

Bennett & Moore Auctioneers & Appraisers

P.O.Box 4010 ♦ Portsmouth, NH 03802 ♦ 603-502-7457

MORTGAGEES SALE of REAL ESTATE **at PUBLIC AUCTION** **Buyer's Information Catalog**



Lilac City Grille
Prime Restaurant / Commercial Building
103 North Main Street - Rochester, NH
Tuesday November 18th at 2:00 PM

Real Estate Auctions ♦ Certified Appraisers
Antiques & Estate Settlement ♦ Commercial, Industrial, Business Liquidations

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MORTGAGEES SALE OF REAL ESTATE At PUBLIC AUCTION

Dear Prospective Bidder – Bennett & Moore Auctioneers have been retained by the **Mortgagee** to sell at Public Auction this prime downtown Rochester, NH real estate.

The auction is conducted under the statutory terms & conditions afforded to all concerned parties by the State of New Hampshire.

For many years this property has been operating as the popular LILAC CITY GRILLE. The building is being sold with “all business assets” which includes a fully equipped kitchen, 2 bars, 80+ seating, etc. This property is perfect for another restaurant!

All interested parties are encouraged to do as much independent research as is necessary to make an educated decision to bid.

Good luck and thank you for your interest.

Our staff is available to assist you.

Stephen P. Bennett NH Lic. #2423

Joseph R. Moore NH Lic. #3072

DISCLAIMER - This property is being sold "as is" without any warranties whatsoever. Information contained herein was obtained from sources believed to be reliable. However, this material is subject to errors and omissions and is not guaranteed. No warranty is made as to the accuracy or completeness of this information. No reliance should be placed upon this information. The Auctioneer, the foreclosing party & their Attorney's shall have no liability for any damage arising from such reliance. In all instances attendees, Bidder's and /or Buyer agree to Hold Harmless said parties.

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AUCTION INFORMATION

Subject Property : 103 North Main Street, Rochester, NH

First Mortgage recorded at : Strafford County Registry of Deeds **Book 4681, Page 0951**

Auction Location : To be held On-site at the property, at **103 No. Main St., Rochester, NH**

Date of the Auction : **Tuesday November 18th**

Inspection : The doors will be open at **1:00 PM**

Auction Time : The bidding / auction will begin promptly at **2:00 PM in the afternoon**

Registration Time : Starting 1-hour prior to the auction

Deposit : A deposit of **\$15,000** is required to obtain a Bidder Number for this auction. Deposits should be in the form of cash or by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The entire deposit will be credited towards the final purchase price. Deposits of the non-successful bidders will be returned immediately following the auction.

Please make your check payable to yourself. The winning bidder will then sign their instrument over along with signing the Purchase & Sales Agreement.

Qualifications of Bidder : The only qualification necessary to bid at this auction is the presentation of the required aforementioned Deposit.

Purchase & Sales Agreement : Immediately upon conclusion of the bidding the successful high bidder will be required to sign the Memorandum of Sale, as well as any other documents deemed pertinent.

Closing : The closing must take place on or before **Thirty (30)** days after the auction.

Title Transfer : Mortgagee's Foreclosure Deed

Default - Should the Buyer fail to close as per the specified terms & conditions of the Memorandum of Sale, then said Buyer will be considered to be in default.

This auction of this building will also include “all business assets” which includes a large selection of FF&E (restaurant equipment), including 2-full bars, a large kitchen, lots of refrigeration, and seating for 80+. All the equipment is sold in “as is, where is” condition.

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PROPERTY INFORMATION

Subject Property : 103 North Main Street, Rochester, NH

Tax Map: Rochester city reference : Map 0121/ Lot 0364

Zoned : Downtown Commercial

Lot size: 0.23 acres

Lot dimensions : 50-feet of road frontage on Main Street, approx. 170-feet deep

Building : approx. 4,100-square foot 2-story gable roof building

FHW heat, gas

HOA : not applicable

Town Assessment Land & Building (for tax purposes) : \$496,300

Property Taxes 2025 : approx. \$7,500 per year

Property Taxes due : The property taxes are current; no back taxes are due at this time

Sewer : city - Water : city

Water / Sewer bill due : current balance owed is \$2,376 (payable at closing)

ATTENDING THE AUCTION

- **You & your entire party are entering the property at your own risk.**
- **Watch & avoid any items or situations that may be hazardous to your health (loose carpeting, loose floorboards, exposed wires, grease, etc., etc.).**
- **In the event of an accident you agree to hold-harmless the Auctioneer and their representatives, the property owner, their attorney, their invitees, or anybody else associated with this sale.**

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TERMS & CONDITIONS

The subject real estate is offered for sale at Public Auction which is subject to the following ...

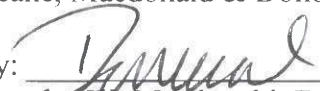
- All announcements made at the time of the auction will take precedence over any previous statements either printed or oral.
- The Mortgagee reserves the right to, at any time prior to the conclusion of the auction, adjourn, recess, continue, delay, or cancel the sale.
- It is the responsibility of the Bidder to review the Terms & Conditions of the auction and the Purchase & Sales Agreement / Memorandum of Sale prior to executing a bid.
- The sale of the property is NOT subject to financing.
- The property is being sold "as is, as found". The P&S Agreement will NOT be subject to inspections.
- Each bidder expressly acknowledges and agrees that the amount of their bid reflects the "as is, as found" condition of the property.
- No bids will be accepted from un-registered bidders.
- The Auctioneer reserves the right to reject any bid for any reason.
- The Auctioneer will settle any and all disputes. The decision of the Auctioneer is final and binding on all bidders.
- The Auctioneer reserves the right to control the increments of the bids.
- The Auctioneer may execute bids on behalf of any registered bidder that cannot attend the auction and that have met the requirements set forth by the Auctioneer.
- The information contained herein is provided for informational or guide purposes only. No warranties of any kind are made regarding value, condition, habitability, merchantability, or fitness of the property.
- Prospective bidders should make their own investigations and shall rely entirely on their own information and judgement.
- The Auctioneer is acting solely as an agent for the Seller in marketing and negotiations of the sale of this property.

NOTICE OF MORTGAGEE'S SALE

NOTICE OF FORECLOSURE SALE: By virtue of the statutory power of sale contained in a certain Mortgage given by HOOP70, LLC, a NH limited liability company, 16 Abbott Street, Rochester, NH 03868 (the "Mortgagor"), to Profile Bank, 45 Wakefield Street, Rochester, Nh, 03867 (the "Mortgagee"), dated August 21, 2019, and recorded in the Strafford County Registry of Deeds at Book 4681, Page 951, with respect to the real, business and personal property described in the Mortgage, located at 103 North Main St., Rochester, Strafford County, NH (hereinafter collectively the "Property"), pursuant to and in execution of said power of sale, for breach of the conditions of the Mortgage and a note which it secures, together with all costs and attorneys' fees incurred by the Mortgagee in connection with the sale, and expressly for the purposes of foreclosing all rights of the Mortgagor with respect to the Property, the Mortgagee will sell at: PUBLIC AUCTION on Tuesday, November 18, 2025 at 2:00 P.M., all of the Mortgagee's right, title, and interest in and to the Property. The auction shall be held at the Property. This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the Mortgagor therein possessed by Mortgagor and any and all persons, firms, corporations, or agencies claiming by, from or under him, her, it or them. **NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE PROPERTY IS SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.** **Liens and Encumbrances:** The Property will be sold subject to all unpaid taxes and municipal liens, whether or not of record, and all other liens, easements, rights and encumbrances which are or may be entitled to precedence over the Mortgage. **No Warranties:** The Property will be sold and accepted by the successful bidder "AS IS", "WHERE IS" and with all faults. Except for warranties arising by operation of law, the conveyance of the Property will be made by the Mortgagee and accepted by the successful bidder without any other express or implied warranties whatsoever, including without limitation, any representations or warranties with respect to title, possession, occupancy, permits, approvals, recitation of acreage, hazardous materials, and physical condition. **Terms of Sale:** To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) in cash or by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price shall be paid in full in cash or by certified check upon tender of the Mortgagee's Foreclosure Deed within thirty (30) days after the sale, time being of the essence. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of the bidding. If the successful bidder fails to complete the purchase of the Property, the Mortgagee may, at its option, retain the deposit as liquidated damages. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction. Other terms may be announced at sale. **Reservations of Rights:** The Mortgagee reserves the right to (i) cancel or continue the public auction to such subsequent date and time, after notice thereof by announcement at the time of sale; (ii) waive the reading of this notice, provided that copies of said notice are made available to bidders at the sale; (iii) bid upon and purchase the Property at the public auction without producing any deposit; (iv) reject any and all bids for the Property in Mortgagee's sole discretion; (v) change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale and such change(s) shall be binding on all bidders as constructive notice by virtue of this clause; and/or (vi) convey the

Property to the next highest bidder should any successful bidder default. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991, which is a service of the New Hampshire banking department. There is no charge for this call. Further contact information for the New Hampshire banking department is as follows: New Hampshire Banking Department 53 Regional Drive, Suite 200 Concord, NH 03301 Tel No.: (603) 271-3561 Foreclosure Hotline: (800) 437-5991 Fax No.: (603) 271-1090 Email: nhbd@banking.nh.gov Web Site: <https://www.banking.nh.gov/>. Further information concerning this sale may be obtained from the auctioneers, Stephen Bennett, NH License No. 2423, of Bennett and Moore Auctioneers and Appraisers at (603) 502-7457 or sbennett999@gmail.com.

Profile Bank
By Its Attorneys,
Keane, Macdonald & Donohue, P.C.

By: 
Douglas W. Macdonald, Esq.
NH Bar No. 16247
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Portsmouth, NH 03801
(603) 436-6500, ext. 3
doug@kmdlawyers.com
Agent for service of process

Dated: October 20, 2025

CURRENT OWNER		UTILITIES		TOPO		ZONING	
HOOP70 LLC	0 CITY WATER C	0 LEVEL	DT DOWNTOWN				
16 ABBOTT ST	0 CITY SEWER	NEIGHBORHOOD	NHBD NAME				
ROCHESTER NH 03868-8417	0 CITY WTR PBO	3003	COMMERCIAL DOWN				
	UTL/ST / TRAF		EXEMPTIONS				
	0 GAS	Year	Code	Description			
	0 PAVED						
	0 HEAVY						
LEGAL DESCRIPTION							

RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				SALE PRICE				SALE CODE			
				4681 949				08-16-2019				261,000				33			
HOOP70 LLC				3792 827				11-18-2009				200,000				37			
103 NORTH MAIN LLC %				3780 565				09-08-2009				218,000				51			
CIT SMALL BUSINESS LENDING CORP				2910 11				12-02-2003				538,000				66			
AIMESBURY CARL				1321 112				06-22-1987				350,000				99			
GOOD GRITS ASSOCIATES NH PARTN																			

BUILDING NOTES											
LILAC CITY GRILLE											
06.18.24- JFVR- EXT=VGD, NWR RF+ FRONT											
FACADE											
25: ADJ WALLS & FLRS, PLUMB=2025											

BUILDING PERMIT RECORD											
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes				
02-20-2025	P-25-18	PLUMBING	15,000	04-28-2025	100	CI	Install grease trap, hand sink, mop receptacle, backflow				
08-30-2019	B-19-540	SIDING	3,400	03-26-2020	100	CE	Remove and replace rotted and broken siding of front a				
12-22-2015	12500	FIRE PROTEC	2,200	05-03-2016	100	C					
10-18-2011	1200	SIGN	50	12-15-2011	100	C					
09-13-2011	1001	ELECTRIC	500	12-15-2011	100	C					
09-13-2011	1000	INT RENOV	7,500	12-15-2011	100	C					
04-05-2011	11-266	PLUMBING	600	12-15-2011	100	C					
03-29-2011	11-237	PLUMBING	1,400	12-15-2011	100	C					
02-11-2011	11-120	PLUMBING	2,625	03-10-2011	100	C					
01-25-2011	11-90	ELECTRIC	3,000	03-10-2011	100	C					
11-24-2009	09-1290	REPAIRS	12,600	02-03-2010	100	CE					
10-27-2009	09-1173	ROOFING	900	02-03-2010	100	CE					

LAND LINE VALUATION SECTION																					
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes	
1	3260	RESTAURA	0.230	PRIMARY	P	1,000	225,00	2.18183	1.00	3003	1.400						687,285	158,100	158,100		
Total Card Land Units												0.23	AC	Parcel Total Land Area		0.23	AC	Total Land Value		158,100	

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

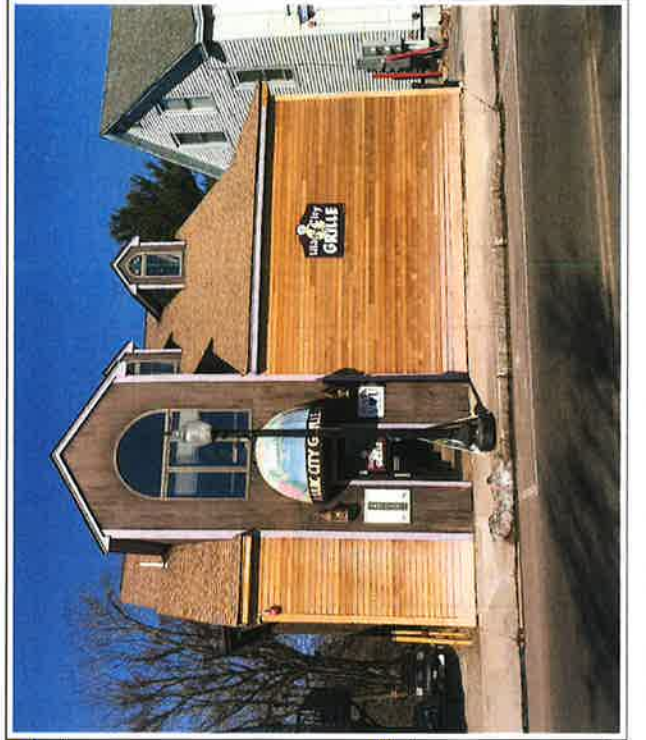


PREVIOUS ASSESSMENTS (HISTORY)		Total	
Year	Descri	Prior Assess	Year
2022	BLDG	213,200	2024
	LAND	85,800	
Total		299,000	505,000

APPRaised VALUE SUMMARY	
Appraised Building Value (Card)	338,200
Appraised Extra Feature Value (Bldg)	0
Appraised Outbuilding Value (Bldg)	0
Appraised Land Value (Bldg)	158,100
Total Appraised Parcel Value	496,300
Valuation Method	C

VISIT / CHANGE HISTORY	
Date	Purposu/Result
04-28-2025	JH MEAS+INSPCTD
06-18-2024	JF REVAL
03-26-2020	DF EXT ONLY
08-22-2019	DF DEED CHANGE
06-19-2017	DF OWN ADD CHG
05-13-2016	LA OWN ADD CHG
05-03-2016	RV EXT ONLY

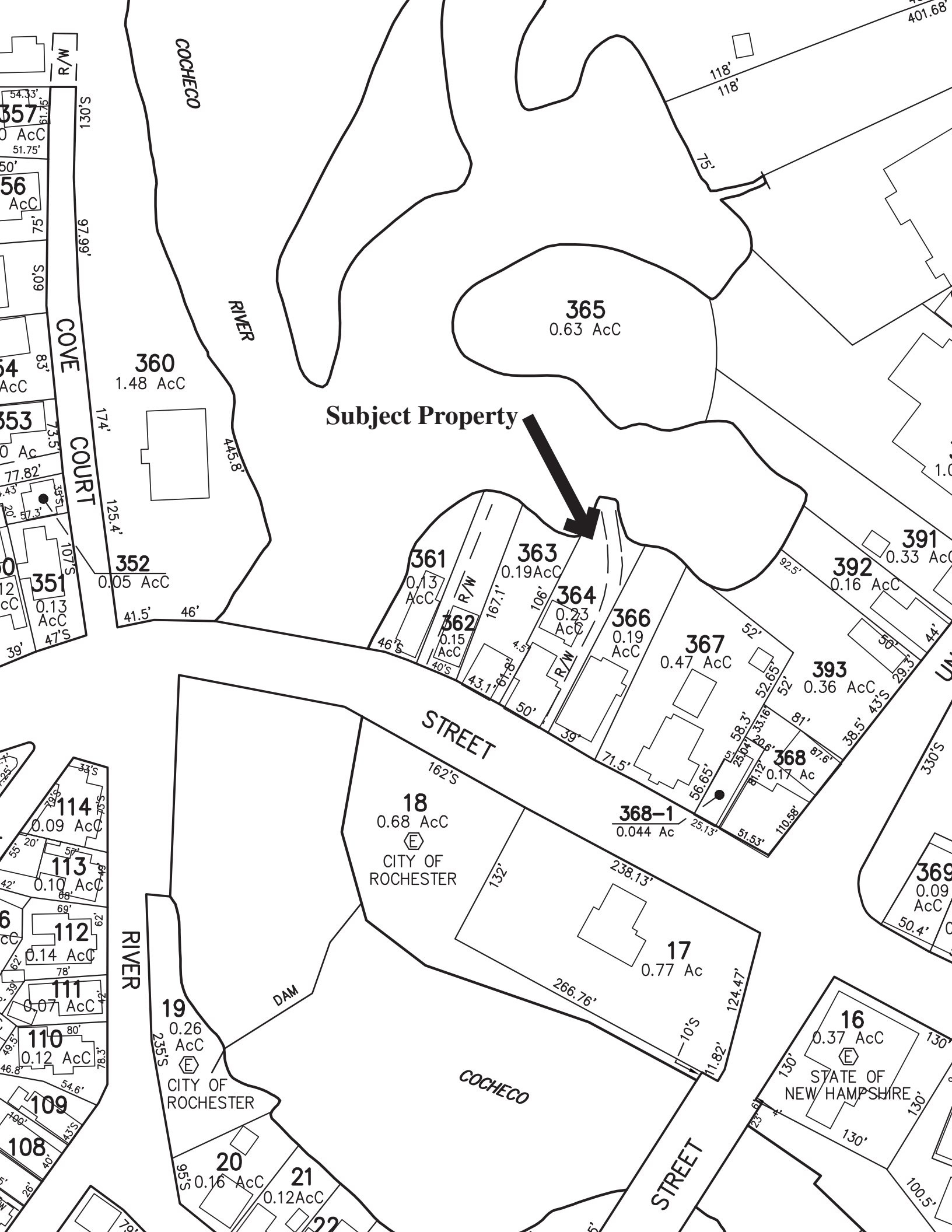
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Model	94	Half Bath Ratio	A
Style	C11	Extra Fixture(s)	0
Grade	C+	Extra Fix Rating	0
Stories	2	MIXED USE	
Units	0	Code	Description
Residential Unit	0	3260	RESTAURANTS
Comm Units	1.00	Percentage	100
Wall Height	7.00	COST / MARKET VALUATION	
Exterior Wall 1	02	RCN	914,043
Exterior Wall 2	0	Year Built	1900
2nd Ext Wall %	0	Condition Code	G
Roof Structure	01	Remodel Rating	63
Roof Cover	01	Depreciation %	1.000
Interior Wall 1	01	Functional Obsol	37
Interior Wall 2	05	Economic Obsol	338,200
Interior Floor 1	04	Trend Factor	
Interior Floor 2	12	Special Adj	
Basement Floor	100.00	Condition %	
% Heated	01	Percent Good	
Heat Fuel	01	RCNLD	
Heat Type	01	Dep % Ovr	
2nd Heat Type	0.00	Dep Ovr Comment	
2nd % Heated	1.00	Misc Imp Ovr	
# Heat Systems	85.00	Misc Imp Ovr Comment	
AC Percent	0	Cost to Cure Ovr	
Bedrooms	A	Cost to Cure Ovr Comment	
Full Bath(s)	0		
Bath Rating	A		
3/4 Bath(s)	0		
3/4 Bath Rating	2		
Half Bath(s)	A		
Half Bath Ratio	0		
Extra Fixture(s)			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Bilt	% Gd	Unit Price	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION												
				Living Area	Floor Area					Unit Area	Unit Cost	Undeprc Value
BMT	BASEMENT			0	2,560					640	47.75	122,233
FFL	1ST FLOOR			2,560	2,560					2,560	190.99	488,934
SFL	2ND FLOOR			624	624					624	190.99	119,178
STG	FRAME SHED BULKHEAD/FRAME UTILIT			0	30					0	30.68	920
TQS	3/4 STORY			957	1,276					957	143.24	182,777
				TH Gross Liv / Lease Area	4,141			7,050		4,781		914,043







Subject Property

365
0.63 AcC

360
1.48 AcC

361
0.13 AcC

363
0.19 AcC

364
0.23 AcC

366
0.19 AcC

367
0.47 AcC

392
0.16 AcC

393
0.36 AcC

18
0.68 AcC
CITY OF ROCHESTER

368-1
0.044 Ac

17
0.77 Ac

19
0.26 AcC
CITY OF ROCHESTER

16
0.37 AcC
STATE OF NEW HAMPSHIRE

20
0.16 AcC

21
0.12 AcC

357
0.10 AcC

56
AcC

54
AcC

353
0 Ac

351
0.13 AcC

114
0.09 AcC

113
0.10 AcC

112
0.14 AcC

111
0.07 AcC

110
0.12 AcC

109

108

369
0.09 AcC

