



Oak Hill Condominiums

— NASHUA, NH —

46 condo units within 252-unit community located on 40 acres in Nashua, New Hampshire



Executive Summary

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire 46 condo units within Oak Hill condominium community in Nashua, NH.

Set on 40 beautifully landscaped acres with an abundance of trees, flowering shrubs, and lawn areas, Oak Hill Condominiums is a 252-unit community located in Nashua, New Hampshire. Ideally situated off Split Book Road and minutes from Route 3, the property has unmatched access to restaurants, shopping and public transportation.

Oak Hill Condominiums features garden style units with a mix of one-bedroom junior suites, one-bedroom deluxe units, and two-bedroom units.

Community amenities include laundry rooms, clubhouse with weight room and sauna, tennis courts, and a pool.

Process & Pricing

Oak Hill Condominiums is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".



Drive Time:
45 minutes to Boston →

Property Summary

The offering consists of **46 one and two bedroom units** within the 252-unit Oak Hill Condominium community located in Nashua, NH. Community amenities include laundry rooms, clubhouse with weight room and sauna, tennis courts, and a pool.



UNIT MIX SUMMARY

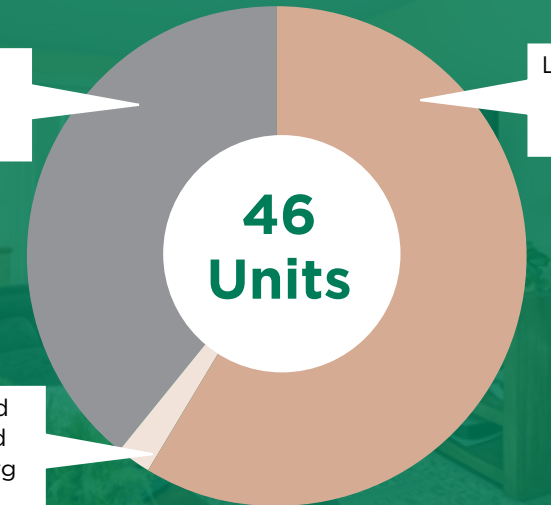
Type	Unit Count	Avg Rent	SF
Standard One Bed	1	\$1,625	512
Large One Bed	27	\$1,667	725
Two Bed	18	\$1,861	812
Total/Average	46	\$1,706	754

In-place rents

Two Bed
\$1,861 avg
39.1%

Large One Bed
\$1,667 avg
58.7%

Standard
One Bed
\$1,625 avg
2.2%



Investment Highlights

Prime Southern New Hampshire Location Located in Nashua, one of New Hampshire's most economically vibrant cities, the property benefits from immediate access to the Massachusetts border, major employment hubs, and key transportation corridors including Route 3 (Everett Turnpike). Oak Hill Condominiums offers convenient connectivity to the Greater Boston metropolitan area while maintaining a lower cost basis.



Excellent Area Amenities

Oak Hill Condominiums is located near a wide range of retail centers, dining options, schools, and recreational amenities, enhancing its appeal to residents seeking convenience and quality of life. Within two miles of the property, residents can reach Trader Joe's, Costco, Sky Meadow Country Club, movie theaters and top restaurants.



High Quality Community

Oak Hill Condominiums boasts an impressive array of community amenities. Residents enjoy access to a well-appointed clubhouse with a weight room and sauna, a pool, laundry facilities and outdoor space.



Investment Highlights



Growing Nashua Market

Year after year, Nashua has seen continued growth in the housing market. No state income tax and no sales tax remain a powerful magnet for transplants from Massachusetts and beyond. Proximity and highway access to Boston makes the location realistic for commuters while benefiting from lower costs as compared to Boston housing. Downtown Nashua has experienced a substantial revival, driven by Greater Nashua Chamber initiatives including new restaurants and cultural investments creating a renewed vibrancy to the city. Demand has continued to outpace inventory throughout the city, driving median housing prices over \$500,000 with many homes going under contract in under two weeks.



Value-Add Opportunity



Oak Hill Condominiums offers tremendous upside through interior unit renovations to the kitchens, bathrooms, flooring, appliances and lighting. The property is ideally positioned for the incoming owner to implement a unit renovation program that will lift rents and increase value. The units are currently offered at below-market rents allowing for meaningful increase in value through renovations and bringing rents up to market-rate.



NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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