



PROPERTY INFORMATION PACKAGE #25-2118-19 & 25-2121-22

Mortgagee's Foreclosure AUCTIONS

**MIXED-USE, COMMERCIAL, MULTI-UNIT &
INCOME PROPERTY**

MONDAY, JULY 21 – AUCTIONS ON-SITE

Postponed from Wed., May 21

10AM: 243-247 MAIN ST., NASHUA, NH

20,355+/- sf, 4-Story Mixed-Use Bldg. (Ref# 25-2118)

11AM: 235-241 MAIN ST. & 4-10 W. HOLLIS ST. (RT. 111), NASHUA, NH

13,632+/- sf, 4-Story Mixed-Use Bldg. & 3,564+/- sf Commercial Bldg. (Ref# 25-2119)

1PM: 253-255 MAIN ST. & 3 MULBERRY ST., NASHUA, NH

4,768+/- sf, 2-Story Commercial Bldg. w/ Parking Lot (Ref# 25-2121)

2PM: 167-169 W. HOLLIS ST. (RT. 111), NASHUA, NH

6,295+/- sf Mixed-Use Property (Ref# 25-2122)

MA Auc. Lic. #111





AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

NOTICE OF POSTPONEMENT AND RESCHEDULING OF FORECLOSURE AUCTIONS

Re: Premises located at
243-247 Main Street, Nashua, New Hampshire
235-241 Main Street, Nashua, New Hampshire
4-10 West Hollis Street, Nashua, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sales of the above-referenced premises – comprising two separate auctions (each, an “Auction”), originally noticed and scheduled for Wednesday, May 21, 2025 have been **POSTPONED AND RESCHEDULED to Monday, July 21, 2025**. The foreclosure auctions will be conducted with the following schedule and revised Deposit amounts, as defined in the Legal Notice of Foreclosure Sale:

1. 243-247 Main Street, Nashua, New Hampshire – Auction to be held at **10:00 A.M. at 243-247 Main Street, Nashua, New Hampshire**. The Deposit amount shall be \$25,000.00*.
2. 235-241 Main Street, Nashua, New Hampshire and 4-10 West Hollis Street, Nashua, New Hampshire – Auction to be held at **11:00 A.M. at 235-241 Main Street, Nashua, New Hampshire**. The Deposit amount shall be \$35,000.00*.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King’s Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

THE LOWELL FIVE CENT SAVINGS BANK

/s/ Gregory A. Moffett

GREGORY A. MOFFETT

Preti, Flaherty, Beliveau & Pachios, PLLP

P.O. Box 1318

Concord, New Hampshire 03302-1318

Phone (603) 410-1500

Fax (603) 410-1501

gmoффett@preti.com

*The successful bidder at each Auction must also deliver to The Lowell Five Cent Savings Bank or its agent, within three (3) business days following the Auction, **time being of the essence**, either (i) an additional deposit in the amount necessary to increase the total Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to The Lowell Five Cent Savings Bank, in its sole discretion, of the successful bidder’s financial ability to timely pay the balance of the bid price.

**NOTICE OF POSTPONEMENT AND
RESCHEDULING OF FORECLOSURE AUCTION**

Re: Premises located at
253-255 Main Street, Nashua, New Hampshire
3 Mulberry Street, Nashua, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Wednesday, May 21, 2025 has been POSTPONED AND RESCHEDULED to **Monday, July 21, 2025 at 1:00 P.M.** on the Premises located at **253-255 Main Street, Nashua, New Hampshire.**

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

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Fax (603) 410-1501

gmoffett@preti.com

VIA FIRST CLASS MAIL:

Main/Mulberry Realty LLC

Attn: Jessica A. Manoukian, Member/Manager

253 Main Street

Nashua, NH 03060

**NOTICE OF POSTPONEMENT AND
RESCHEDULING OF FORECLOSURE AUCTION**

Re: Premises located at 167-169 West Hollis Street, Nashua, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Wednesday, May 21, 2025 has been POSTPONED AND RESCHEDULED to **Monday, July 21, 2025 at 2:00 P.M.** on the Premises.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

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/s/ Gregory A. Moffett

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gmoффett@preti.com

VIA FIRST CLASS MAIL:

W Hollis St Realty, LLC
Attn: Jessica Manoukian, Member/Manager
253 Main Street
Nashua, NH 03060

Jessica Manoukian, Manager/Guarantor
253 Main Street
Nashua, NH 03060

LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in three certain Commercial Real Estate Mortgages from MWH Holdings, LLC (“**Mortgagor**”), said Mortgages all being dated April 24, 2020, and each separately and individually in the original principal amount of \$1,950,000.00, recorded at the Hillsborough County (NH) Registry of Deeds (the “**Registry**”) at Book 9285, Page 1958; Book 9285, Page 1933; and Book 9285, Page 1945 (the “**Mortgages**”), granted to The Lowell Five Cent Savings Bank (“**Mortgagee**”), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgages, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgages, at public auction, as specified below.

Time and Place of Sales; Premises to be Sold:

On Wednesday, May 21, 2025, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgages (the “**Premises**”), consisting of land and improvements in Nashua, New Hampshire, which are believed to have the current addresses of:

1. 243-247 Main Street, Nashua, Hillsborough County, New Hampshire, which is also believed to be designated as City of Nashua Assessor’s Tax Map 82 Lot 105 encumbered by the Mortgage recorded at the Registry at Book 9285, Page 1958.
2. 235-241 Main Street, Nashua, Hillsborough County, New Hampshire, which is also believed to be designated as City of Nashua Assessor’s Tax Map 82 Lot 16 encumbered by the Mortgage recorded at the Registry at Book 9285, Page 1933.
3. 4-10 West Hollis Street, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor’s Tax Map 82 Lot 63 encumbered by the Mortgage recorded at the Registry at Book 9285, Page 1945.

The foreclosure auctions (the “**Sales**”) **will be conducted at their respective Premises** on the following schedule:

1. 243-247 Main Street, Nashua, Hillsborough County, New Hampshire at 10:00 A.M.
2. 235-241 Main Street, Nashua, Hillsborough County, New Hampshire at 11:00 A.M.
3. 4-10 West Hollis Street, Nashua, Hillsborough County, New Hampshire at 12:00 P.M.

A legal description of the Premises is included in the respective Mortgages, which are available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the descriptions of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sales will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sales

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at a Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a deposit ("**Deposit**") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("**Satisfactory Funds**"). The Deposits for each Sale shall be as follows:

1. 243-247 Main Street, Nashua, Hillsborough County, New Hampshire - \$25,000.00
2. 235-241 Main Street, Nashua, Hillsborough County, New Hampshire - \$25,000.00
3. 4-10 West Hollis Street, Nashua, Hillsborough County, New Hampshire - \$10,000.00

The successful bidder(s) at each Sale shall be required to sign a Memorandum Agreement of Sale ("**Memorandum**") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder at each Sale shall be required to deliver to Mortgagee, within three (3) business days following the auction, **time being of the essence**, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. **The closing must take place within forty-five (45) days after the Sale, time being of the essence.** The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 3rd day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK
By its Attorneys,
PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett

GREGORY A. MOFFETT
Preti, Flaherty, Beliveau & Pachios, PLLP
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LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from Main/Mulberry Realty, LLC (“**Mortgagor**”), said Mortgage being dated April 5, 2022 and recorded at the Hillsborough County (NH) Registry of Deeds (the “**Registry**”) at Book 9606, Page 1930 (“**Mortgage**”), granted to The Lowell Five Cent Savings Bank (“**Mortgagee**”), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Wednesday, May 21, 2025 at 1:00 p.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the “**Premises**”), consisting of the land and improvements in Nashua, New Hampshire, which is believed to have current addresses of 253-255 Main Street and 3 Mulberry Street, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor’s Tax Map 82 Lot 11 and Tax Map 82 Lot 12. The foreclosure auction (the “**Sale**”) will be conducted at 253-255 Main Street, Nashua, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$25,000 deposit (“**Deposit**”) in cash or by certified check, cashier’s or treasurer’s check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion (“**Satisfactory Funds**”). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale (“**Memorandum**”) at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, **time being of the essence**, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder’s financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. **The closing must take place within forty-five (45) days after the Sale, time being of the essence.** The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 3rd day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK
By its Attorneys,
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/s/ Gregory A. Moffett

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LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from W Hollis St Realty, LLC ("**Mortgagor**"), said Mortgage being dated December 13, 2019 and recorded at the Hillsborough County (NH) Registry of Deeds (the "**Registry**") at Book 9242, Page 2613 ("**Mortgage**"), granted to The Lowell Five Cent Savings Bank ("**Mortgagee**"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Wednesday, May 21, 2025 at 2:00 p.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "**Premises**"), consisting of the land and improvements in Nashua, New Hampshire, which is believed to have a current address of 167-169 West Hollis Street, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor's Tax Map 87 Lot 33. The foreclosure auction (the "**Sale**") will be conducted at 167-169 West Hollis Street, Nashua, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$25,000 deposit ("**Deposit**") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("**Satisfactory Funds**"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("**Memorandum**") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, **time being of the essence**, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. **The closing must take place within forty-five (45) days after the Sale, time being of the essence.** The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

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Dated this 3rd day of April, 2025

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/s/ Gregory A. Moffett

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10AM: 243-247 MAIN ST., NASHUA, NH

8/27/10: 2-COMM UNITS 1ST FLR, 11-RESID UNITS UPPER FLRS, CORR UNIT/ROOM LIST & K&B COUNT;
DELETED UNWARRANTED FUNC ADJ. RG-- Insp. for '08BP=\$8.5k for interior demo. Work partially completed &
left unfinished interior in two storefrts. DD 1/09. No new ELEV=4 FLRS PA 100 FPM 2100 LBS; 11-1BR APTS UP
FUNC=LAYOUT ECO=INC ADJ BT-FR Insp. for '03 B.P.=\$12k in fit-up costs for new Dania's Billiards & Loun- ge.
Add sprinklers, No Chg in E.A. Expand A/C to cover entire 1st Fl. Nightclub seats 122. DD 3/04; 10 EcoObsol removed
6/00. '05BP=\$80k for 16ft new bar to nightclub, DD 6/05.

3/25/21 ADDED 32 SF FTH/TFL/SFL/OPF TO FRONT OF BUILDING; ADDED 1 STOP TO ELE3

Exterior Information				Bath Features			Depreciation			
Type	80 - STORES/APT C			Full Bath	11	F - FAIR	Phys Con	AV - Average		40
Stry Hght	4 - 4 STORES			Add Full	0		Functional	L - LAYOUT		10
(Liv) Units	1	Tot	13	3/4 Bath	0		Economic			
Found	3 - BRK/STONE			Add 3/4	0		Special			
Frame	3 - CONCRETE			1/2 Bath	0		Override			
P. Wall	7 - BRICK			Add 1/2	0				Total	46%
Sec Wall			0%	Other Fix	0		General Information			
Roof Str	4 - FLAT			Other Features			Grade	C - AVERAGE		
Roof Cvr	11 - MEMBRANE			Kitchens	11	F - FAIR	Year Blt	1900	Eff Yr	
Color	BRICK			Add Kit.	0		Alt LUC			
Interior Information				Condo Information						
Avg Ht / Ft	10.00			Location			Con Mod			
P. Int Wall	1 - DRYWALL			Tot Units			L. Sum			

Avg Ht / Fl	10.00	Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	5 - LINO/VINYL	Name	

Bmt Floors				Base Rate	167.00	Depr %	46%
Electric	3 - TYPICAL			Size Adj	0.55895	Depr	1,353.813
Insulation	2 - TYPICAL			Con Adj	0.93963	Depr'd Total	1,589.258
Int Vs Ext				Adj Prc	\$87.71	Juris Ft.	1.0000
Heat Fuel	2 - GAS			Grade Ft.	1.00000	Spec. Features	\$104.500
Heat Type	1 - FORCED H/A			Other Feat	\$161.792	Final Total	\$1,693.800
# Heat Sys	0			NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	AC %	40	NBC Infl	1.0000	Assessed Val	\$1,693.800
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$83.21
Cor Wall %	25	Sprink %	100	Adj Tot (RCN)	2,943.071	Undepr \$/SF	87.71000

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
ELE3	ELEV PASS EL	A	S	1	4.00	A	FR	1972	64,300.00	T	50%		1		1		1	104,500
Building Totals		Yard Item Appr									Special Feature Appr			104,500				104,500
Parcel Totals		Yard Item Appr									Special Feature Appr			104,500				104,500

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	8,351	8,351	8,351	8,351	87.71	732,466
SFL	SECOND FLR	4,616	4,616	4,616	4,616	153.49	708,510
TFL	THIRD FLR	3,694	3,694	3,694	3,694	153.50	566,993
FTH	FOURTH FLR	3,694	3,694	3,694	3,694	153.50	566,993
OPF	OPEN FRM PRC	295	295	0	0	25.03	7,386
BMT	BASEMENT	8,351	8,351	0	0	21.93	183,137
CNP	CANOPY	432	432	0	0	25.04	10,817
WDK	WOOD DECK	324	324	0	0	15	4,947
Building Totals		29,757	29,757	20,355	20,355		2,781,250
Parcel Totals		29,757	29,757	20,355	20,355		2,781,250

	Floor	No. Unit	Rooms	Bdrms
6	U	11	0	1
7				
7				
7				
	Bld Total	11	0	11
0	Prcl Total	11	0	11

AERIAL VIEW



CITY AND NEIGHBORHOOD DATA

The Subject is located in the city of Nashua is a mid-sized, urban center located at the gateway of southern New Hampshire, about 40 miles northwest of Boston, Massachusetts. According to the US Census Bureau, Nashua had a population of 86,494 in 2010, approximately the same as in 2000 at 86,605. The City is bordered on the east by the Merrimack River. Nearest towns include: Hollis to the west, Amherst to the northwest, Merrimack to the north, Litchfield to the northeast, Hudson to the east, Tyngsborough, Massachusetts to the southeast, Dunstable, Massachusetts to the south and Pepperell, Massachusetts to the southwest.

Nashua has large commercial districts along Route 101A (Amherst Street) and Route 3A (Daniel Webster Highway) and is home to several technical companies such as BAE Systems, Hewlett-Packard, and Nashua Corporation. These large commercial districts are also shopping havens attracting many people from Massachusetts taking advantage of sales-tax-free New Hampshire.

The city has completed what many locals call the “Broad Street Parkway,” a major highway development that connects Nashua’s Welcome Center off Route 3 at Exit 6 to the city’s downtown area (“Tree Streets” neighborhood), with the goal of easing traffic congestion and opening up Nashua’s old millyard as part of the city’s economic development. The new Parkway has provided a third crossing of the Nashua River, and a way for traffic to avoid Library Hill, a busy downtown intersection.

Nashua’s downtown is a regional commercial, entertainment, and dining destination. Recent plans have incorporated the Nashua River into the design of a pedestrian-friendly walkway, to preserve and build upon “Walking Main Street” and its walkable, vibrant, and safe character. The Nashua Riverwalk is a large, public/private venture funded through the use of Tax Increment Financing (TIF) to foster the mix of retail, offices, and restaurants, working towards the goal of the “twenty-four-hour city.”

The city is currently working the Renaissance Downtowns to develop a mixed commercial and residential development on 26 acres of city and privately-owned land off Bridge Street. A riverfront location and proximity to downtown have made the site attractive to developers. The

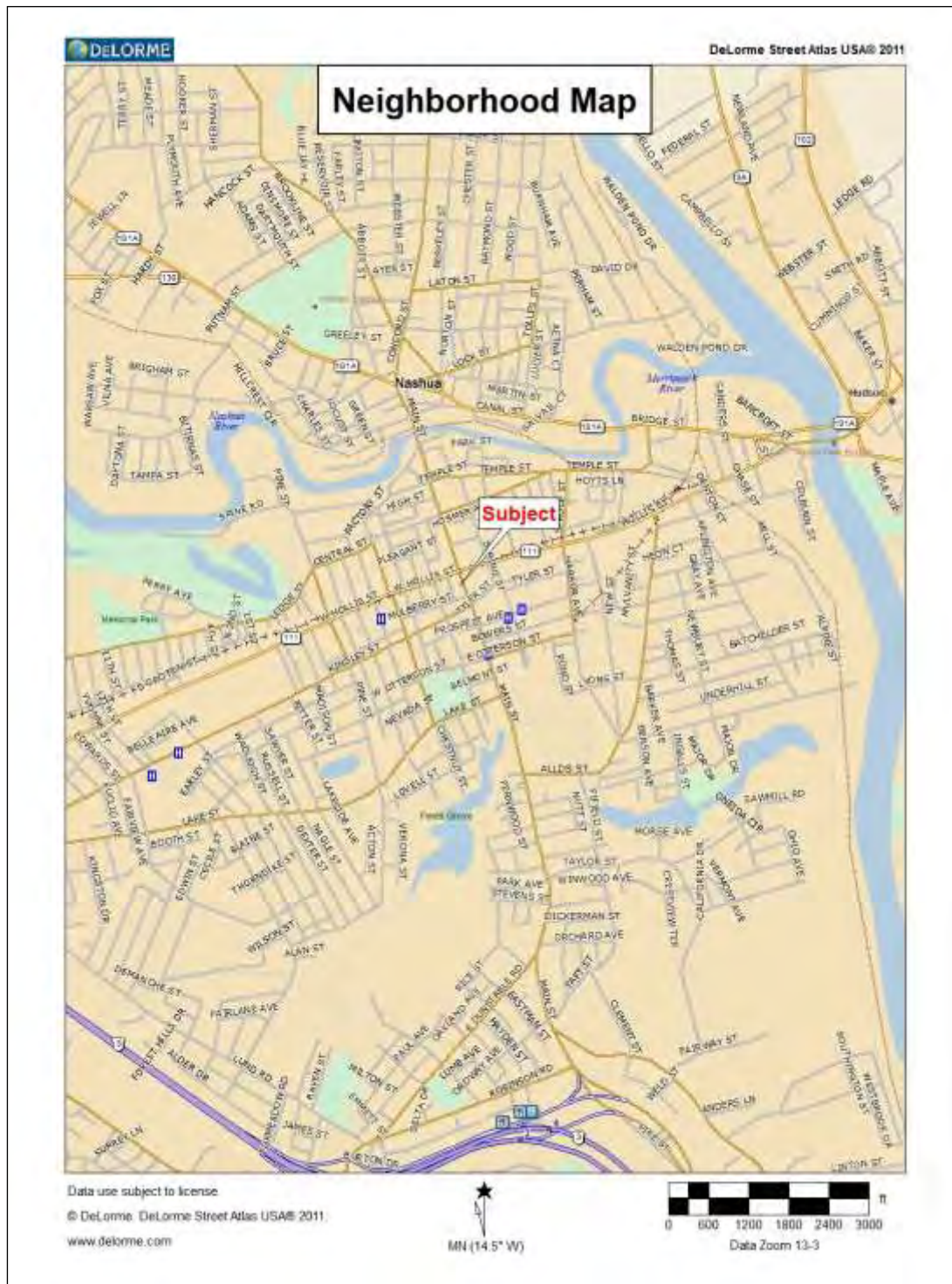
property lies along the Nashua and Merrimack Rivers near Veterans Memorial Bridge, the eastern gateway to the city.

The Subject is located on the west side of Main Street in the busy downtown area. It is surrounded by a mixture of commercial properties; multi-family, retail, restaurant, and professional office space. The Subject is located within walking distance to all the downtown amenities as well as a public bus stop.





NEIGHBORHOOD MAP



ZONING

The Subject lies in the D1/MU Zoning District in Nashua, New Hampshire. The “D” districts consist of the Downtown and surrounding business area. These are mixed use (MU) districts, would permit some apartment and multi-family uses as well as commercial and institutional uses. The “D” districts are pedestrian oriented as opposed to automobile oriented. These districts include many of Nashua’s historic structures.

Permitted uses within the “D-1” district are elderly housing, multi-family dwellings with three or more units, single-room occupancy units, boarding houses, hotels and motels, auto and truck rental, banks without drive-through, restaurants without drive-through facilities, various retail uses, shopping centers up to 25,000 square feet, and various office buildings. No elderly detached single-family residences are allowed. Nursing care facilities are not permitted in this district. Specifically permitted are elderly housing establishments that offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.

There is no minimum lot area, no minimum lot width, no minimum frontage and no minimum depth. There are no open space requirements, and there are no maximum floor area ratios. Front setbacks are 10 feet maximum, side setbacks are 10 feet maximum, and rear setback is 10 feet minimum. A minimum height of two stories shall be required for all new structures (not including additions) even if the building contains only one functional story. Maximum building height is 90 feet or maximum of six stories.

No off-street parking is permitted between the principle structure and the street. Surface parking areas shall not adjoin a street but may adjoin an alley. Surface parking shall be located to the rear of the buildings. Underground parking is permitted.

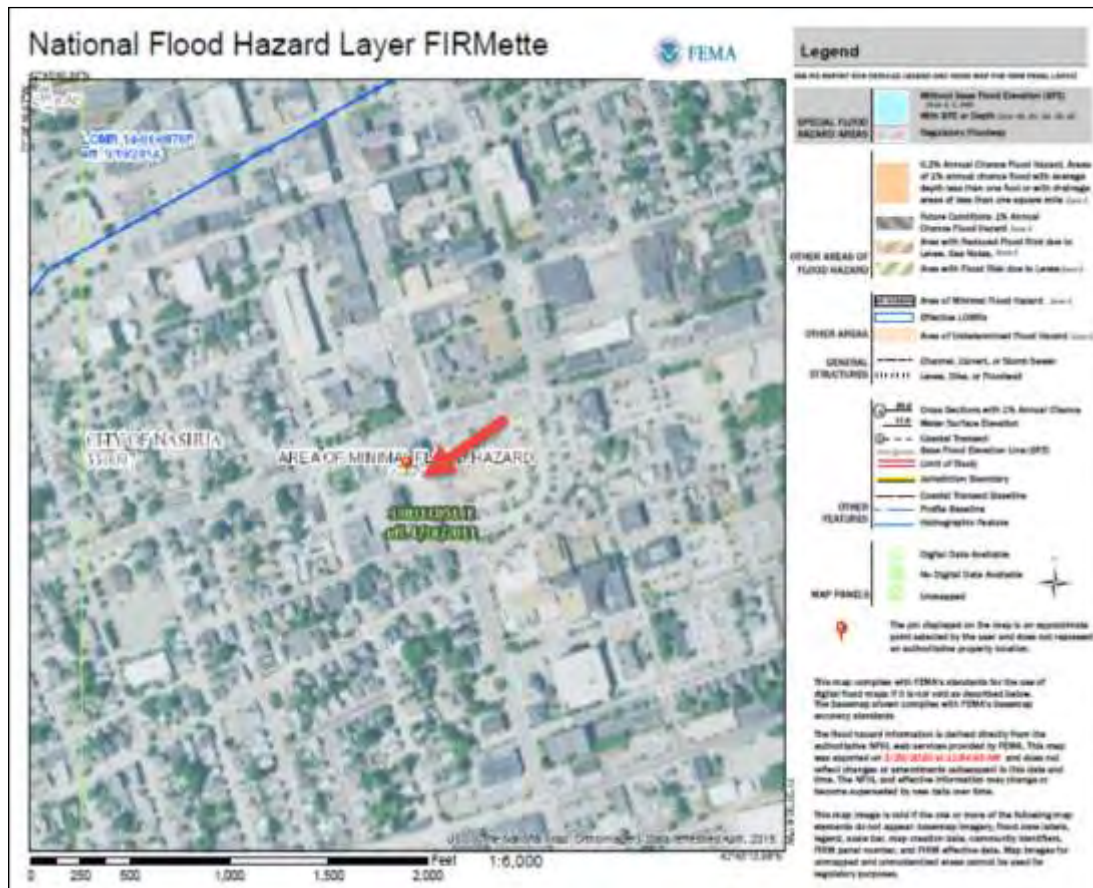
Existing use and subject improvements conform.

ZONING MAP



TAX MAP





PROPERTY DESCRIPTION

Site Data – Subject site is rectangle in shape and located in the Nashua Downtown District D1/MU Zone. The site is bordered on the east by Main Street with 60+/- feet of frontage and on the west by Maple Street with 54+/- feet of frontage. There is a sidewalk on Main Street. The site contains 10,002+/- square feet (0.23+/- acre) with the building taking up 82% of the lot. The site is at road grade and served by municipal water, sewer, and natural gas.

While subsoil conditions are unknown, they are believed capable of supporting commercial development with no abnormal settlement noted for existing improvements nearby. Subject property does not lie within a flood hazard area, according to FEMA Flood Insurance Map No. 33011C0514E, dated April 18, 2011. While the appraiser lacks specific knowledge and experience with respect to detection and measurement of hazardous substances, site inspection would suggest the site is “clean” and free of any hazardous waste, although it is recommended that such a study be undertaken by a qualified expert in that field prior to acquisition and/or sale of the property.

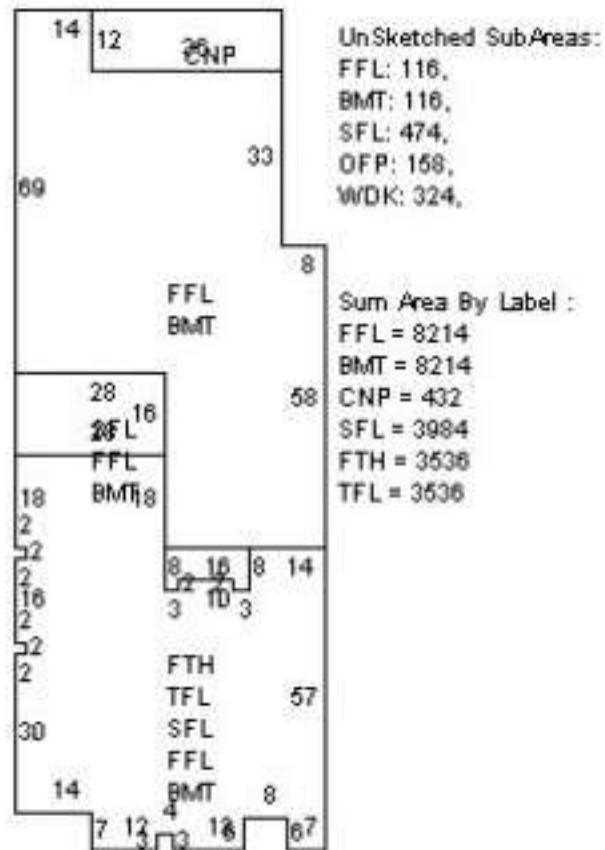
There are no known adverse easements or restrictions on the site.

Description of Improvements – The subject is a four-story brick and masonry building that was originally constructed in 1900. The building has a gross building area of 19,860 square feet with all 8,330 on the first-floor unfinished (this floor has been unfinished and uninhabitable for several years). The 11,530 square feet on floors two through four are dedicated to apartments. The basement has 8,330 square feet with a concrete floor, a mixture of stone, brick and concrete foundation/walls. The structure has a flat membrane roof, fixed windows in the unfinished space, and double hung windows on floors two through four (approximately half of the windows have been replaced in the last ten years; the other half are approaching the end of their life expectancy). The building at 243 Main Street has 100% electric heat, but buildings at 245 and 247 Main Street have gas-fired heat. The basement also houses the hot water tanks for the

entire building along with several electrical panels of various ages and the mechanical room for the elevator. The structure shares its outer north wall with a connecting building.

Twelve apartments occupy floors two, three and four - with four apartments on each floor. There is one two-bedroom apartment (on the second floor) and 11 one-bedroom apartments, all accessible from an elevator or stairway that open to interior common hallways that have hardwood flooring and semi-flush lighting. Floors two, three and four each have a small 8 foot by 16 foot wood deck accessible via a common hallway. (Access to the decks on the date of inspection was not available to evaluate their condition). All 12 apartments have a kitchen, living room, and one bathroom. Two apartments (#34 on the third floor and #42 on the fourth floor) were inspected, but information from the property manager indicated all apartments have similar finishes and are in comparable condition as the two apartments inspected. Both apartment #34 and #42 have vinyl flooring in the kitchen and bathroom, and hardwood flooring in the living room and bedroom. Walls are drywall and ceilings are drop-tile. The kitchen has wood cabinets and Formica counters with appliances. Bathroom consists of a tub/shower combination, single sink, and toilet. There is flush mount lighting throughout. Apartments have electric baseboard heating.

FLOOR PLAN



PHOTOGRAPHS



Front of Subject on Main Street

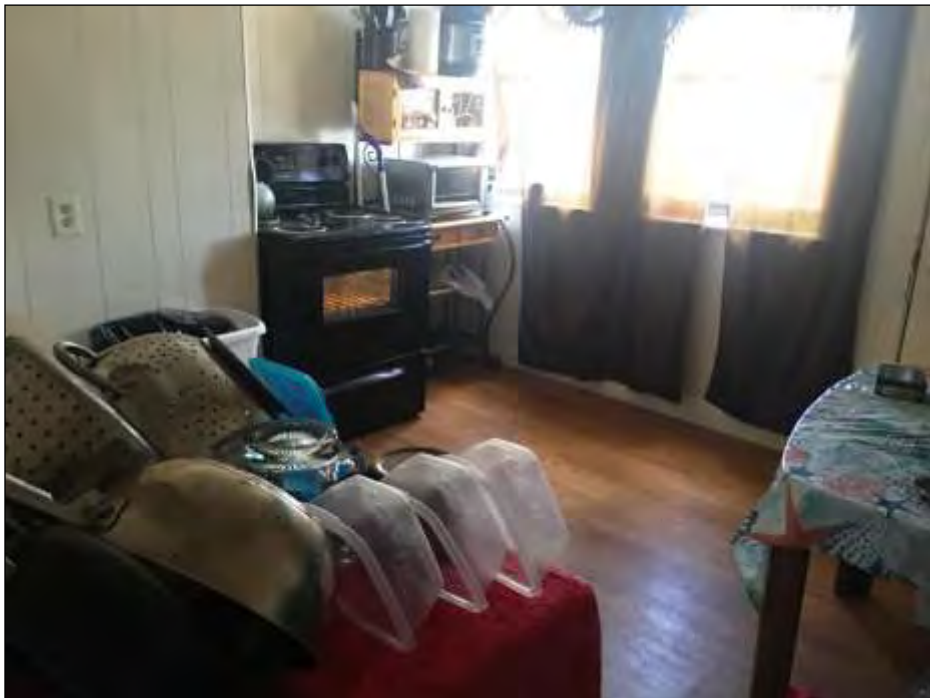


South Side of Building

PHOTOGRAPHS



East Side of Building



Apartment #36 Kitchen

PHOTOGRAPHS



Apartment #36 Living Room



Apartment #42 Kitchen

PHOTOGRAPHS



Apartment #42 Living Room



245 and 247 Main Street Unfinished Space

PHOTOGRAPHS



245 and 247 Main Street



Street View Looking North, Subject on Left

PHOTOGRAPHS



Street View Looking South, Subject on Right

Camela D. Laughlin



Return to:
Pruitt & Prolsen, P.A.
Account No. 1026



WARRANTY DEED

Main and West Hollis, LLC, a New Hampshire limited liability company with a principal place of business at 30 Sanctuary Pond Road, Cohasset, Massachusetts, for consideration paid grants to **MWH Holdings, LLC**, a New Hampshire limited liability company with a business address of 253 Main Street, Nashua, Hillsborough County, State of New Hampshire with WARRANTY COVENANTS, the following described premises:

A. 243 Main Street, Nashua, Hillsborough County, New Hampshire

Two (2) certain tracts or parcels of land, with buildings thereon, situate on Main Street, Nashua, County of Hillsborough, State of New Hampshire, bounded and described as follows:

TRACT I

A certain parcel or tract of land situate in said Nashua, with the buildings thereon, on Main Street, being the southerly half of Pearson's Block lot, bounded and described as follows:

Commencing at a point on Main Street a distance of sixty (60') feet south of the intersection of Hollis Street with said Street, on the West side of Main Street; thence

1. In a southerly direction on said Main Street a distance of sixty (60') feet, more or less, to a stone set in the ground at land formerly of Andrews, but now of Seth D. Chandler; thence
2. Running westerly by said Chandler land a distance of one hundred eleven feet and two (111' 2") inches to a stone set in the ground at land formerly of Charles McGregor, now supposed to belong to Edward H. Wason; thence

3 Northerly by said Wason land a distance of sixty (60') feet, more or less, to land
formerly of John A. Spaulding, now supposed to belong to William E. Spaulding, to a point sixty
(60') feet distance and south from said Hollis Street; thence

4. Easterly by said Spaulding land to the point begun at on Main Street, being one
hundred and twelve (112') feet, more or less, in distance.

Said premises are subject to the privileges, rights and conditions which are written in the
deed of the premises to the late Charles Holman, recorded in Volume 467, Page 406, at the
Hillsborough County Registry of Deeds, that is to say:

Subject to the privilege of the owners of the property next west of the premises of
entering the sewer pipe located in February 1883 under the shed of the premises, and also subject
to a privilege to said owners to tap the water pipe as it was on the 14th day of February, 1879,
running from Main Street.

Subject also to the reservation found in said deed of Spaulding to said Holman, that is the
right of building a brick partition wall on the south side of his lot, on the north of this lot next to
the lot herein conveyed, one foot thick at the base and eight inches thick at the top of which one
half of the thickness may rest on the north side of this lot herein conveyed, the grantor hereunto
to have the rights granted to said Charles Holman by said John A. Spaulding to enjoy the use of
said wall for entering such parts of the frame of the building that he may erect on this lot as may
be proper and necessary therein and to support said building thereby.

Subject also to the reservation in said Spaulding deed of the right to enter and convey the
sewerage of the lot next north of this conveyed and of such buildings as may have been erected
thereon into the sewer pipes located in the ground of this lot deeded hereby, with the right to
enter in a reasonable way and repair the same when defective and needing repair or renewal.

This land is described in said recorded deed from Spaulding to Holman and is referred to
for description.

This land is further subject to an agreement made by Seth D. Chandler, John A.
Spaulding, and Charles Holman, recorded in Volume 859, Page 85, at said Registry of Deeds,
relating to limits of constructing buildings on the easterly side of the premises, by windows and
width of sidewalk, to which reference is made for details.

EXCEPTING AND RESERVING to the City of Nashua, a sidewalk tract restricted for
sidewalk purposes only, as recorded in deed of Annie A. Lamoy to City of Nashua, Volume
1269, Page 440, at said Registry of Deeds.

TRACT II

Also a certain tract or parcel of land, with the buildings thereon, situate in said Nashua on the Easterly side of Maple Street, bounded and described as follows:

Beginning at a point on the Easterly side of said Maple Street at the northwest corner of the premises herein conveyed, at land of A. J. Goodman & Son, Inc., said point being on the Northerly line, as extended Westerly to said Maple Street, of Lamoy Realty Corp.'s other premises situated just easterly of the premises herein conveyed and known as the Holman Block; thence running

1. Southerly by and along the Easterly line of said Maple Street to land now or formerly of Sullivan, formerly of Chandler and formerly of Andrews; thence running
2. Easterly by and along said Sullivan land a distance of sixty-seven and one-half ($67 \frac{1}{2}$) feet, more or less, to said land of Lamoy known as the Holman Block; thence running
3. Northerly, by and along said Lamoy land, a distance of sixty (60') feet, more or less, to the northwest corner of Lamoy's land known as the Holman Block and the northeast corner of the premises herein conveyed; thence running
4. Westerly by and along other land of Goodman, and on a line parallel with the second course mentioned hereinabove, and on the northerly line extended of Lamoy's said premises known as the Holman Block, to the point of beginning.

Being the same premises as conveyed in deed of A. J. Goodman & Son, Inc. to Lamoy Realty Corp., dated March 7, 1956, and recorded in Volume 1458, Page 477, at said Hillsborough County Registry of Deeds.

EXCEPTING AND RESERVING from the last description above a certain tract or parcel of land with the buildings thereon, if any, in Nashua, bounded and described as follows:

Beginning at a point on the easterly side of Maple Street at the southwest corner of the premises of Goodman herein; thence

1. Running in a southerly direction along said easterly line of Maple Street on land of Lamoy a distance of six (6') feet to a point; thence

2. Turning at right angles and running in an easterly direction along said land of Lamoy and parallel to the southerly boundary of Goodman's land a distance of forty-seven (47) feet to a point; thence

3. Turning at right angles and running in a northerly direction a distance of six (6) feet to said southerly boundary of land of Goodman; thence

4. Running along said southerly boundary of said Goodman land in a westerly direction a distance of forty-seven (47) feet to the place of beginning.

Meaning and intending the same premises as conveyed to the within grantor by deed dated January 9, 2014 recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1338.

B. 237 (aka 235-241) Main Street, Nashua, Hillsborough County, New Hampshire

A certain tract of land with the buildings thereon situate in the City of Nashua, County of Hillsborough and State of New Hampshire on the west side of Main Street and the south side of Hollis Street in said Nashua, being more particularly bounded and described as follows:

Beginning at a point at the intersection of said Main Street and West Hollis Street at the northeasterly corner of the within described premises; then

1. S 72E 20' W along the southerly line of said West Hollis Street a distance of 171.65 feet to an iron stake set in the ground at a point in the easterly line of Maple Street; then
2. S 17E 40' E along the easterly line of said Maple Street a distance of 66 feet to a stone bound at land now or formerly of Lamoy Realty; then
3. North 72E 20' E a distance of 47 feet along land now or formerly of Lamoy Realty to an iron pin set in the ground; then
4. N 17E 40' W a distance of 6 feet to an iron pin; then
5. N 72E 20' E along land now or formerly of Lamoy Realty a distance of 123.61 feet to a point at the westerly line of Main Street; then
6. N 17E 40' W along the westerly line of said Main Street, a distance of 61.0 feet to the point of beginning.

Excepting therefrom land granted to the City of Nashua by deed of Abraham J. Goodman dated August 21, 1950, and recorded in the Hillsborough County Registry of Deeds at Book 1269, Page 442.

Meaning and intending to convey the same premises conveyed to the within grantor dated January 9, 2014 and recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1322.

Dated this 30th day of December, 2014

MAIN AND WEST HOLLIS, LLC

A. Sookiasian

By: _____, Manager

Duly Authorized

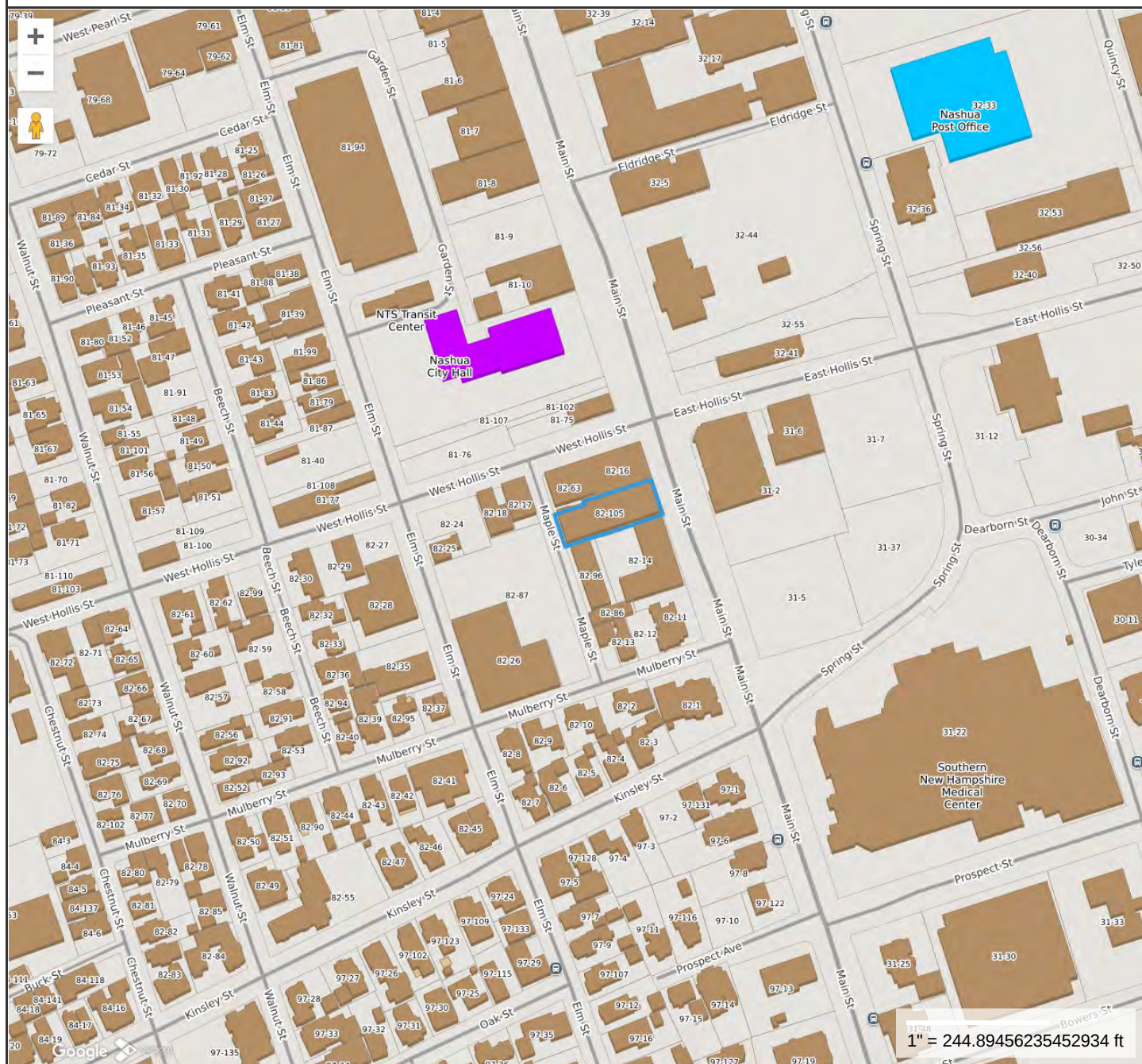
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 30th day of December, 2014, before me, the undersigned officer, personally appeared Ahmar Sookiasian, the duly authorized Manager of Main and West Hollis, LLC (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of said limited liability company.



Jeanne Dougherty
Notary Public/Justice of the Peace
My Commission Expires: 2-28-2019

243-247 MAIN ST., NASHUA, NH

**Property Information**

Property ID 82-105|19046|315
Location 243-247 MAIN ST 15
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

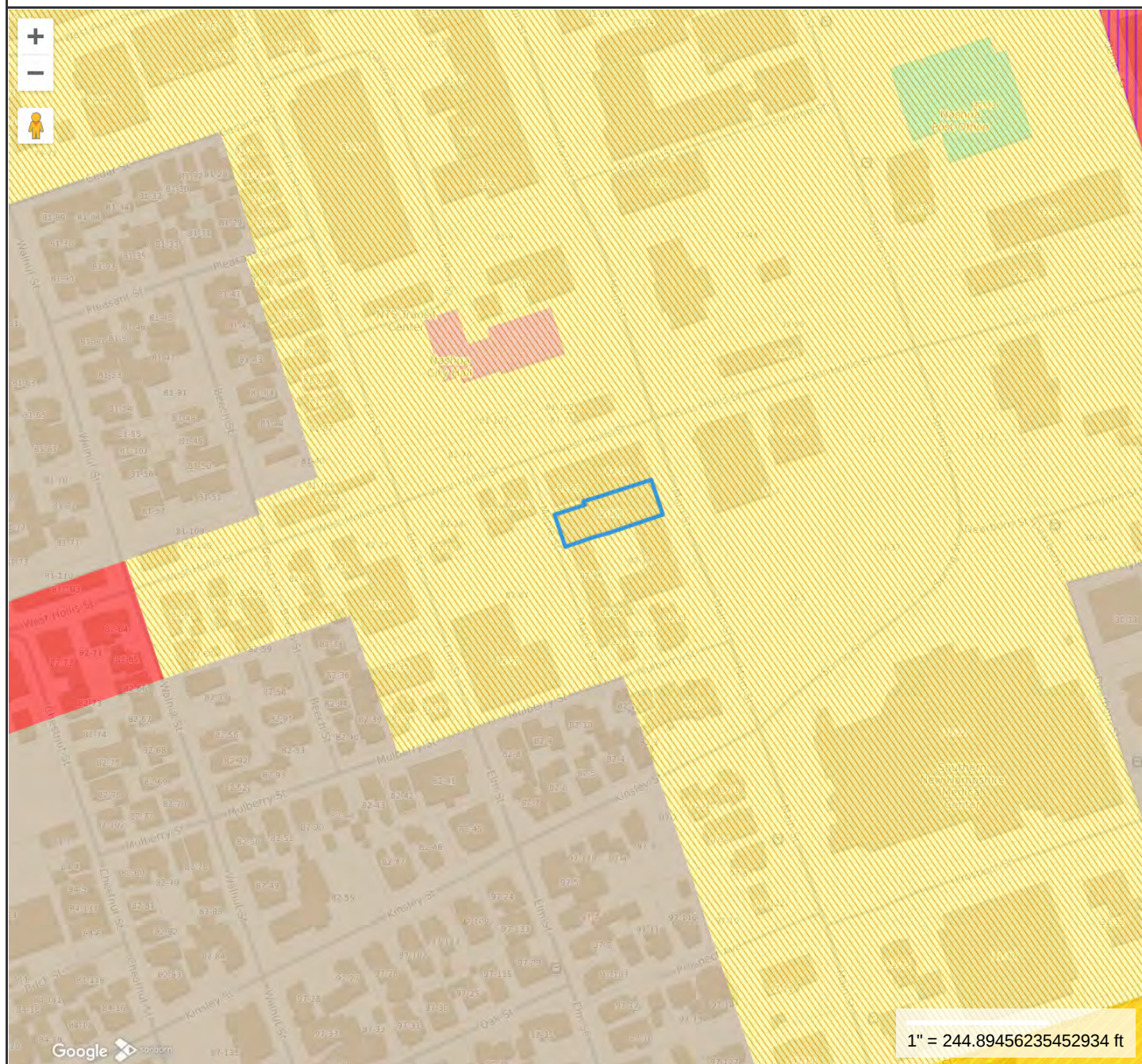
Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

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243-247 MAIN ST., NASHUA, NH - ZONING

**Property Information**

Property ID 82-105|19046|315
Location 243-247 MAIN ST 15
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
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Geometry updated 02/25/2025
Data updated 01/30/2025

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this resource.

Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

243-247 MAIN ST., NASHUA, NH - ECONOMIC



Property Information

Property ID 82-105|19046|315
Location 243-247 MAIN ST 15
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

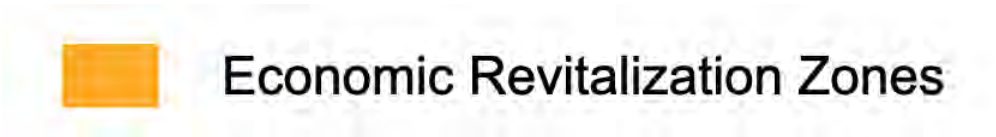
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Geometry updated 02/25/2025
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Map Theme Legends

Economic Revitalization Zones



NRPC GIS

Federal Economic Incentives

-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)

11AM: 235-241 MAIN ST. & 4-10 W. HOLLIS ST.
NASHUA, NH

Comments

Parcel ID 0082-00016

Reviewed property for older BP's GR 22 --- 7/21: 7 STAR SPORTS BAR --- Closed out '18BP for which no permit was left in the bldg dept. file -DD 4/21. CHG T&G TO MEMBRANE GR 20 --- Former convenience store was transformed into a storefront mission church. Closed-out '14BP=\$1k for modest remodeling. No need to chg LUC. DD 4/15. 8/27/10: 3-COMM UNITS 1ST FLR & 8-RESID UNITS UPPER FLRS; CORR UNITS/ROOM LISTS & K&B COUNT; DELETED UNWARRANTED FUNC ADJ. RG-- GOODMAN BLDG 3 RET=BAS 5-1BR & 3-2BR APTS up 1 BATH EA 39% CW FUNC=LAYOUT/ECO=INC ADJ 2/95 OREO SALE \$277,500 INCL 82Q/63Q .10 EcoObsol removed 6/00

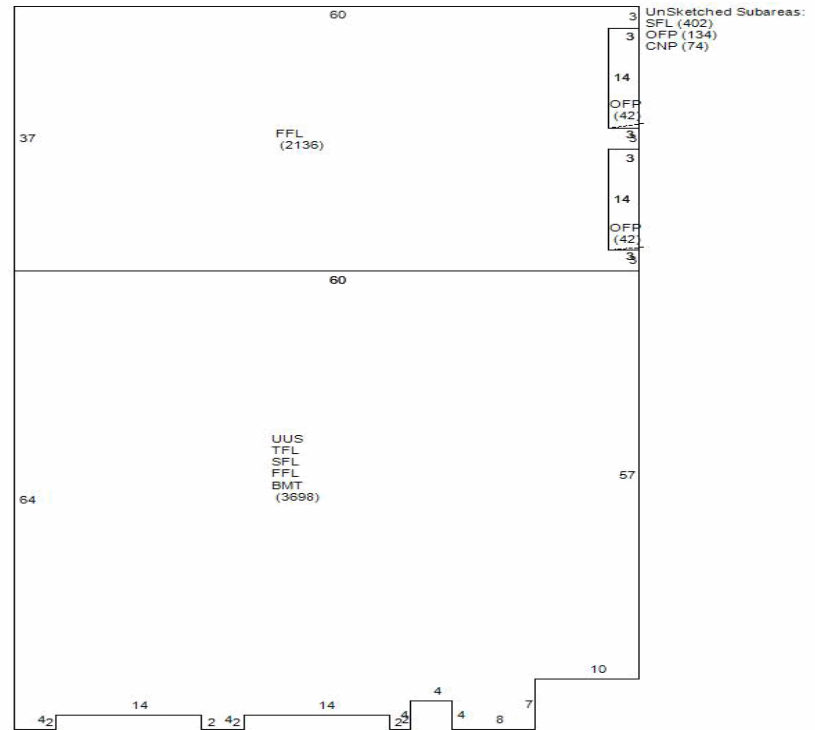
Exterior Information				Bath Features			Depreciation			
Type	80 - STORES/APT C			Full Bath	8	F - FAIR	Phys Con	AV - Average		40
Stry Hght	4 - 4 STORIES			Add Full	0		Functional	L - LAYOUT		10
(Liv) Units	11		Tot 11	3/4 Bath	0		Economic			
Found	3 - BRK/STONE			Add 3/4	0		Special			
Frame	3 - CONCRETE			1/2 Bath	0		Override			
P. Wall	7 - BRICK			Add 1/2	0					
Sec Wall			0%	Other Fix	0		Total			46%
Roof Str	4 - FLAT			Other Features			Grade	C - AVERAGE		
Roof Cvr	11 - MEMBRANE			Kitchens	8	F - FAIR	Year Blt	1890	Eff Yr	
Color	TAN BRICK			Add Kit.	0		Alt LUC			
Interior Information				Condo Information			Juris			
Avg Ht / Ft	10.00			Location			Con Mod			
P. Int Wall	2 - PLASTER			Tot Units			L. Sum			

Interior Information			Condo Information	
Avg Ht / Ft	10.00		Location	
P. Int Wall	2 - PLASTER		Tot Units	
Sec Int Wall			Floor	
Partition	T - TYPICAL		% Own	
P. Floor	4 - CARPET		Name	

Sec Floor	5 - LINO/VINYL	20%	Calc Ladder			
Bmt Floors			Base Rate	167.00	Depr %	46%
Electric	3 - TYPICAL		Size Adj	0.56924	Depr	892,691
Insulation	2 - TYPICAL		Con Adj	0.87699	Depr'd Total	1,047,941
Int Vs Ext			Adj Prc	\$83.37	Juris Ft.	1.0000
Heat Fuel	2 - GAS		Grade Ft.	1.00000	Spec. Features	\$600
Heat Type	5 - STEAM		Other Feat	\$108,000	Final Total	\$1,048,500
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	AC %	NBC Infl	1.0000	Assessed Val	\$1,048,500
Sol HW %		Ctrl Vac %	LUC Ft.	1.0000	Total \$/SF	\$76.91
Com Wall %	50	Sprink %	Adj Tot (RCN)	1,940.632	Undepr \$/SF	83.37000

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
CLR1	COOLER	A	S	1	48.00	A	AV	1972	20.00	T	40%		1		1		1	600
Building Totals		Yard Item Appr									Special Feature Appr			600				600
Parcel Totals		Yard Item Appr									Special Feature Appr			600				600



Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	5,834	5,834	5,834	5,834	83.37	486,381
SFL	SECOND FLR	4,100	4,100	4,100	4,100	145.90	598,190
TFL	THIRD FLR	3,698	3,698	3,698	3,698	145.90	539,538
UUS	UNF UP STRY	3,698	3,698	0	3,698	33.35	123,328
OPF	OPEN FRM PRC	218	218	0	0	25.93	5,654
BMT	BASEMENT	3,698	3,698	0	0	20.84	77,066
CNP	CANOPY	74	74	0	0	33.72	2,495
	Building Totals	21,320	21,320	13,632	17,330		1,832,653
	Parcel Totals	21,320	21,320	13,632	17,330		1,832,653

8 Res Breakdown

8	Floor	No. Unit	Rooms	Bdrms
4		5		1
6		3		2
5				
	Bld Total	8	0	11
3	Prcl Total	8	0	11

3 Image



Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Bld: 6111 | Seq: 1 | Year: 2024 | Data As Of Date: 11/19/2024 | User: Apro | DB: Assess50Nashua

AERIAL VIEW



CITY AND NEIGHBORHOOD DATA

The Subject is located in the city of Nashua is a mid-sized, urban center located at the gateway of southern New Hampshire, about 40 miles northwest of Boston, Massachusetts. According to the US Census Bureau, Nashua had a population of 86,494 in 2010, approximately the same as in 2000 at 86,605. The City is bordered on the east by the Merrimack River. Nearest towns include: Hollis to the west, Amherst to the northwest, Merrimack to the north, Litchfield to the northeast, Hudson to the east, Tyngsborough, Massachusetts to the southeast, Dunstable, Massachusetts to the south and Pepperell, Massachusetts to the southwest.

Nashua has large commercial districts along Route 101A (Amherst Street) and Route 3A (Daniel Webster Highway) and is home to several technical companies such as BAE Systems, Hewlett-Packard, and Nashua Corporation. These large commercial districts are also shopping havens attracting many people from Massachusetts taking advantage of sales-tax-free New Hampshire.

The city has completed what many locals call the “Broad Street Parkway,” a major highway development that connects Nashua’s Welcome Center off Route 3 at Exit 6 to the city’s downtown area (“Tree Streets” neighborhood), with the goal of easing traffic congestion and opening up Nashua’s old millyard as part of the city’s economic development. The new Parkway has provided a third crossing of the Nashua River, and a way for traffic to avoid Library Hill, a busy downtown intersection.

Nashua’s downtown is a regional commercial, entertainment, and dining destination. Recent plans have incorporated the Nashua River into the design of a pedestrian-friendly walkway, to preserve and build upon “Walking Main Street” and its walkable, vibrant, and safe character. The Nashua Riverwalk is a large, public/private venture funded through the use of Tax Increment Financing (TIF) to foster the mix of retail, offices, and restaurants, working towards the goal of the “twenty-four-hour city.”

The city is currently working the Renaissance Downtowns to develop a mixed commercial and residential development on 26 acres of city and privately-owned land off Bridge Street. A riverfront location and proximity to downtown have made the site attractive to developers. The

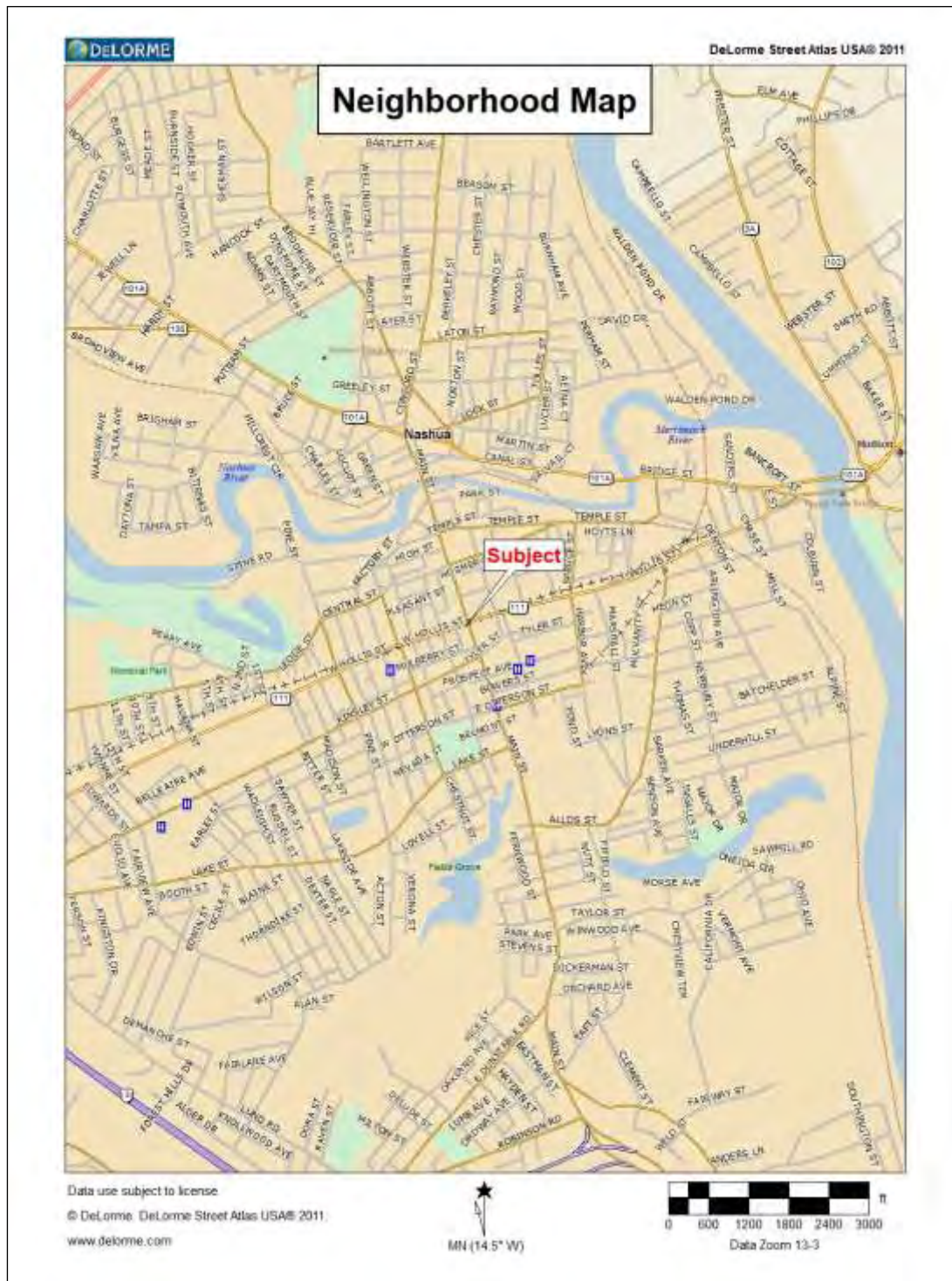
property lies along the Nashua and Merrimack Rivers near Veterans Memorial Bridge, the eastern gateway to the city.

The Subject is located on the corner of a lighted intersection at Main Street and West Hollis Street in the busy downtown area. It is surrounded by other mixed-use properties with multi-family, retail, restaurant, and professional office space. The Subject is located within walking distance to all the downtown amenities as well as a public bus stop.





NEIGHBORHOOD MAP



ZONING

The Subject lies in the D1/MU Zoning District in Nashua, NH. The “D” districts consist of the Downtown and surrounding business area. These are mixed use (MU) districts, would permit some apartment and multi-family uses as well as commercial and institutional uses. The “D” districts are pedestrian oriented as opposed to automobile oriented. These districts include many of Nashua’s historic structures.

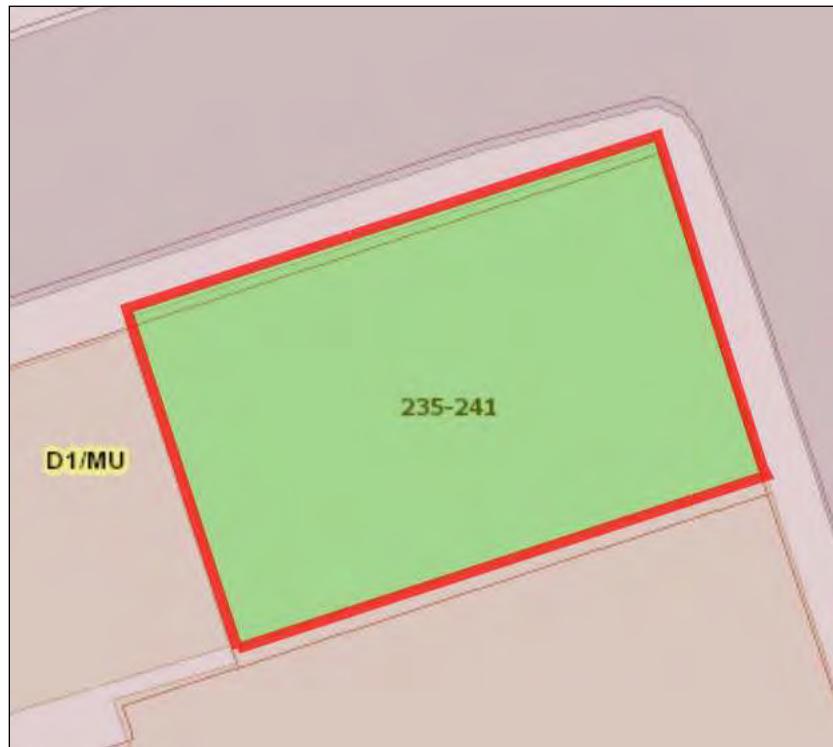
Permitted uses within the “D-1” district are elderly housing, multi-family dwellings with three or more units, single-room occupancy units, boarding houses, hotels and motels, auto and truck rental, banks without drive-through, restaurants without drive-through facilities, various retail uses, shopping centers up to 25,000 square feet, and various office buildings. No elderly detached single-family residences are allowed. Nursing care facilities are not permitted in this district. Specifically permitted are elderly housing establishments that offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.

There is no minimum lot area, no minimum lot width, no minimum frontage and no minimum depth. There are no open space requirements, and there are no maximum floor area ratios. Front setbacks are 10 feet maximum, side setbacks are 10 feet maximum, and rear setback is 10 feet minimum. A minimum height of two stories shall be required for all new structures (not including additions) even if the building contains only one functional story. Maximum building height is 90 feet or maximum of six stories.

No off-street parking is permitted between the principle structure and the street. Surface parking areas shall not adjoin a street but may adjoin an alley. Surface parking shall be located to the rear of the buildings. Underground parking is permitted.

Existing use and subject improvements conform.

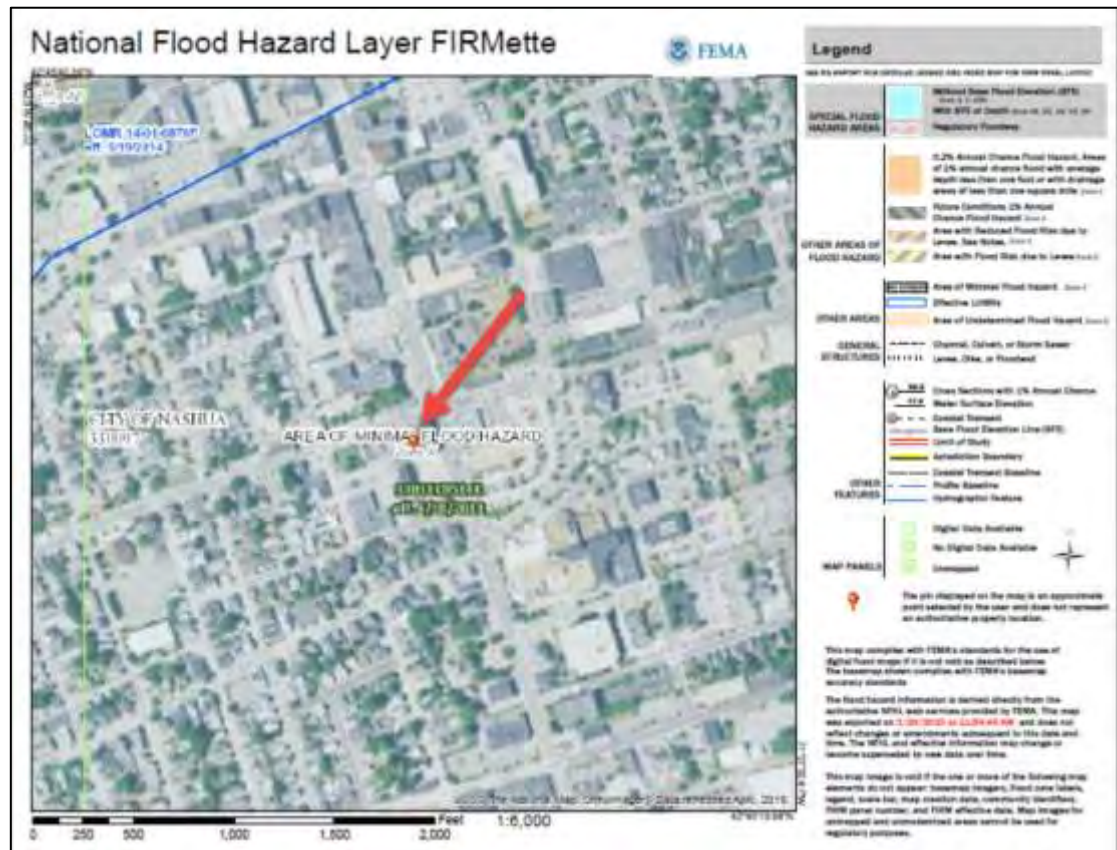
ZONING MAP



TAX MAP



FLOOD MAP



PROPERTY DESCRIPTION

The following will serve as an abridged description of the subject property. The material is not exhaustive and is intended only as appraisal background.

Site Data - Subject site is rectangle in shape. The site is bordered on the east by Main Street with 112+/- feet of frontage and on the north by West Hollis Street with 95+/- feet of frontage. There is a sidewalk on both Main Street and West Hollis Street. The site contains 9,420+/- square feet (0.217+/- acre) with the building taking up 94% of the lot. The site is at road grade and served by municipal water, sewer, and natural gas.

While subsoil conditions are unknown, they are believed capable of supporting commercial development with no abnormal settlement noted for existing improvements nearby. Subject property does not lie within a flood hazard area, according to FEMA Flood Insurance Map No. 33011C0514E, dated April 18, 2011. While the appraiser lacks specific knowledge and experience with respect to detection and measurement of hazardous substances, site inspection would suggest the site is “clean” and free of any hazardous waste, although it is recommended that such a study be undertaken by a qualified expert in that field prior to acquisition and/or sale of the property.

There are no known adverse easements or restrictions on the site.

Description of Improvements – The subject at 235-241 Main Street is a four-story brick and masonry building that was originally constructed in 1890. The portion at 4 West Hollis Street is a single-story building, built at a later unknown date. The building has a gross building area of 13,138 square feet with all 5,340 on the first floor being common space and retail space and 7,798 on floors two and three dedicated to eight apartments (five one-bedroom and three two-bedroom). The fourth-floor attic consists of 3,698 square feet of unfinished space. The basement has 3,698 square feet with a concrete floor, stone foundation/walls with an approximately 5 foot wall height. The structure has a flat tar and gravel roof, double hung windows on floors two through four, and fixed windows in the retail space. The building is heated by a gas fired boiler, which is housed in the basement along with five hot water tanks and electrical panel. The building is air conditioned on the first floor only (there are fixed air conditioner units in the apartment windows, but all have

been discontinued.) The structure shares 50% of its outer wall space with connecting buildings; both the south wall and west wall connect to adjacent buildings. The rent roll from the owner is:

The commercial space on the first floor contains three units. The unit along the south exterior wall contains 865 square feet and is currently being used as a sandwich shop called Saigon Sandwich. The space consists of a small dining area for patrons, a commercial kitchen, and one bathroom. There is vinyl flooring, drywall walls and drop-tile ceiling with troffer lighting throughout. The two units along the east exterior wall in the northeast corner have been combined and total 2,451 square feet. The space is currently housing a sports bar called 7 Star Pizza with a commercial kitchen, dining area, approximately 20 foot long bar, function room with billiard tables, and three bathrooms. The space contains a mixture of commercial carpeting and vinyl flooring, drywall walls, and drop-tile ceilings with a mixture of troffer and drop lighting. Access to a section of the basement is located in this space. The unit along the west exterior wall contains 2,024 square feet and is currently being used as a restaurant called Slade's with a commercial kitchen, dining area, approximately 20 foot long bar and two bathrooms. The space contains vinyl flooring, drywall walls, and drop-tile ceiling with a mixture of troffer and drop lighting. Access to the other section

of the basement is located in this space. I was unable to enter this portion of the basement on the date of inspection. The property manager indicated that the heating system, hot water tanks, and electrical panels are in this space that serve the restaurant above as well as the adjacent/connecting building at 10 West Hollis Street.

Eight apartments occupy floors two and three: four apartments on level two and four on level three. There are 3 two-bedroom apartments and 5 one-bedroom apartments; all accessible from interior common hallways that have hardwood flooring and semi-flush lighting. All eight apartments have a kitchen, living room, and one bathroom. Only one apartment (#2 on the second floor) was available for inspection, but information from the property manager indicated all apartments have similar finishes and in are in comparable condition as the apartment inspected. Apartment #2 has vinyl flooring in the kitchen and bathroom, and hardwood flooring in the living room and two bedrooms. Walls are drywall and ceilings are drop-tile. The kitchen has wood cabinets and Formica counters with slightly dated appliances. Bathroom consists of a tub/shower combination, single sink, and toilet. There is flush mount lighting throughout. Apartments have forced hot water baseboard heat with natural gas.

The top floor (fourth floor) is 3,698 square feet of unfinished attic space (which was not accessible on the day of inspection).



PHOTOGRAPHS



Subject from Across Main Street



North Side of Building on West Hollis Street

PHOTOGRAPHS



Street View Looking North



Street View Looking South

PHOTOGRAPHS



Retail Entrances on Main Street

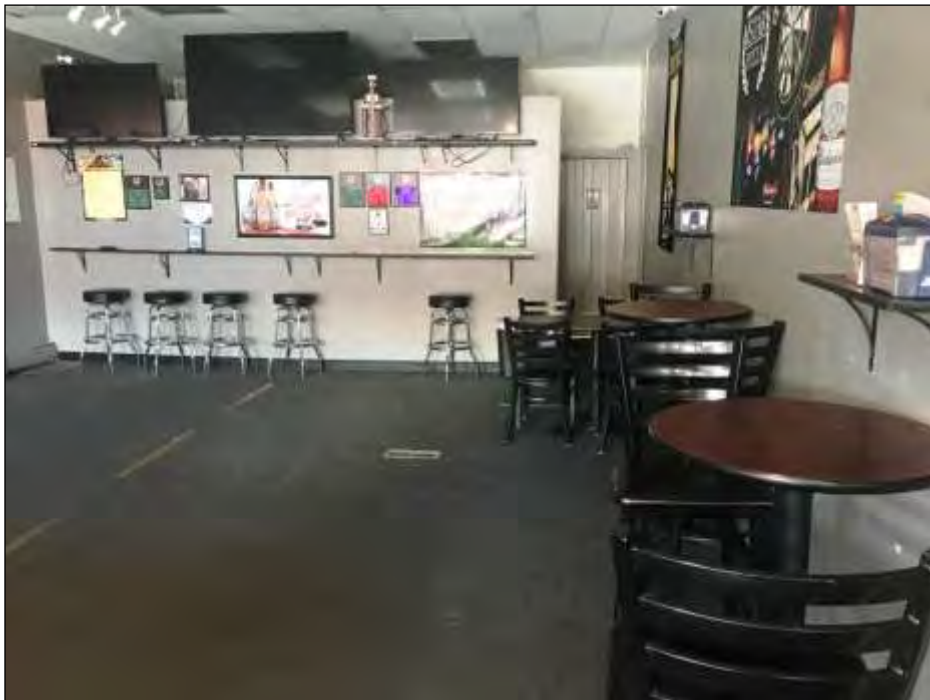


Bar at Sports Bar (7 Star Pizza)

PHOTOGRAPHS



Sports Bar Kitchen



Sports Bar Lounge

PHOTOGRAPHS



Billiards Tables



Restroom Area



PHOTOGRAPHS



Sandwich Shop Kitchen (Saigon Sandwich)



Sandwich Shop Dining Area

PHOTOGRAPHS



View of 4 West Hollis Street (Slade's) from Across West Hollis Street



Bar Area of Slade's Restaurant

PHOTOGRAPHS

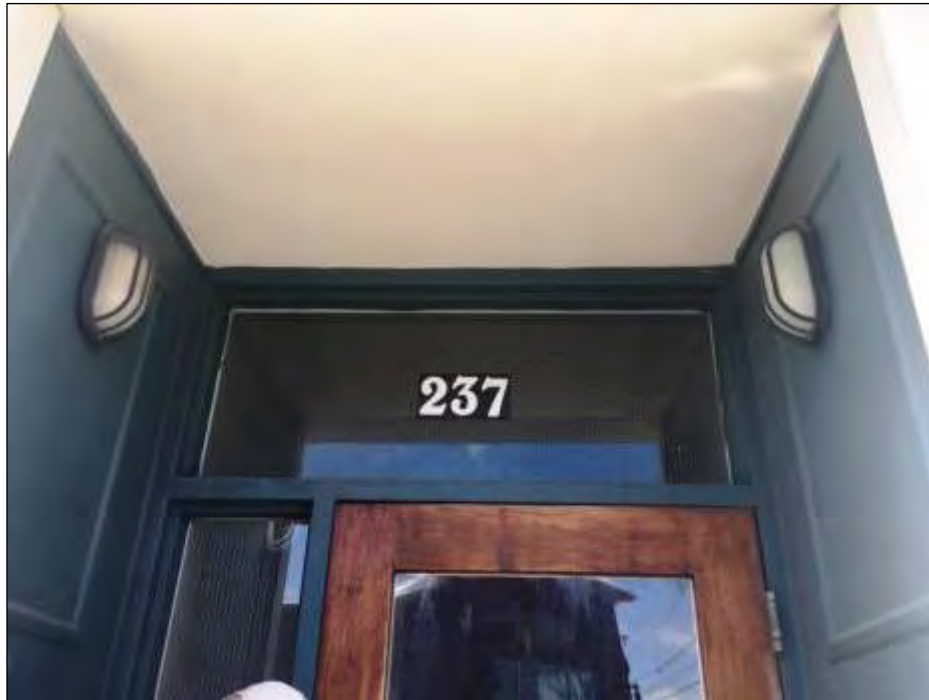


Dining Area in Slade's Restaurant

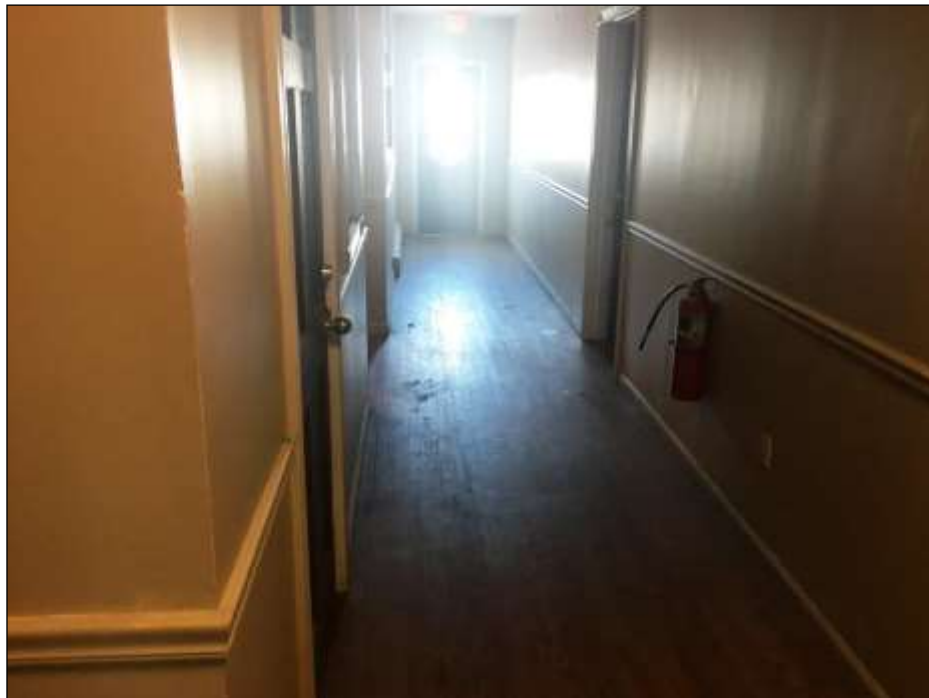


Bathroom Area in Slade's Restaurant

PHOTOGRAPHS



Apartment Entrance at 237 Main Street



Second Floor Hallway

PHOTOGRAPHS



Apartment #2 Living Room



Apartment #2 Kitchen

Photos March 24, 2020

Camela D. Laughlin



Return to:
Pruitt & Prolsen, P.A.
Account No. 1026



WARRANTY DEED

Main and West Hollis, LLC, a New Hampshire limited liability company with a principal place of business at 30 Sanctuary Pond Road, Cohasset, Massachusetts, for consideration paid grants to **MWH Holdings, LLC**, a New Hampshire limited liability company with a business address of 253 Main Street, Nashua, Hillsborough County, State of New Hampshire with WARRANTY COVENANTS, the following described premises:

A. 243 Main Street, Nashua, Hillsborough County, New Hampshire

Two (2) certain tracts or parcels of land, with buildings thereon, situate on Main Street, Nashua, County of Hillsborough, State of New Hampshire, bounded and described as follows:

TRACT I

A certain parcel or tract of land situate in said Nashua, with the buildings thereon, on Main Street, being the southerly half of Pearson's Block lot, bounded and described as follows:

Commencing at a point on Main Street a distance of sixty (60') feet south of the intersection of Hollis Street with said Street, on the West side of Main Street; thence

1. In a southerly direction on said Main Street a distance of sixty (60') feet, more or less, to a stone set in the ground at land formerly of Andrews, but now of Seth D. Chandler; thence
2. Running westerly by said Chandler land a distance of one hundred eleven feet and two (111' 2") inches to a stone set in the ground at land formerly of Charles McGregor, now supposed to belong to Edward H. Wason; thence

3 Northerly by said Wason land a distance of sixty (60') feet, more or less, to land
formerly of John A. Spaulding, now supposed to belong to William E. Spaulding, to a point sixty
(60') feet distance and south from said Hollis Street; thence

4. Easterly by said Spaulding land to the point begun at on Main Street, being one
hundred and twelve (112') feet, more or less, in distance.

Said premises are subject to the privileges, rights and conditions which are written in the
deed of the premises to the late Charles Holman, recorded in Volume 467, Page 406, at the
Hillsborough County Registry of Deeds, that is to say:

Subject to the privilege of the owners of the property next west of the premises of
entering the sewer pipe located in February 1883 under the shed of the premises, and also subject
to a privilege to said owners to tap the water pipe as it was on the 14th day of February, 1879,
running from Main Street.

Subject also to the reservation found in said deed of Spaulding to said Holman, that is the
right of building a brick partition wall on the south side of his lot, on the north of this lot next to
the lot herein conveyed, one foot thick at the base and eight inches thick at the top of which one
half of the thickness may rest on the north side of this lot herein conveyed, the grantor hereunto
to have the rights granted to said Charles Holman by said John A. Spaulding to enjoy the use of
said wall for entering such parts of the frame of the building that he may erect on this lot as may
be proper and necessary therein and to support said building thereby.

Subject also to the reservation in said Spaulding deed of the right to enter and convey the
sewerage of the lot next north of this conveyed and of such buildings as may have been erected
thereon into the sewer pipes located in the ground of this lot deeded hereby, with the right to
enter in a reasonable way and repair the same when defective and needing repair or renewal.

This land is described in said recorded deed from Spaulding to Holman and is referred to
for description.

This land is further subject to an agreement made by Seth D. Chandler, John A.
Spaulding, and Charles Holman, recorded in Volume 859, Page 85, at said Registry of Deeds,
relating to limits of constructing buildings on the easterly side of the premises, by windows and
width of sidewalk, to which reference is made for details.

EXCEPTING AND RESERVING to the City of Nashua, a sidewalk tract restricted for
sidewalk purposes only, as recorded in deed of Annie A. Lamoy to City of Nashua, Volume
1269, Page 440, at said Registry of Deeds.

TRACT II

Also a certain tract or parcel of land, with the buildings thereon, situate in said Nashua on the Easterly side of Maple Street, bounded and described as follows:

Beginning at a point on the Easterly side of said Maple Street at the northwest corner of the premises herein conveyed, at land of A. J. Goodman & Son, Inc., said point being on the Northerly line, as extended Westerly to said Maple Street, of Lamoy Realty Corp.'s other premises situated just easterly of the premises herein conveyed and known as the Holman Block; thence running

1. Southerly by and along the Easterly line of said Maple Street to land now or formerly of Sullivan, formerly of Chandler and formerly of Andrews; thence running
2. Easterly by and along said Sullivan land a distance of sixty-seven and one-half ($67 \frac{1}{2}$) feet, more or less, to said land of Lamoy known as the Holman Block; thence running
3. Northerly, by and along said Lamoy land, a distance of sixty (60') feet, more or less, to the northwest corner of Lamoy's land known as the Holman Block and the northeast corner of the premises herein conveyed; thence running
4. Westerly by and along other land of Goodman, and on a line parallel with the second course mentioned hereinabove, and on the northerly line extended of Lamoy's said premises known as the Holman Block, to the point of beginning.

Being the same premises as conveyed in deed of A. J. Goodman & Son, Inc. to Lamoy Realty Corp., dated March 7, 1956, and recorded in Volume 1458, Page 477, at said Hillsborough County Registry of Deeds.

EXCEPTING AND RESERVING from the last description above a certain tract or parcel of land with the buildings thereon, if any, in Nashua, bounded and described as follows:

Beginning at a point on the easterly side of Maple Street at the southwest corner of the premises of Goodman herein; thence

1. Running in a southerly direction along said easterly line of Maple Street on land of Lamoy a distance of six (6') feet to a point; thence

2. Turning at right angles and running in an easterly direction along said land of Lamoy and parallel to the southerly boundary of Goodman's land a distance of forty-seven (47') feet to a point; thence

3. Turning at right angles and running in a northerly direction a distance of six (6') feet to said southerly boundary of land of Goodman; thence

4. Running along said southerly boundary of said Goodman land in a westerly direction a distance of forty-seven (47') feet to the place of beginning.

Meaning and intending the same premises as conveyed to the within grantor by deed dated January 9, 2014 recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1338.

B. 237 (aka 235-241) Main Street, Nashua, Hillsborough County, New Hampshire

A certain tract of land with the buildings thereon situate in the City of Nashua, County of Hillsborough and State of New Hampshire on the west side of Main Street and the south side of Hollis Street in said Nashua, being more particularly bounded and described as follows:

Beginning at a point at the intersection of said Main Street and West Hollis Street at the northeasterly corner of the within described premises; then

1. S 72° 20' W along the southerly line of said West Hollis Street a distance of 171.65 feet to an iron stake set in the ground at a point in the easterly line of Maple Street; then
2. S 17° 40' E along the easterly line of said Maple Street a distance of 66 feet to a stone bound at land now or formerly of Lamoy Realty; then
3. North 72° 20' E a distance of 47 feet along land now or formerly of Lamoy Realty to an iron pin set in the ground; then
4. N 17° 40' W a distance of 6 feet to an iron pin; then
5. N 72° 20' E along land now or formerly of Lamoy Realty a distance of 123.61 feet to a point at the westerly line of Main Street; then
6. N 17° 40' W along the westerly line of said Main Street, a distance of 61.0 feet to the point of beginning.

Excepting therefrom land granted to the City of Nashua by deed of Abraham J. Goodman dated August 21, 1950, and recorded in the Hillsborough County Registry of Deeds at Book 1269, Page 442.

Meaning and intending to convey the same premises conveyed to the within grantor dated January 9, 2014 and recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1322.

Dated this 30th day of December, 2014

MAIN AND WEST HOLLIS, LLC

A. Sookiasian

By: _____, Manager

Duly Authorized

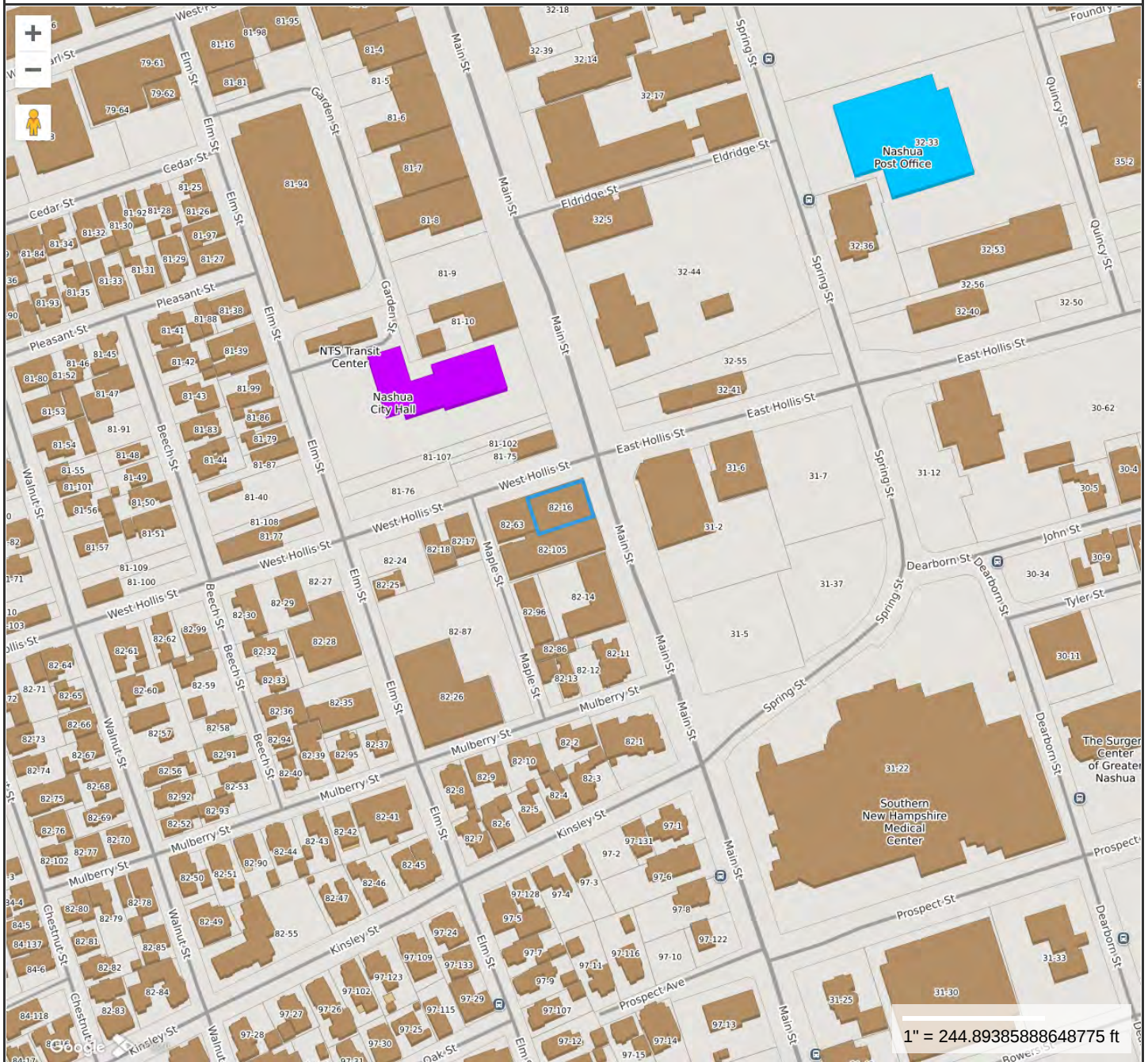
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 30th day of December, 2014, before me, the undersigned officer, personally appeared Ahmar Sookiasian, the duly authorized Manager of Main and West Hollis, LLC (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of said limited liability company.



Jeanne Dougherty
Notary Public/Justice of the Peace
My Commission Expires: 2-28-2019

235-241 MAIN ST., NASHUA, NH

**Property Information**

Property ID 82-16|13980|315
Location 235-241 MAIN ST
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

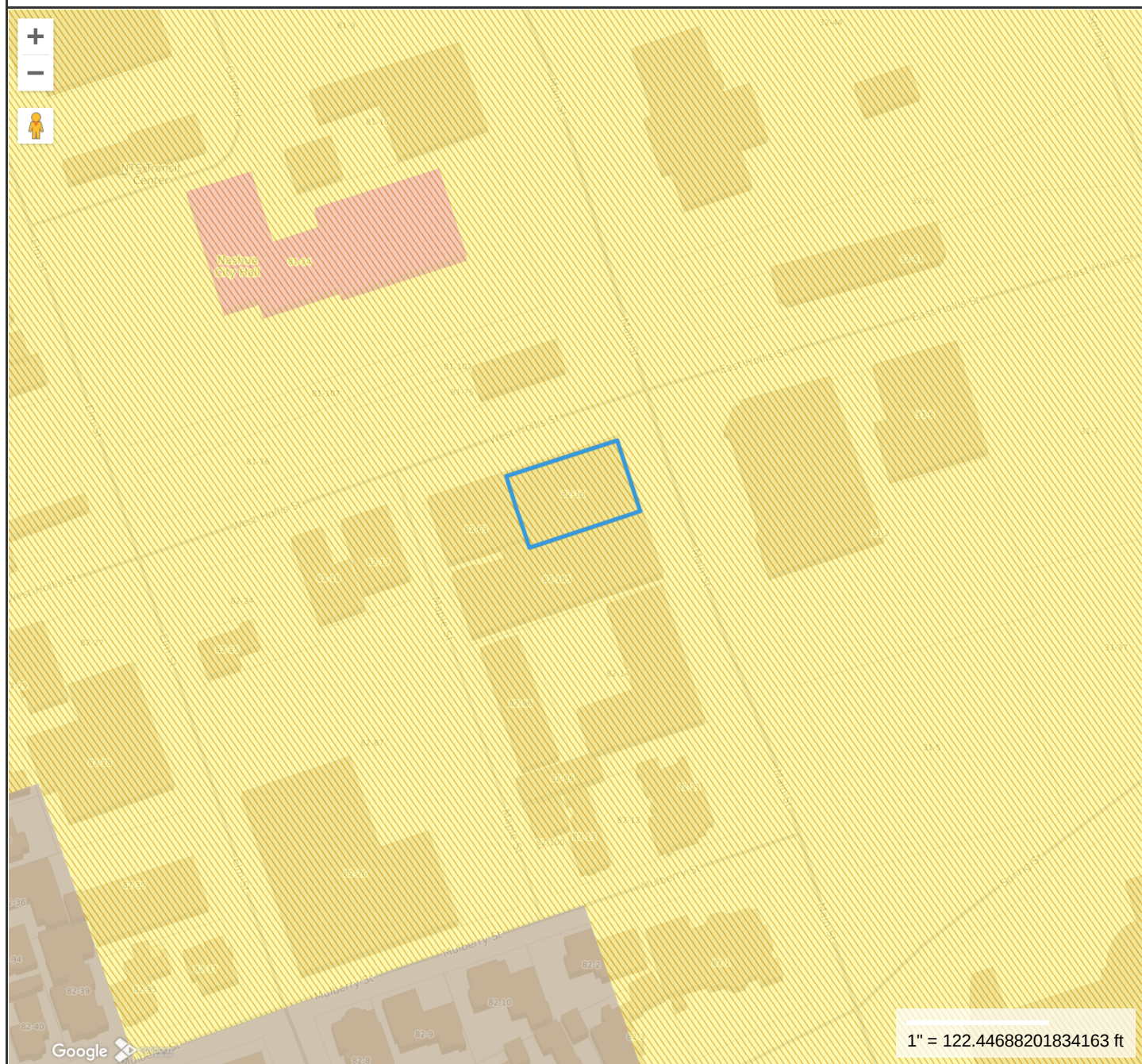
Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.



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this resource.

235-241 MAIN ST., NASHUA, NH - ZONING

**Property Information**

Property ID 82-16|13980|315
Location 235-241 MAIN ST
Owner MWH HOLDINGS LLC



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Geometry updated 02/25/2025
Data updated 01/30/2025

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Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

235-241 MAIN ST., NASHUA, NH - ECONOMIC

**Property Information**

Property ID 82-16|13980|315
Location 235-241 MAIN ST
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
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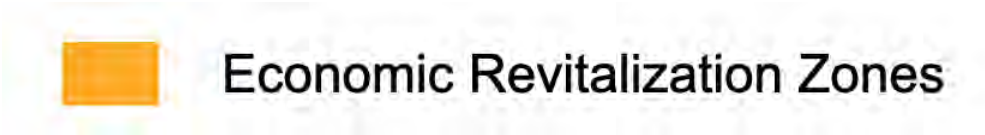
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Geometry updated 02/25/2025
Data updated 01/30/2025

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Map Theme Legends

Economic Revitalization Zones



NRPC GIS

Federal Economic Incentives

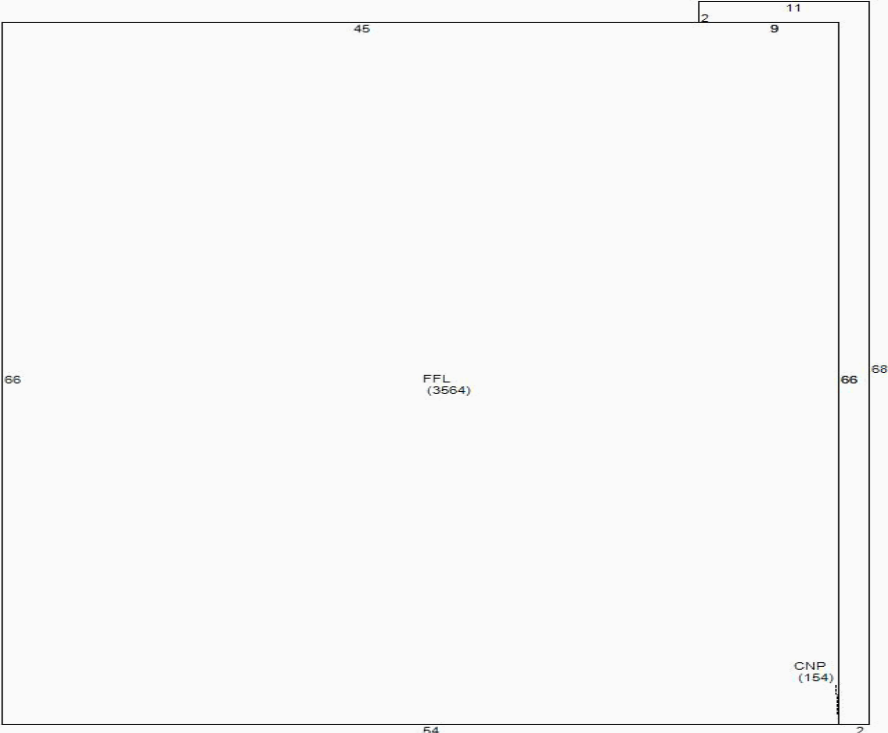
-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)

Comments

Parcel ID 0082-00063

Retail storefront now church. Minor redecoration was done for fit-up and a front stage was built for preaching. -DD 9/19. NICK'S SPORTS BAR;CW 24% ECO=PRKG/INC ADJ .20 EcoObsol removed 8/00 Insp. for '03 BP=\$15k new kitch. & equipm. Chg E.A. '80 to '81;Add missing bsmt. cooler & central A/C. Chg heat-FHA DD3/04.



Exterior Information				Bath Features				Depreciation			
Type	17 - STORE			Full Bath	0			Phys Con	AV - Average		32
Stry Hght	1 - 1 STORY			Add Full	0			Functional			
(Liv) Units	0	Tot	1	3/4 Bath	0			Economic			
Found				Add 3/4	0			Special			
Frame	3 - CONCRETE			1/2 Bath	0			Override			
P. Wall	7 - BRICK			Add 1/2	0					Total	32%
Sec Wall			0%	Other Fix	0			General Information			
Roof Str	4 - FLAT			Other Features				Grade	C+ - AVG. (+)		
Roof Cvr	4 - TAR+GRAVEL			Kitchens	0			Year Blt	1973	Eff Yr	
Color	BRICK			Add Kit.	0			Alt LUC			
Interior Information				Condo Information							
Avg Ht / Ft	10.00			Location				Con Mod			
P. Int Wall	1 - DRYWALL			Tot Units				L. Sum			

Interior Information			Condo Information	
Avg Ht / FI	10.00		Location	
P. Int Wall	1 - DRYWALL		Tot Units	
Sec Int Wall			Floor	
Partition	T - TYPICAL		% Own	
P. Floor	5 - LINO/VINYL		Name	

Sec Floor	4 - CARPET		Calc Ladder				
Bmt Floors			Base Rate	97.00	Depr %	32%	
Electric	3 - TYPICAL		Size Adj	1.03058	Depr	136,860	
Insulation	2 - TYPICAL		Con Adj	1.06996	Depr'd Total	290,829	
Int Vs Ext			Adj Prc	\$106.96	Juris Ft.	1.0000	
Heat Fuel	2 - GAS		Grade Ft.	1.10000	Spec. Features	\$800	
Heat Type	1 - FORCED H/A		Other Feat	\$3,572	Final Total	\$291,600	
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000	
Heated %	100	AC %	100	NBC Infl	1.0000	Assessed Val	\$291,600
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$81.82
Com Wall %		Sprink %		Adj Tot (RON)	427,689	Undepr \$/SF	117,65600

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
CLR1	COOLER	A	S	1	64.00	A	AV	1980	20.00	T	40%		1		1		1	800
Building Totals					Yard Item Appr							Special Feature Appr					800	800
Parcel Totals					Yard Item Appr							Special Feature Appr					800	800

Sub Areas

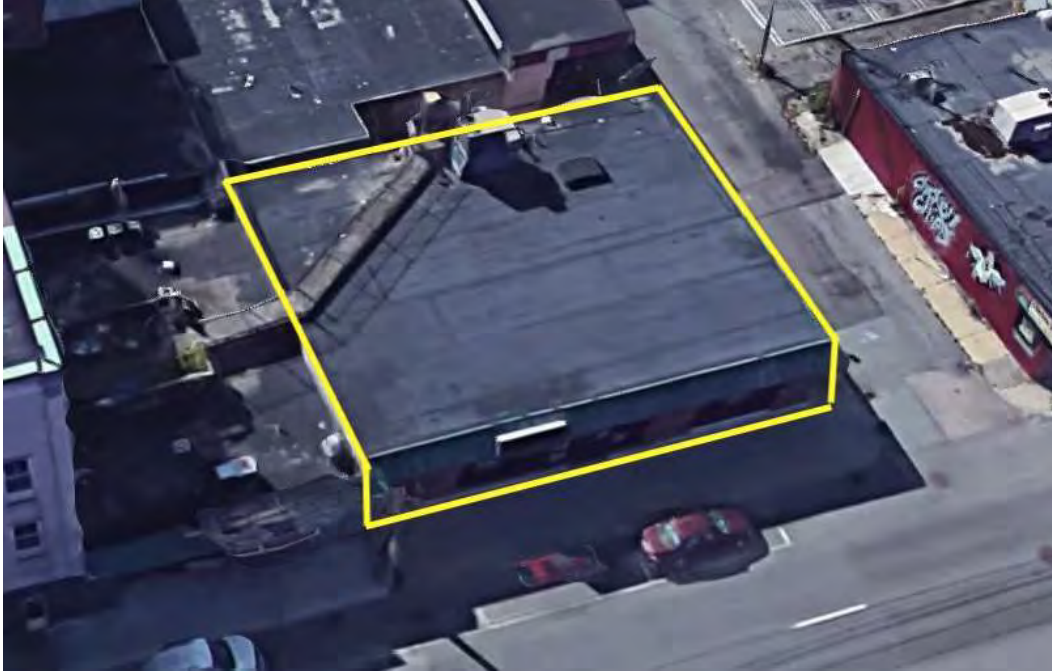
[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	0	0
Bld Total	1	0	0
Prcd Total	1	0	0

Image

AERIAL VIEW



CITY AND NEIGHBORHOOD DATA

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Nashua has large commercial districts along Route 101A (Amherst Street) and Route 3A (Daniel Webster Highway) and is home to several technical companies such as BAE Systems, Hewlett-Packard, and Nashua Corporation. These large commercial districts are also shopping havens attracting many people from Massachusetts taking advantage of sales-tax-free New Hampshire.

The city has completed what many locals call the “Broad Street Parkway,” a major highway development that connects Nashua’s Welcome Center off Route 3 at Exit 6 to the city’s downtown area (“Tree Streets” neighborhood), with the goal of easing traffic congestion and opening up Nashua’s old millyard as part of the city’s economic development. The new Parkway has provided a third crossing of the Nashua River, and a way for traffic to avoid Library Hill, a busy downtown intersection.

Nashua’s downtown is a regional commercial, entertainment, and dining destination. Recent plans have incorporated the Nashua River into the design of a pedestrian-friendly walkway, to preserve and build upon “Walking Main Street” and its walkable, vibrant, and safe character. The Nashua Riverwalk is a large, public/private venture funded through the use of Tax Increment Financing (TIF) to foster the mix of retail, offices, and restaurants, working towards the goal of the “twenty-four-hour city.”

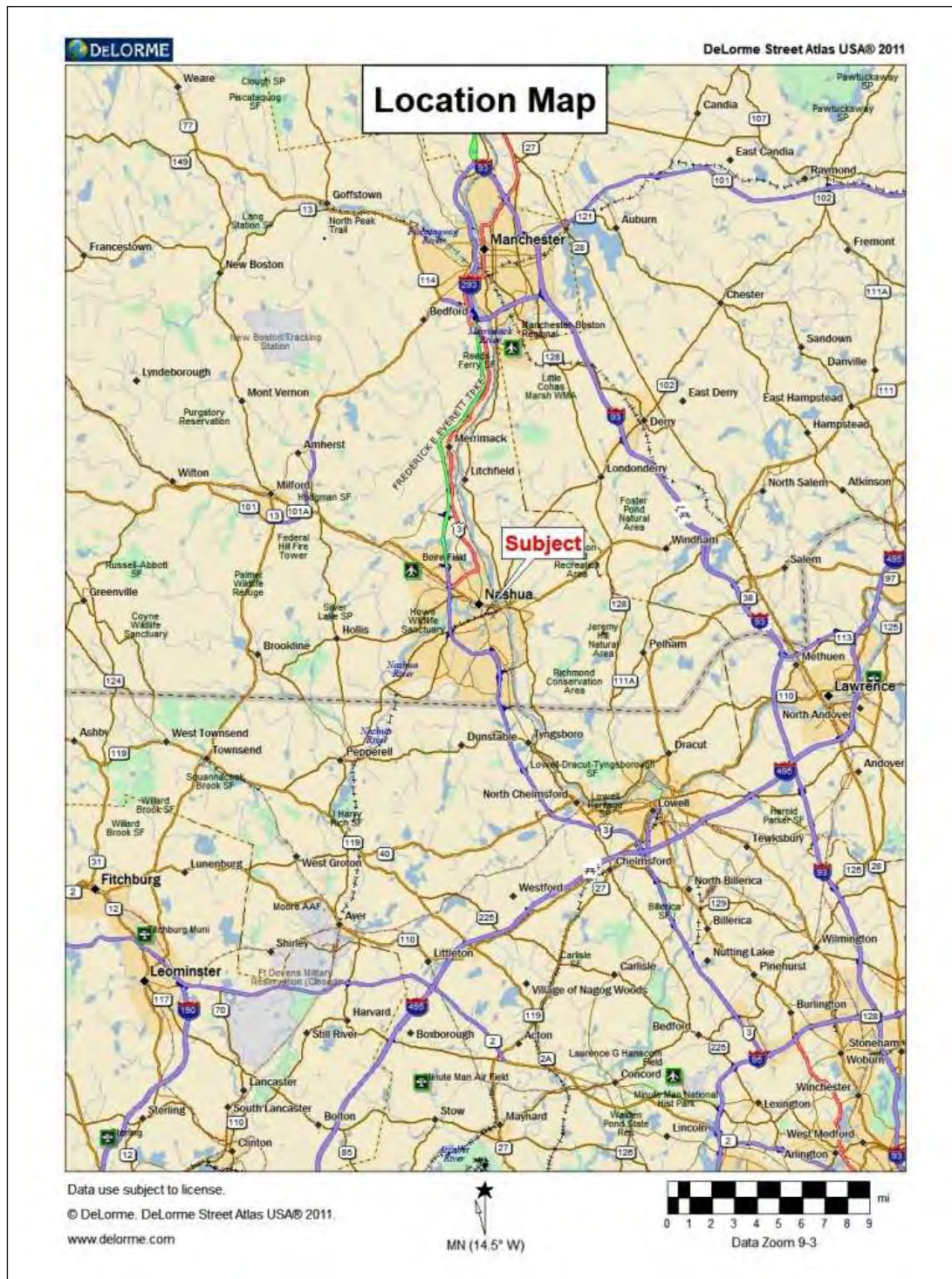
The city is currently working the Renaissance Downtowns to develop a mixed commercial and residential development on 26 acres of city and privately-owned land off Bridge Street. A riverfront location and proximity to downtown have made the site attractive to developers. The

property lies along the Nashua and Merrimack Rivers near Veterans Memorial Bridge, the eastern gateway to the city.

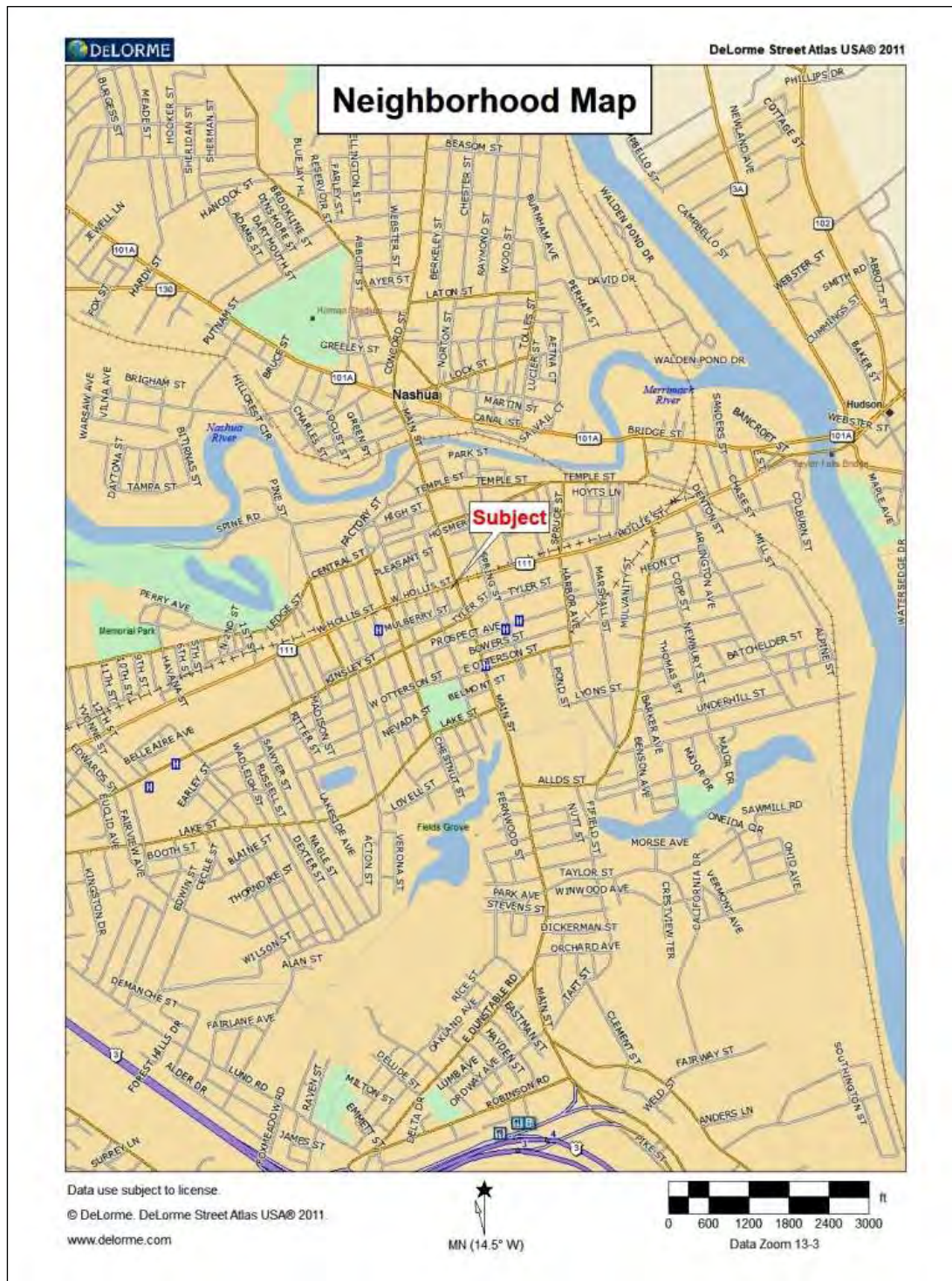
The Subject is located on the south side of West Hollis Street in the busy downtown area. It is surrounded by mixed-use properties with multi-family, retail, restaurant, and professional office space. The Subject is located within walking distance to all the downtown amenities as well as a public bus stop.



LOCATION MAP



NEIGHBORHOOD MAP



ZONING

The Subject lies in the D1/MU Zoning District in Nashua, New Hampshire. The “D” districts consist of the Downtown and surrounding business area. These are mixed use (MU) districts, would permit some apartment and multi-family uses as well as commercial and institutional uses. The “D” districts are pedestrian oriented as opposed to automobile oriented. These districts include many of Nashua’s historic structures.

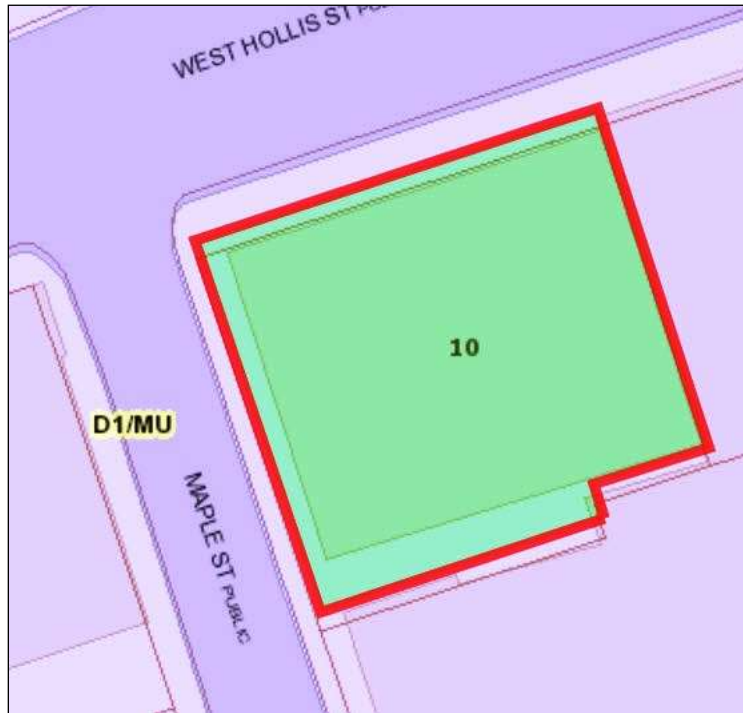
Permitted uses within the “D-1” district are elderly housing, multi-family dwellings with three or more units, single-room occupancy units, boarding houses, hotels and motels, auto and truck rental, banks without drive-through, restaurants without drive-through facilities, various retail uses, shopping centers up to 25,000 square feet, and various office buildings. No elderly detached single-family residences are allowed. Nursing care facilities are not permitted in this district. Specifically permitted are elderly housing establishments that offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.

There is no minimum lot area, no minimum lot width, no minimum frontage and no minimum depth. There are no open space requirements, and there are no maximum floor area ratios. Front setbacks are 10 feet maximum, side setbacks are 10 feet maximum, and rear setback is 10 feet minimum. A minimum height of two stories shall be required for all new structures (not including additions) even if the building contains only one functional story. Maximum building height is 90 feet or maximum of six stories.

No off-street parking is permitted between the principle structure and the street. Surface parking areas shall not adjoin a street but may adjoin an alley. Surface parking shall be located to the rear of the buildings. Underground parking is permitted.

Existing use and subject improvements conform.

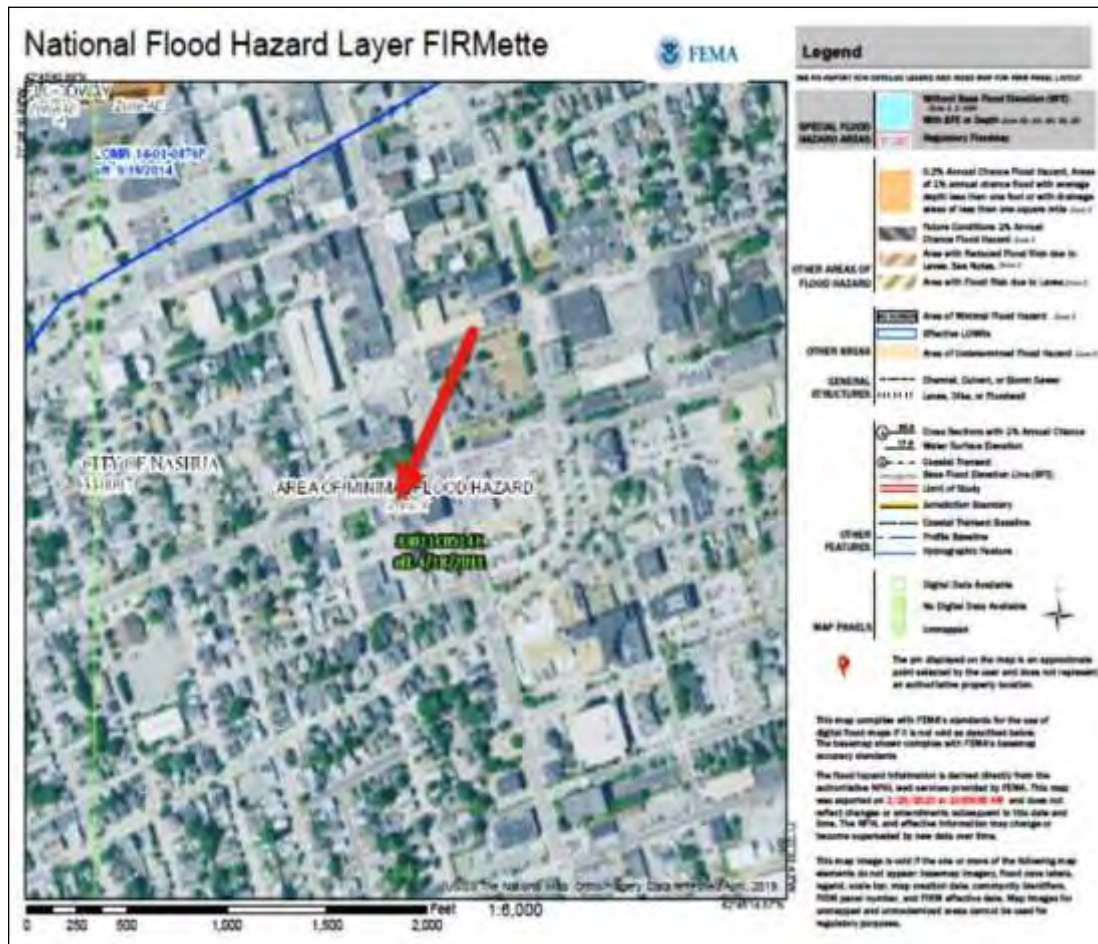
ZONING MAP



TAX MAP



FLOOD MAP



PROPERTY DESCRIPTION

Site Data - Subject site is square in shape and located in the Nashua Downtown District D1/MU Zone. The site is bordered on the north by West Hollis Street with 66+/- feet of frontage and on the east by Maple Street with 66+/- feet of frontage. The south side of the property contains a small alley that is approximately 12 feet by 46 feet. There is a sidewalk on both West Hollis Street and Maple Street. The site contains 4,356+/- square feet (0.10+/- acre) with the building taking up 85% of the lot. The site is at road grade and served by municipal water, sewer, and natural gas.

While subsoil conditions are unknown, they are believed capable of supporting commercial development with no abnormal settlement noted for existing improvements nearby. Subject property does not lie within a flood hazard area, according to FEMA Flood Insurance Map No. 33011C0514E, dated April 18, 2011. While the appraiser lacks specific knowledge and experience with respect to detection and measurement of hazardous substances, site inspection would suggest the site is “clean” and free of any hazardous waste, although it is recommended that such a study be undertaken by a qualified expert in that field prior to acquisition and/or sale of the property.

There are no known adverse easements or restrictions on the site.

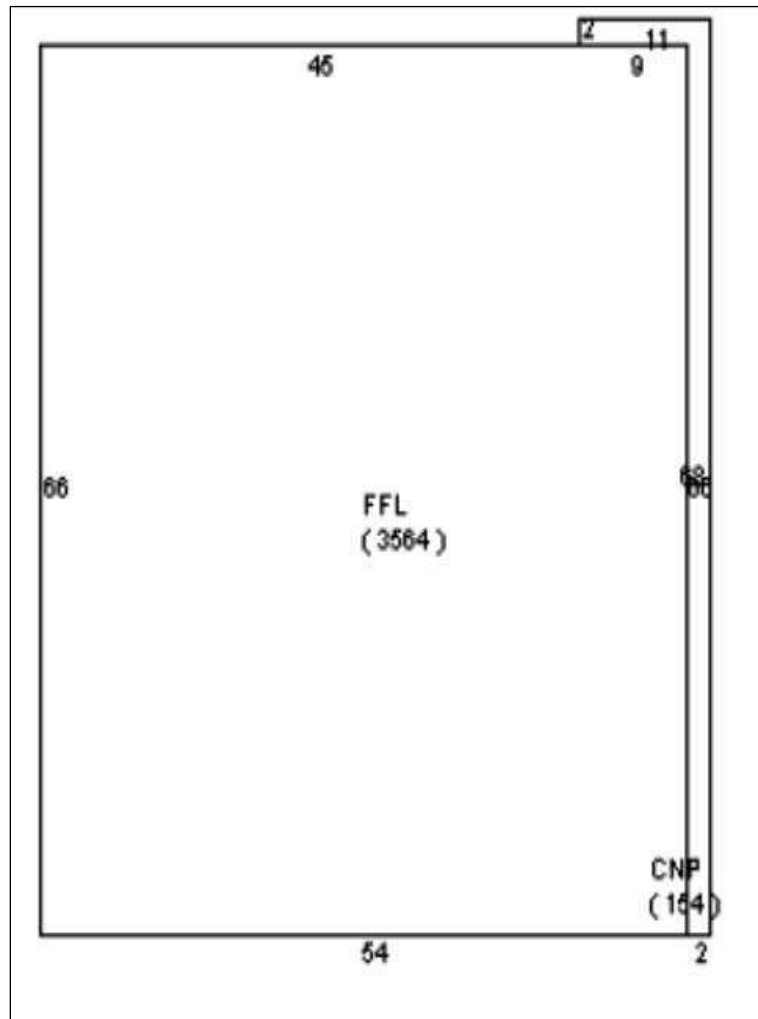
Description of Improvements – The subject is a one-story brick and masonry building that was originally constructed in 1973. The building has a gross building area of 3,564 square feet all on one level. The structure has a slab foundation, flat tar and gravel roof and fixed windows. Heat is gas-fired forced hot air and central AC is present in 100% of the space. The structure shares its outer east wall with a connecting building.

The interior space is being used as a church. Prior use was a furniture store. The space consists of a large meeting area, two small offices, full kitchen and one bathroom. There is a mixture of vinyl and commercial carpeting throughout. The walls are drywall and ceiling has drop-tiles with troffer

lighting. The heating system, hot water tank, and electrical panel are located in the basement of the adjacent/connecting building.



FLOOR PLAN



PHOTOGRAPHS



North Side of Building from Across West Hollis Street



West Side of Building

PHOTOGRAPHS



Street View Looking East Towards Main Street



Street View Looking West

PHOTOGRAPHS



Front of Meeting Room

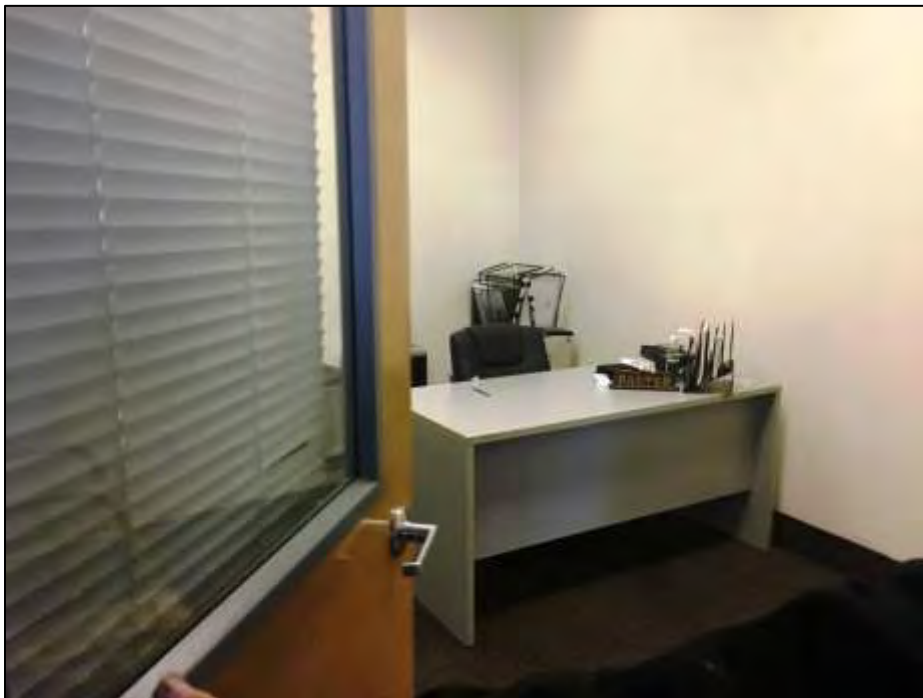


Rear of Meeting Room

PHOTOGRAPHS



Kitchen



Office

Camela D. Laughlin



Return to:
Pruitt & Prolsen, P.A.
Account No. 1026



WARRANTY DEED

Main and West Hollis, LLC, a New Hampshire limited liability company with a principal place of business at 30 Sanctuary Pond Road, Cohasset, Massachusetts, for consideration paid grants to **MWH Holdings, LLC**, a New Hampshire limited liability company with a business address of 253 Main Street, Nashua, Hillsborough County, State of New Hampshire with WARRANTY COVENANTS, the following described premises:

A. 243 Main Street, Nashua, Hillsborough County, New Hampshire

Two (2) certain tracts or parcels of land, with buildings thereon, situate on Main Street, Nashua, County of Hillsborough, State of New Hampshire, bounded and described as follows:

TRACT I

A certain parcel or tract of land situate in said Nashua, with the buildings thereon, on Main Street, being the southerly half of Pearson's Block lot, bounded and described as follows:

Commencing at a point on Main Street a distance of sixty (60') feet south of the intersection of Hollis Street with said Street, on the West side of Main Street; thence

1. In a southerly direction on said Main Street a distance of sixty (60') feet, more or less, to a stone set in the ground at land formerly of Andrews, but now of Seth D. Chandler; thence
2. Running westerly by said Chandler land a distance of one hundred eleven feet and two (111' 2") inches to a stone set in the ground at land formerly of Charles McGregor, now supposed to belong to Edward H. Wason; thence

3 Northerly by said Wason land a distance of sixty (60') feet, more or less, to land
formerly of John A. Spaulding, now supposed to belong to William E. Spaulding, to a point sixty
(60') feet distance and south from said Hollis Street; thence

4. Easterly by said Spaulding land to the point begun at on Main Street, being one
hundred and twelve (112') feet, more or less, in distance.

Said premises are subject to the privileges, rights and conditions which are written in the
deed of the premises to the late Charles Holman, recorded in Volume 467, Page 406, at the
Hillsborough County Registry of Deeds, that is to say:

Subject to the privilege of the owners of the property next west of the premises of
entering the sewer pipe located in February 1883 under the shed of the premises, and also subject
to a privilege to said owners to tap the water pipe as it was on the 14th day of February, 1879,
running from Main Street.

Subject also to the reservation found in said deed of Spaulding to said Holman, that is the
right of building a brick partition wall on the south side of his lot, on the north of this lot next to
the lot herein conveyed, one foot thick at the base and eight inches thick at the top of which one
half of the thickness may rest on the north side of this lot herein conveyed, the grantor hereunto
to have the rights granted to said Charles Holman by said John A. Spaulding to enjoy the use of
said wall for entering such parts of the frame of the building that he may erect on this lot as may
be proper and necessary therein and to support said building thereby.

Subject also to the reservation in said Spaulding deed of the right to enter and convey the
sewerage of the lot next north of this conveyed and of such buildings as may have been erected
thereon into the sewer pipes located in the ground of this lot deeded hereby, with the right to
enter in a reasonable way and repair the same when defective and needing repair or renewal.

This land is described in said recorded deed from Spaulding to Holman and is referred to
for description.

This land is further subject to an agreement made by Seth D. Chandler, John A.
Spaulding, and Charles Holman, recorded in Volume 859, Page 85, at said Registry of Deeds,
relating to limits of constructing buildings on the easterly side of the premises, by windows and
width of sidewalk, to which reference is made for details.

EXCEPTING AND RESERVING to the City of Nashua, a sidewalk tract restricted for
sidewalk purposes only, as recorded in deed of Annie A. Lamoy to City of Nashua, Volume
1269, Page 440, at said Registry of Deeds.

TRACT II

Also a certain tract or parcel of land, with the buildings thereon, situate in said Nashua on the Easterly side of Maple Street, bounded and described as follows:

Beginning at a point on the Easterly side of said Maple Street at the northwest corner of the premises herein conveyed, at land of A. J. Goodman & Son, Inc., said point being on the Northerly line, as extended Westerly to said Maple Street, of Lamoy Realty Corp.'s other premises situated just easterly of the premises herein conveyed and known as the Holman Block; thence running

1. Southerly by and along the Easterly line of said Maple Street to land now or formerly of Sullivan, formerly of Chandler and formerly of Andrews; thence running
2. Easterly by and along said Sullivan land a distance of sixty-seven and one-half ($67 \frac{1}{2}$) feet, more or less, to said land of Lamoy known as the Holman Block; thence running
3. Northerly, by and along said Lamoy land, a distance of sixty (60') feet, more or less, to the northwest corner of Lamoy's land known as the Holman Block and the northeast corner of the premises herein conveyed; thence running
4. Westerly by and along other land of Goodman, and on a line parallel with the second course mentioned hereinabove, and on the northerly line extended of Lamoy's said premises known as the Holman Block, to the point of beginning.

Being the same premises as conveyed in deed of A. J. Goodman & Son, Inc. to Lamoy Realty Corp., dated March 7, 1956, and recorded in Volume 1458, Page 477, at said Hillsborough County Registry of Deeds.

EXCEPTING AND RESERVING from the last description above a certain tract or parcel of land with the buildings thereon, if any, in Nashua, bounded and described as follows:

Beginning at a point on the easterly side of Maple Street at the southwest corner of the premises of Goodman herein; thence

1. Running in a southerly direction along said easterly line of Maple Street on land of Lamoy a distance of six (6') feet to a point; thence

2. Turning at right angles and running in an easterly direction along said land of Lamoy and parallel to the southerly boundary of Goodman's land a distance of forty-seven (47') feet to a point; thence

3. Turning at right angles and running in a northerly direction a distance of six (6') feet to said southerly boundary of land of Goodman; thence

4. Running along said southerly boundary of said Goodman land in a westerly direction a distance of forty-seven (47') feet to the place of beginning.

Meaning and intending the same premises as conveyed to the within grantor by deed dated January 9, 2014 recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1338.

B. 237 (aka 235-241) Main Street, Nashua, Hillsborough County, New Hampshire

A certain tract of land with the buildings thereon situate in the City of Nashua, County of Hillsborough and State of New Hampshire on the west side of Main Street and the south side of Hollis Street in said Nashua, being more particularly bounded and described as follows:

Beginning at a point at the intersection of said Main Street and West Hollis Street at the northeasterly corner of the within described premises; then

1. S 72E 20' W along the southerly line of said West Hollis Street a distance of 171.65 feet to an iron stake set in the ground at a point in the easterly line of Maple Street; then
2. S 17E 40' E along the easterly line of said Maple Street a distance of 66 feet to a stone bound at land now or formerly of Lamoy Realty; then
3. North 72E 20' E a distance of 47 feet along land now or formerly of Lamoy Realty to an iron pin set in the ground; then
4. N 17E 40' W a distance of 6 feet to an iron pin; then
5. N 72E 20' E along land now or formerly of Lamoy Realty a distance of 123.61 feet to a point at the westerly line of Main Street; then
6. N 17E 40' W along the westerly line of said Main Street, a distance of 61.0 feet to the point of beginning.

Excepting therefrom land granted to the City of Nashua by deed of Abraham J. Goodman dated August 21, 1950, and recorded in the Hillsborough County Registry of Deeds at Book 1269, Page 442.

Meaning and intending to convey the same premises conveyed to the within grantor dated January 9, 2014 and recorded in the Hillsborough County Registry of Deeds at Book 8634, Page 1322.

Dated this 30th day of December, 2014

MAIN AND WEST HOLLIS, LLC

A. Sookiasian

By: _____, Manager

Duly Authorized

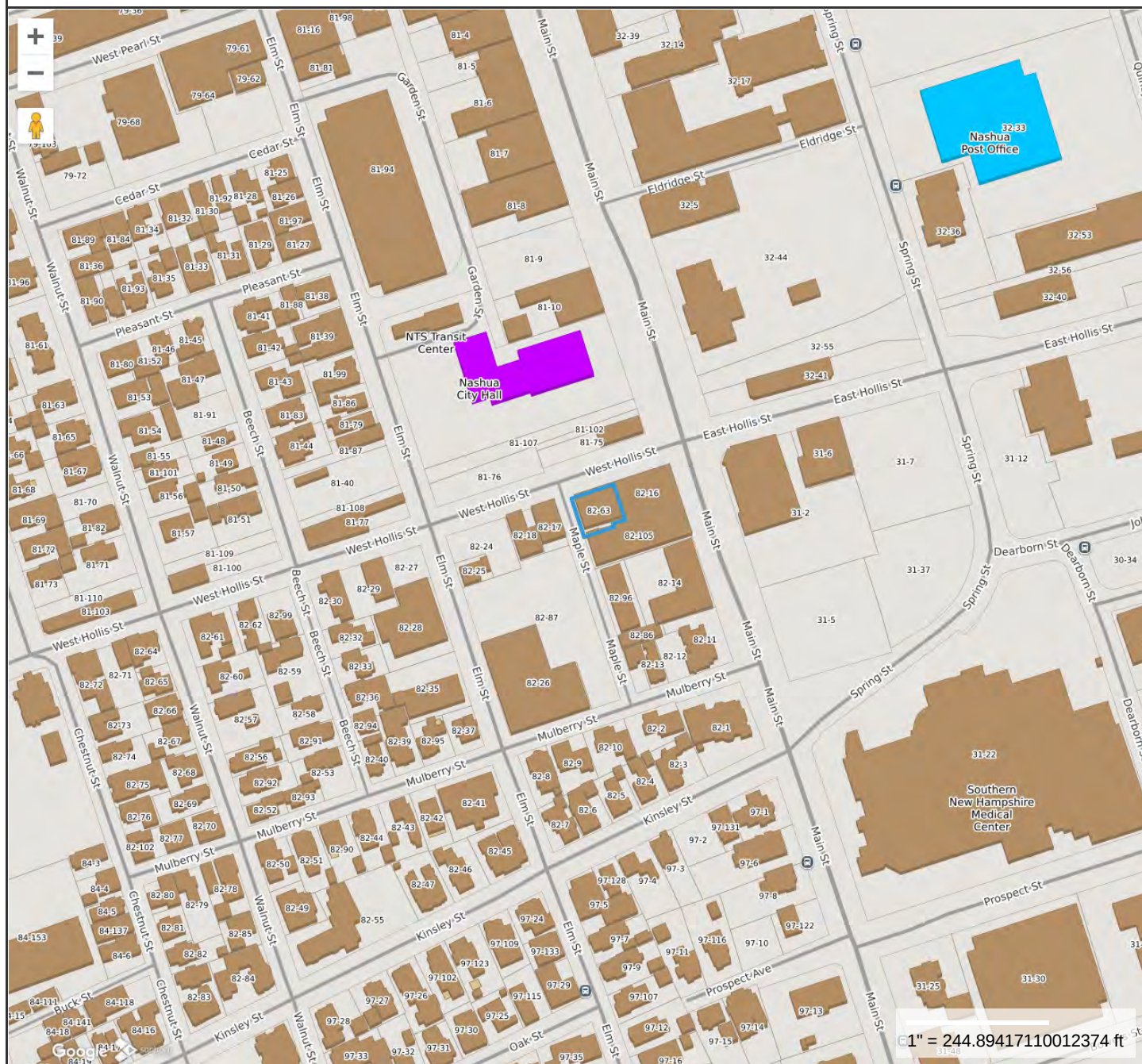
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 30th day of December, 2014, before me, the undersigned officer, personally appeared Ahmar Sookiasian, the duly authorized Manager of Main and West Hollis, LLC (known to me or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of said limited liability company.



Jeanne Dougherty
Notary Public/Justice of the Peace
My Commission Expires: 2-28-2019

4-10 W. HOLLIS ST., NASHUA, NH

**Property Information**

Property ID 82-63|13976|315
Location 10 WEST HOLLIS ST
Owner MWH HOLDINGS LLC



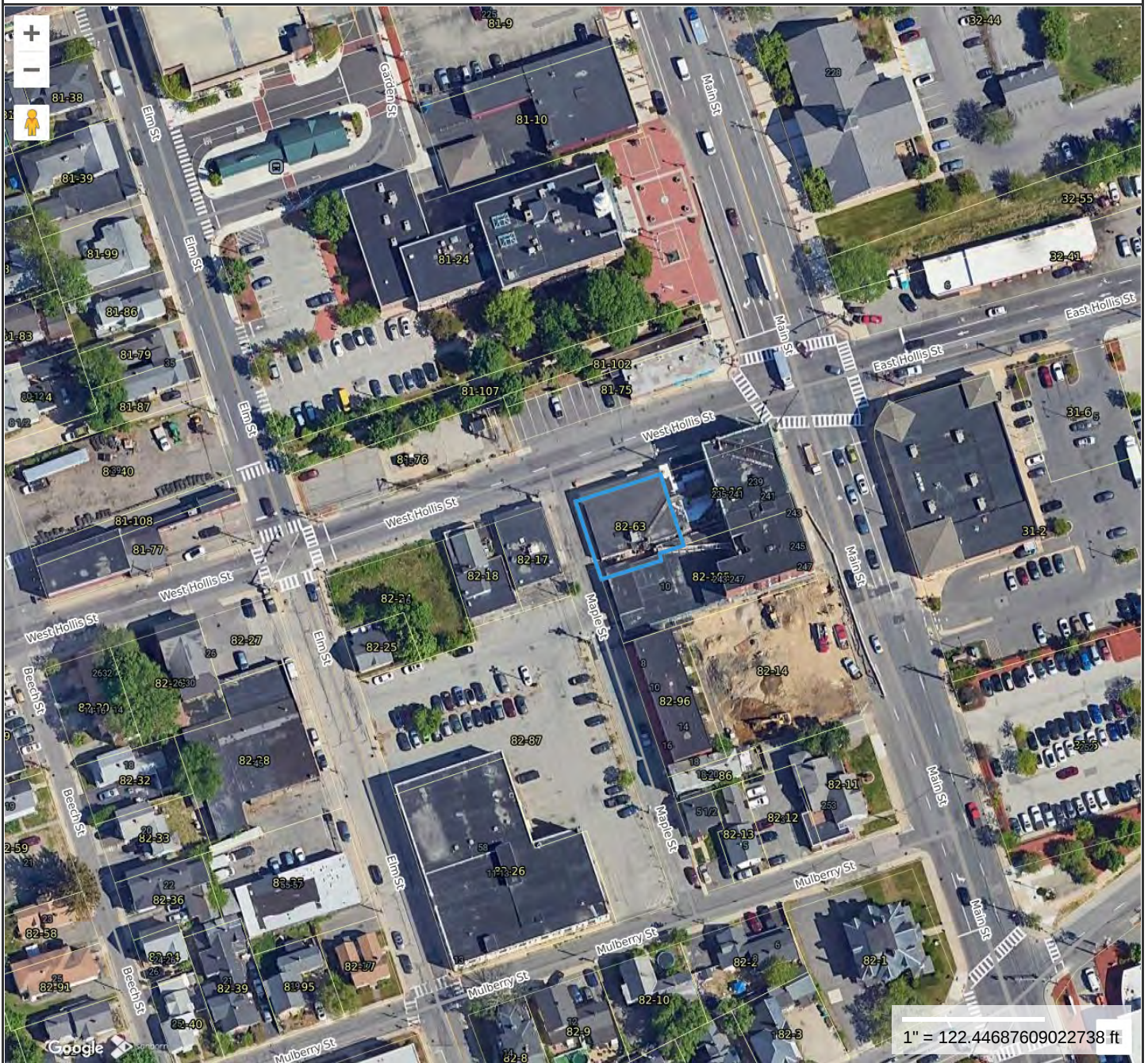
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

4-10 W. HOLLIS ST., NASHUA, NH

**Property Information**

Property ID 82-63|13976|315
Location 10 WEST HOLLIS ST
Owner MWH HOLDINGS LLC



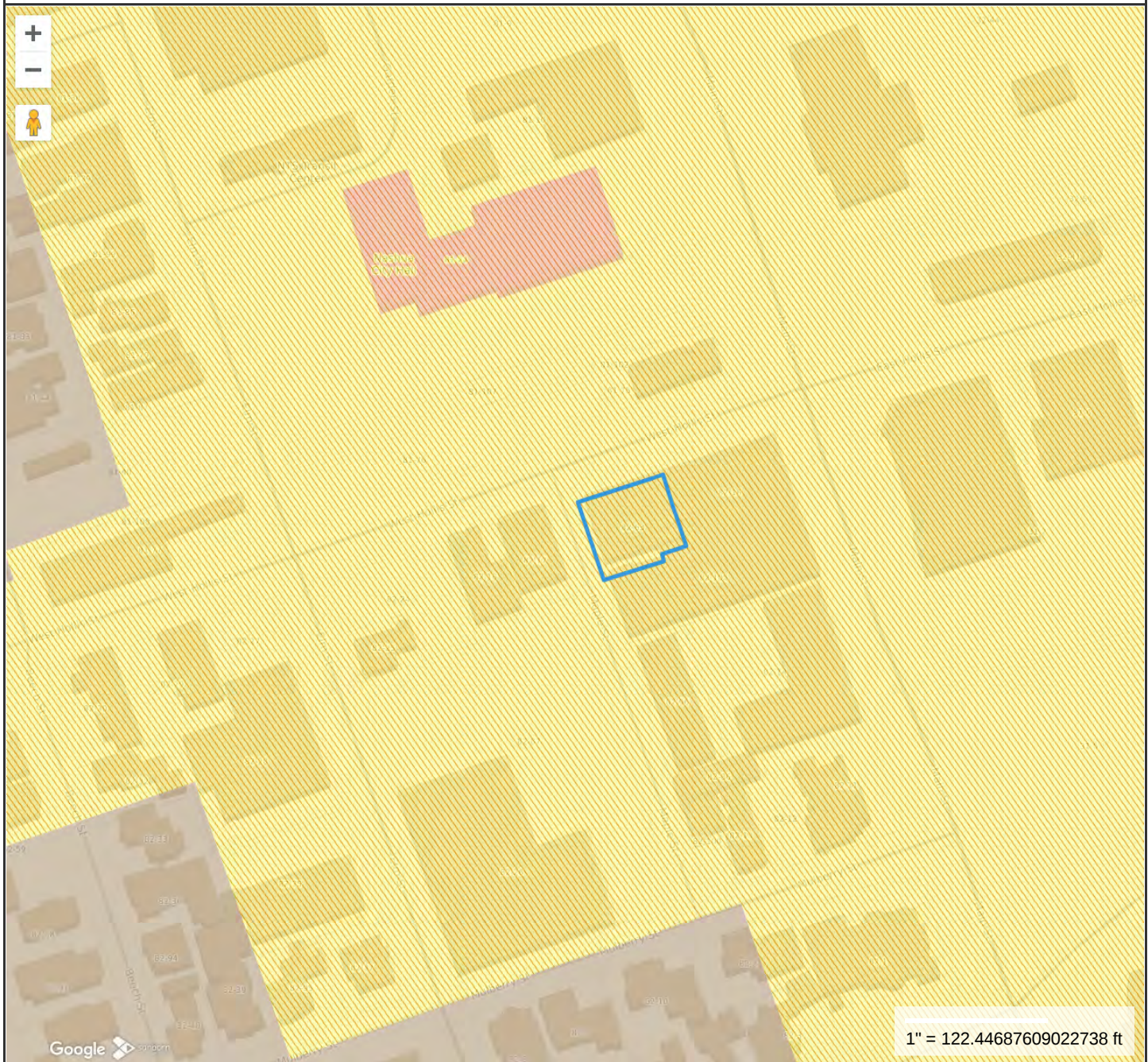
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4-10 W. HOLLIS ST., NASHUA, NH - ZONING

**Property Information**

Property ID 82-63|13976|315
Location 10 WEST HOLLIS ST
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**




















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Geometry updated 02/25/2025
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this resource.

Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

4-10 W. HOLLIS ST., NASHUA, NH - ECONOMIC



Property Information

Property ID 82-63|13976|315
Location 10 WEST HOLLIS ST
Owner MWH HOLDINGS LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

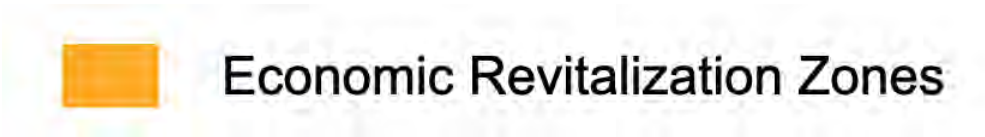
Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Economic Revitalization Zones



NRPC GIS

Federal Economic Incentives

-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

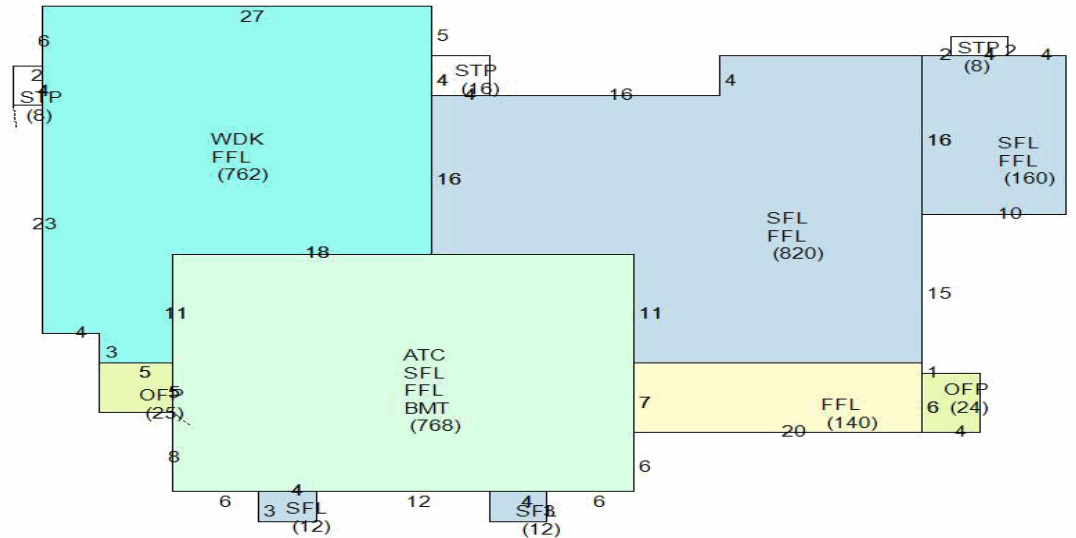
NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)

1PM: 253-255 MAIN ST. & 3 MULBERRY ST.,
NASHUA, NH

Comments

Parcel ID 0082-00011

7/21: TIGERLILY SALON/CHADWICK/T. GOULDEN/MILE HIGH MGMT.;CRESTWOOD RIDGE REALTY. ADD
PAV1 PER 2013 PHOTO 5/15 ND--Insp. for '09BP=\$14,850 to complete orig. permit. Meas. & list, remove U/C.
FuncObs=No elev & no A/C. DD 9/10. Checked on progress and work is at a standstill from original BPs. DD 1/09.
Insp. for '07BP's = \$120k for total gutting of the bldg. New improv. incl. repartitioned layout, new electrical,
mechanicals, plumbing, all new interior & exterior finishes. UC as of 4/11/07 = 65% completed. DD. IA 550=TENANT
400=TENANT 1 FREE STANDING SIGN 1 UNIT VACANT BT-FR.



Exterior Information				Bath Features				Depreciation			
Type	1B - OFFICE BUILD			Full Bath	0			Phys Con	GD - Good		27.2
Stry Hght	2A - 2 STORIES AT			Add Full	0			Functional			
(Liv) Units	0	Tot	3	3/4 Bath	0			Economic			
Found	3 - BRK/STONE			Add 3/4	0			Special			
Frame	1 - WOOD			1/2 Bath	0			Override			
P. Wall	4 - VINYL			Add 1/2	0				Total		27.2%
Sec Wall			0%	Other Fix	0			General Information			
Roof Str	1 - GABLE			Other Features				Grade	C+ - AVG. (+)		
Roof Cvr	1 - ASPHALT			Kitchens	0			Year Blt	1910	Eff Yr	
Color	GRAY			Add Kit.	0			Alt LUC			
Interior Information				Condo Information							
Avg Ht / Ft	9.00			Location				Con Mod			
P. Int Wall	1 - DRYWALL			Tot Units				L. Sum			

Interior Information				Condo Information				Juris			
Avg Ht / Ft	9.00			Location				Con Mod			
P. Int Wall	1 - DRYWALL			Tot Units				L. Sum			
Sec Int Wall				Floor							
Partition	T - TYPICAL			% Own							
P. Floor	18 - LAMINATE			Name							
Sec Floor	6 - CERAMIC TL	10%		Calc Ladder							
Bmt Floors				Base Rate	115.00	Depr %	27.2%				
Electric	3 - TYPICAL			Size Adj	0.95975	Depr	164,228				
Insulation	2 - TYPICAL			Con Adj	0.97194	Depr'd Total	439,551				
Int Vs Ext				Adj Prc	\$107.27	Juris Ft.	1.0000				
Heat Fuel	2 - GAS			Grade Ft.	1.10000	Spec. Features	\$2,700				
Heat Type	1 - FORCED H/A			Other Feat	\$4,036	Final Total	\$442,300				
# Heat Sys	0			NBH Mod	1.0000	Assmnt Ft.	1.0000				
Heated %	100	AC %	100	NBC Infl	1.0000	Assessed Val	\$442,300				
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$92.77				
Com Wall %		Sprink %		Adj Tot (RCN)	603,779	Undepr \$/SF	117.99700				

Sub Area	
Code	D
FFL	F
SFL	S
ATC	A
BMT	B
OPF	C
STP	S
WDK	V

Special Features / Yard Items											
Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %
FLU2	BRICK	A	S	1	1.00	A	AV	1972	1,000.00	T	40%
FPL	FIREPLACE	A	S	1	1.00	A	AV	2009	2,500.00	T	15%
WDK	WOOD DECK	D	Y	1	12.00x20.00	A	AV	2009	17.00	T	15%
PAV1	PAVING-ASPHA	D	Y	1	1346.00	A	AV	1992	3.00	T	50%
SGN2	DOUBLE SIDED	D	Y	1	26.00	A	AV	2021	93.00	T	5%
Building Totals		Yard Item Appr					8,500				
Parcel Totals		Yard Item Appr					8,500				

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,650	2,650	2,650	2,650	107.27	284,266
SFL	SECOND FLR	1,772	1,772	1,772	1,772	107.27	190,082
ATC	ATTIC FIN	346	768	346	346	107.27	37,073
BMT	BASEMENT	768	768	0	0	26.82	20,598
OFP	OPEN FRM PRC	49	49	0	0	37.81	1,853
STP	STOOP	32	32	0	0	25.47	815
WDK	WOOD DECK	762	762	0	0	13.82	10,531
Building Totals		6,379	6,801	4,768	4,768		545,217
Parcel Totals		6,379	6,801	4,768	4,768		545,217

3 Res Breakdown

8	Floor	No. Unit	Rooms	Bdrms
3	U	3	0	0
5				
1				
	Bld Total	3	0	0
7	Prcl Total	3	0	0

7 Image



SUMMARY OF SALIENT FACTS

LOCATION	253-255 Main Street Nashua, New Hampshire
OWNER	Main / Mulberry Realty, LLC
RECORDED	Hillsborough County Registry of Deeds Book 8215, Page 2776, dated 6/24/2010
TYPE OF PROPERTY	Commercial Building & Land
LAND AREA	10,793 square feet / 0.248 acre
BUILDING AREA	4,944 square feet
ZONING	D-1 Downtown 1 (primary) MU - Mixed Use (overlay)

LOCATION DESCRIPTION

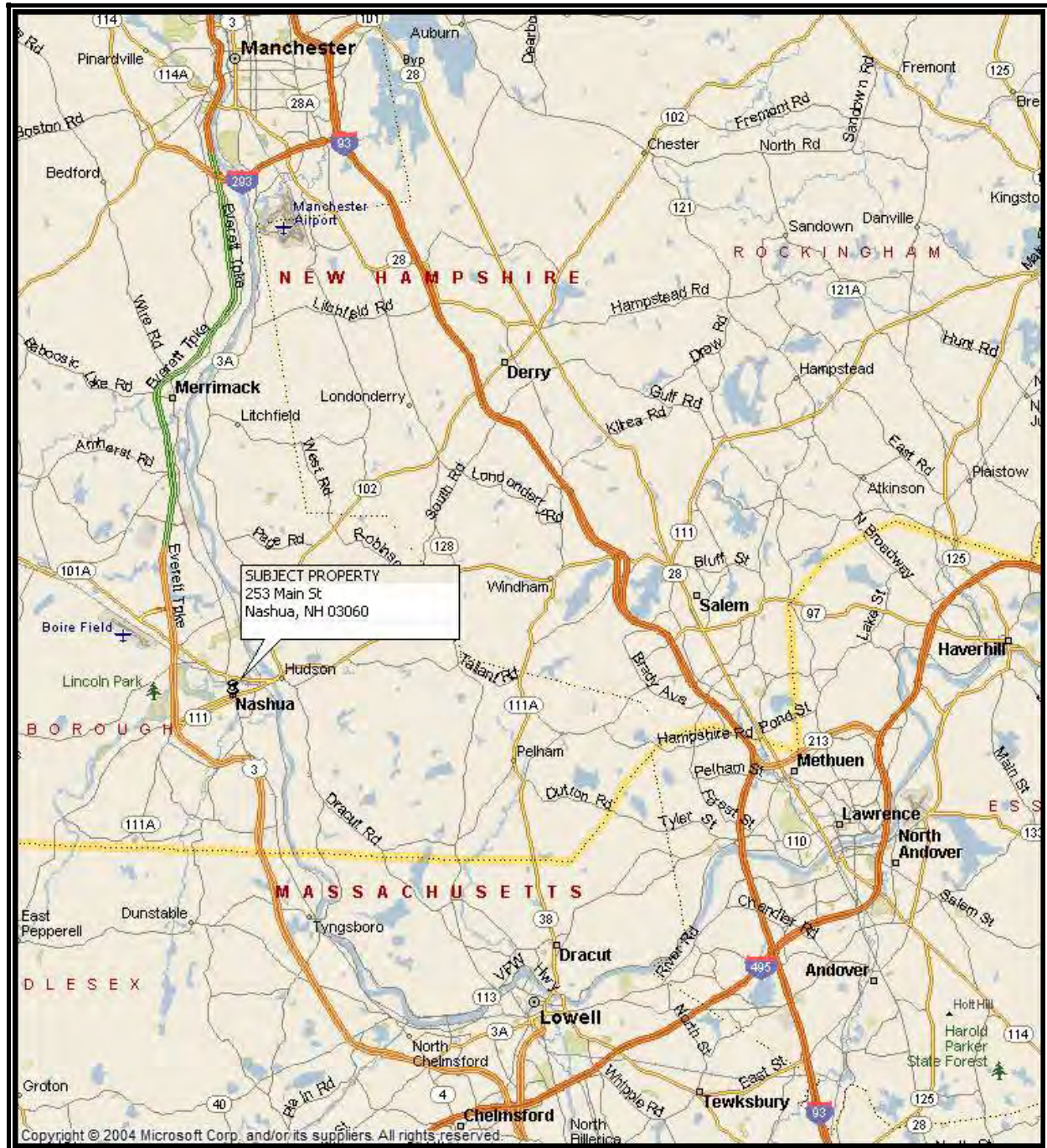
City of Nashua

Nashua is one of 31 communities in Hillsborough County, which covers most of south central New Hampshire. Nashua is the state's second largest city by population, with only Manchester being larger. According to local records, the city has a population of about 89,400 persons. Abutting communities include Hollis to the west, Merrimack to the north, Hudson to the east, and Tyngsborough, Massachusetts to the south. Nashua has land area of 31.8 square miles of which 1.0 square miles is water. The city is governed by Mayor / Alderman form. City services include full-time fire and police. The city school system has twelve K-5 elementary schools, three middle schools and two high schools. There is a full range of available public utilities including water, sewer, natural gas, telephone, cable television and internet.

Nashua is served by several major roadways that provide convenient access to all of New England's important transportation corridors. Everett Turnpike is the primary highway to the western side of the city. This major transportation route connects Nashua to the Massachusetts border and Boston about 40 miles to the south. Everett Turnpike becomes Route 3 at the Massachusetts border. State-numbered roadways serving Nashua include Routes 101A, 111, 111A, and 130. This system of roadways provides access to Interstate Route 495 (I-495) in Chelmsford, Massachusetts and Interstate Route 293 (I-293) in Manchester.

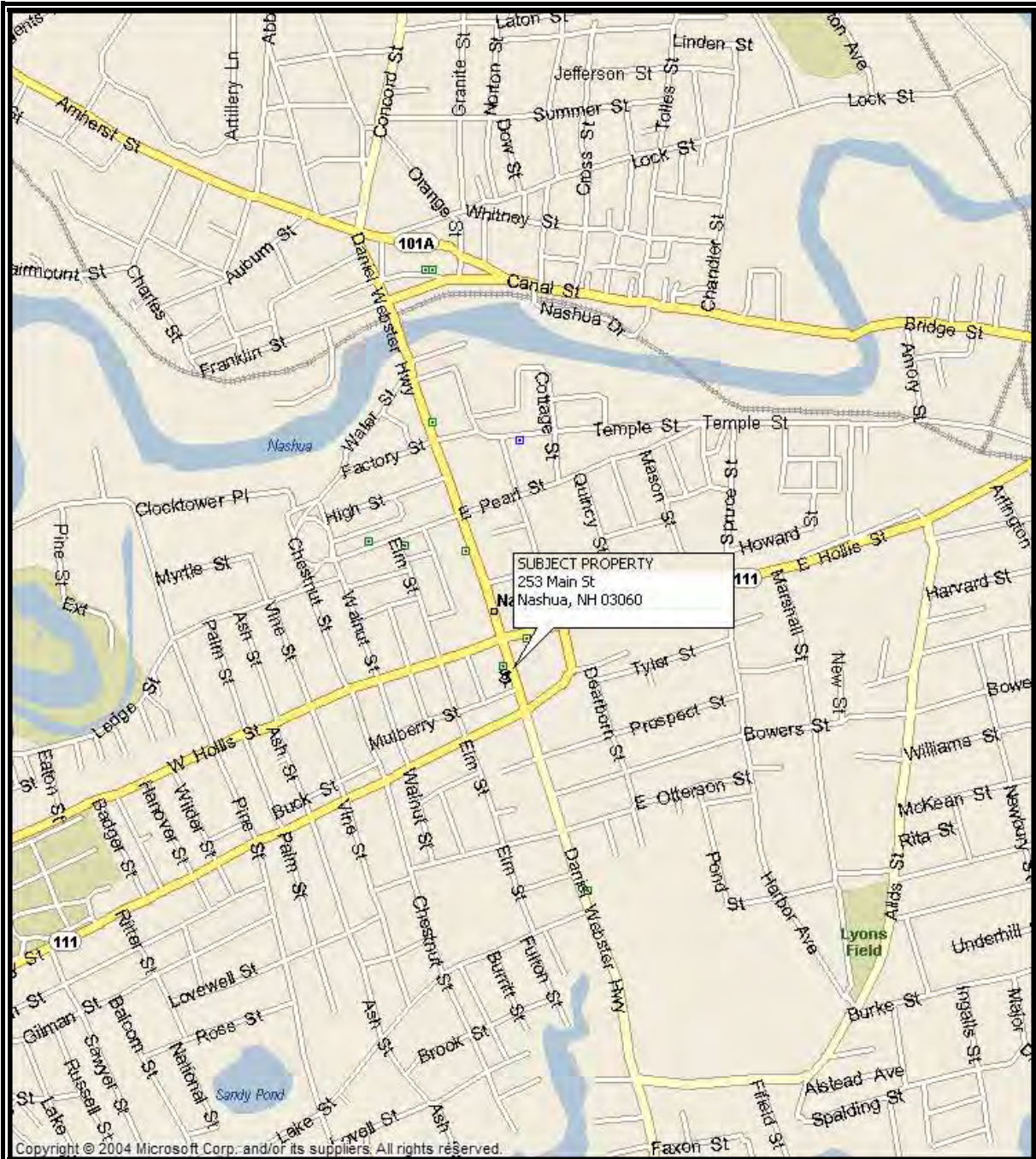
REGIONAL MAP

(not to scale)



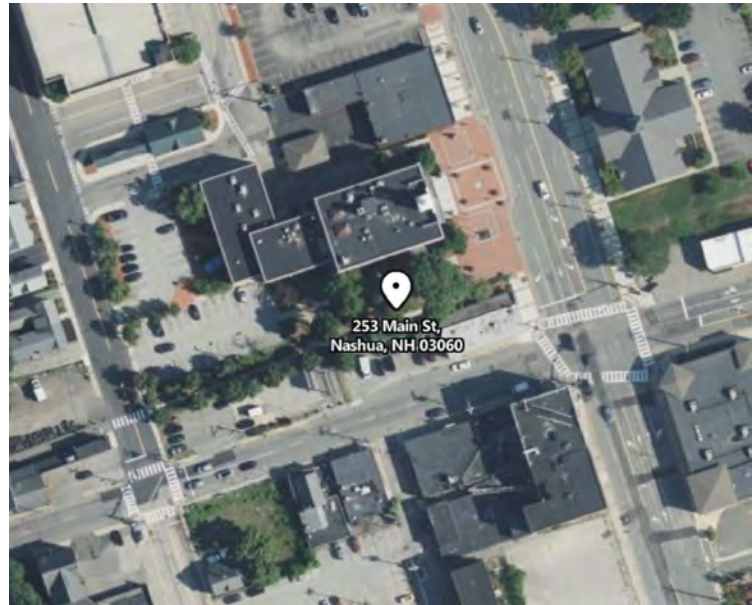
LOCATION MAP

(not to scale)



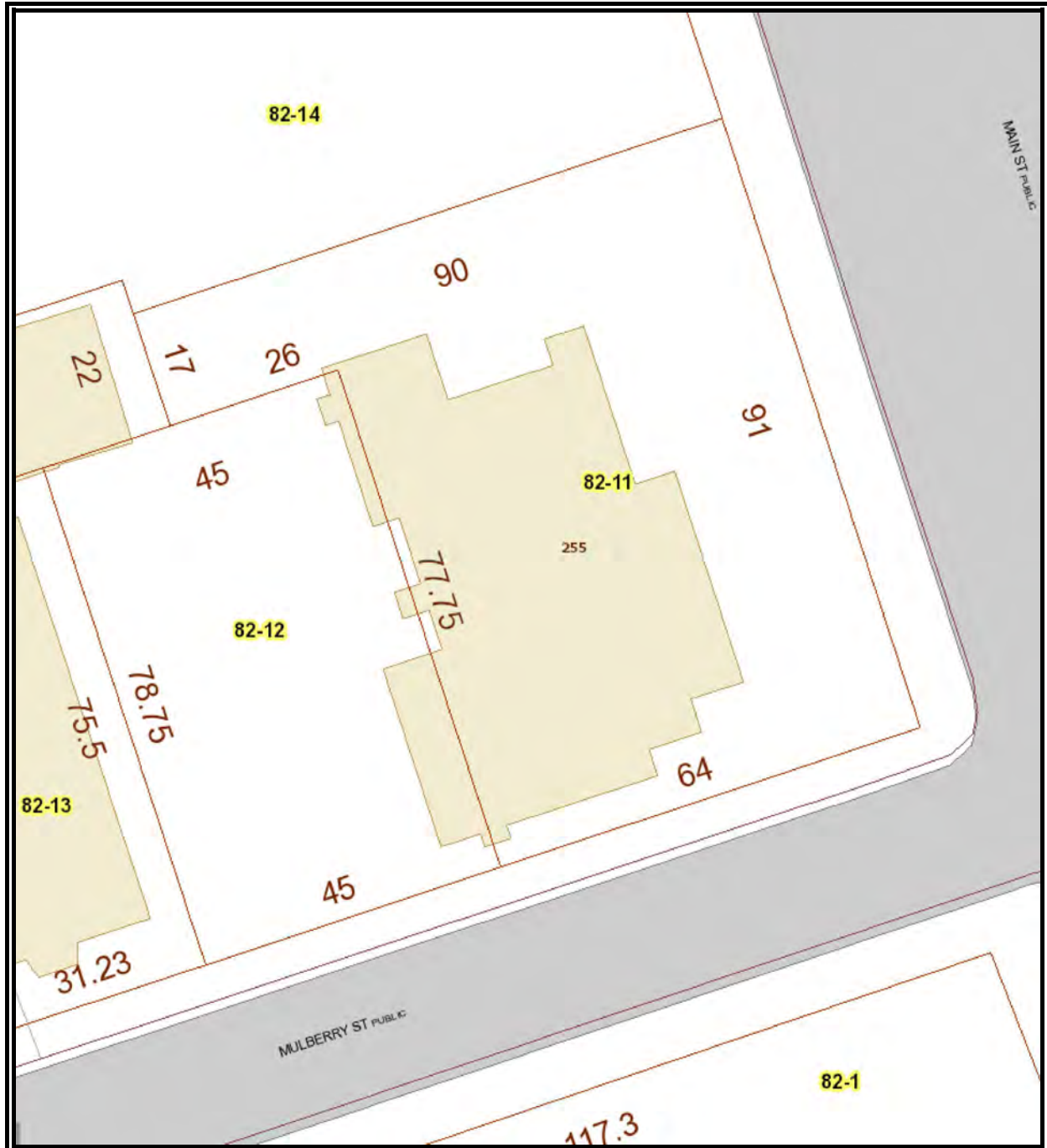
PROPERTY DESCRIPTION

The subject site consists of two contiguous parcels that, taken together, form a nearly rectangular shape. It is situated in the northwesterly section of the intersection formed by Main and Mulberry Streets. The site has land area of 10,793 square feet (0.248 acre), with frontage totaling about 91 feet on Main Street and 109 feet on Mulberry Street. Topography is generally flat and level throughout, similar to the surrounding area. Vehicular access is by curb cuts from each roadway. The site is improved with the existing commercial building, plus parking and landscaping. An aerial image of the site is shown at the right.



CITY ASSESSORS MAP

Map Is Oriented North / South - Subject Is Parcels 82-11 & 82-12
(not to scale)



Both Main and Mulberry Streets are two lane, two way, undivided, publicly maintained city roadways, paved with bituminous concrete. There is city storm drainage, curbing and sidewalks. Utility cables are mounted on poles at the edge of the roadways. The site is served by city water and sewer, natural gas, electricity, telephone, cable television, and internet.

The subject property is in the D-1 Downtown 1 (primary) and the MU - Mixed Use (overlay) zoning districts of Nashua. According to the zoning bylaw, many types of commercial uses are allowed, including retail and professional offices. Multi-family residential uses are allowed as well. The minimum dimensional requirements in this district include 10 foot side and rear setbacks and 90 feet or six stories of building height. In the MU overlay district, mixed commercial and residential uses are allowed. The subject is assumed to be legal with respect to local zoning requirements.

According to FIRM Map Community Panel Number 33011C0514E, dated April 18, 2011, the subject property appears to be located in Flood Hazard Area Zone X, "Area of Minimal Flood Hazard."

According to the "List of Confirmed Disposal Sites and Location to be Investigated," published by the New Hampshire Department of Environmental Services (DES), the subject site is not included on the list of either confirmed or suspected toxic waste sites. This appraisal assumes no adverse impact resulting from soil contamination.

There appear to be no adverse easements impacting the subject property.

Improvements

The subject site is improved with a 2.75-story wood frame commercial building. City records indicate that it was originally constructed in 1910, in all likelihood as a single-family dwelling that was later re-purposed for its current use. City records show that a \$150,000 permit was pulled for renovation in 2005 and the owner said that the building was renovated "to the studs," which appears to be the case based on the interior inspection.

The building has 4,974 square feet of gross building area (GBA), which includes 2,650 square feet of first floor space, 1,748 square feet of second floor space, and 576 square feet of third floor space. The building sits over a full unfinished basement that is considered an amenity and is not included in the GBA calculation.

The exterior walls are almost entirely covered with cement clapboard, the exception being an area of wood clapboard across a portion of the rear wall on the second floor. The mostly gable roof is covered with composition shingles. A small area of flat roof at the southwesterly corner of covered with rubber membrane. The windows are thermopane glass, in vinyl frames. The building sits over a rubble foundation. There are single entrances to the building to the first floor on each side, for a total of four. There is an exterior stairwell that provides access to another entrance doorway on the second floor. There are interior stairwells for access between the floor levels.

Wiggin: Nouri
141

Camela O. Coughlin

C/H
L-CHIP
HIA060361

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****7 Thousand 1 Hundred 25 Dollars	
DATE 06/28/2010	AMOUNT HI021647 \$ ****7125.00
VOID IF ALTERED	

FORECLOSURE DEED UNDER POWER OF SALE

Hampshire First Bank, holder of a mortgage from 253-255 Main Street, LLC to Hampshire First Bank dated March 8, 2007 and recorded with the Hillsborough County Registry of Deeds at Book 7817, Page 2376, by the power conferred by said mortgage and every other power, for Four Hundred Seventy-Five Thousand Dollars (\$475,000.00) paid, grants to Main/Mulberry Realty, LLC, a New Hampshire limited liability company with a mailing address of 253 Main St., Nashua, New Hampshire 03060, the premises conveyed by said mortgage.

IN WITNESS WHEREOF, Hampshire First Bank has caused this instrument to be signed by its duly authorized officer this 29th day of June, 2010.

HAMPSHIRE FIRST BANK

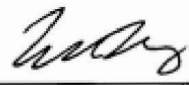
By. 

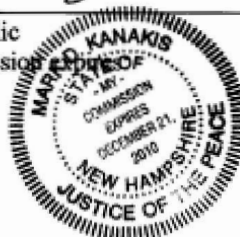
Name: Thomas M. Conaton

Title: Senior Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25th day of June, 2010, by Thomas M. Conaton, as Senior Vice President of Hampshire First Bank on behalf of Hampshire First Bank.


Notary Public
My commission



AFFIDAVIT

I, Mark D. Kanakis, attorney for the grantor in the foregoing deed, on my oath say that the principal and interest due on the promissory note secured by the mortgage referred to in the foregoing deed were not paid or tendered or performed when due, and that I caused to be published on May 4, 2009, May 11, 2009 and May 18, 2009 in *The Union Leader*, a newspaper of general circulation within the town or county in which the mortgaged premises are situated, a Notice of Mortgagee's Sale of which the following is a true copy:

SEE ATTACHED APPENDIX A

And I further on oath say that a copy of said notice was mailed on April 18, 2009, by certified mail, return receipt requested, to the following at their last known address:

Tax Collector
City of Nashua
229 Main St.
Nashua, NH 03060

253-255 Main Street, LLC
253 Main St.
Nashua, NH 03060

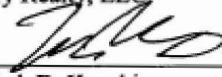
Friend Lumber Company of Lowell
261 Lowell Road
Hudson, NH 03051

Stephen J. Rodman, Esquire
10 North Road
Chelmsford, MA 01824

And I further on oath say that no petition was filed in the Hillsborough County Superior Court to enjoin the foreclosure sale.

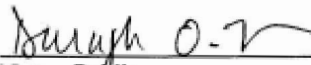
And I further on oath say that to the best of my knowledge no person(s) relative to this matter were in the military service or entitled to relief under the Servicemembers Civil Relief Act at the time of foreclosure or within nine (9) months prior to the foreclosure or was a member of the military service when the mortgage was executed.

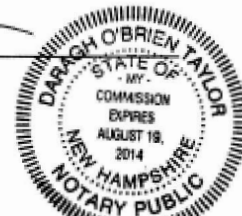
And I further on my oath say that by oral announcements made on the premises described in said mortgage on May 27, 2009 the foreclosure sale was continued to June 29, 2009; and on June 29, 2009 further continued to September 10, 2009; and on September 10, 2009 further continued to November 4, 2009; and on November 4, 2009 further continued to December 3, 2009; and on December 3, 2009 further continued to May 14, 2010. And I further on my oath say that at the time and place therein appointed, I sold the aforementioned premises described in said mortgage at public auction to Jessica Greenwood for Four Hundred Seventy-Five Thousand Dollars (\$475,000.00), being the highest bid made therefor at said auction, and that the highest bid and right to purchase was subsequently assigned to Main/Mulberry Realty, LLC


Mark D. Kanakis

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Subscribed and sworn to before me this 24th day of June, 2010, by Mark D. Kanakis.


Notary Public
My commission expires:



APPENDIX A

Legal Notice

NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by 253-255 Main Street, LLC to Hampshire First Bank dated March 8, 2007 and recorded with the Hillsborough County Registry of Deeds at Book 7817, Page 2376, the undersigned will sell at public auction the Premises described below.

1. Description of Premises: Land and buildings on the corner of Main Street and Mulberry Street in Nashua, New Hampshire. The Premises are more particularly described in the Mortgage.

2. Date, Time and Place of Sale: The sale shall take place on May 27, 2009 at 11:00 a.m. on the Premises.

3. Street, Town and County of the Premises: The Premises are known as 253-255 Main Street, Nashua, Hillsborough County, New Hampshire. The Premises also have frontage on Mulberry Street, Nashua, Hillsborough County, New Hampshire.

4. Terms of the Sale: A deposit of Ten Thousand Dollars (\$10,000.00) in the form of cash, certified check, or bank treasurer's check or other check satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date, time being of the essence. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The property to be sold at the sale will be sold "AS IS AND WHERE IS" and subject to unpaid taxes, prior liens or other enforceable encumbrances of record, if any, entitled to precedence over the Mortgage.

5. Right to Petition: You are hereby notified that you have a right to petition the Superior Court for the county in which the mortgaged Premises are situated, with service upon the Mortgagee, and upon such bond as the Court may require, to enjoin the scheduled foreclosure sale.

Hampshire First Bank
By its attorneys,
Merra & Kanakis, P.C.
By: Mark D. Kanakis, Esquire
159 Main Street
Nashua, NH 03060
603-886-5055

(UL - May 4, 11, 18)

EXHIBIT A
253-255 MAIN STREET, LLC
TO
HAMPSHIRE FIRST BANK

A certain tract or parcel of land, with buildings thereon, on Main Street, Nashua, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning at the southeast corner of the lot at the junction of Main and Mulberry Streets and running

Westerly by the fence stone and said Mulberry Street seventy-two (72) feet to a point one and one-half (1 ½) inches west of the end of said fence stone; then

Northerly by land of M.E. Law seventy-seven (77) feet and nine (9) inches to a stone bound; then

Westerly by the same land twenty-six (26) feet to a stone bound at land formerly of Adelaide M. Stevens; then

Northerly by said A.M. Stevens land seventeen (17) feet, more or less, to a stone bound at land of S.D. Chandler; then

Easterly by said Chandler land ninety-eight (98) feet to Main Street; then

Southerly by said Main Street ninety-one (91) feet, more or less, to place of beginning.

ALSO, a certain parcel of land situate in Nashua aforesaid, bounded and described as follows:

Beginning at a point one and one-half (1 ½) inches west of the end of the fence stone at the residence of the late A.F. Stevens, on the north side of Mulberry Street and at the southeast corner of the premises, and running

Northerly by said homestead lot seventy-seven (77) feet nine (9) inches to a stone bound; then

Westerly by the center of a stone wall forty-five (45) feet to a mark in said wall at the barn; then

Southerly by the barn and land of A.F. Adams seventy-eight (78) feet and nine (9) inches to Mulberry Street; then

Easterly by said street forty-five (45) feet and one (1) inch to the place of beginning.

RESERVING AND EXCEPTING, however, the certain tract of land conveyed by Pearl

BK 7817PG2394

Goodman Gribetz, Daniel Gribetz and Hannah G. Shapiro to the City of Nashua by deed dated August 14, 1950, and recorded in the Hillsborough County Registry of Deeds, Volume 1269, Page 443, and being more particularly described as follows:

A certain tract or parcel of land situated on the westerly side of Main Street in said Nashua and more fully described as follows:

Beginning at a point in the Westerly line of Main Street at its intersection with the northerly line of Mulberry Street; then

Northerly by the Westerly line of Main Street, a distance of ninety-one and no tenths (91.0) feet to land now or formerly of Mary and Samuel Markarian; then

Westerly by said Markarian's land, a distance of eight and no tenths (8.0) feet to land of Grantor's; then

Southerly along the westerly line of Main Street as established by the City of Nashua in August, 1950, and by land of Grantors, a distance of ninety-one and no tenths (91.0) feet to the Northerly line of Mulberry Street; then

Easterly by the Northerly line of Mulberry Street, a distance of eight and no tenths (8.0) feet to the point of beginning.

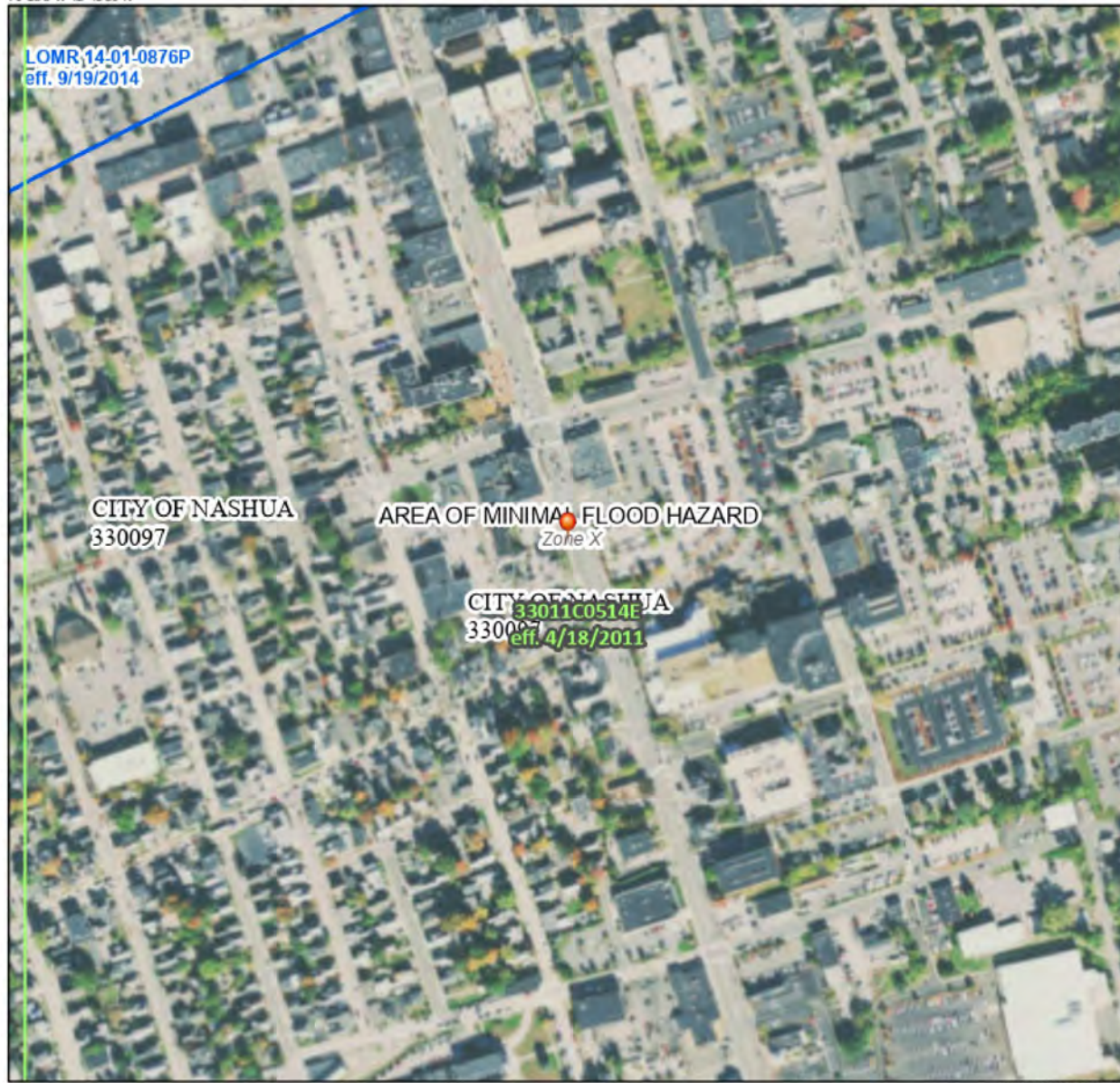
Said parcel containing seven hundred twenty-eight (728) square feet.

Meaning and intending to described the same premises as conveyed to the within Mortgagor by deed of Mile High Real Estate, L.L.C., dated February 6, 2007 recorded in the Hillsborough County Registry at Book 7806 Page 1327.

National Flood Hazard Layer FIRMette



71°28'8"W 42°45'39"N

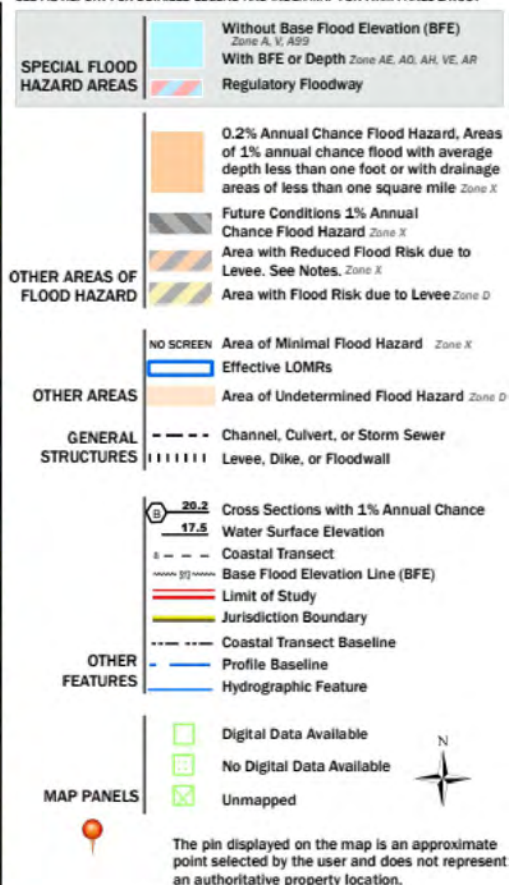


0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/19/2022 at 10:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SUBJECT PROPERTY PHOTOGRAPHS

FRONT VIEWS OF THE BUILDING



SUBJECT PROPERTY PHOTOGRAPHS

REAR VIEWS OF THE BUILDING



SUBJECT PROPERTY PHOTOGRAPHS

MAIN STREET LOOKING NORTHERLY & SOUTHERLY RESPECTIVELY



SUBJECT PROPERTY PHOTOGRAPHS

MULBERRY STREET LOOKING EASTERLY & WESTERLY RESPECTIVELY



SUBJECT PROPERTY PHOTOGRAPHS

INTERIOR VIEWS



SUBJECT PROPERTY PHOTOGRAPHS

INTERIOR VIEWS



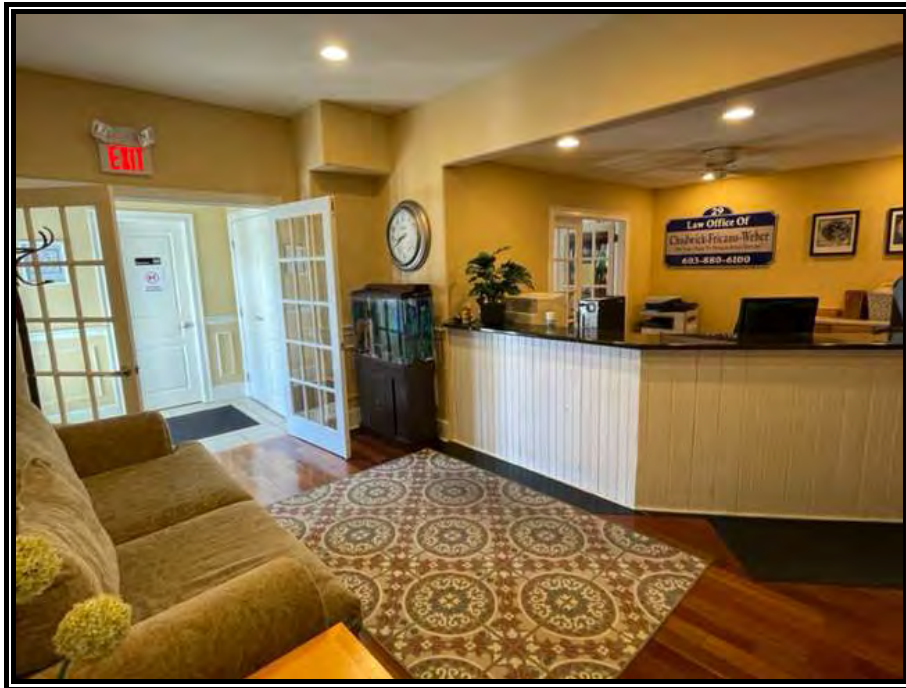
SUBJECT PROPERTY PHOTOGRAPHS

INTERIOR VIEWS



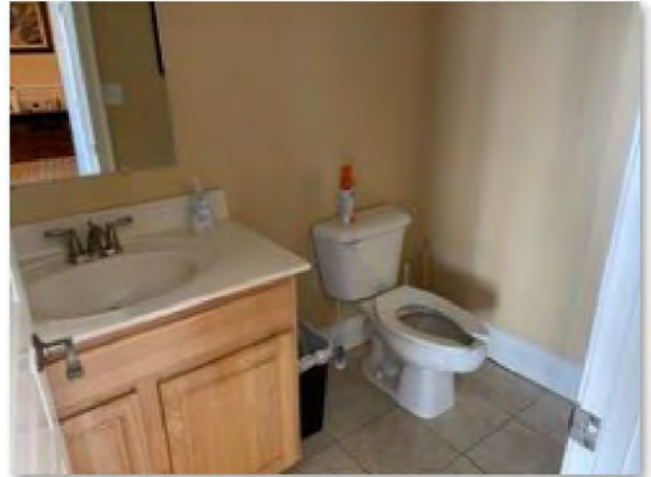
SUBJECT PROPERTY PHOTOGRAPHS

INTERIOR VIEWS

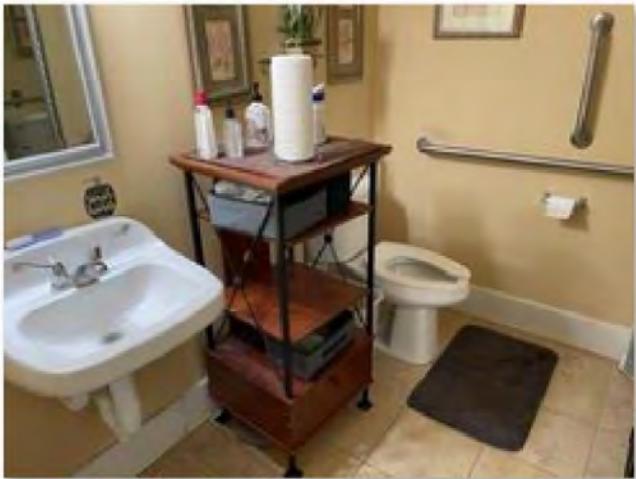




✔ Restroom 1.jpg



✔ Restroom 2.jpg



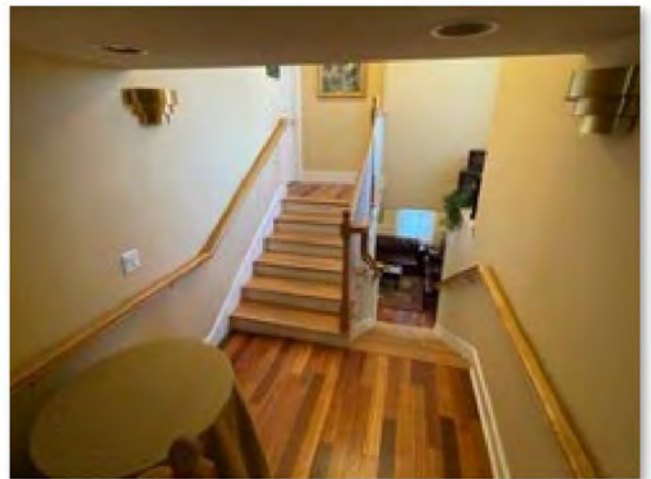
✔ Restroom 3.jpg



✔ Restroom 4.jpg



✔ Restroom 5.jpg



✔ Stairwell.jpg



✔ Driveway & Parking.jpg



✔ Gas & Electric Services.jpg



✔ Kitchenette 1.jpg



✔ Kitchenette 2.jpg



✔ Parking Lot.jpg



✔ Sign.jpg



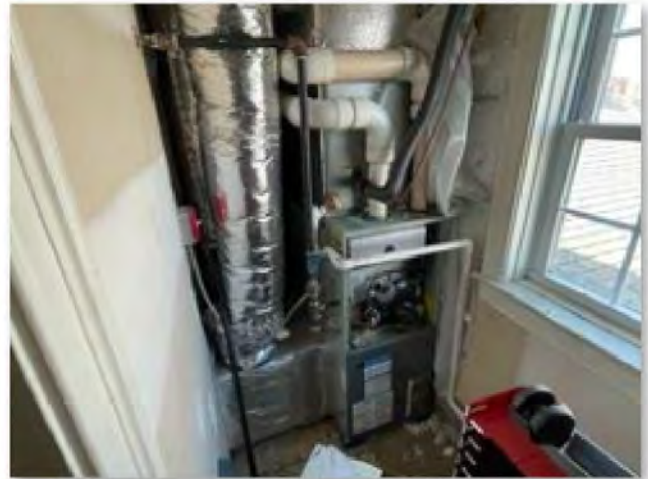
✔ Electric & Water Heater.jpg



✔ Electric Panel.jpg



✔ Furnace 1.jpg



✔ Furnace 2.jpg

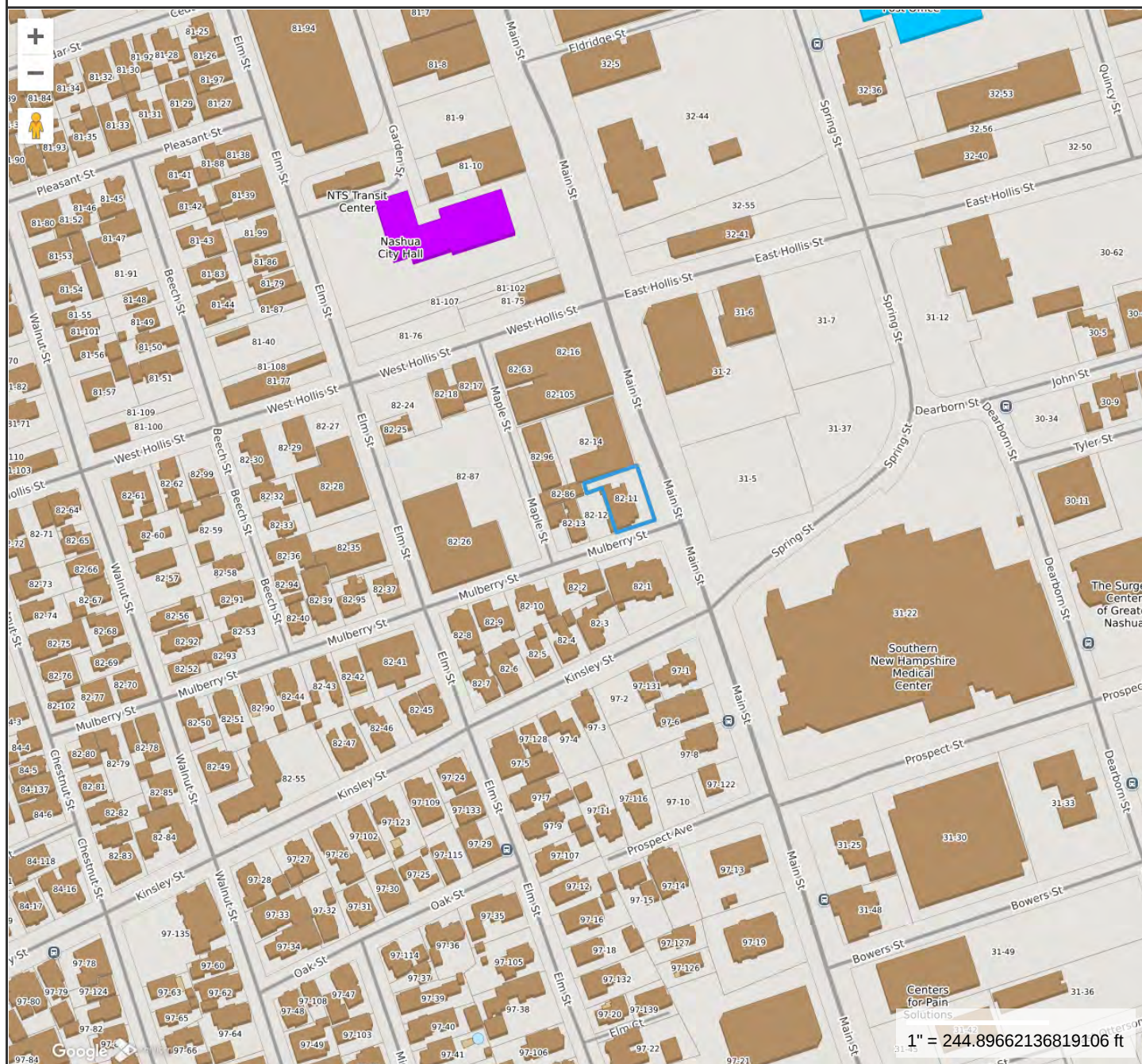


✔ Furnace 3.jpg



✔ HVAC Condensers.jpg

253-255 MAIN ST., NASHUA, NH

**Property Information**

Property ID 82-11|30444|315
Location 255 MAIN ST
Owner MAIN/MULBERRY REALTY, LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

1" = 122.44764081419883 ft

Property ID	82-11 30444 315
Location	255 MAIN ST
Owner	MAIN/MULBERRY REALTY, LLC



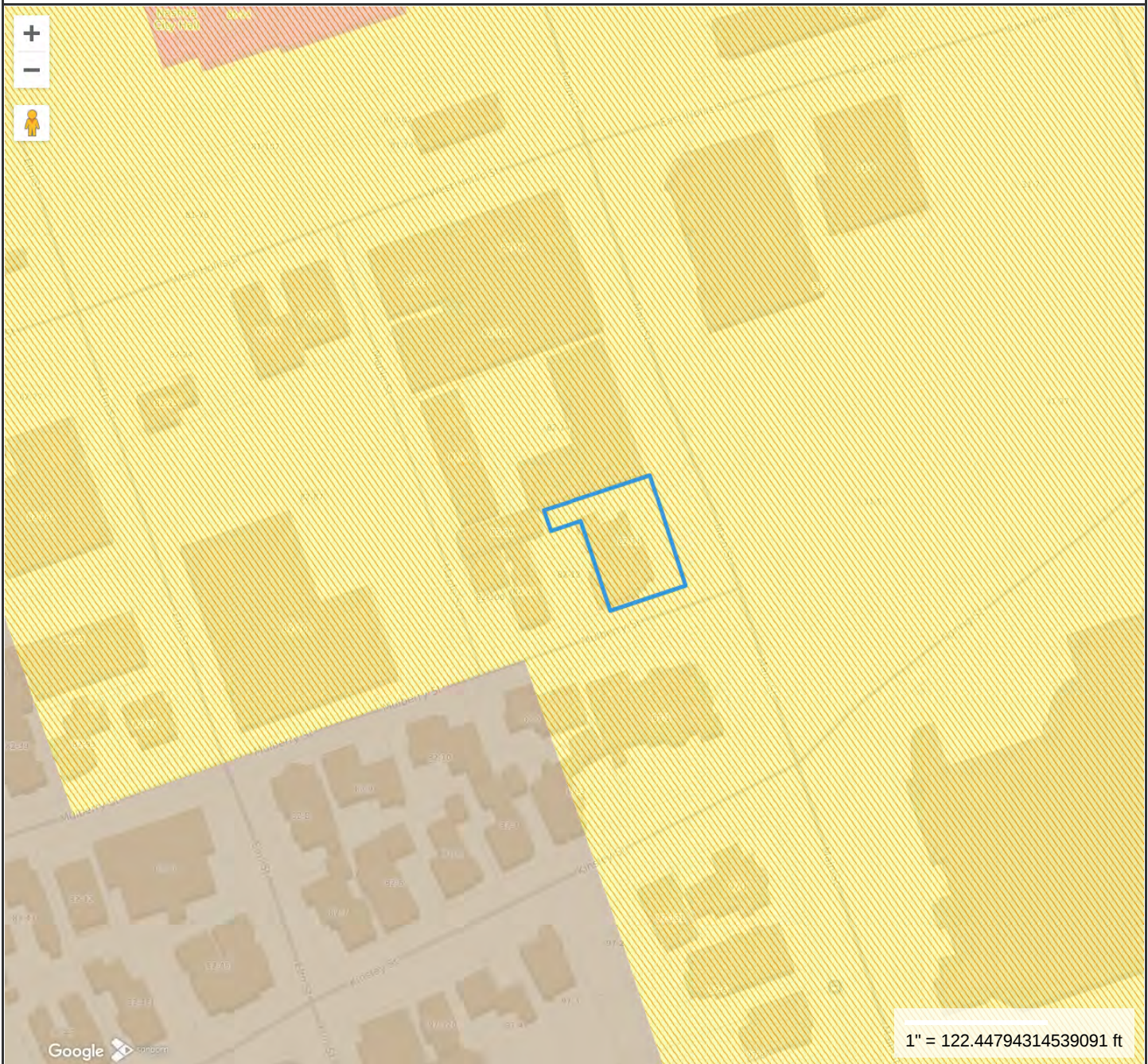
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253-255 MAIN ST., NASHUA, NH - ZONING

**Property Information**

Property ID 82-11|30444|315
Location 255 MAIN ST
Owner MAIN/MULBERRY REALTY, LLC



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
















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Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

253-255 MAIN ST., NASHUA, NH - ECONOMIC



Property Information

Property ID 82-11[30444]315
Location 255 MAIN ST
Owner MAIN/MULBERRY REALTY, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

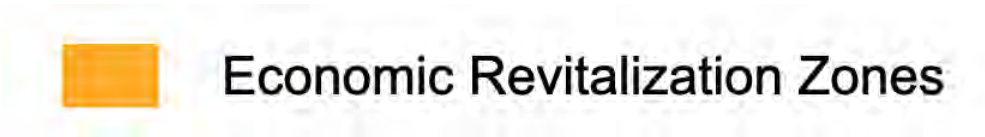
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Map Theme Legends

Economic Revitalization Zones



NRPC GIS

Federal Economic Incentives

-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)

Comments

Parcel ID 0082-00012

CHNG LUC & ADD PAV1 PER 2011 PHOTO 4/12 ND---BT-FR PARKING FOR LAW OFFICES

Exterior Information				Bath Features				Depreciation			
Type				Full Bath	0			Phys Con	AV - Average		0
Stry Hght				Add Full	0			Functional			
(Liv) Units	0		Tot 0	3/4 Bath	0			Economic			
Found				Add 3/4	0			Special			
Frame				1/2 Bath	0			Override			
P. Wall				Add 1/2	0			Total		0%	
Sec Wall			0%	Other Fix	0			General Information			
Roof Str				Other Features				Grade			
Roof Cvr				Kitchens	0			Year Blt		Eff Yr	
Color				Add Kit.	0			Alt LUC			
Interior Information				Condo Information				Juris			
Avg Ht / Ft				Location			Con Mod				
P. Int Wall				Tot Units			L. Sum				

Interior Information		Condo Information	
Avg Ht / FI		Location	
P. Int Wall		Tot Units	
Sec Int Wall		Floor	
Partition		% Own	
P. Floor		Name	

Sec Floor			Calc Ladder			
Bmt Floors			Base Rate	0.00	Depr %	0%
Electric			Size Adj	1.00000	Depr	0
Insulation			Con Adj	1.00000	Depr'd Total	0
Int Vs Ext			Adj Prc	\$0.00	Juris Ft.	1.0000
Heat Fuel			Grade Ft.	1.00000	Spec. Features	\$0
Heat Type			Other Feat	\$0	Final Total	\$0
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %		AC %	NBC Infl	1.0000	Assessed Val	\$0
Sol HW %		Ctrl Vac %	LUC Ft.	1.0000	Total \$/SF	
Com Wall %		Sprink %	Adj Tot (RCN)	0	Undepr \$/SF	0.00000

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
PAV1	PAVING-ASPHA	D	Y	1	2535.00	A	AV	2001	3.00	T	50%		1		1		1	5,100
Building Totals		Yard Item Appr				5,100				Special Feature Appr								5,100
Parcel Totals		Yard Item Appr				5,100				Special Feature Appr								5,100

Sub Areas

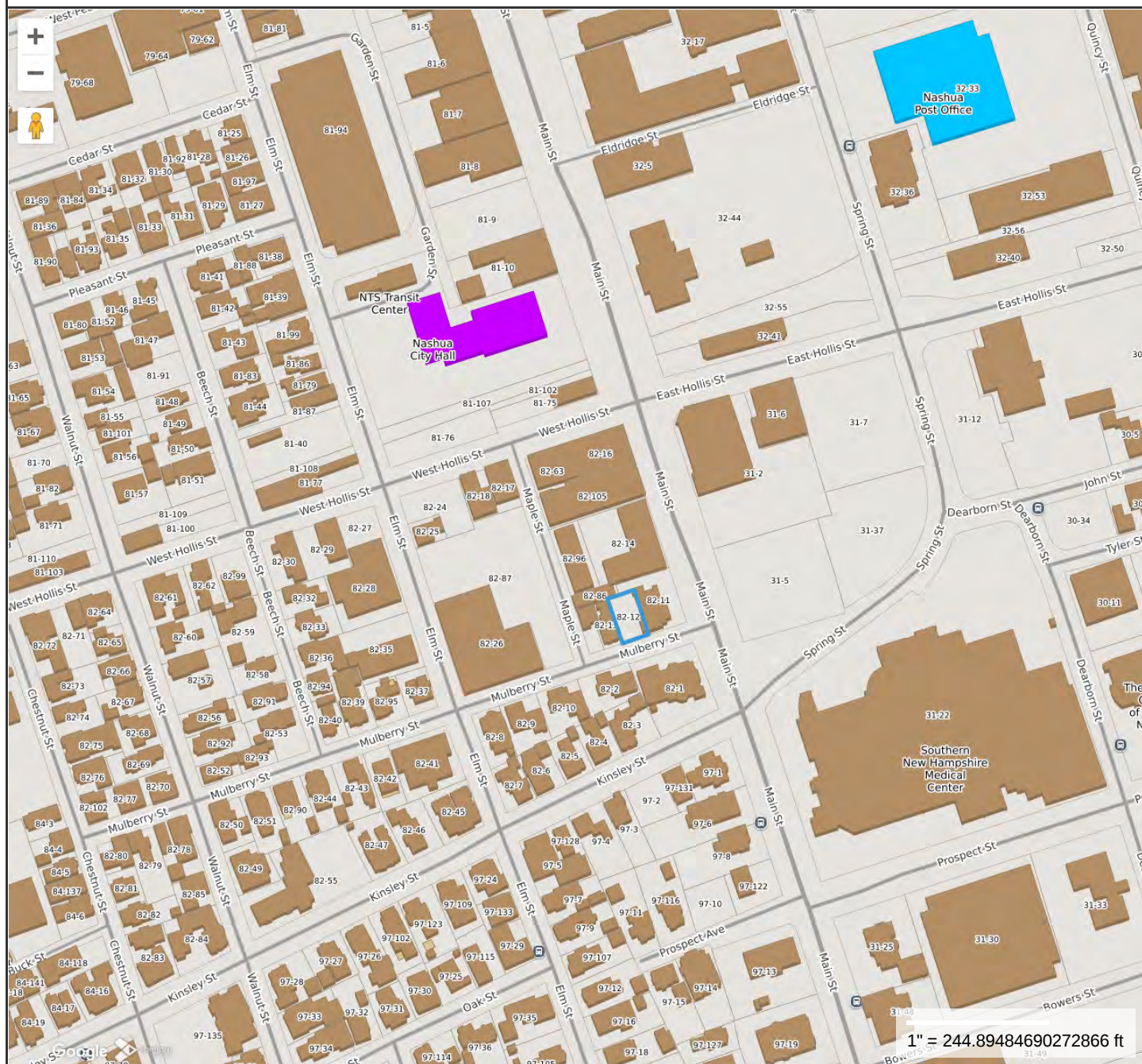
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
Building Totals							
Parcel Totals							

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

Image

3 MULBERRY ST., NASHUA, NH

**Property Information**

Property ID 82-12|30446|315
Location 3 MULBERRY ST
Owner MAIN/MULBERRY REALTY, LLC



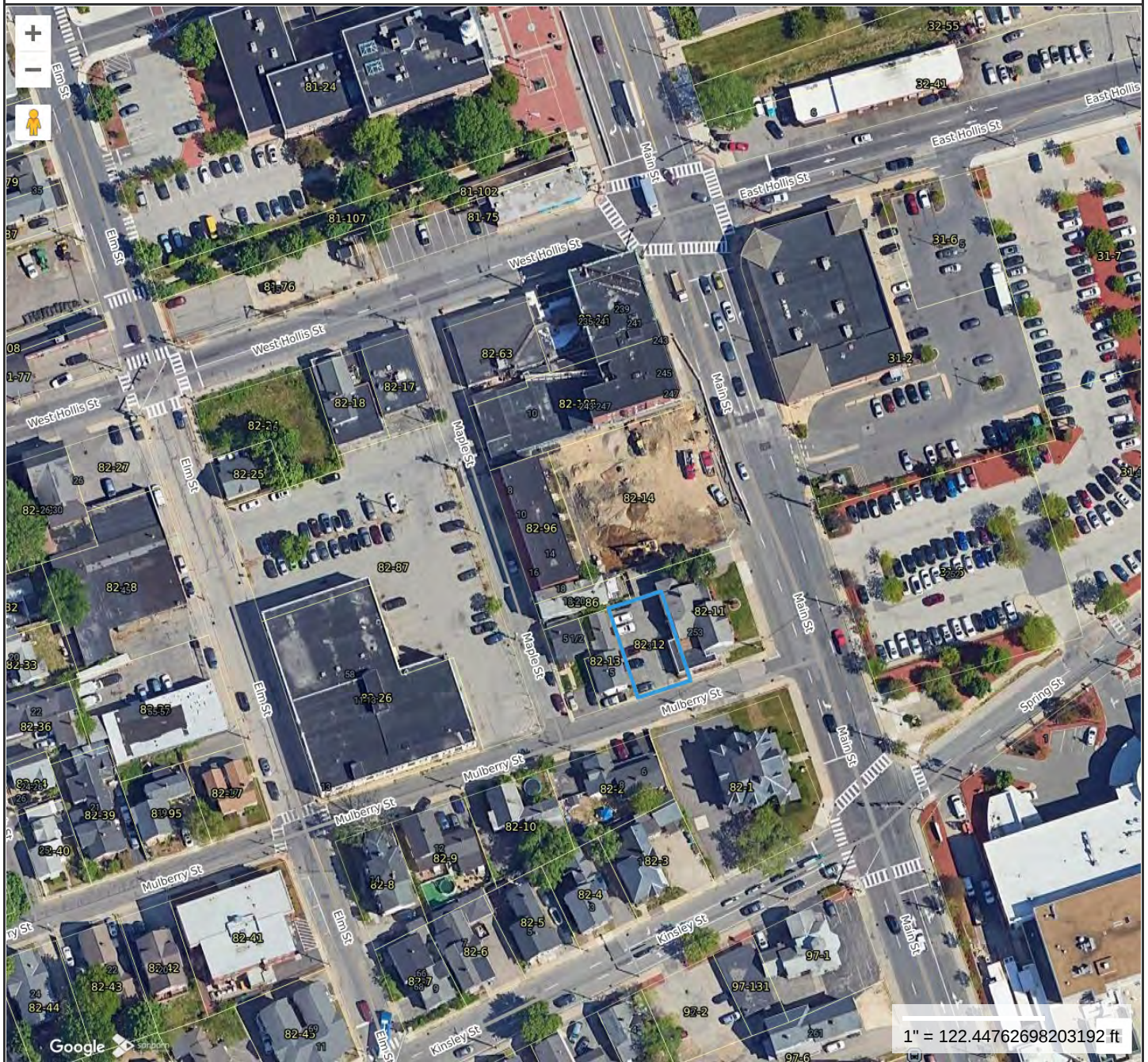
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3 MULBERRY ST., NASHUA, NH



Property Information

Property ID 82-12|30446|315
 Location 3 MULBERRY ST
 Owner MAIN/MULBERRY REALTY, LLC



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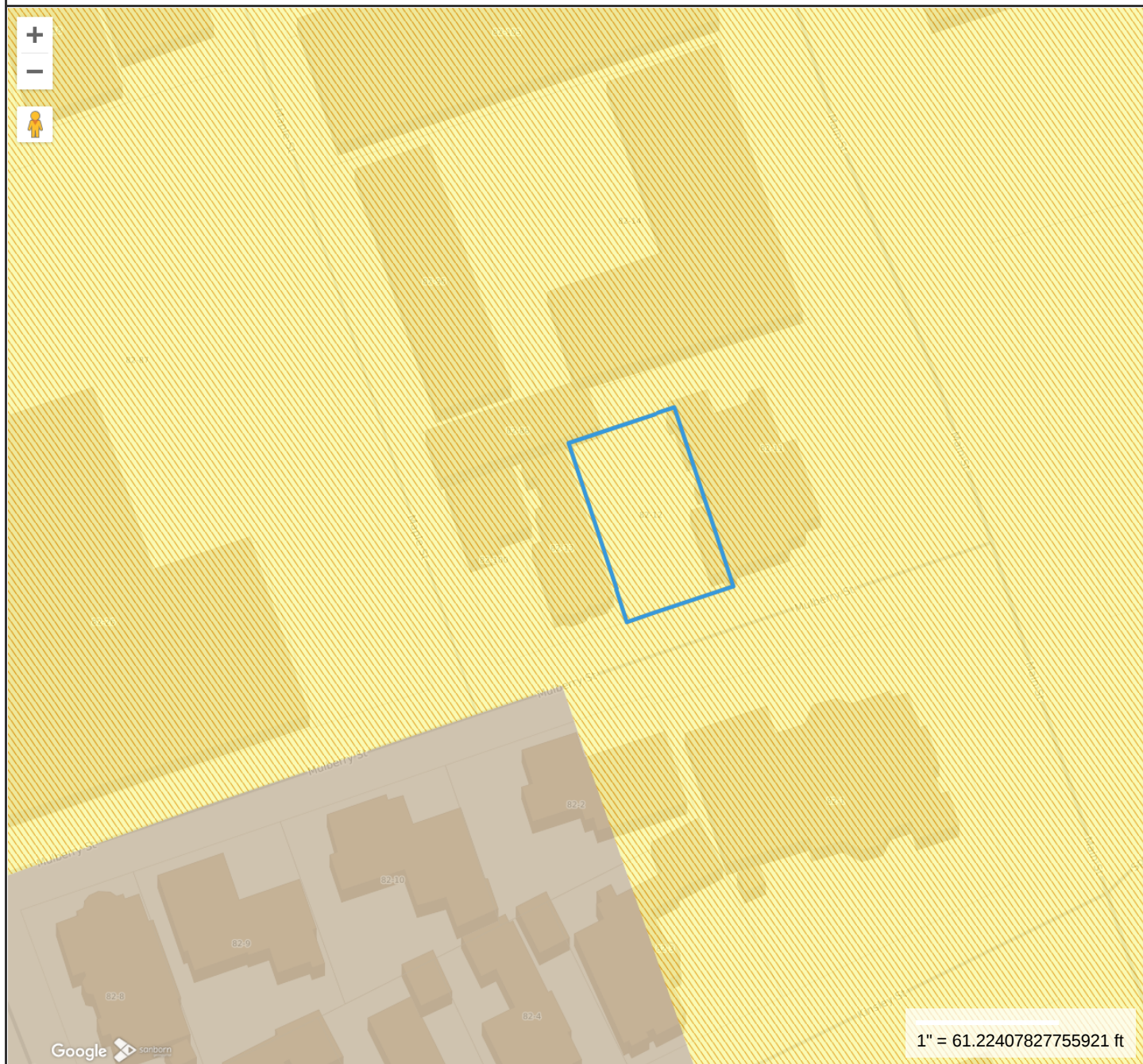
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Property ID	82-12 30446 315
Location	3 MULBERRY ST
Owner	MAIN/MULBERRY REALTY, LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT




















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Zoning

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-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

3 MULBERRY ST., NASHUA, NH - ECONOMIC



Property Information

Property ID 82-12|30446|315
Location 3 MULBERRY ST
Owner MAIN/MULBERRY REALTY, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

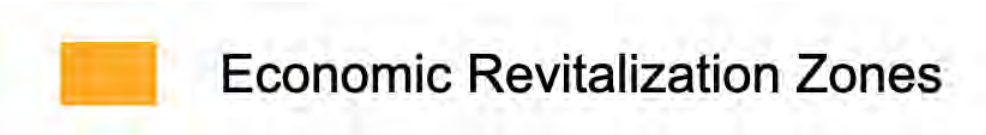
Map Theme Legends

Federal Economic Incentives

-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)

Economic Revitalization Zones



NRPC GIS

2PM: 167-169 W. HOLLIS ST., NASHUA, NH

LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from W Hollis St Realty, LLC ("**Mortgagor**"), said Mortgage being dated December 13, 2019 and recorded at the Hillsborough County (NH) Registry of Deeds (the "**Registry**") at Book 9242, Page 2613 ("**Mortgage**"), granted to The Lowell Five Cent Savings Bank ("**Mortgagee**"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Wednesday, May 21, 2025 at 2:00 p.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "**Premises**"), consisting of the land and improvements in Nashua, New Hampshire, which is believed to have a current address of 167-169 West Hollis Street, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor's Tax Map 87 Lot 33. The foreclosure auction (the "**Sale**") will be conducted at 167-169 West Hollis Street, Nashua, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$25,000 deposit ("**Deposit**") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("**Satisfactory Funds**"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("**Memorandum**") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, **time being of the essence**, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. **The closing must take place within forty-five (45) days after the Sale, time being of the essence.** The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 3rd day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK
By its Attorneys,
PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett

GREGORY A. MOFFETT
Preti, Flaherty, Beliveau & Pachios, PLLP
P.O. Box 1318
Concord, New Hampshire 03302-1318
Phone (603) 410-1500
Fax (603) 410-1501
gmoffett@preti.com

Parcel ID 0087-00033

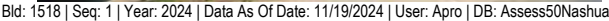
Exterior Information			Bath Features			Depreciation			
Type	11 - FAMILY CONVE		Full Bath	9	A - AVERAGE	Phys Con	AV - Average		40
Stry Hght	2A - 2 STORIES AT		Add Full	0		Functional			
(Liv) Units	9	Tot 9	3/4 Bath	0		Economic			
Found	3 - BRK/STONE		Add 3/4	0		Special			
Frame	1 - WOOD		1/2 Bath	0		Override			
P. Wall	4 - VINYL		Add 1/2	0			Total		40%
Sec Wall		0%	Other Fix	0		General Information			
Roof Str	1 - GABLE		Other Features			Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT		Kitchens	9	A - AVERAGE	Year Blt	1900	Eff Yr	
Color	WHITE		Add Kit.	0		Alt LUC			
Interior Information			Condo Information						
Avg Ht / Fl	8.00		Location			Con Mod			
P. Int Wall	1 - DRYWALL		Tot Units			L. Sum			

Special Features / Yard Items											
Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %
FGR1	GARAGE-AVE	D	Y	1	778.00	A	AV	1992	36.00	T	32%
PAV1	PAVING-ASPHA	D	Y	1	9207.00	A	AV	1992	3.00	T	50%
Building Totals		Yard Item Appr				29,900					
Parcel Totals		Yard Item Appr				80,600					

Sub Areas

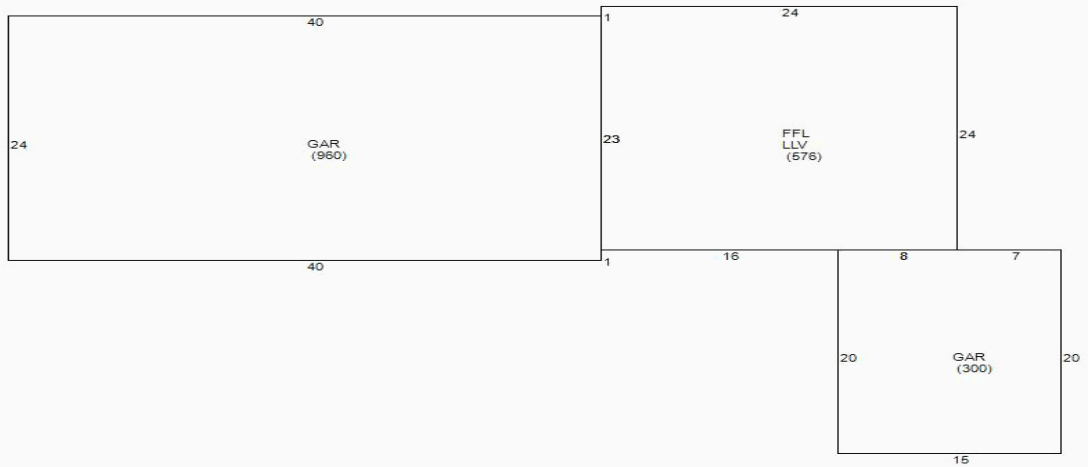
Res Breakdown

Image



Parcel ID 0087-00033

Insp. for request for addl. trash bin. Found office out and owner reports (1) 5m.-3 br.-1 bath t.l.-style apt. in place. Chg listing as appropriate. DD 6/13. OFFICE BLDG 1A- RENOV OFFICE IN 1988 FGR AT END NOT ATTACHED 22X48 Use Code to PriCom, Style & Model changed 8/04 RL. Insp. for sales qualif. & found: 12 stalls @ \$50/mo each. Also, attch. Arme- nian Church office no known rent. Add missing 1,144 sf 5-stall attach. garage. DD 7/04.



Exterior Information			Bath Features			Depreciation			
Type	06 - CONVENTIONAL		Full Bath	1	A - AVERAGE	Phys Con	AV - Average		35
Stry Hght	1 - 1 STORY		Add Full	0		Functional			
(Liv) Units	1	Tot 1	3/4 Bath	0		Economic			
Found	3 - BRK/STONE		Add 3/4	0		Special			
Frame	1 - WOOD		1/2 Bath	0		Override			
P. Wall	4 - VINYL		Add 1/2	0		Total			35%
Sec Wall		0%	Other Fix	0		General Information			
Roof Str	1 - GABLE		Other Features			Grade	C - - AVG. (-)		
Roof Cvr	1 - ASPHALT		Kitchens	0		Year Blt	1900	Eff Yr	
Color	WHITE		Add Kit.	0		Alt LUC	0310		100%
Interior Information			Condo Information			Juris			
Avg Ht / Ft	9.00		Location			Con Mod			
P. Int Wall	1 - DRYWALL		Tot Units			L. Sum			

Interior Information		Condo Information	
Avg Ht / Fl	9.00	Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	4 - CARPET	Name	

Sec Floor			Calc Ladder			
Bmt Floors			Base Rate	177.00	Depr %	35%
Electric	3 - TYPICAL		Size Adj	1.50000	Depr	109.097
Insulation	2 - TYPICAL		Con Adj	1.00000	Depr'd Total	202.609
Int Vs Ext			Adj Prc	\$265.50	Juris Ft.	1.0000
Heat Fuel	2 - GAS		Grade Ft.	0.90000	Spec. Features	\$1,200
Heat Type	3 - FORCED H/W		Other Feat	\$6,750	Final Total	\$203,800
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	AC %	NBC Infl	1.0000	Assessed Val	\$203,800
Sol HW %		Ctrl Vac %	LUC Ft.	1.0000	Total \$/SF	\$353.82
Com Wall %		Sprink %	Adj Tot (RCN)	311,706	Undepr \$/SF	238.95000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	576	576	576	576	265.50	152,928
GAR	GARAGE	1,260	1,260	0	0	92.93	117,092
LLV	LOWER LEVEL	576	576	0	0	119.48	68,820
Building Totals		2,412	2,412	576	576		338,840
Parcel Totals		12,946	15,098	6,871	7,292		1,305,775

Floor	No. Unit	Rooms	Bdrms
M	1	5	3
Bld Total	1	5	3
Prcd Total	10	33	14

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
A/C	AIR CONDITIO	A	S	1	576.00	A	AV	1972	3.50	T	40%	0310	1		1		1	1,200
FGR1	GARAGE-AVE	D	Y	1	1056.00	A	AV	1992	36.00	T	32%	0310	1		1		1	22,400
FGR1	GARAGE-AVE	D	Y	1	1144.00	A	AV	2004	36.00	T	20%	0310	1		1		1	28,300
Building Totals		Yard Item Appr				50,700				Special Feature Appr				1,200				51,900
Parcel Totals		Yard Item Appr				80,600				Special Feature Appr				1,200				81,800



Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Bld: 1519 | Seq: 2 | Year: 2024 | Data As Of Date: 11/19/2024 | User: Apro | DB: Assess50Nashua

TO BE COMPLETED BY LENDER	Borrower/Client					File No.	
	Property Address 167-169 W Hollis St					Map Reference 31700	
	City Nashua		County Hillsborough	State NH	Zip Code 03060	Census Tract 0108.00	
	Legal Description Book 8035 Page 1329						
	Current Sale Price (if applicable) \$ N/A Date of Sale N/A Loan Requested \$						
	Terms of Sale						
	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold (attach completed Lease Analysis FHLMC Form 461)						
	Lender Lender's Address						
	Instructions to Appraiser: The purpose of this appraisal is to estimate the current Market Value of the Subject Property. The Definition of Market Value is as set forth in Certification and Statement Of Limiting Conditions (FHLMC 439).						
	By						
NEIGHBORHOOD	1. <input checked="" type="checkbox"/> Descriptive photographs of subject property					7. <input checked="" type="checkbox"/> Map(s)	
	2. <input checked="" type="checkbox"/> Descriptive photographs of street scene					8. <input checked="" type="checkbox"/> Plot plan or survey	
	3. <input checked="" type="checkbox"/> Photographs of					9. <input type="checkbox"/> Qualifications of Appraiser	
	4. <input checked="" type="checkbox"/> Sketch or floor plan of typical units					10. <input type="checkbox"/> Lease Analysis FHLMC 461 (required if leasehold interest appraised)	
	5. <input type="checkbox"/> Owner's current certified rent roll if existing, or pro forma if proposed or incomplete					11. <input type="checkbox"/> Summary of reciprocal agreements with other owners for use of parking, driveways, recreational facilities, private streets, (required if applicable)	
	6. <input type="checkbox"/> Owner's income and expense statement, or pro forma income and expense statement					12. <input type="checkbox"/>	
						13. <input type="checkbox"/>	
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural					OVERALL RATING	
	Built-up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%					Employment Stability	
	Present land use 10 % Condominiums 40 % 1-Family 40 % Apartments					Adequacy of Utilities	
Change in present land use 10 % Commercial %					Convenience of Schools		
Change in present land use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)					Police and Fire Protection		
Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining					Recreational Facilities		
Housing demand/supply <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Shortage <input type="checkbox"/> Oversupply					Property Compatibility		
Predominant occupancy <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant					Protection from Detrimental Conditions		
Condominium: Price range \$ to \$ Predominant \$					General Appearance of Properties		
Age yrs. to yrs. Predominant yrs.					Appeal to Market		
Single Family: Price range \$ to \$ Predominant \$					Public Transportation		
Age 1 yrs. to yrs. Predominant yrs.					Distance Street		
Typical apartment: Type Walk-up Decker No. Stories 2 to 3					Access or Convenience		
Condition Average					Employment Centers		
Rent Levels: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining					Shopping Facilities		
Estimated neighborhood apartment vacancy rate < 5 % <input type="checkbox"/> Decreasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing					Grammar Schools		
Describe any incompatible land uses and overall property appeal and maintenance level					Freeway Access		
See attached addenda.					Rent Controls <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (comments on page 4 if Yes)		
Describe any oversupply of units in area by type and rental							
Populace within area is mixture of long-term residents, some young professionals employed within area, and some off-campus college students attending area colleges. Due to limited new housing supply, vacancy is very low in the area.							
Describe any shortage of units in area by type and rental							
None Noted. Property located within an average neighborhood having affordable housing available for neighborhood residents.							
Describe potential for additional units in area considering land availability, zoning, utilities, etc.							
Is population of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenities? No If yes, specify.							
Populace within area is mixture of long-term residents, some young professionals employed within area, and some off-campus college students attending area colleges. Due to limited new housing supply, vacancy is very low in the area.							
Describe any probable changes in the economic base of neighborhood which would favorably or adversely affect apartment rentals(e.g. employment centers, zoning)							
See attached addenda.							
General comments including either favorable or unfavorable elements not mentioned (e.g. public parks, view, noise, parking congestion)							
Within walking distance to local business along Main St. and within CBD where there are several local shops and restaurants. Traffic throughout area is moderate on W. Hollis St. (Rte. 111); light within most other residential areas. Most sites are large enough to provide on-site parking though on-street parking is generally allowed without permit.							
Development density similar to other similar outer-core city neighborhoods.							
Dimensions 115.01 x 135 x 43 x 31.34 x 205.29 x 181.54 Area 22,912 Sq. ft. or Acres							
Zoning (classification, uses and densities permitted) Urban Residence B (RB): SF and Duplex dwellings by right, multi-family dwellings allowed by conditional permit. Min: 6,000 SF/50' frontage; Max FAR .5 Present Improvements <input type="checkbox"/> do <input checked="" type="checkbox"/> do not conform to zoning regulations							
Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify)							
SITE	Public Comm. Individual Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					Ingress and Egress (Adequacy) Adequate on Public Streets	
	Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Surface Asphalt					Topography Level throughout	
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Storm Sewer					View Amenity City street	
	Water <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Curb & Gutter					Drainage and Flood Conditions FEMA Map # 33011C0513D,	
	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Sep.Trnk. <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley					09/25/2009, Zone X. Adequate Drainage.	
	<input type="checkbox"/> Underground Electricity & Telephone <input checked="" type="checkbox"/> Street Lights					Is the property located in a HUD Identified Special Flood Hazard Area?	
						No	
	COMMENTS (including any easements or encroachments or any nonconforming use(s) of present improvements)					See attached addenda.	



Subject Front

167-169 W Hollis St

Gross Building Area 8,518

Age 1900



Subject Rear



Subject Street



Subject Rear



W Hollis Street



Driveway



Driveway



Rear Parking Area



Unit 167-R



Garages



Garages



Garages



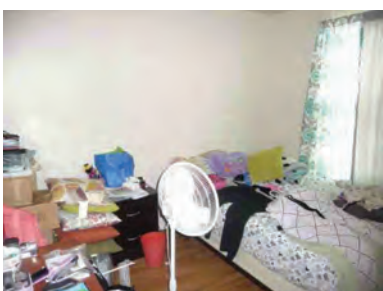
Garages



Unit 167-1 Kitchen



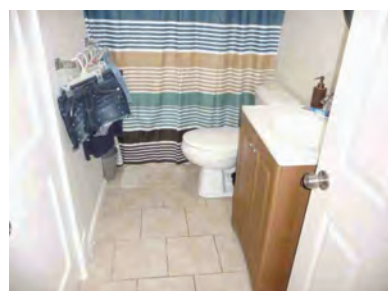
Unit 167-1 Living Room



Unit 167-1 Bedroom



Unit 167-1 Bedroom



Unit 167-1 Bath



Unit 167-2 Kitchen



Unit 167-2 Living Room



Unit 167-2 Bedroom



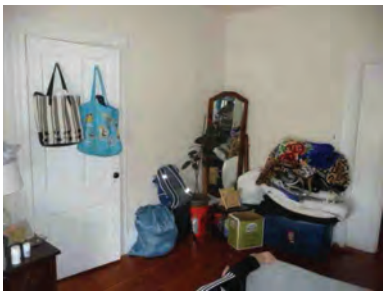
Unit 167-2 Bath



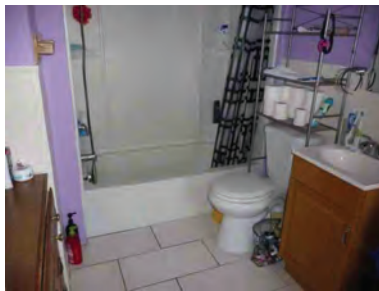
Unit 167-3 Kitchen



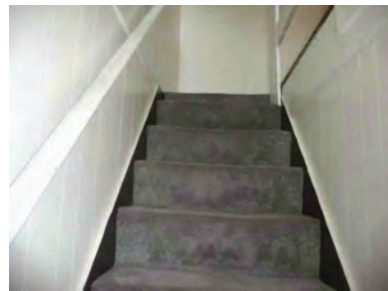
Unit 167-3 Living Room



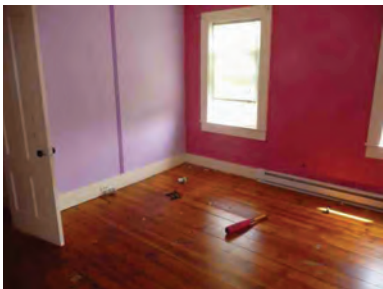
Unit 167-3 Bedroom



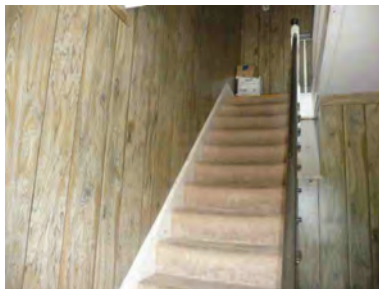
Unit 167-3 Bath



Unit 167-3 Stairway



Unit 167-3 Bedroom



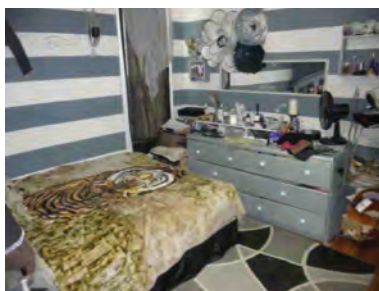
Interior Common Stairway



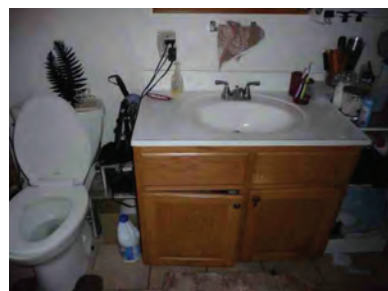
Unit 169-1 Kitchen



Unit 169-1 Living Room



Unit 169-1 Bedroom



Unit 169-1 Bath



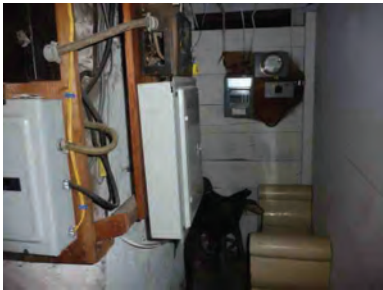
AC Compressor for Unit 169-1



Electric Panels in Basement



Electric Panels in Basement



Electric Panels in Basement



FHA Unit for 167-1



FHA Unit for 169-1



HW Tanks



HW Tanks



Gas Meters



Gas Meters



Basement Coin-op Laundry



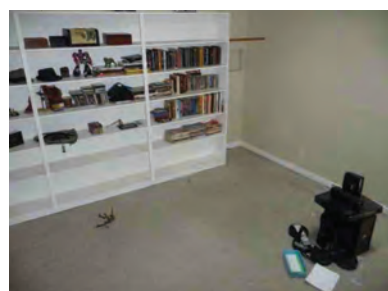
Unit 167-R Kitchen



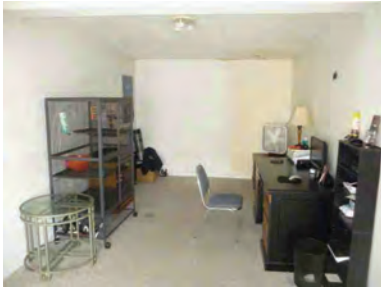
Unit 167-R Living Room



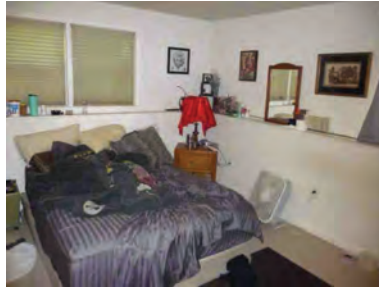
Unit 167-R Bath



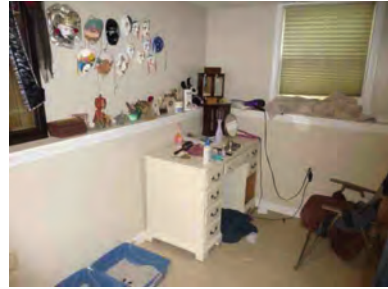
Unit 167-R Bedroom



Unit 167-R Office



Unit 167-R Bedroom



Unit 167-R Bedroom

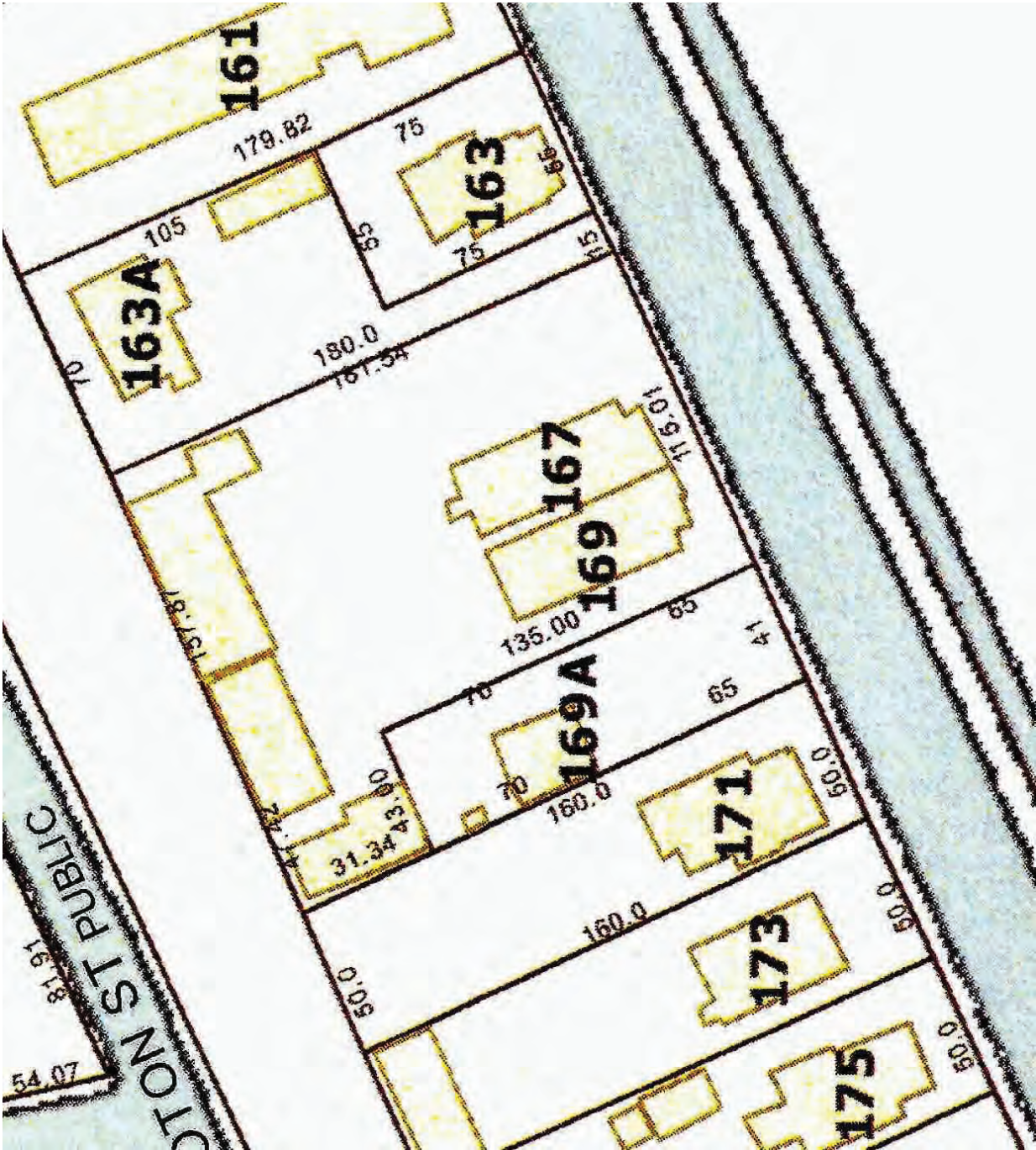


Unit 167-R FHA Furnace



Unit 167-R AC Compressors

Site Plan



Building Sketch (Page - 2)

TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	2837 Sq ft	$24 \times 34 = 816$ $24 \times 34 = 816$ $0.5 \times 4 \times 3 = 6$ $0.5 \times 3 \times 4 = 6$ $5.5 \times 3 = 16.5$ $0.5 \times 4 \times 3 = 6$ $0.5 \times 3 \times 4 = 6$ $5.5 \times 3 = 16.5$ $41 \times 28 = 1148$	
167-R First Floor	769 Sq ft	$22 \times 22 = 484$ $19 \times 15 = 285$	
Second Floor	2837 Sq ft	$24 \times 34 = 816$ $24 \times 34 = 816$ $0.5 \times 4 \times 3 = 6$ $0.5 \times 3 \times 4 = 6$ $5.5 \times 3 = 16.5$ $0.5 \times 4 \times 3 = 6$ $0.5 \times 3 \times 4 = 6$ $5.5 \times 3 = 16.5$ $41 \times 28 = 1148$	
Third Floor	1591 Sq ft	$18 \times 36 = 648$ $23 \times 41 = 943$	
167-R Lower Level	484 Sq ft	$22 \times 22 = 484$	
Total Living Area (Rounded):		8518 Sq ft	
Non-living Area			
Open Porch	150 Sq ft	$25 \times 6 = 150$	
Open Porch	150 Sq ft	$25 \times 6 = 150$	
Open Porch	164 Sq ft	$22 \times 5 = 110$ $14 \times 3 = 42$ $0.5 \times 4 \times 3 = 6$ $0.5 \times 3 \times 4 = 6$	
Open Porch	150 Sq ft	$25 \times 6 = 150$	
Open Porch	150 Sq ft	$25 \times 6 = 150$	
Open Porch	164 Sq ft	$22 \times 5 = 110$ $14 \times 3 = 42$ $0.5 \times 3 \times 4 = 6$ $0.5 \times 4 \times 3 = 6$	

167-169 W. HOLLIS ST., NASHUA, NH

**Property Information**

Property ID 87-33|4246|315
Location 167-169 WEST HOLLIS ST
Owner W HOLLIS ST REALTY, LLC



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Geometry updated 02/25/2025
 Data updated 01/30/2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be using
 this resource.

167-169 W. HOLLIS ST., NASHUA, NH

**Property Information**

Property ID 87-33|4246|315
Location 167-169 WEST HOLLIS ST
Owner W HOLLIS ST REALTY, LLC



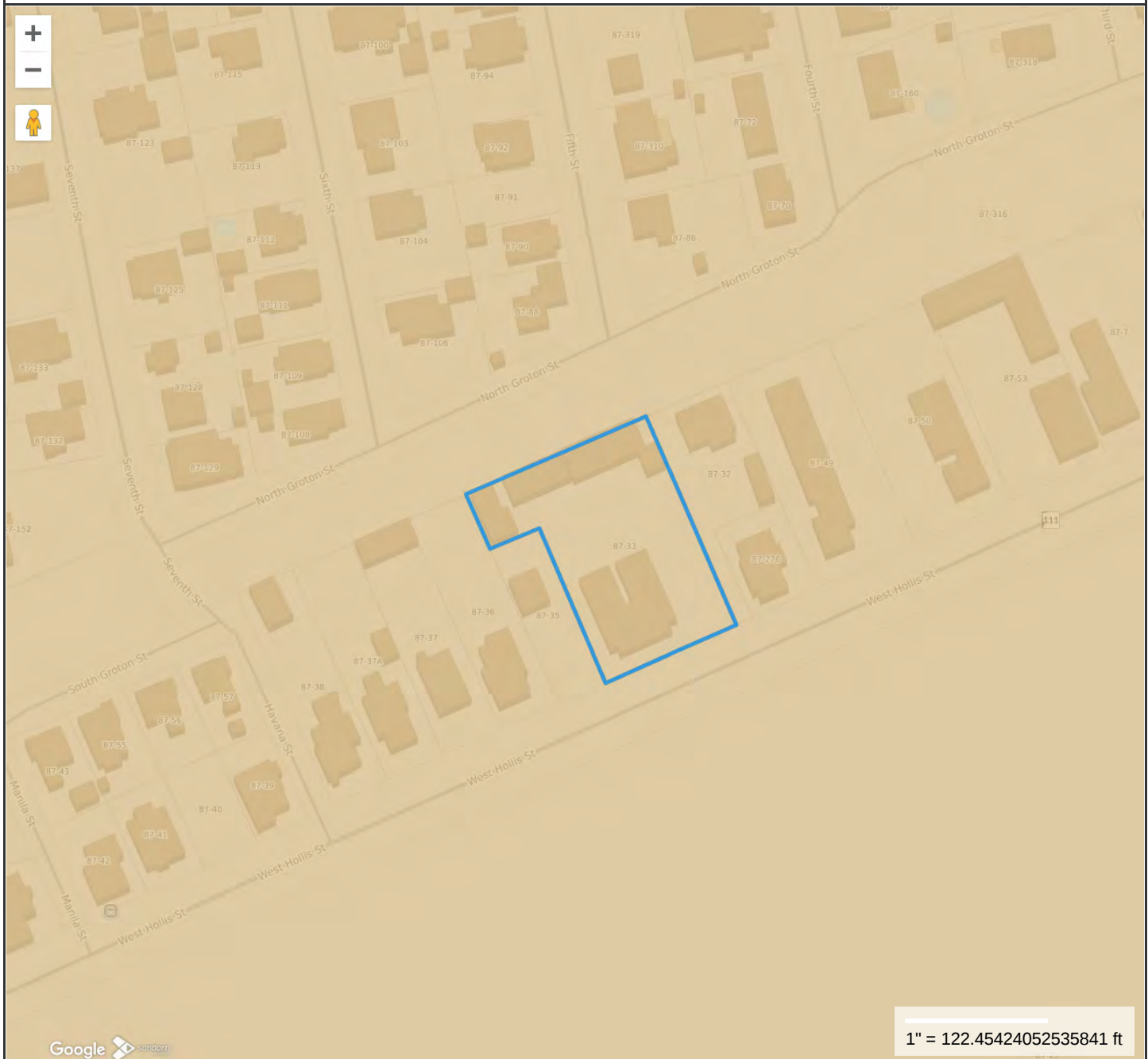
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167-169 W. HOLLIS ST., NASHUA, NH - ZONING

**Property Information**

Property ID 87-33|4246|315
Location 167-169 WEST HOLLIS ST
Owner W HOLLIS ST REALTY, LLC



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
















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Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

167-169 W. HOLLIS ST., NASHUA, NH - ECONOMIC

**Property Information**

Property ID 87-33|4246|315
Location 167-169 WEST HOLLIS ST
Owner W HOLLIS ST REALTY, LLC



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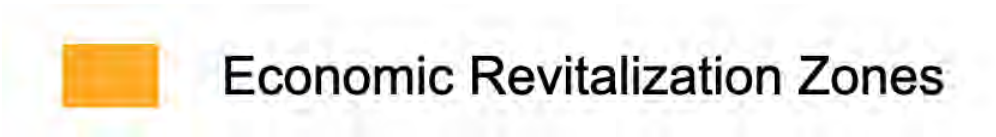
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Map Theme Legends

Economic Revitalization Zones



NRPC GIS

Federal Economic Incentives

-  New Markets Tax Credit Areas
-  Qualified Opportunity Zones

NRPC GIS | Census Tract-based designations per [U.S. Department of Treasury Community Development Financial Institutions \(CDFI\) Fund](#)



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



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