT

INTERACTIVE OFFERING MEMORANDUM

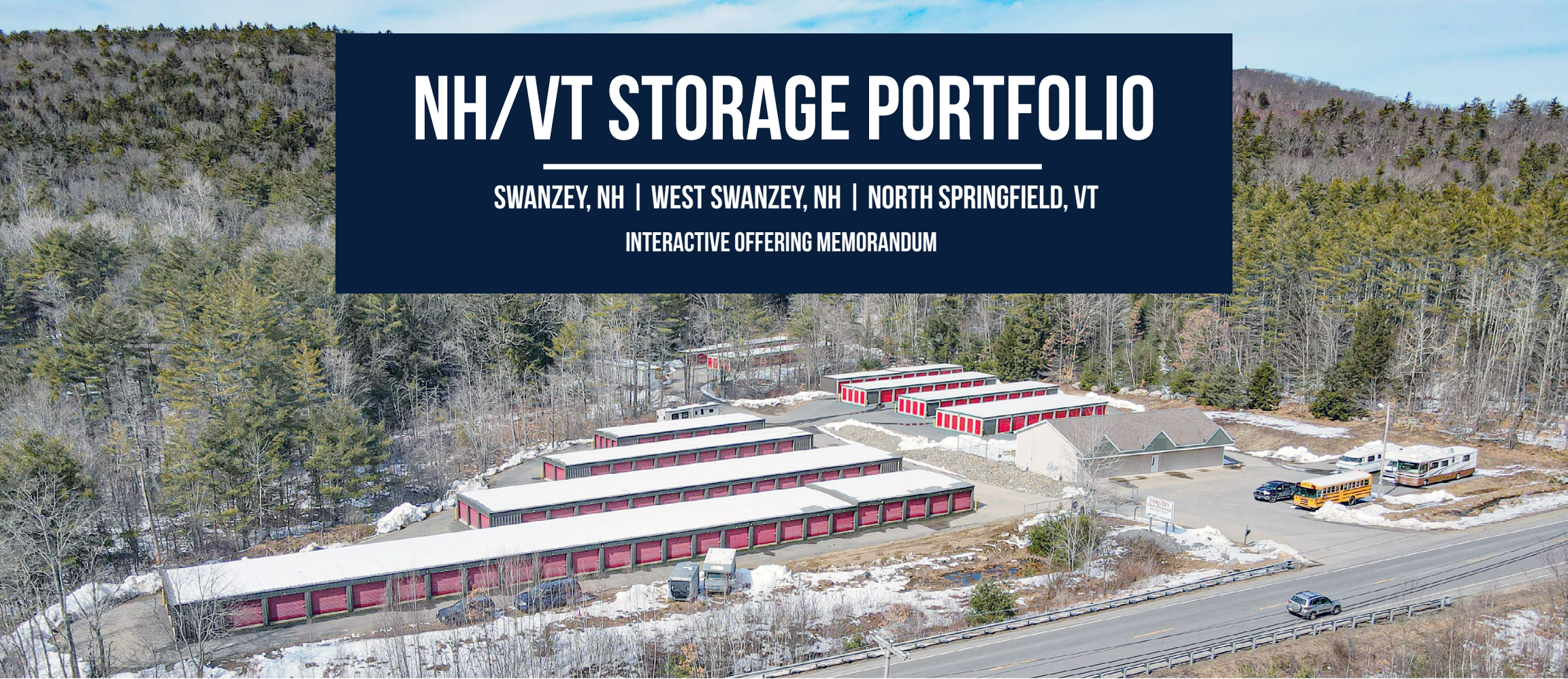


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RT-12 STORAGE



NORTH SPRINGFIELD SELF STORAGE

INVESTMENT SUMMARY

NORTH SPRINGFIELD SELF STORAGE





CALL FOR OFFERS

ASKING PRICE



766

TOTAL UNITS



±89,900 SF

NRSF



\$772,406

IN-PLACE NOI



98.07%

ECONOMIC OCCUPANCY



±97,660 SF

NRSF WITH PARKING



\$934,437

STABILIZED NOI



92.82%

PHYSICAL OCCUPANCY



RT-12 STORAGE

INVESTMENT HIGHLIGHTS

- **Rare Acquisition Opportunity** - Opportunity to take down a 90k+ NRSF self-storage portfolio stabilized with upside in strong New England markets.
- **Below Market Rents** - Opportunity to grow rental income up to 16% to match market averages and keep pace with strong annual rent growth.
- **Historically Strong Occupancy** - All three facilities have shown high occupancy in trailing years thus cementing their foothold in the markets.
- **Expansion Opportunity** - Room to add buildings at both the RT-12 Storage facility as well as the North Springfield Self Storage facility.
- **New Heating and Cooling Units** - New furnaces and air conditioning units are set to be installed in April 2023 for all Climate Controlled units.
- **Parking Income Growth** - Opportunity to grow parking income with rates currently 41%-54% below market, along with increasing current occupancy and total parking spots.



SWANZE SELF STORAGE



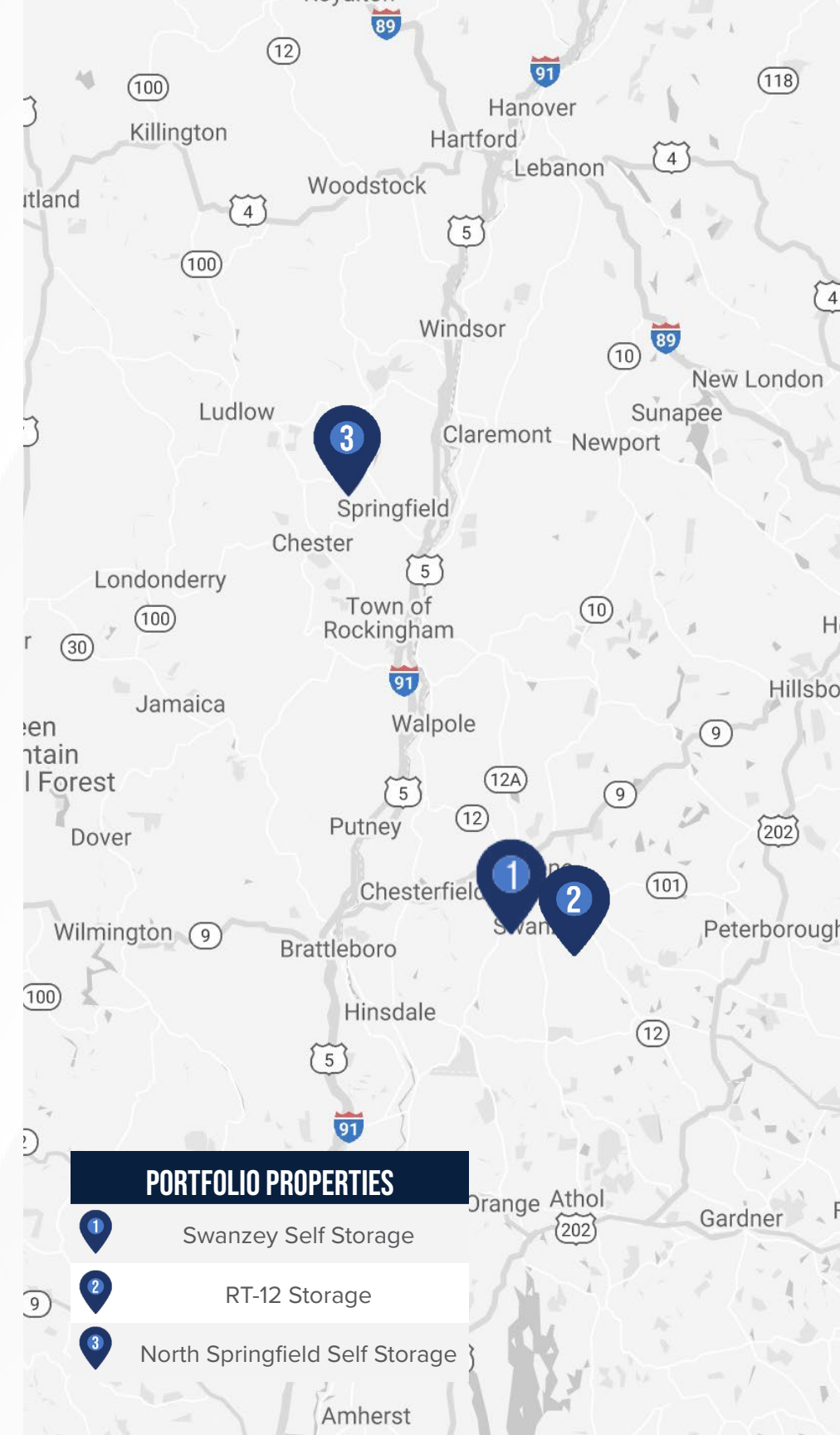
NORTH SPRINGFIELD SELF STORAGE



RT-12 STORAGE

PORTFOLIO SUMMARY

Facility Names	Swansey Self Storage - RT 12 Storage - North Springfield Self Storage
Cities	Swansey, NH - West Swansey, NH - North Springfield, VT
Total Acres	±20.06 AC
Year Built	2004 - 2010
Number of Buildings	23
Number of Stories	1
Net Rentable SF	±89,900 SF
Total SF Parking Included	±97,660 SF
Total Units	766
Storage Units	731
Non-Climate Units	637
Climate Controlled Units	94
Parking Units	35
Physical Occupancy	92.82%
Economic Occupancy	98.07%
Storage Unit Occupancy	93.30%
Parking Occupancy	82.86%
Management	Facility Hired Private Management
Security Cameras	Installed



PORTFOLIO PROPERTIES

- 1 Swansey Self Storage
- 2 RT-12 Storage
- 3 North Springfield Self Storage

PORTFOLIO FINANCIAL OVERVIEW

		Current		Year 1		Stabilized
INCOME						
Potential Storage Income		\$1,025,688		\$1,195,260		\$1,195,260
Fiber Optic Company Box Lease		\$11,000		\$11,330		\$11,670
Economic Vacancy	-1.93%	\$(19,628)	-5.00%	\$(59,763)	-2.65%	\$(31,696)
Effective Gross Income		\$1,017,060		\$1,146,827		\$1,175,234
EXPENSES						
Advertising		\$363		\$381		\$400
Credit Card Bank Fees		\$2,867		\$3,010		\$3,161
Property Insurance		\$11,403		\$11,973		\$12,572
Legal		\$299		\$314		\$330
Internet		\$714		\$750		\$787
Office Supplies		\$1,550		\$1,628		\$1,709
Payroll		\$65,518		\$68,794		\$72,234
Postage & Delivery		\$1,844		\$1,936		\$2,033
Professional Fees		\$2,969		\$3,117		\$3,273
Property Taxes		\$92,349		\$96,966		\$101,815
Security Deposit Refunds		\$11,541		\$12,118		\$12,724
Repairs & Maintenance		\$19,989		\$20,988		\$22,038
Miscellaneous Supplies		\$972		\$1,021		\$1,072
Income Taxes		\$19,550		\$20,528		\$21,554
Utilities Electric		\$5,614		\$5,895		\$6,189
Utilities Gas		\$4,074		\$4,278		\$4,492
Telephone		\$2,746		\$2,883		\$3,027
Trash		\$292		\$307		\$322
Total Operating Expenses		\$244,654		\$256,887		\$269,731
NET OPERATING INCOME		\$772,406		\$889,940		\$934,437
Operating Expense Ratio		24.06%		22.40%		22.95%

SWANZEY SELF STORAGE PROPERTY OVERVIEW

Facility Name	Swanzeny Self Storage
Address	439 W Swanzeny Rd
City, State	Swanzeny, NH
APN	SWNZ M:055 B:006
Lot Size	±6.7 AC
Year Built	2004-2020
Number of Buildings	11
Number of Stories	1
Net Rentable SF	±30,775 SF
Total Units	276
Physical Occupancy	86.59%
Management	Facility Hired Private Management
Entry	Fully Paved

FINANCING INQUIRIES

FOR FINANCING OPTIONS REACH OUT TO:

GREG KAVOKLIS
(818) 206-5835
greg.kavoklis@matthews.com



SWANZEY SELF STORAGE UNIT MIX

DRIVE UP

							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
5 x 10	\$75	\$85	38	28	10	1,900	\$2,850	\$3,230	\$34,200	\$38,760
10 x 10	\$100	\$115	105	96	9	10,500	\$10,500	\$12,075	\$126,000	\$144,900
10 X 15	\$125	\$14	50	45	5	7,500	\$6,250	\$7,000	\$75,000	\$84,000
10 x 20	\$150	\$165	30	29	1	6,000	\$4,500	\$4,950	\$54,000	\$59,400
10 x 30	\$200	\$215	11	11	0	3,300	\$2,200	\$2,365	\$26,400	\$28,380
TOTALS			234	209	25	29,200	\$26,300	\$29,620	\$315,600	\$355,440

CLIMATE CONTROLLED

							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
5 x 5	\$65	\$75	4	1	3	100	\$260	\$300	\$3,120	\$3,600
4 x 7	\$65	\$75	1	1	0	28	\$65	\$75	\$780	\$900
5 x 7	\$70	\$80	9	7	2	315	\$630	\$720	\$7,560	\$8,640
5 x 8	\$75	\$85	3	2	1	120	\$225	\$255	\$2,700	\$3,060
10 x 8	\$115	\$125	3	3	0	240	\$345	\$375	\$4,140	\$4,500
8 x 10	\$115	\$125	1	1	0	80	\$115	\$125	\$1,380	\$1,500
8 x 12	\$140	\$150	2	1	1	192	\$280	\$300	\$3,360	\$3,600
10 x 10	\$145	\$155	5	3	2	500	\$725	\$775	\$8,700	\$9,300
TOTALS			28	19	9	1,575	\$2,645	\$2,925	\$31,740	\$35,100

PARKING

							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
10 x 18	\$50	\$65	2	2	0	-	\$100	\$130	\$1,200	\$1,560
10 x 24	\$50	\$65	10	7	3	-	\$500	\$650	\$6,000	\$7,800
10 x 40	\$65	\$75	2	2	0	-	\$130	\$150	\$1,560	\$1,800
TOTALS			14	11	3	0	\$730	\$930	\$8,760	\$11,160

FACILITY TOTALS

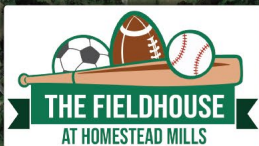
			276	239	37	30,775	\$29,675	\$33,475	\$356,100	\$401,700
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SUBJECT PROPERTY
439 W
SWANZEY RD



W SWANZEY RD #11,000 VPD



RT-12 STORAGE PROPERTY OVERVIEW

Facility Name	RT-12 Storage
Address	736 Monadnock Hwy
City, State	West Swanzey, NH
APN	MRLB M:05 L:050
Lot Size	±7.33 AC
Year Built	2006-2010
Number of Buildings	5
Number of Stories	1
Net Rentable SF	±32,025 SF
Total Units	290
Physical Occupancy	93.79%
Management	Facility Hired Private Management
Entry	Fully Paved



RT-12 STORAGE UNIT MIX

DRIVE UP

							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
5 x 5	\$40	\$50	12	12	0	300	\$480	\$600	\$5,760	\$7,200
5 x 10	\$75	\$85	34	27	7	1,700	\$2,550	\$2,890	\$30,600	\$34,680
5 x 15	\$85	\$90	20	19	1	1,500	\$1,700	\$1,800	\$20,400	\$21,600
10 x 10	\$100	\$115	48	48	0	4,800	\$4,800	\$5,520	\$57,600	\$66,240
10 X 15	\$125	\$140	29	27	2	4,350	\$3,625	\$4,060	\$43,500	\$48,720
10 x 20	\$150	\$165	44	44	0	8,800	\$6,600	\$7,260	\$79,200	\$87,120
10 x 25	\$175	\$190	3	3	0	750	\$525	\$570	\$6,300	\$6,840
10 x 30	\$200	\$215	13	13	0	3,900	\$2,600	\$2,795	\$31,200	\$33,540
TOTALS			203	193	10	26,100	\$22,880	\$25,495	\$274,560	\$305,940

CLIMATE CONTROLLED

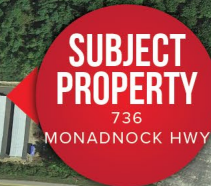
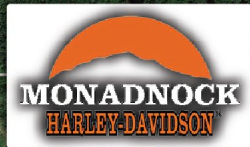
							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
5 x 5	\$65	\$75	5	4	1	125	\$325	\$375	\$3,900	\$4,500
5 x 5	\$30	\$40	2	2	0	50	\$60	\$80	\$720	\$960
5 x 5	\$42	\$50	2	2	0	50	\$84	\$100	\$1,008	\$1,200
5 x 10	\$85	\$95	19	17	2	950	\$1,615	\$1,805	\$19,380	\$21,660
10 x 10	\$145	\$160	26	25	1	2,600	\$3,770	\$4,160	\$45,240	\$49,920
10 x 15	\$185	\$195	5	4	1	750	\$925	\$975	\$11,100	\$11,700
10 x 20	\$220	\$235	7	7	0	1,400	\$1,540	\$1,645	\$18,480	\$19,740
TOTALS			66	61	5	5,925	\$8,319	\$9,140	\$99,828	\$109,680

PARKING

							Monthly Potential		Total Annual Rent	
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Current	Pro Forma	Current	Pro Forma
10 x 20	\$50	\$60	21	18	3	-	\$1,050	\$1,260	\$12,600	\$15,120
TOTALS			21	18	3	0	\$1,050	\$1,260	\$12,600	\$15,120

FACILITY TOTALS

			290	272	18	32,025	\$32,249	\$35,895	\$386,988	\$430,740
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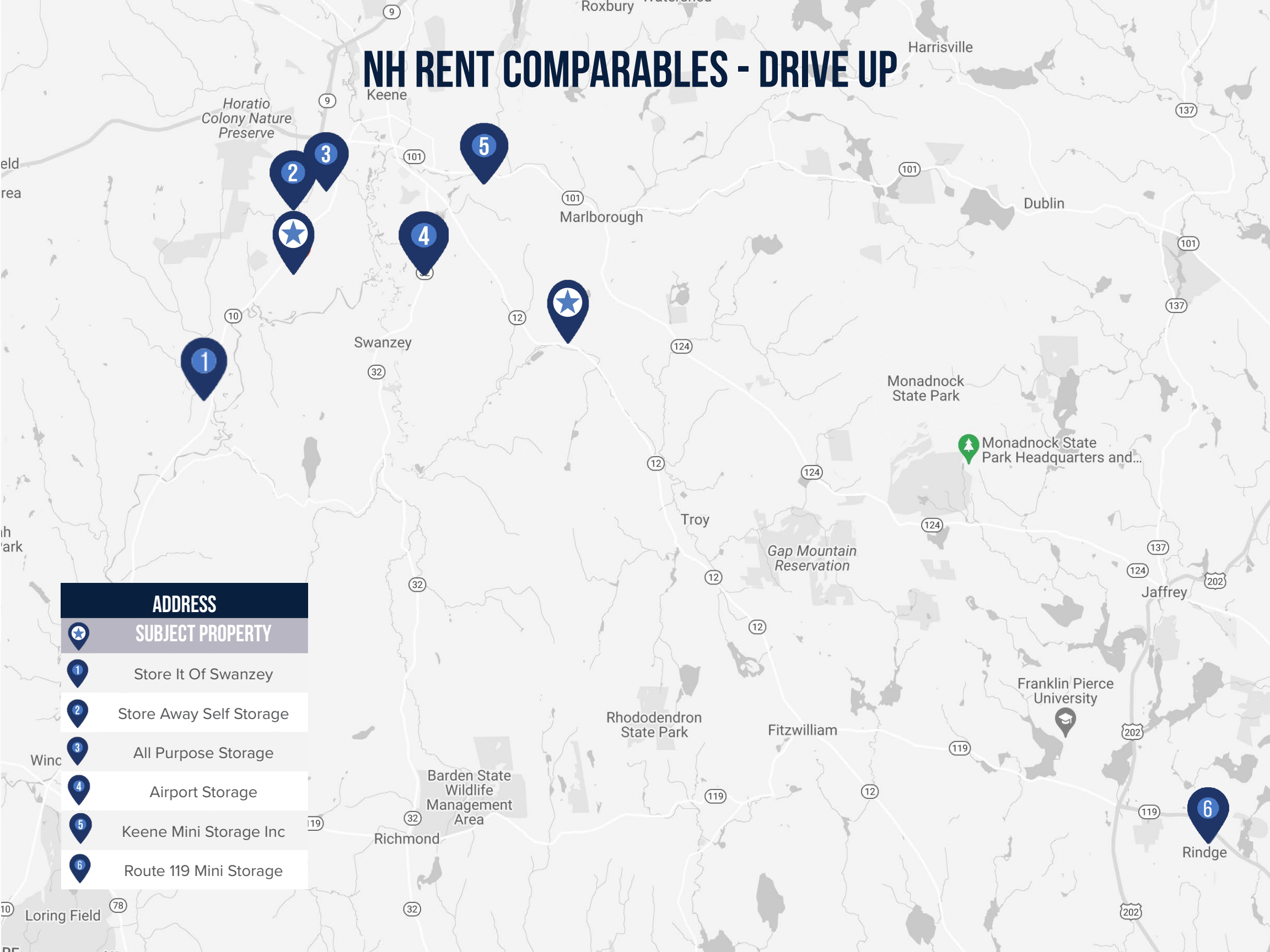
MONADNOCK HWY ± 10,000 VPD



SWANZEY SELF STORAGE & RT-12 STORAGE FINANCIAL OVERVIEW








	Current		Year 1		Stabilized
INCOME					
Potential Storage Income		\$743,088		\$832,440	\$832,440
Economic Vacancy	-1.05%	\$(7,771)	-5.00%	\$(41,622)	\$(20,811)
Effective Gross Income		\$735,317		\$790,818	\$811,629
EXPENSES					
Credit Card Bank Fees		\$1,972		\$2,071	\$2,174
Property Insurance		\$8,440		\$8,862	\$9,305
Internet		\$714		\$750	\$787
Legal		\$254		\$267	\$280
Office Supplies		\$1,310		\$1,376	\$1,444
Payroll		\$43,679		\$45,863	\$48,156
Postage & Delivery		\$1,294		\$1,359	\$1,427
Professional Fees		\$1,769		\$1,857	\$1,950
Security Deposit Refunds		\$8,636		\$9,068	\$9,521
Repairs & Maintenance		\$14,219		\$14,930	\$15,676
Miscellaneous Supplies		\$926		\$972	\$1,021
Income Taxes		\$15,550		\$16,328	\$17,144
Property Taxes		\$60,810		\$63,851	\$67,043
Telephone		\$2,746		\$2,883	\$3,027
Trash		\$292		\$307	\$322
Utilities Electric		\$4,495		\$4,720	\$4,956
Utilities Gas		\$4,074		\$4,278	\$4,492
Total Operating Expenses		\$171,180		\$179,739	\$188,726
NET OPERATING INCOME		\$564,137		\$611,079	\$622,903
Operating Expense Ratio		23.28%		22.73%	23.25%

NH RENT COMPARABLES - DRIVE UP



ADDRESS

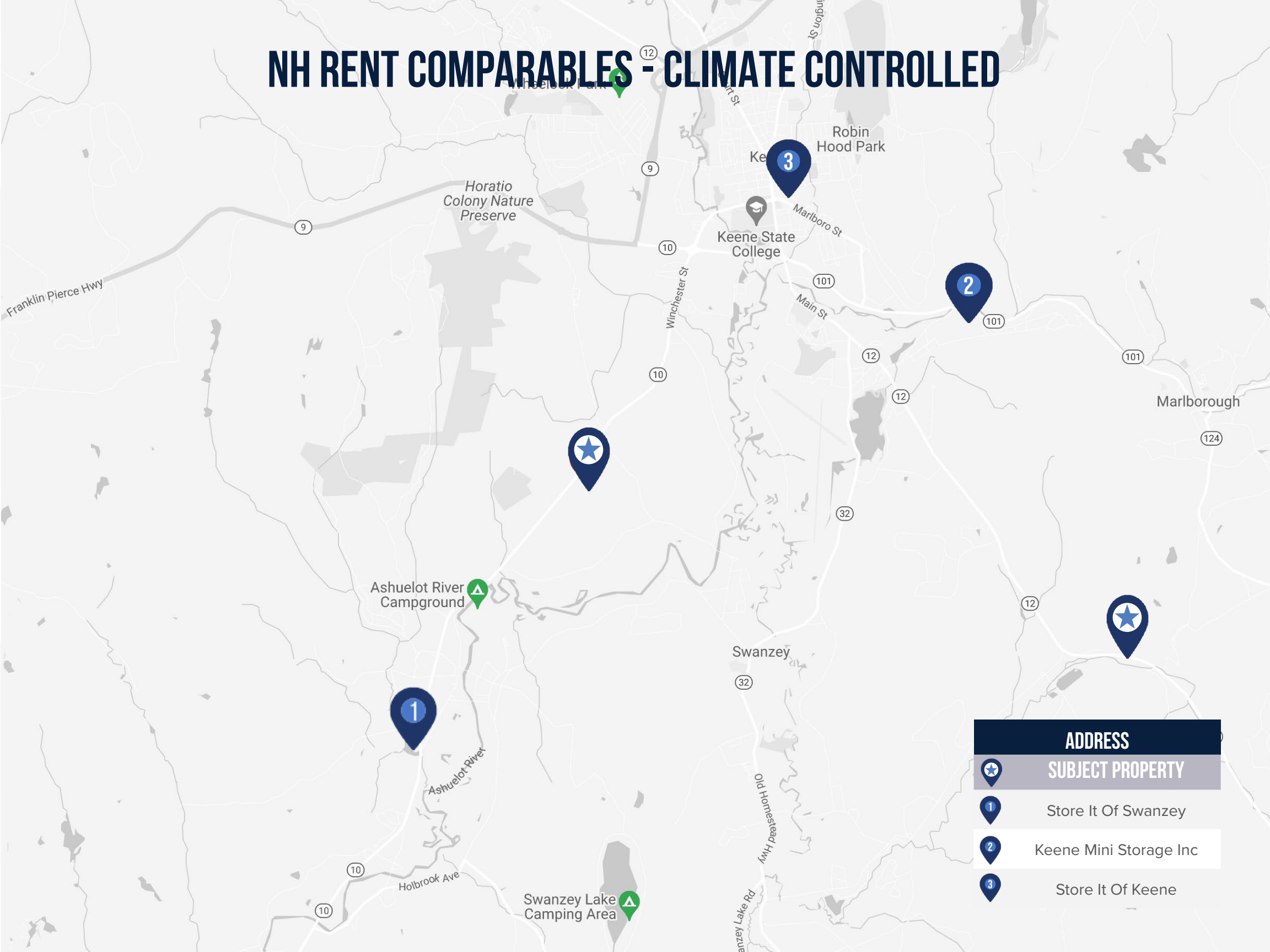
SUBJECT PROPERTY

-  SUBJECT PROPERTY
-  Store It Of Swanzey
-  Store Away Self Storage
-  All Purpose Storage
-  Airport Storage
-  Keene Mini Storage Inc
-  Route 119 Mini Storage

NH RENT COMPARABLES - DRIVE UP

	Facility Name	Address	5x10	10x10	10x15	10x20
	Swanzy Self Storage/RT 12 Storage	439 W Swanzy Rd - 736 Monadnock Hwy	\$75	\$100	\$125	\$150
	Store It Of Swanzy	787 W Swanzy Rd, West Swanzy, NH 03469	\$85	\$125	\$155	\$185
	Store Away Self Storage	115 Base Hill Rd West, Swanzy, NH 03446	\$65	\$85	\$105	\$130
	All Purpose Storage	12 Bradco St, Keene, NH 03431	\$92	\$130	\$150	\$203
	Airport Storage	251 Old Homestead Hwy. Rt. 32, Swanzy, NH 03446	-	\$95	\$115	\$140
	Keene Mini Storage Inc	690 Marlboro St, Keene, NH 03431	\$72	\$109	\$137	\$163
	Route 119 Mini Storage	NH-119 NH-119, Rindge, NH 03461	\$70	\$105	\$135	\$150
	Averages	-	\$77	\$107	\$132	\$160
	% Below Market	-	-3%	-7%	-5%	-6%

NH RENT COMPARABLES - CLIMATE CONTROLLED



ADDRESS

SUBJECT PROPERTY



Store It Of Swanzey




Keene Mini Storage Inc



Store It Of Keene




NH RENT COMPARABLES - CLIMATE CONTROLLED

	Facility Name	Address	5x5	10x10
	Swanzey Self Storage/RT 12 Storage	439 W Swanzey Rd - 736 Monadnock Hwy	\$65	\$145
	Store It Of Swanzey	787 W Swanzey Rd, West Swanzey, NH 03469	\$70	\$150
	Keene Mini Storage Inc	690 Marlboro St, Keene, NH 03431	\$61	\$134
	Store It Of Keene	96 Dunbar St, Keene, NH 03431	\$70	\$150
	Averages	-	\$67	\$145
	% Below Market	-	-3%	0%

NH RENT COMPARABLES - PARKING

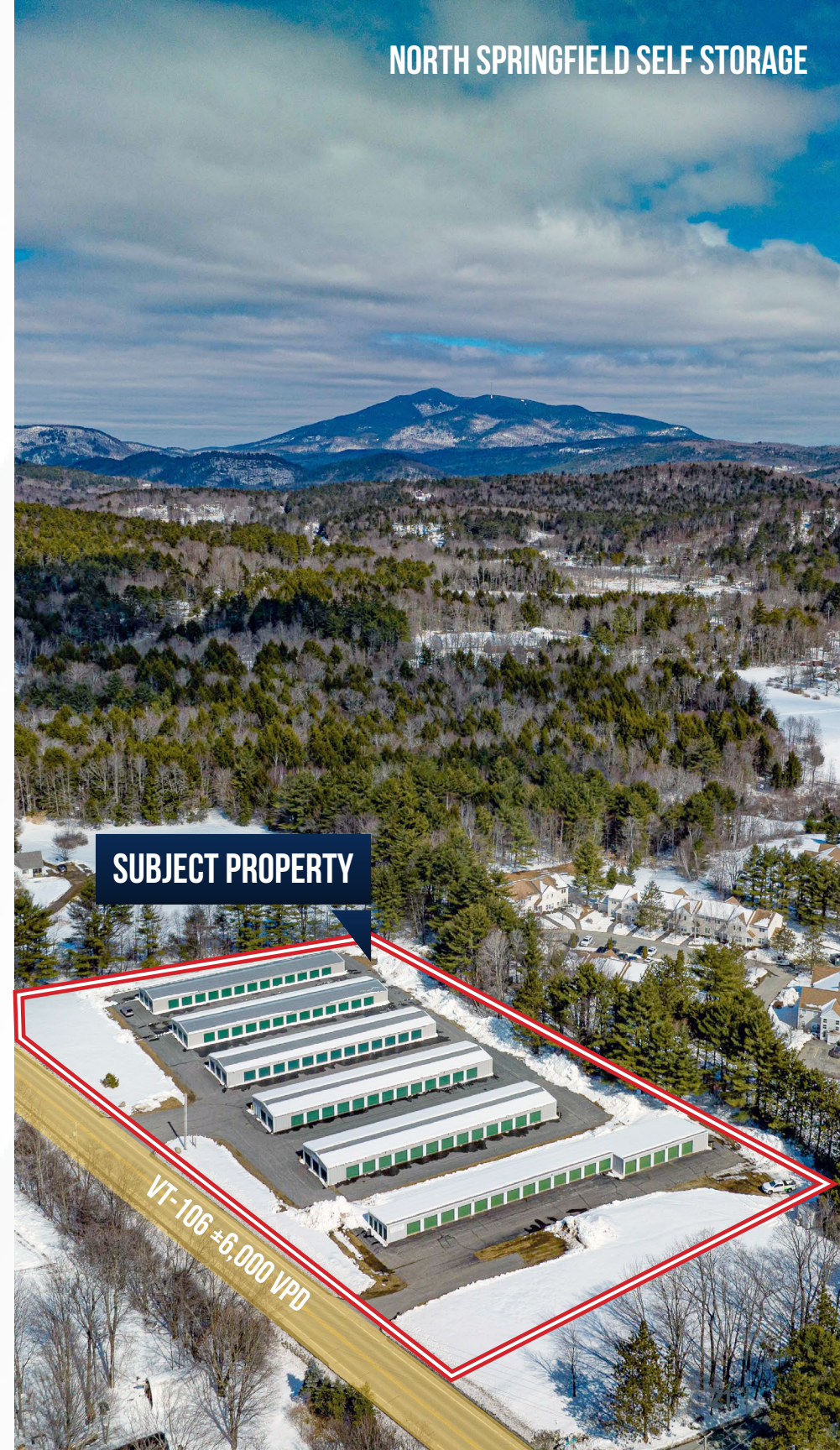


NH RENT COMPARABLES - PARKING

	Facility Name	Address	10x20	10x40
	Swanzey Self Storage/RT 12 Storage	439 W Swanzey Rd - 736 Monadnock Hwy	\$50	\$65
	All Purpose Storage	760 Keene Rd, Winchester, NH 03470	\$100	\$154
	All Purpose Storage	12 Bradco St, Keene, NH 03431	\$175	-
	Averages	-	\$108	\$110
	% Below Market	-	-54%	-41%

NORTH SPRINGFIELD SELF STORAGE PROPERTY OVERVIEW

Facility Name	North Springfield Self Storage
Address	93 VT-106
City, State	North Springfield, VT
APN	(190) 01A/2/13
Lot Size	±6.03 AC
Year Built	2010
Number of Buildings	6
Number of Stories	1
Net Rentable SF	±27,100 SF
Total Units	200
Physical Occupancy	100%
Management	Facility Hired Private Management
Entry	Fully Paved



NORTH SPRINGFIELD SELF STORAGE

UNIT MIX - DRIVE UP

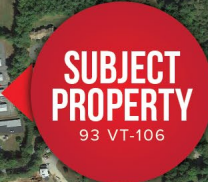
Size	Rate	Pro Forma	Total Units	Occupied	Vacant	NRSF	Monthly Potential		Total Annual Rent	
							Current	Pro Forma	Current	Pro Forma
5 x 10	\$75	\$90	34	34	0	1,700	\$2,550	\$3,060	\$30,600	\$36,720
10 x 10	\$100	\$150	83	83	0	8,300	\$8,300	\$12,450	\$99,600	\$149,400
10 x 20	\$150	\$175	78	78	0	15,600	\$11,700	\$13,650	\$140,400	\$163,800
10 x 30	\$200	\$215	5	5	0	1,500	\$1,000	\$1,075	\$12,000	\$12,900
TOTALS			200	200	0	27,100	\$23,550	\$30,235	\$282,600	\$362,820

FINANCIAL OVERVIEW

	Current	Year 1	Stabilized
INCOME			
Potential Storage Income	\$282,600	\$362,820	\$362,820
Fiber Optic Company Box Lease	\$11,000	\$11,330	\$11,670
Economic Vacancy -4.19%	\$(11,857)	\$(18,141) -5.00%	\$(10,885) -3%
Effective Gross Income	\$281,743	\$356,009	\$363,605
EXPENSES			
Advertising	\$363	\$381	\$400
Credit Card Bank Fees	\$895	\$940	\$987
Property Insurance	\$2,963	\$3,111	\$3,267
Legal	\$45	\$47	\$50
Office Supplies	\$240	\$252	\$265
Payroll	\$21,839	\$22,931	\$24,077
Postage & Delivery	\$550	\$578	\$606
Professional Fees	\$1,200	\$1,260	\$1,323
Property Taxes	\$31,539	\$33,116	\$34,772
Security Deposit Refunds	\$2,905	\$3,050	\$3,203
Repairs & Maintenance	\$5,770	\$6,059	\$6,361
Miscellaneous Supplies	\$46	\$48	\$51
Income Tax	\$4,000	\$4,200	\$4,410
Utilities	\$1,119	\$1,175	\$1,234
Total Operating Expenses	\$73,474	\$77,148	\$81,005
NET OPERATING INCOME	\$208,269	\$278,861	\$282,600
<i>Operating Expense Ratio</i>	<i>26.08%</i>	<i>21.67%</i>	<i>22.28%</i>



+3,000 VPD



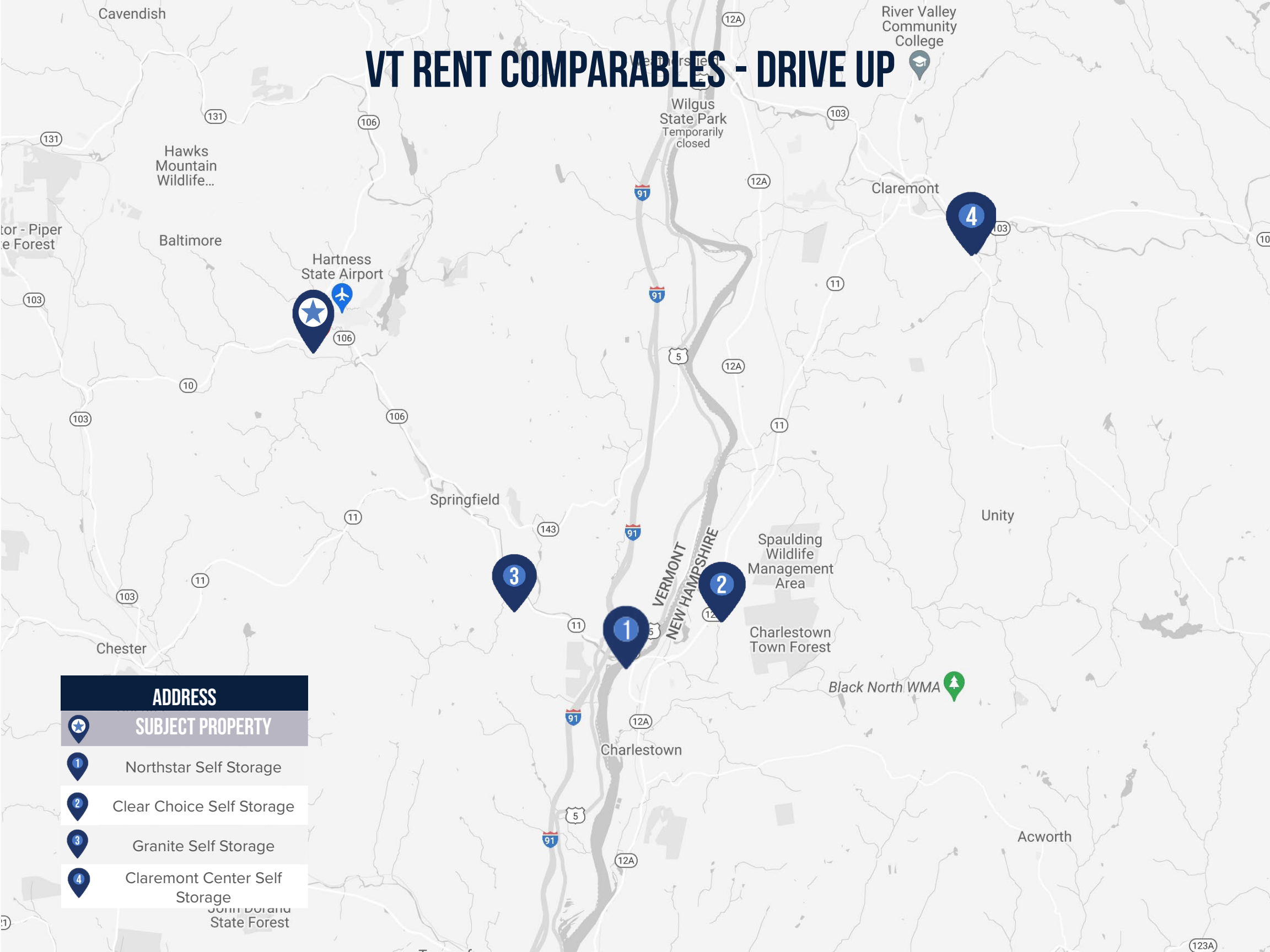
106

+6,000 VPD








VT RENT COMPARABLES - DRIVE UP

ADDRESS	
SUBJECT PROPERTY	
1	Northstar Self Storage
2	Clear Choice Self Storage
3	Granite Self Storage
4	Claremont Center Self Storage



VT RENT COMPARABLES - DRIVE UP

	Facility Name	Address	5x10	10x10	10x15	10x20
	North Springfield Self Storage	93 VT-106, North Springfield, VT 05150	\$75	\$100	\$150	\$150
	Northstar Self Storage	1124 Charlestown Rd, Springfield, VT 05156	\$110	\$160	\$230	\$185
	Clear Choice Self Storage	89 Caryl Ln, Charlestown, NH 03603	\$70	\$120	-	\$130
	Granite Self Storage	113 Charlestown Rd, Claremont, NH 03743	\$70	\$105	\$175	\$203
	Claremont Center Self Storage	425 Washington St, Claremont, NH 03743	\$65	\$100	\$160	\$140
	Averages	-	\$78	\$117	\$179	\$160
	% Below Market	-	-4%	-15%	-16%	-6%

AREA OVERVIEW

SWANZEY, NH

Swanzey is a town located in Cheshire County, New Hampshire, in the United States. The town was first settled in the 1730s and incorporated in 1753. It covers an area of 44.4 square miles and has a population of approximately 7,300 people, according to the most recent census.

Swanzey is a rural community with a mix of residential, commercial, and industrial areas. The town is home to several small businesses, including a variety of shops, restaurants, and services. The town also has a number of parks and recreational areas, including the Ashuelot Rail Trail, a popular hiking and biking trail that runs through the town.

One of Swanzey’s notable landmarks is the Thompson Covered Bridge, which is one of the longest covered bridges in New Hampshire. The bridge spans the Ashuelot River and is a popular destination for tourists and photographers.

Swanzey is served by the Monadnock Regional School District, which includes schools in neighboring towns. The town has a strong community spirit, with numerous annual events and festivals, such as the Swanzey Old Home Day and the Swanzey Fall Festival.

Overall, Swanzey is a quiet, rural town with a strong sense of community and plenty of natural beauty. It is a great place to live for those who enjoy outdoor activities and a slower pace of life.

\$76,053
5-MILE AVERAGE
HOUSEHOLD INCOME

\$359.4M
5 MILE CONSUMER
SPENDING



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	526	17,437	31,376
2023 Estimate	509	17,132	30,866
2010 Census	473	17,257	31,289
Growth 2023-2028	3.5%	2.0%	1.5%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2028 Projection	235	6,606	12,549
2023 Estimate	227	6,475	12,318
2010 Census	207	6,406	12,288
Growth 2023-2028	3.5%	2.0%	2.0%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$63,157	\$66,893	\$76,053

NORTH SPRINGFIELD, VT

North Springfield is a small town located in Windsor County, Vermont. According to the United States Census Bureau, the town has a total area of 4.4 square miles. As of the 2020 census, the population of North Springfield was approximately 2,000 people. The town is situated along the Black River, and the surrounding area is known for its beautiful scenery and outdoor recreation opportunities, such as hiking, skiing, and fishing.

North Springfield has a long history as a mill town, with various mills and factories operating in the area over the years. The town is also home to the Eureka Schoolhouse, a one-room schoolhouse that has been restored and is now a museum.

North Springfield is located just a short drive from the larger towns of Springfield and White River Junction, which offer a wider range of amenities and services. Overall, the city is a quiet and picturesque community that offers a peaceful and rural way of life.



\$74,679
3-MILE AVERAGE
HOUSEHOLD INCOME

\$131.7M
5 MILE CONSUMER
SPENDING

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	1,040	3,533	10,953
2023 Estimate	1,036	3,518	10,869
2010 Census	1,027	3,481	10,569
Growth 2010-2023	1.3%	1.3%	2.6%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2028 Projection	443	1,497	4,621
2023 Estimate	441	1,490	4,583
2010 Census	436	1,471	4,435
Growth 2010-2023	3.9%	3.9%	3.9%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$69,031	\$74,679	\$66,472

ECONOMY & TOURISM

The region's economy is diverse, with a mix of industries contributing to economic development. The area has a combination of small businesses, manufacturing, agriculture, and services, with a significant portion of the workforce employed in the healthcare and social assistance sector.

One of the largest employers in Swanzey is Smiths Medical, a medical device manufacturer that employs several hundred people in the town. Other significant employers include Timken Aerospace, which produces aerospace bearings, and Markem-Imaje, a company that specializes in coding and marking solutions.

The area also has a significant agricultural sector, with several farms and orchards producing crops such as apples, pumpkins, and vegetables. Local farm stands and farmer's markets provide a source of fresh, locally grown produce for residents and visitors alike.

In addition, the location within the Monadnock Region has made it an attractive destination for tourism. The area's natural beauty, recreational opportunities, and historical landmarks, such as the Thompson Covered Bridge and Eureka Schoolhouse, draw visitors year-round, contributing to the local economy through spending on accommodations, dining, and other tourist activities.

The area's economy is diverse and reliant on a variety of industries, making it resilient to economic fluctuations. The location in the beautiful Monadnock Region and its strong sense of community make it an attractive place to live and work.

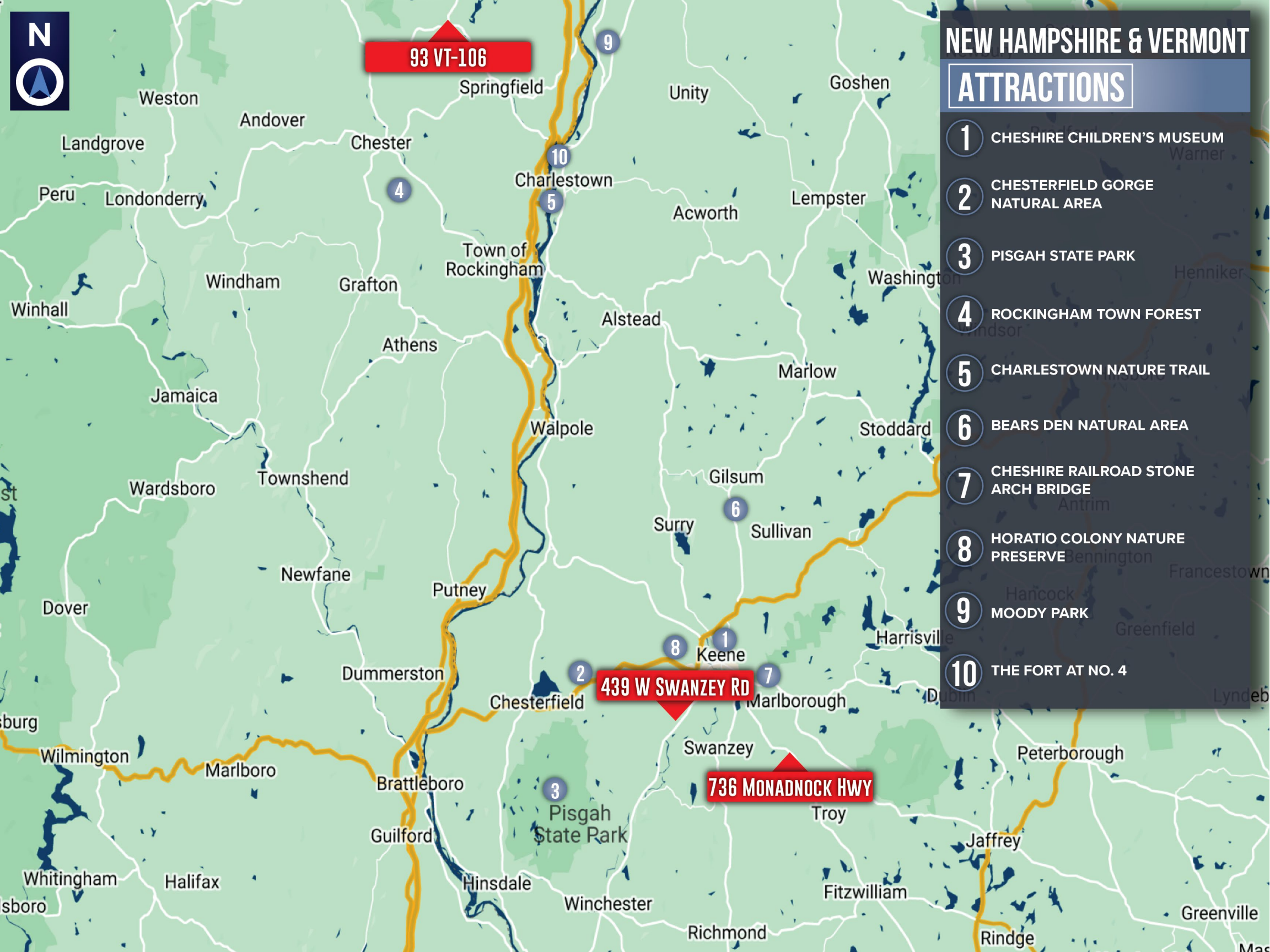




NEW HAMPSHIRE & VERMONT

ATTRACTIONS

- 1 CHESHIRE CHILDREN'S MUSEUM
- 2 CHESTERFIELD GORGE NATURAL AREA
- 3 PISGAH STATE PARK
- 4 ROCKINGHAM TOWN FOREST
- 5 CHARLESTOWN NATURE TRAIL
- 6 BEARS DEN NATURAL AREA
- 7 CHESHIRE RAILROAD STONE ARCH BRIDGE
- 8 HORATIO COLONY NATURE PRESERVE
- 9 MOODY PARK
- 10 THE FORT AT NO. 4



ATTRACTIONS

THOMPSON COVERED BRIDGE

The Thompson Covered Bridge is one of the longest covered bridges in New Hampshire, spanning the Ashuelot River. It was built in 1832 and is a popular destination for tourists and photographers.

ASHUELOT RAIL TRAIL

The Ashuelot Rail Trail is a 21-mile long trail that runs through Swanzey and several other towns in the region. It is popular with hikers, bikers, and cross-country skiers.

MOUNT MONADNOCK

Mount Monadnock, located just north of Swanzey, is a popular hiking destination. It is the most frequently climbed mountain in the world and offers stunning views of the surrounding countryside.

CHESHIRE RAIL TRAIL

The Cheshire Rail Trail is a 42-mile long trail that runs from Fitzwilliam to Walpole, passing through Swanzey. It is popular with hikers, bikers, and snowmobilers.

LOCAL FARMS AND ORCHARDS

Swanzey is home to several farms and orchards that produce a variety of crops, including apples, pumpkins, and vegetables. These farms offer pick-your-own opportunities and farm stands that sell fresh, locally grown produce.

HISTORICAL LANDMARKS

Swanzey has several historical landmarks, including the James House Museum, which is a preserved 18th-century home that is open to visitors, and the Homestead Woolen Mill, which was a major employer in the town during the 19th century.

ANNUAL EVENTS

Swanzey hosts several annual events, including the Swanzey Old Home Day, which is a celebration of the town's history and community spirit, and the Swanzey Fall Festival, which features local food, crafts, and entertainment.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property **NHVT Storage Portfolio** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

NH/VT STORAGE PORTFOLIO

SWANZEY, NH | WEST SWANZEY, NH | NORTH SPRINGFIELD, VT
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