

SHR Property Economic Analysis
As of November 2024

		Anchorage (6)	E Dock Boat Slips (6)	Harborside Trading (7)	Wild Goose (7)	Goodhue (7)	Fentons (8)	Quack Shack (8)	Stacys	Lake Shop
FMV/Tax Assessed Amount		\$ 1,759,700	\$ 1,072,800	\$ 1,050,000	\$ 645,500	\$ 150,000	\$ 330,000	\$ 180,000	\$ 362,800	\$ 481,200
Oppty/Carry Cost on FMV (1)	5%	\$ (87,985)	\$ (53,640)	\$ (52,500)	\$ (32,275)	\$ (84,775)	\$ (16,500)	\$ (9,000)	\$ (18,140)	\$ (24,060)
Taxes (2)	9.68	\$ (17,034)	\$ (10,385)	\$ (10,164)	\$ (6,248)	\$ (16,412)	\$ (3,194)	\$ (1,742)	\$ (3,512)	\$ (4,658)
Insurance ((3)		\$ (2,500)	\$ (500)	\$ (2,500)	\$ (1,000)	\$ (3,500)	\$ (3,000)	\$ (500)	\$ (1,800)	\$ (2,000)
Maintenance (4)		\$ (5,000)	\$ (500)	\$ (2,500)	\$ (1,000)	\$ (3,500)	\$ (10,000)	\$ (500)	\$ (1,000)	\$ (1,500)
Utilities (5)		\$ (12,500)	\$ -	\$ (2,500)	\$ (1,000)	\$ (2,500)	\$ (12,000)	\$ (1,500)	\$ (2,500)	\$ (3,600)
Total Annual Cost (incl Opportunity/Interest Cost)		\$ (125,019)	\$ (65,025)	\$ (70,164)	\$ (41,523)	\$ (111,687)	\$ (44,694)	\$ (13,242)	\$ (26,952)	\$ (35,818)

GENERAL NOTES

A - This analysis considers the economics related to the Sunapee Harbor Riverway (SHR) owned properties.

B - This analysis does not represent the actual cash flows for each property

C - All information included here is based on publicly available information and/or is judgmental estimate based on benchmarks and the size and usage for each property

D - The Fair Market Value noted here represents the tax assessed value per publicly available information on the Town of Sunapee website (Axis/GIS)

E - The understanding underpinning the FMV is that NH law requires tax assessed values to be within 10% of actual value to support fair and equitable allocation of tax revenue across towns, counties and the state

SPECIFIC NOTES

Note 1 - The opportunity/carry cost represents the interest amount on the FMV of property at a 5% interest /discount rate - rpresenting interest cost or expected return (which is below market)

Note 2 - Property taxes are the FMV times the 'mill rate' of \$9.68 per thousand currently applicable

Note 3 - Insurance is estimate based on size and nature of building and business and should not be relied upon

Note 4 - Maintenance is estimate based on size and nature of building and business and should not be relied upon

Note 5 - Utilities are estimated based on size and nature of building and business and should not be relied upon

Note 6 - Allocation of the Fair Market Value for 71 Main Street property of \$2,719,700 is an estimate informed by other data points on land, building and dock values in the area

Note 7 - Allocation between Harborside Trading and Wild Goose and Goodhue Retail Space is subjective based on total assessed value of \$1,845,500

Note 8 - Allocation between Fentons and Quack Shack is subjective based on total assessed value of \$510,000