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Kelleher, Peck, and Pentore of Horvath & Tremblay arrange \$11.15 million sale of 48 units

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Londonderry, NH Dennis Kelleher, William Peck, and John Pentore of Horvath & Tremblay have arranged the sale of a 48-unit apartment community. Stonehenge at Londonderry closed at a sale price of \$11.15 million which represents a 6.58% cap rate and \$232,292 per unit.

Stonehenge at Londonderry is comprised of 48, two-bedroom/one-bathroom residential units spread across eight three-story buildings with 100 off-street parking spaces for tenants. The property contains 36,998 s/f of living space in 39,910 s/f of gross area on eight individual tax parcels and a combined 17.88 acres. Stonehenge is located in a residential area in the center of the town in a rental market positioned in between Manchester and Derry, two of the largest markets in New Hampshire. The community is positioned on several private wooded lots and offers its residents a rural setting while also providing access to major roadways (NH Rtes. 28, 128, 102 and I-93) and area shopping amenities a few miles away along Rockingham Rd. (NH Rte. 28) and Nashua Rd. (NH Rte. 102) the area's primary commercial corridors. Additionally, the property is 5.25 miles from the Mall of New Hampshire and national retailers surrounding the mall in Manchester's South End. The location also offers outdoor recreation activities with boating, hunting, fishing, hiking, and winter activities at nearby ski resorts.

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