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## Brady Sullivan to open first single-family rental community in NH at 100% market rate

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Laconia, NH Lilac Valley Estates is the first community in the state of New Hampshire to offer single-family rental homes at 100% market rate.

Established in the lake-side city, located off Rte. 3, there will be 60 newly built single-family, animal-friendly, ranch-style homes available for rent.

While town is known for being at the center of New Hampshire's Lakes Region, with plentiful lakes to boat and swim, views of the surrounding mountains, Motorcycle Week, fall foliage – basically the center of tourism for the state, one local developer was looking for something different for the area.

After much consideration, and with the increased need for housing across the state, Brady Sullivan Properties decided it was time for something cutting edge – to break ground on a brand-new, single-family home community – something the state of NH has never seen before.

For the past two years, Lilac Valley Estates has been expanding its footprint and is wrapping up the completion of 60 newly constructed 2-3 bedroom single-family houses. Majority of these residences will be located on the recently established Judy Way, located at the end of Old Prescott Hill Rd., and the remainder will be situated between John Dr. and Mark Dr.

The community would be long-term rentals, something the city had never experienced. Generally, the town sees short-term/vacation rentals; or private individual long-term rentals, but never a fully established 100% market rate community. This model seems to be a growing trend across the country, most notably in Texas.

In addition to long-term housing, residents who live at Lilac Valley Estates, not only have the privacy of their own home; but features including keyless entry, full size in-unit laundry, LVP flooring, stainless steel appliances, stone countertops, and energy efficient heating and water systems. Majority of the homes have a garage, which is perfect for those snowy winter or humid summer days, and some have a backyard patio or front porch.

Living at Lilac Valley Estates gives residents the best of all worlds. They can enjoy the year-round tourism of the town; but also they are 15 minutes from the hustle and bustle of Tilton, and 30 minutes from the arts, entertainment, and restaurants located on Main St. in Concord. And, for those days when you just want to kick your feet up and relax, you can do so, in the comforts of your own home.

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