



The RiverWatch  
11 Riverglen Lane - Suite 200  
Littleton, NH 03561  
888.988.0999

## NH Seacoast Area Bed & Breakfast Inn New Hampshire, Seacoast Region

### Business Summary:

This bed & breakfast style inn is an architectural gem offering 9 individually decorated rooms. The setting is in a historic neighborhood within walking distance to town for shopping and dining. The town is an active New Hampshire seacoast town with a population of 28,500. The inn boasts an annual occupancy of approximately 60% and services both tourists and business travelers. Buyers seeking an inn in a more urban environment with strong year round business, a wide diversity of cultural and recreational opportunities, and a turn key operations will find this inn a good opportunity.

### Financials:

<i>Asking Price:</i>	\$950,000
<i>Gross Revenue:</i>	\$210,000
<i>Cash Flow:</i>	\$76,200
<i>Cash Flow Comments:</i>	2007 proforma
<i>Inventory:</i>	\$1,000 (included in the selling price)
<i>F, F &amp; E:</i>	\$99,000 (included in the selling price)
<i>Real Estate:</i>	\$850,000 (included in the selling price)
<i>Seller Financing:</i>	Possible lease to own with \$300K down

### About the Business:

<i>Year Established:</i>	
<i>Employees:</i>	2 Part-time
<i>Facilities:</i>	Fully renovated inn with 9 guest rooms, common area, owners quarters, office, well-appointed kitchen, gardens, carriage house, off street parking, town water and sewer.

#### *Market Outlook & Competition:*

This is one of the few inns in the area and has earned very strong customer satisfaction. The business, residential, and tourist climate are all strong and growing. The inn is easily accessible by car, plane, and rail and offers services that are a great alternative to staying in a traditional hotel. The inn is expected to reach a 70% occupancy rate and can grow its average daily rate significantly.

### About the Sale:

<i>Management Training &amp; Support:</i>	As required
<i>Reason for Selling:</i>	Health related

### Business Listed By:

**CenterPoint Business Advisors, Inc.**  
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