



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

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Web: www.simplysellnow.com



Personal and Professional Information



Serene Knell

Affiliation

Simply Sell Now
119 Drum Hill Rd Suite 343
Chelmsford, MA 01824
Office: 978.726.0261
Fax: 978.236.7257



Experience

Century 21 Commonwealth
Century 21 Heritage
Century 21 DeAnn Group
Boston Globe (Marketing Division)
DGA (Sr. Operation Mgr/Marketing Firm)
Radio City Music Hall (Production)
Apollo Theatre (Production/Staging)
CBS (Television Production/Line Producer)
Meadowlands Arena (Stage Manager)
Serene Hands (Neuromuscular Sports Massage Therapist)

Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

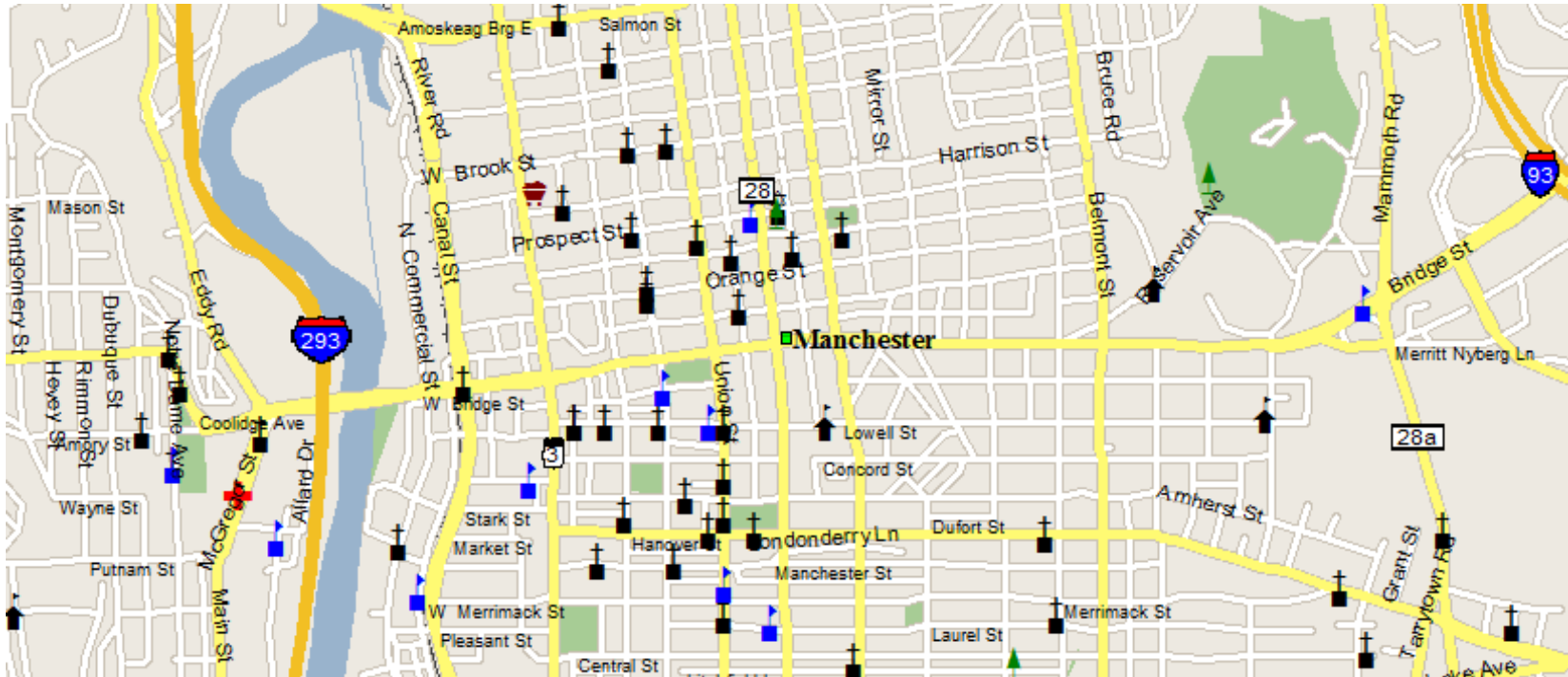
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





MANCHESTER, NH





Neighborhood Facts

MANCHESTER

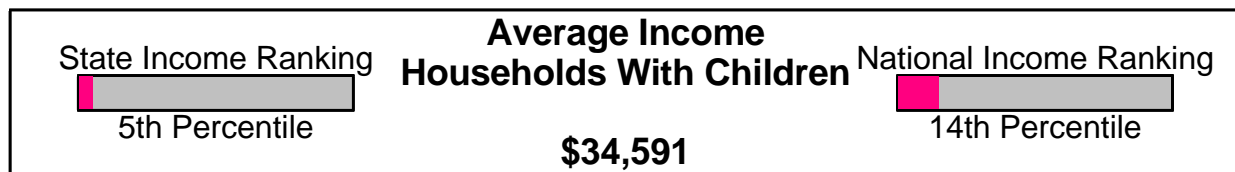
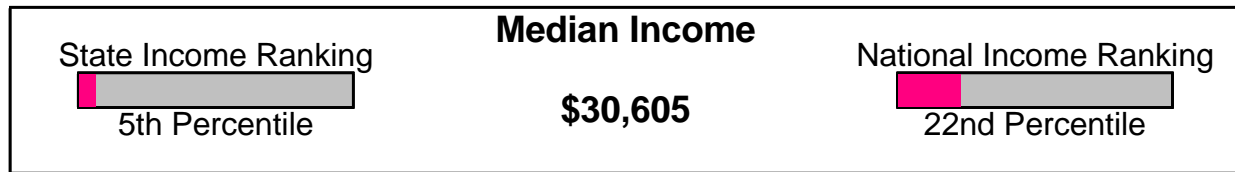
Prepared by Serene Knell, BROKER, REALTOR®



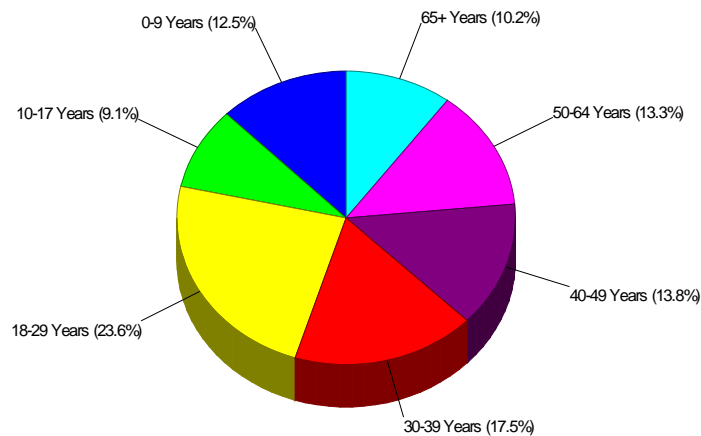
Neighborhood Facts



Income For Neighborhood Within City of Manchester



Age Breakdown For Neighborhood Within City of Manchester Average Age = 32.6 Years



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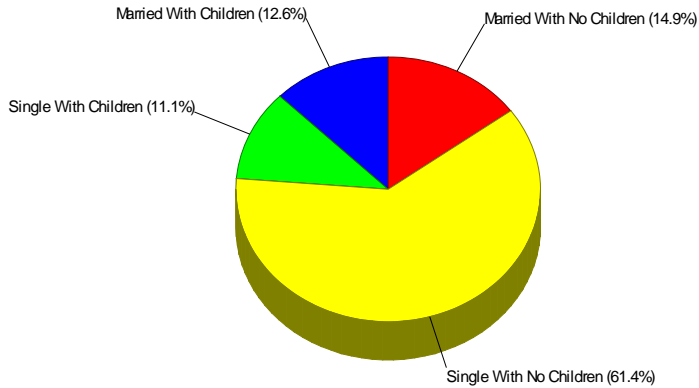


Neighborhood Facts



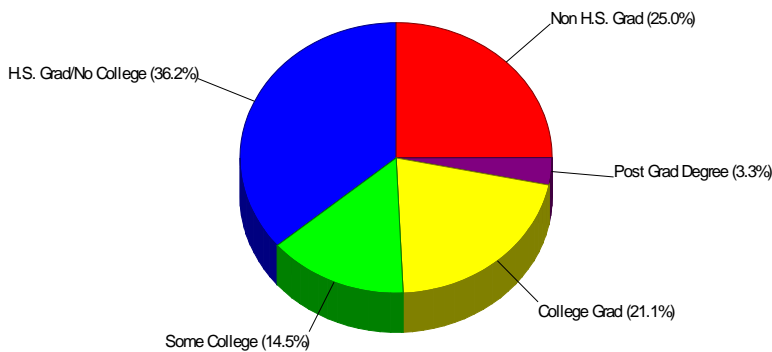
Household Characteristics For Neighborhood Within City of Manchester

27.5% Married
23.7% With Children



Adult Education Level For Neighborhood Within City of Manchester

75.0% High School Graduates
24.4% College Graduates



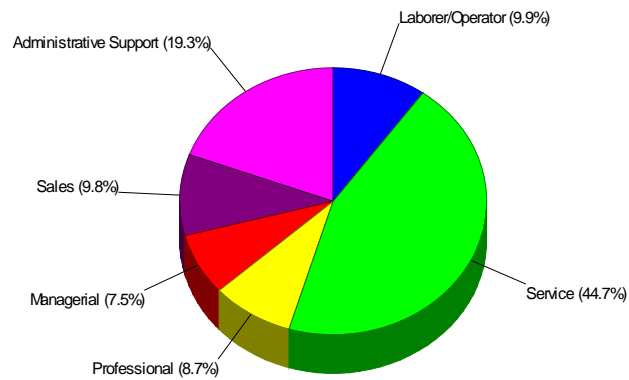
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Neighborhood Facts



Employment For Neighborhood Within City of Manchester Average Travel Time To Work = 22.3 Minutes



Occupation





Area Facts

MANCHESTER

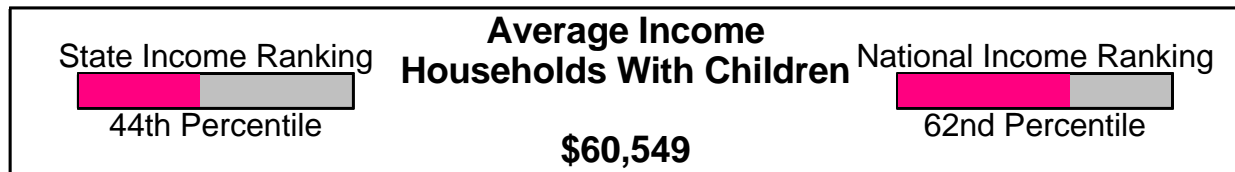
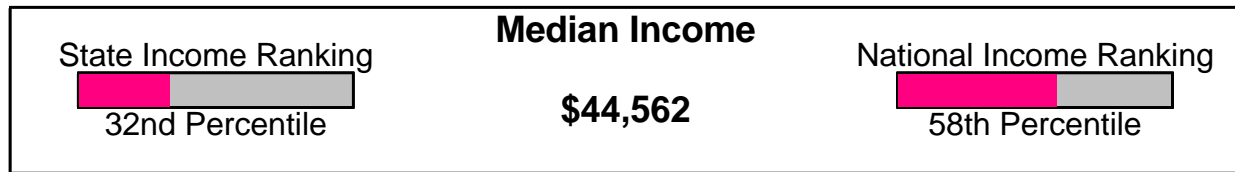
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Area Facts

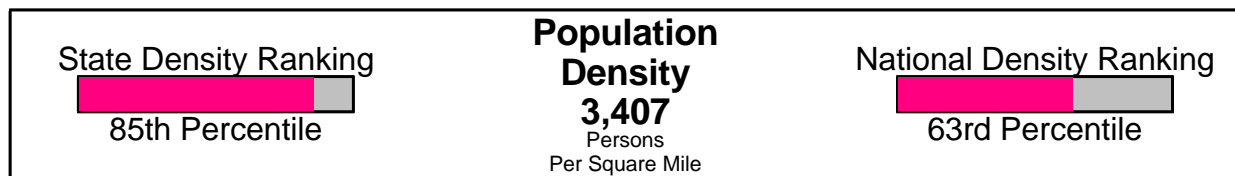


Income For City of Manchester



Population For City of Manchester

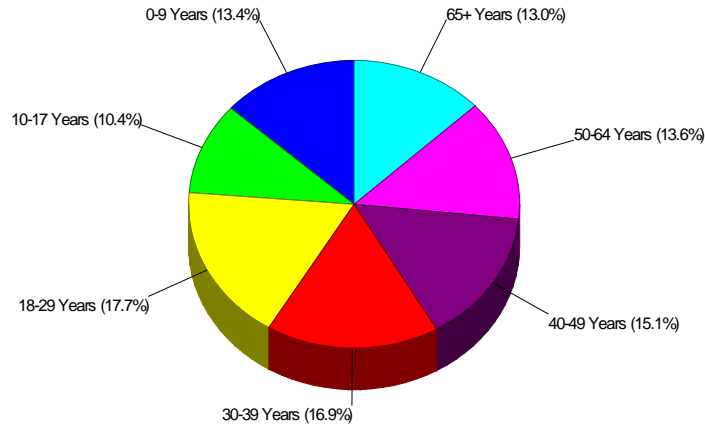
Population = 112,459
Land Area = 33.0 Square Miles



Area Facts

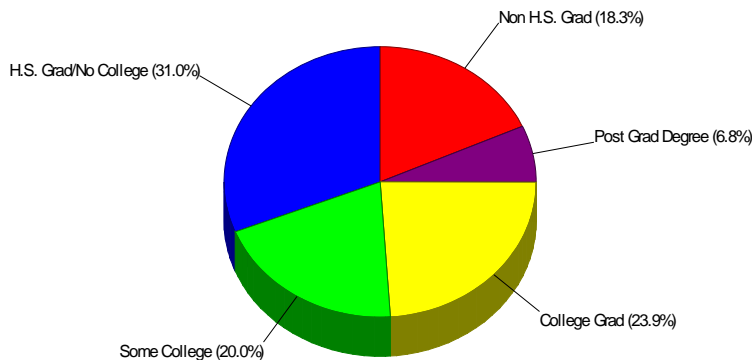


Age Breakdown For City of Manchester Average Age = 35.1 Years



Adult Education Level For City of Manchester

81.7% High School Graduates
30.7% College Graduates



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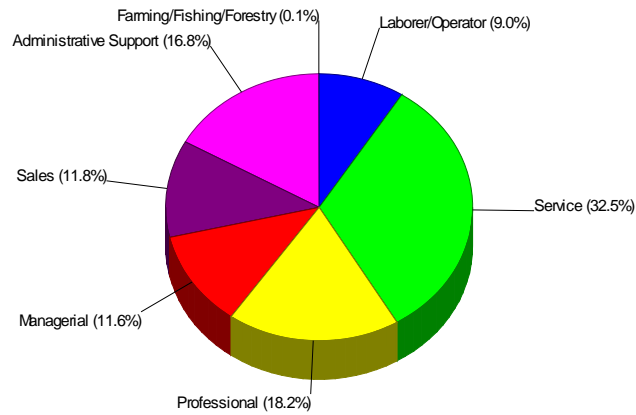


Area Facts



Employment For City of Manchester

Average Travel Time To Work = 23.3 Minutes



Occupation





School Information

MANCHESTER

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School Information



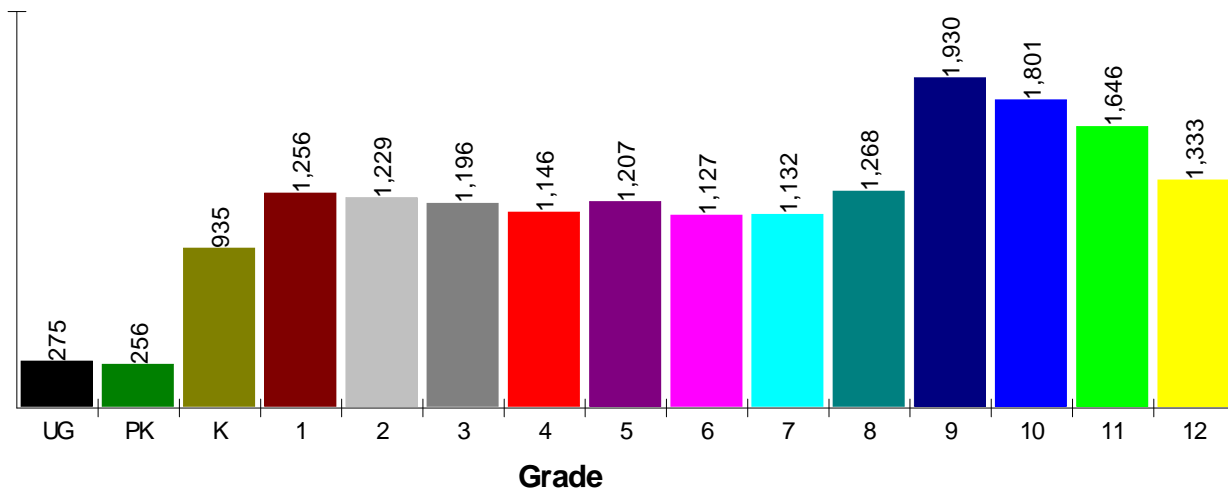
General Facts FOR MANCHESTER SCHOOL DISTRICT

MANCHESTER SCHOOL DISTRICT
196 BRIDGE ST
MANCHESTER, NH 03104

Type:	(603)624-6300	Union Component Local District
Grade Range:		PK - 12
Schools:		22
Teacher:		1,155
Students:		17,737
Student/Teacher Ratio:		15.4 To 1
Student/Librarian Ratio:		748.4 To 1
Secondary Student/Guidance Ratio:		279.6 To 1

Student Enrollment By Grade FOR MANCHESTER SCHOOL DISTRICT

Total Enrollment = 17,737



National Enrollment Ranking: 406 of 15,679 (97th Percentile)
State Enrollment Ranking: 1 of 167 (100th Percentile)

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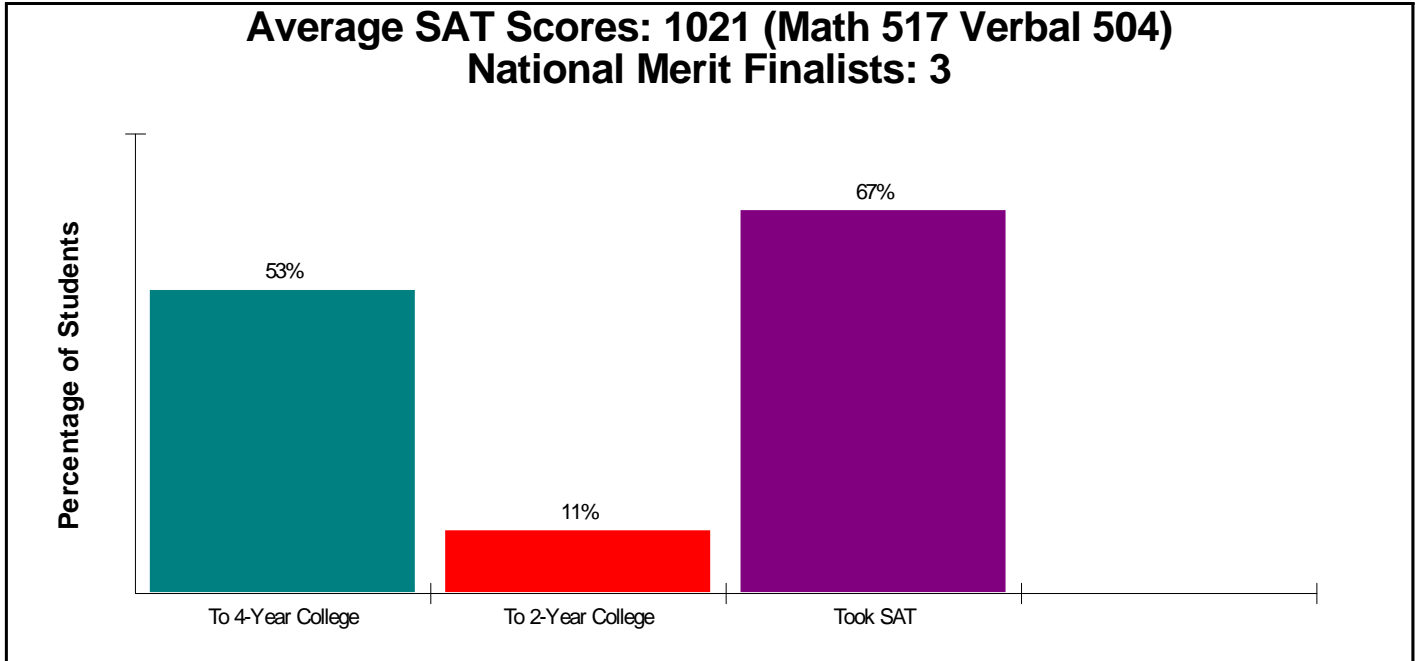


School Information



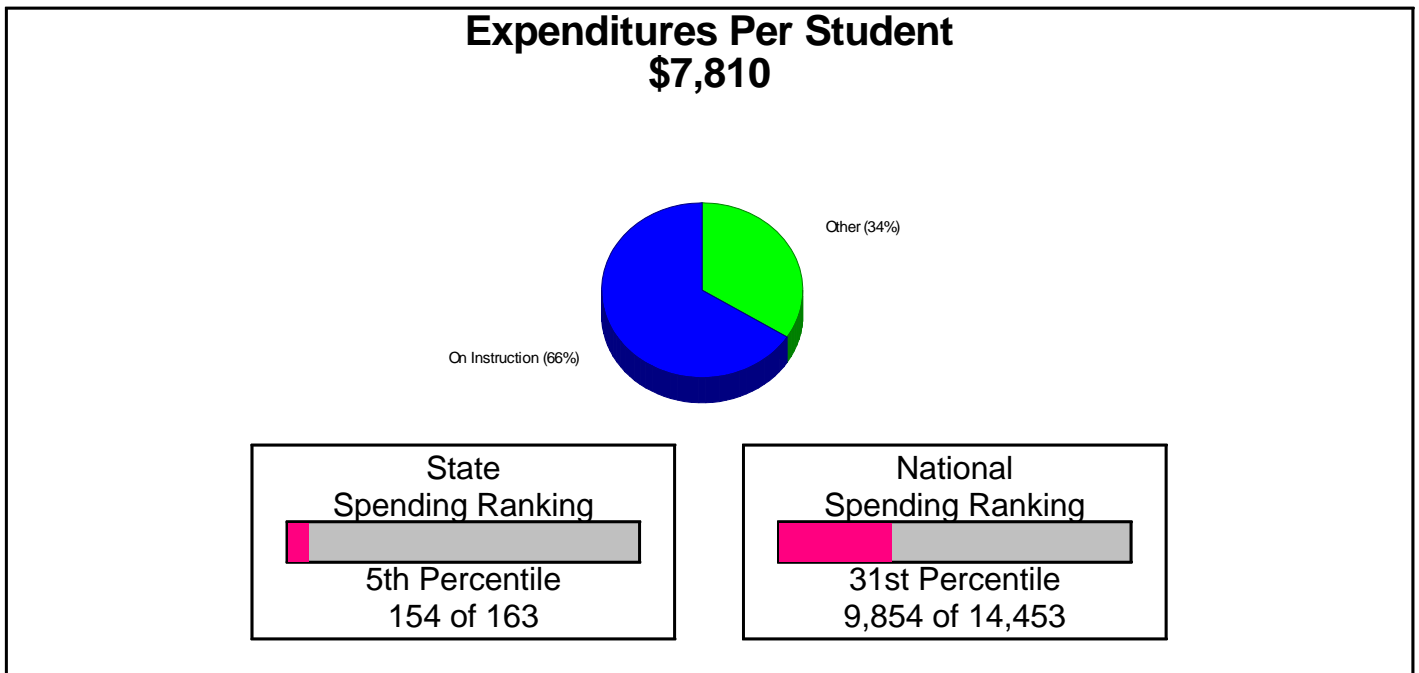
High School Statistics FOR MANCHESTER SCHOOL DISTRICT

Average SAT Scores: 1021 (Math 517 Verbal 504)
National Merit Finalists: 3



School Expenditures FOR MANCHESTER SCHOOL DISTRICT

Expenditures Per Student
\$7,810

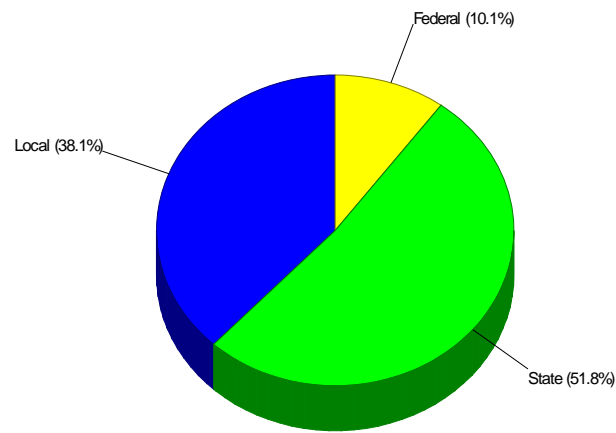


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School Funding FOR MANCHESTER SCHOOL DISTRICT



School Information



Public Schools for District

MANCHESTER CENTRAL HIGH SCHOOL
207 LOWELL ST, MANCHESTER, NH 03104

Phone: (603)624-6363
Grades: 9 - 12

Distance from Subject: 0.1 Miles
Student/Teacher Ratio: 18.1 to 1
Average SAT: 1002 (Math 509 Verbal 493)
Students Taking SAT: 69.0%

School Type: Regular
Students/Teachers: 2,404/133
School Colors : Hunter Green & White
Graduates To 2-Year College: 10.0%
Graduates To 4-Year College: 62.0%

HILLSIDE MIDDLE SCHOOL
112 RESERVOIR AVE, MANCHESTER, NH 03104

Phone: (603)624-6352
Grades: 6 - 8

Distance from Subject: 0.6 Miles
Student/Teacher Ratio: 11.8 to 1

School Type: Regular
Students/Teachers: 935/79
School Colors : Kelly Green & White

BEECH STREET SCHOOL
333 BEECH ST, MANCHESTER, NH 03103

Phone: (603)624-6314
Grades: K - 5

Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 14.1 to 1

School Type: Regular
Students/Teachers: 649/46
School Colors : Kelly Green & White

MANCHESTER DEVELOPMENTAL PRE-SCHOOL
555 AUBURN ST, MANCHESTER, NH 03103

Phone: (603)624-6336
Grades: PK

Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 16.2 to 1

School Type: Regular
Students/Teachers: 162/10

MCDONOUGH SCHOOL
550 LOWELL ST, MANCHESTER, NH 03104

Phone: (603)624-6373
Grades: K - 5

Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 13.0 to 1
Mascot: Mustangs

School Type: Regular
Students/Teachers: 585/45
School Colors : Royal & White

WILSON SCHOOL
401 WILSON ST, MANCHESTER, NH 03103

Phone: (603)624-6350
Grades: K - 5

Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 16.0 to 1

School Type: Regular
Students/Teachers: 431/27
School Colors : Kelly Green & White



School Information



Public Schools for District

SMYTH ROAD SCHOOL **Phone:** (603)624-6340
245 BRUCE RD, MANCHESTER, NH 03104 **Grades:** PK - 5

Distance from Subject: 0.8 Miles	School Type: Regular
Student/Teacher Ratio: 14.1 to 1	Students/Teachers: 394/28
Mascot: Roadrunners	School Colors : Red & White

MANCHESTER WEST HIGH SCHOOL **Phone:** (603)624-6384
9 NOTRE DAME AVE, MANCHESTER, NH 03102 **Grades:** 9 - 12

Distance from Subject: 1.2 Miles	School Type: Regular
Student/Teacher Ratio: 17.2 to 1	Students/Teachers: 2,121/123
Mascot: Blue Knights	School Colors : Royal & White
Average SAT: 1026 (Math 520 Verbal 506)	Graduates To 2-Year College: 13.0%
Students Taking SAT: 73.0%	Graduates To 4-Year College: 67.0%
	National Merit Finalists: 3

HALLSVILLE SCHOOL **Phone:** (603)624-6332
275 JEWETT ST, MANCHESTER, NH 03103 **Grades:** K - 5

Distance from Subject: 1.4 Miles	School Type: Regular
Student/Teacher Ratio: 15.0 to 1	Students/Teachers: 330/22
Mascot: Hawks	School Colors : Royal & White

GOSSLER PARK SCHOOL **Phone:** (603)624-6327
99 SULLIVAN ST, MANCHESTER, NH 03102 **Grades:** K - 5

Distance from Subject: 1.4 Miles	School Type: Regular
Student/Teacher Ratio: 14.0 to 1	Students/Teachers: 435/31
Mascot: Pandas	School Colors : Red & White

MIDDLE SCHOOL AT PARKSIDE **Phone:** (603)624-6356
75 PARKSIDE AVE, MANCHESTER, NH 03102 **Grades:** 6 - 8

Distance from Subject: 1.4 Miles	School Type: Regular
Student/Teacher Ratio: 11.9 to 1	Students/Teachers: 820/69
	School Colors : Royal & White

NORTHWEST ELEMENTARY SCHOOL **Phone:** (603)624-6321
300 YOUVILLE ST, MANCHESTER, NH 03102 **Grades:** K - 5

Distance from Subject: 1.4 Miles	School Type: Regular
Student/Teacher Ratio: 15.8 to 1	Students/Teachers: 696/44
	School Colors : Black & Red



School Information



Public Schools for District

BAKERSVILLE SCHOOL

20 ELM ST, MANCHESTER, NH 03101

Distance from Subject: 1.5 Miles

Student/Teacher Ratio: 10.0 to 1

Mascot: Bulldogs

School Type:

Students/Teachers:

School Colors :

Regular

279/28

Red & White

Phone: (603)624-6312

Grades: K - 5

WEBSTER SCHOOL

2519 ELM ST, MANCHESTER, NH 03104

Distance from Subject: 1.6 Miles

Student/Teacher Ratio: 14.2 to 1

Mascot: Wildcats

School Type:

Students/Teachers:

School Colors :

Regular

511/36

Royal & White

Phone: (603)624-6344

Grades: K - 5

JEWETT SCHOOL

130 S JEWETT ST, MANCHESTER, NH 03103

Distance from Subject: 1.9 Miles

Student/Teacher Ratio: 15.6 to 1

Mascot: Wildcats

School Type:

Students/Teachers:

School Colors :

Regular

405/26

Red & White

Phone: (603)624-6336

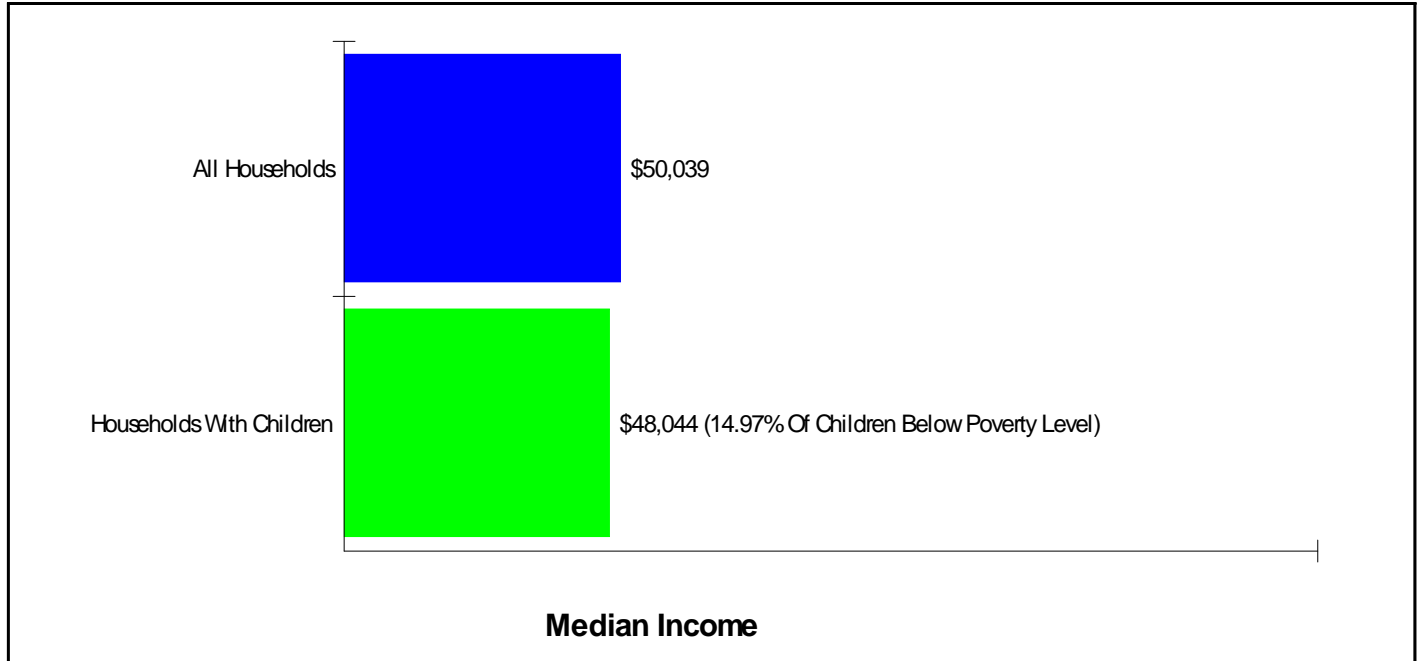
Grades: PK - 5



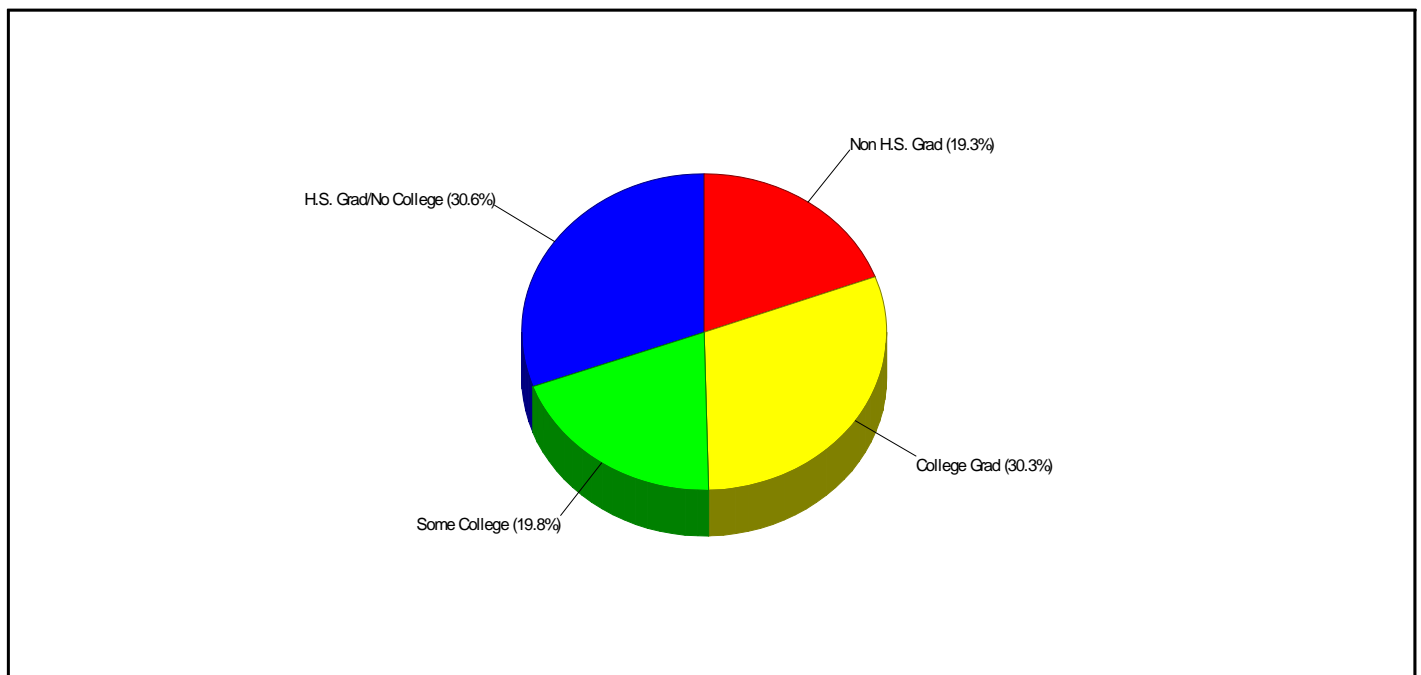
School Information



Income FOR MANCHESTER SCHOOL DISTRICT



Parent Education Level FOR MANCHESTER SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 17.22% within School District

NFI-MIDWAY SHELTER

Distance from Subject: 0.2 Miles

Affiliation: Nonsectarian

Students: 15

Enrollment By Grade: 6-1 7-2 8-4 9-5 10-3

Phone: (603)669-9797

Grades: 6 - 10

School Type: Not Given

Gender: All-Male

Student/Teacher Ratio: 5.0 to 1

NEW BEGINNINGS CHILD CENTER

138 PROSPECT STREET, MANCHESTER, NH 03104

Distance from Subject: 0.2 Miles

Affiliation: Nonsectarian

Students: 20

Enrollment By Grade: K-20

Phone: (603)647-6500

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 20.0 to 1

ST. JOSEPH REGIONAL JR HIGH SCHOOL

460 Pine St., MANCHESTER, NH 03104

Distance from Subject: 0.2 Miles

Affiliation: Roman Catholic

Students: 323

Student/ Homeroom Ratio: 32.3

School Colors: Orange & White

Enrollment By Grade: 7-159 8-164

Phone: (603)624-4811

Grades: 7 - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.5 to 1

Mascot: Bears

ST. CASIMIR

456 Union St., MANCHESTER, NH 03103

Distance from Subject: 0.4 Miles

Affiliation: Roman Catholic

Students: 186

Student/ Homeroom Ratio: 20.7

School Colors: Red & White

Enrollment By Grade: K-20 1-21 2-22 3-23 4-22 5-20 6-24 7-16 8-18

Phone: (603)623-6411

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 19.0 to 1

MT. ST MARY EARLY CHILD CTR

147 LAUREL STREET, MANCHESTER, NH 03103

Distance from Subject: 0.5 Miles

Affiliation: Roman Catholic

Students: 135

Enrollment By Grade: PK-41 K-30 1-15 2-14 3-14 4-10 5-11

Phone: (603)623-3155

Grades: PK - 5

School Type: Alternative

Gender: Coed

Student/Teacher Ratio: 11.1 to 1



School Information



Private Schools

Private School Enrollment= 17.22% within School District

YMCA CHILD CARE CENTER

30 MECHANIC STREET, MANCHESTER, NH 03101

Distance from Subject: 0.5 Miles

Affiliation: Christian

Students: 44

Enrollment By Grade: PK-22 K-22

Phone: (603)623-3558

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 9.2 to 1

ST. AUGUSTIN PRE SCHOOL

Distance from Subject: 0.6 Miles

Affiliation: Roman Catholic

Students: 40

Enrollment By Grade: PK-28 K-12

Phone: (603)669-1866

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 20.0 to 1

ST. CATHERINE SCHOOL

206 North St., MANCHESTER, NH 03104

Distance from Subject: 0.7 Miles

Affiliation: Roman Catholic

Students: 413

Student/ Homeroom Ratio: 31.8

School Colors: Red & Navy

Enrollment By Grade: K-71 1-58 2-58 3-55 4-57 5-54 6-60

Phone: (603)622-1711

Grades: K - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 18.8 to 1

WEE PLAY SCHOOL

200 BEDFORD STREET, MANCHESTER, NH 03101

Distance from Subject: 0.7 Miles

Affiliation: Nonsectarian

Students: 208

Enrollment By Grade: PK-184 K-24

Phone: (603)627-5806

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 9.6 to 1

ROBERT B JOLICOEUR SCHOOL

555 Auburn St., MANCHESTER, NH 03103

Distance from Subject: 0.8 Miles

Affiliation: Not Given

Students: 60

Student/ Homeroom Ratio: 7.5

School Colors: Royal & White

Phone: (603)623-8863

Grades: N/A

School Type: Not Given

Gender: Not Given

Mascot: Jaguars



Housing Information

MANCHESTER

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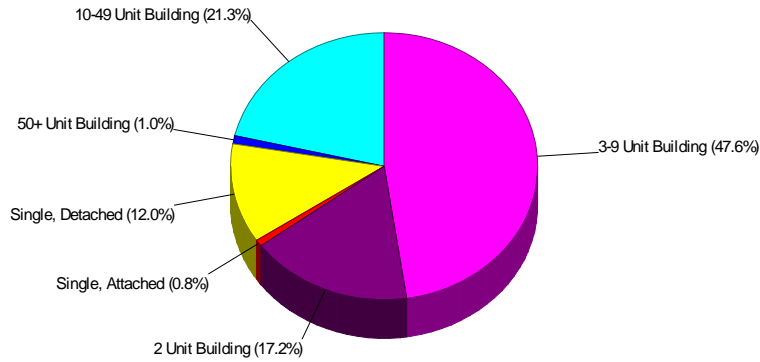


Housing Information



Housing Characteristics For Neighborhood Within City of Manchester

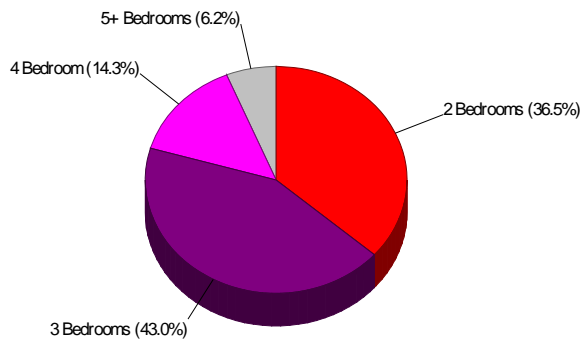
Average Age of Housing 61 years



Type of Dwelling

Home Ownership For Neighborhood Within City of Manchester

Owner Occupied Households = 20.8%
Median Housing Value = \$176,835
Median Number of Bedrooms = 3



Home Size Breakdown

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Housing Information



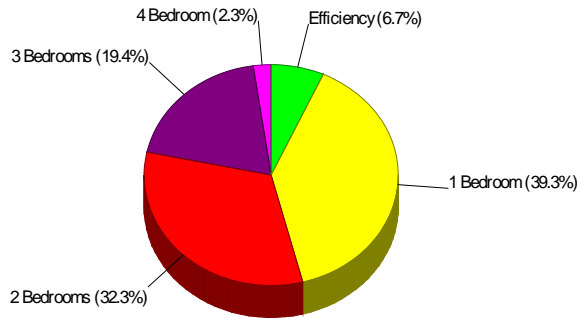
Rental

For Neighborhood Within City of Manchester

Renter Occupied Households = 79.2%

Median Monthly Rent = \$594

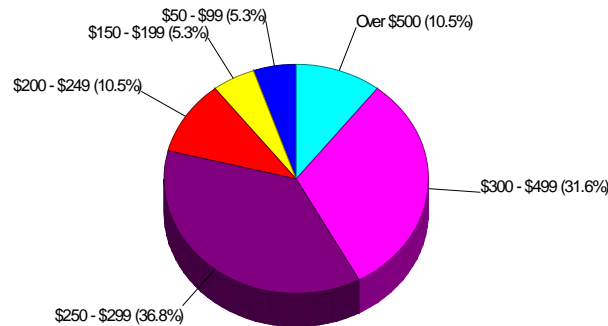
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$275,000
Average Price = \$333,632



**Dollars In Thousands
Homes Sold In Past Year**

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Crime Information

MANCHESTER

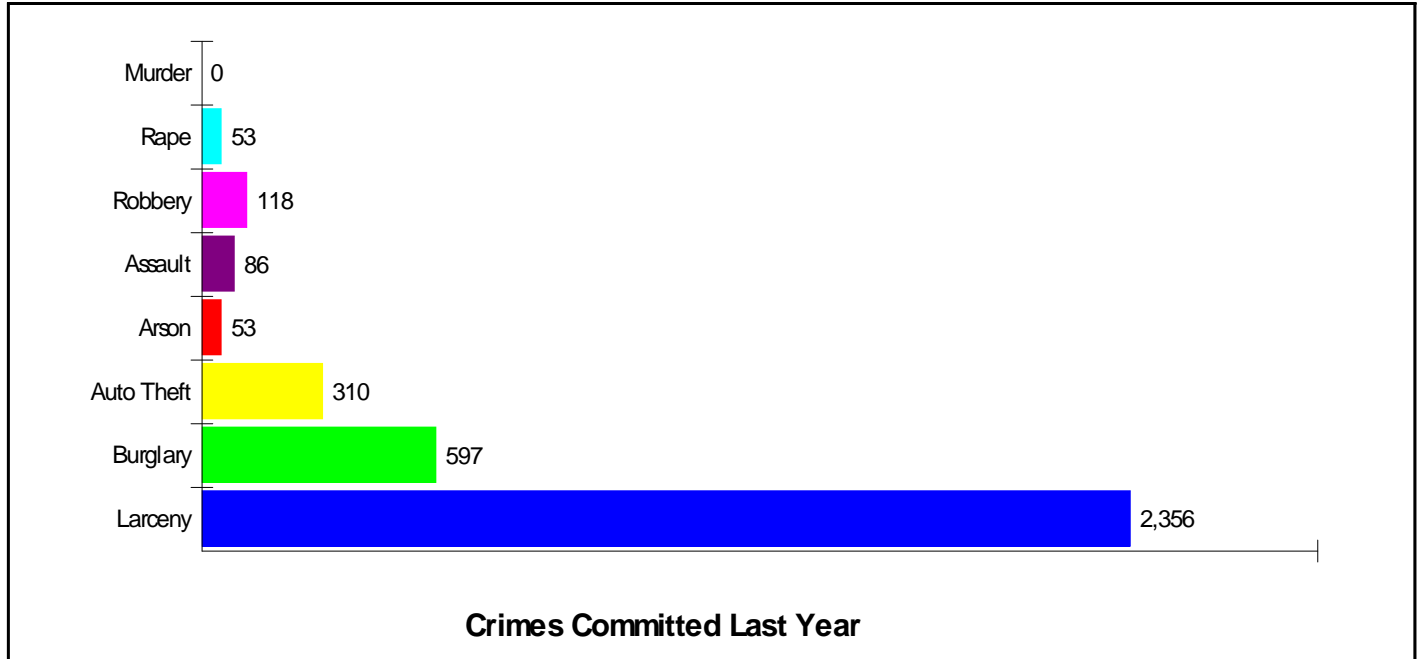
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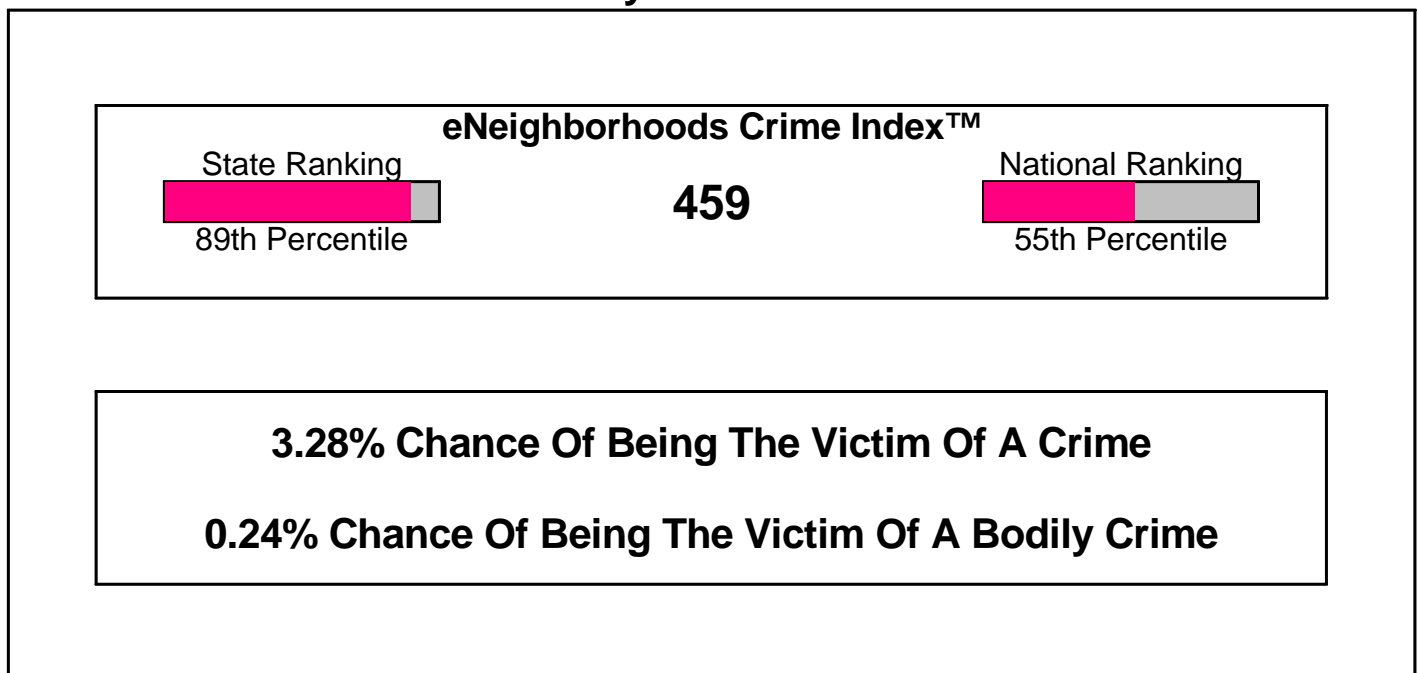
Crime Information



Crime Incidents For City of Manchester



Crime Index For City of Manchester





Climate Information

MANCHESTER

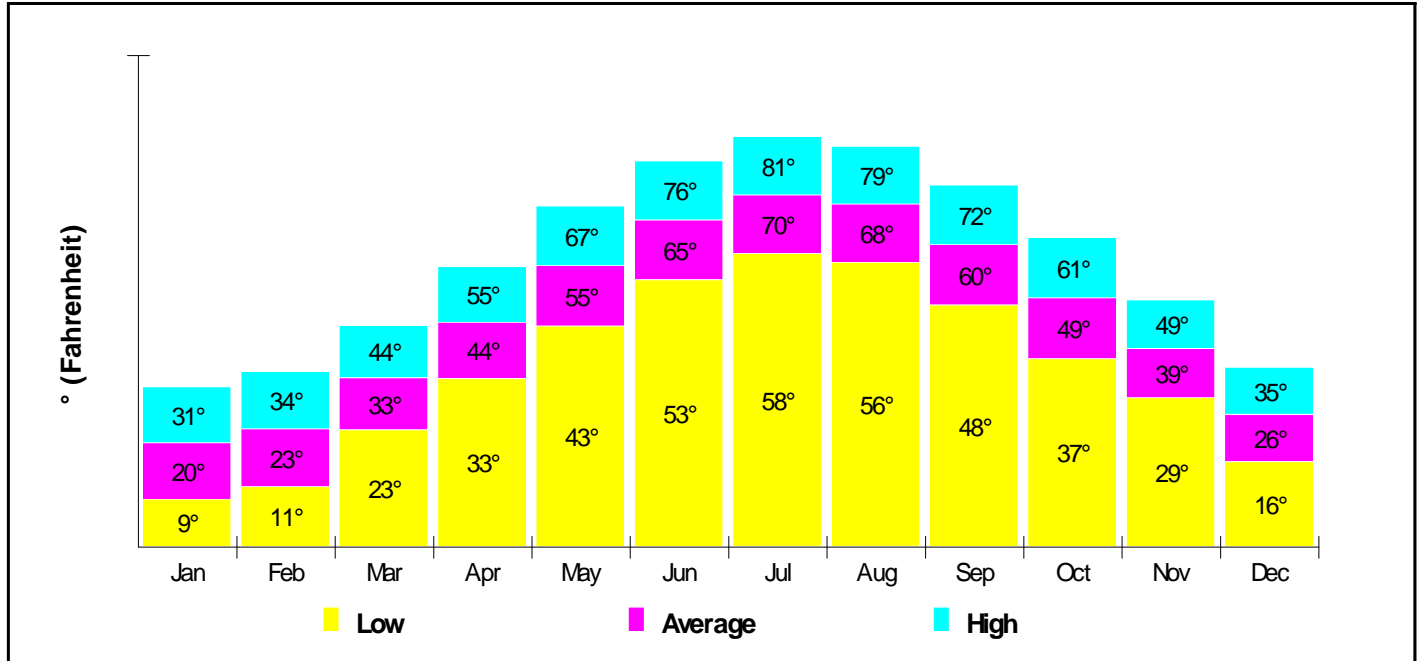
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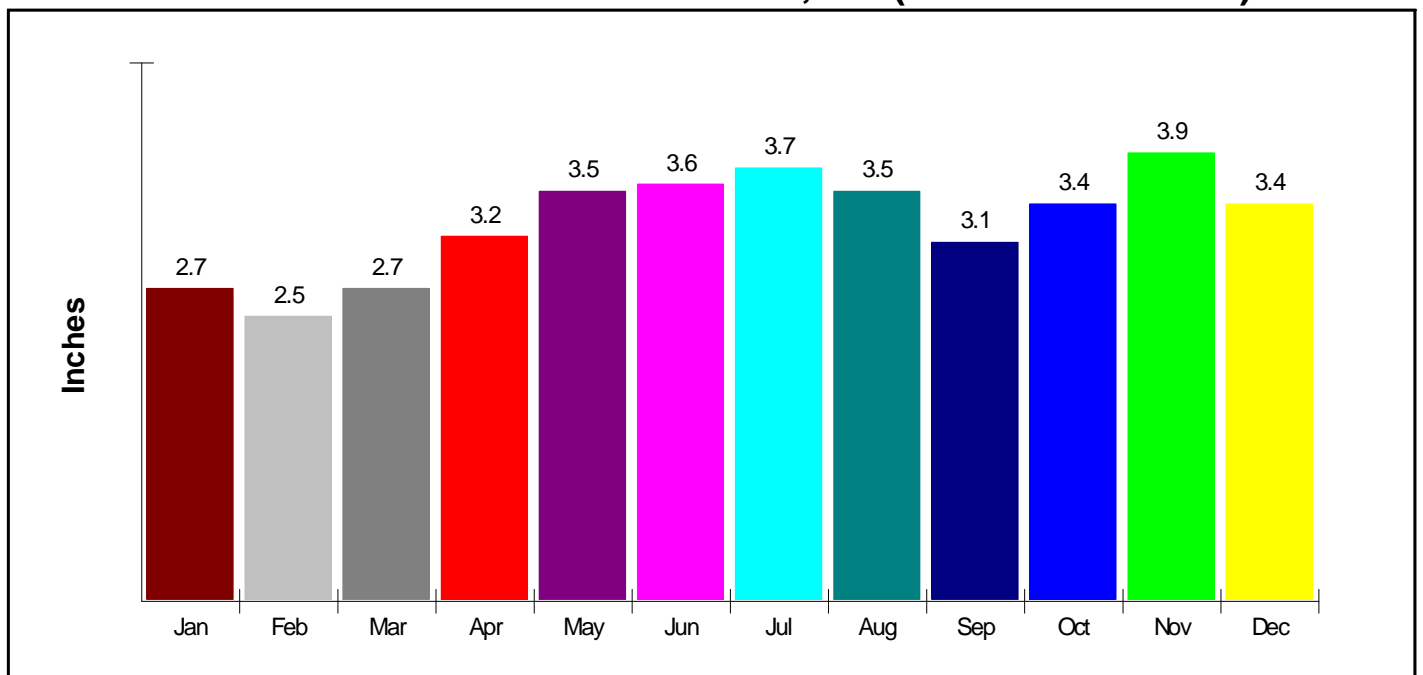
Climate Information



Temperature Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



Average Precipitation Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



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Houses of Worship

MANCHESTER

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Houses of Worship



Houses of Worship

HOLY TRINITY POLISH NATL CATH

122 WALNUT ST, MANCHESTER, NH 03104

Denomination: Churches, Denomination Unknown**Phone:** (603)622-6899**Distance from Subject:** 0.10 miles

DIOCESE OF MANCHESTER SCHOOLS

153 ASH ST, MANCHESTER, NH 03104

Denomination: Catholic Churches**Phone:** (603)669-3100**Distance from Subject:** 0.10 miles

ST HEDWIG'S CONVENT

151 WALNUT ST, MANCHESTER, NH 03104

Denomination: Catholic Churches**Phone:** (603)627-7745**Distance from Subject:** 0.20 miles

SISTERS OF MERCY

567 UNION ST, MANCHESTER, NH 03104

Denomination: Churches, Denomination Unknown**Phone:** (603)222-9083**Distance from Subject:** 0.20 miles

MT CARMEL NURSING

235 MYRTLE ST, MANCHESTER, NH 03104

Denomination: Churches, Denomination Unknown**Phone:** (603)623-8275**Distance from Subject:** 0.20 miles

TEMPLE ADATH YESHURUN

152 PROSPECT ST, MANCHESTER, NH 03104

Denomination: Jewish Synagogues**Phone:** (603)669-5650**Distance from Subject:** 0.20 miles

UNITARIAN UNIVERSALIST CHURCH

669 UNION ST, MANCHESTER, NH 03104

Denomination: Unitarian Universal Fellowship**Phone:** (603)625-6854**Distance from Subject:** 0.20 miles

ST GEORGE PARISH

516 PINE ST, MANCHESTER, NH 03104

Denomination: Episcopal Churches**Phone:** (603)623-2737**Distance from Subject:** 0.20 miles

FIRST BAPTIST CHURCH

536 UNION ST, MANCHESTER, NH 03104

Denomination: Baptist Churches**Phone:** (603)623-6041**Distance from Subject:** 0.20 miles

NEW TESTAMENT CHRISTIAN FELLOWSHIP

522 PINE ST, MANCHESTER, NH 03104

Denomination: Churches, Non-Denominational**Phone:** (603)622-5840**Distance from Subject:** 0.30 miles

Houses of Worship



Houses of Worship

GRACE CHURCH

106 LOWELL ST, MANCHESTER, NH 03101

Denomination: Episcopal Churches**Phone:** (603)622-9813**Distance from Subject:** 0.30 miles

BETHEL CHRISTIAN CHURCH

184 AMHERST ST, MANCHESTER, NH 03104

Denomination: Seventh Day Adventist Churches**Phone:** (603)669-6712**Distance from Subject:** 0.30 miles

NEW HAMPSHIRE KOREAN PRESBY

508 UNION ST, MANCHESTER, NH 03104

Denomination: Presbyterian Churches**Phone:** (603)644-1991**Distance from Subject:** 0.30 miles

CHURCH OF THE REDEEMER

66 PROSPECT ST, MANCHESTER, NH 03104

Denomination: Presbyterian Churches**Phone:** (603)622-1881**Distance from Subject:** 0.30 miles

GOSPEL BAPTIST CHURCH

259 HANOVER ST, MANCHESTER, NH 03104

Denomination: Baptist Churches**Phone:** (603)624-2537**Distance from Subject:** 0.30 miles



County Facts

MANCHESTER

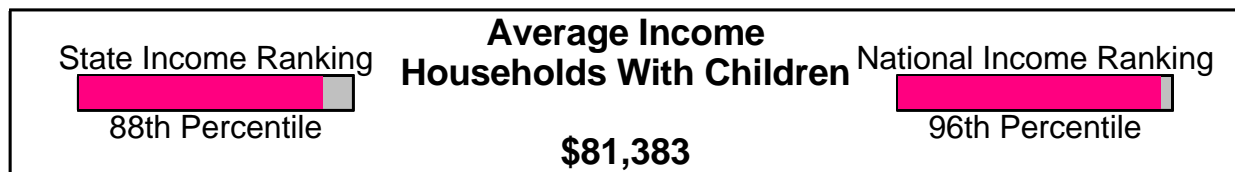
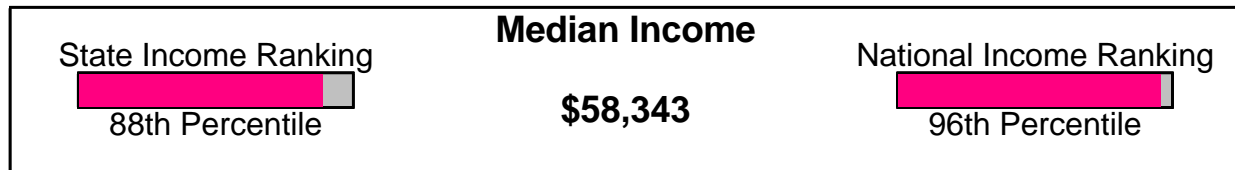
Prepared by Serene Knell, BROKER, REALTOR®



County Facts

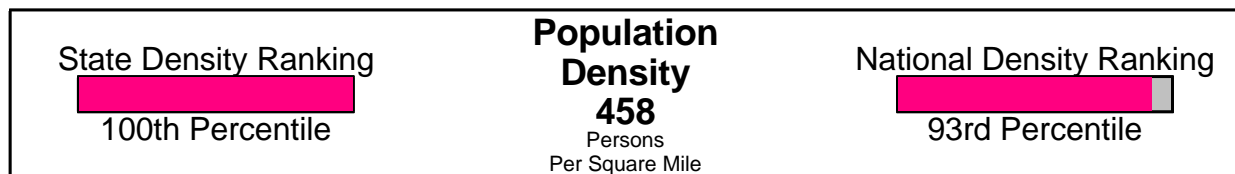


Income For Hillsborough County



Population For Hillsborough County

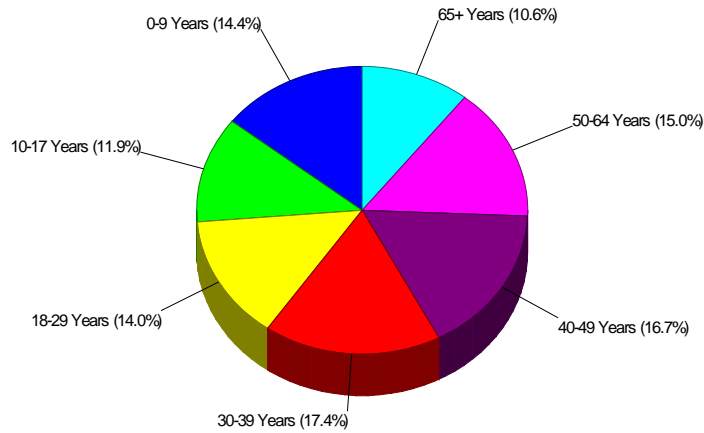
Population = 401,291
Land Area = 876.4 Square Miles



County Facts

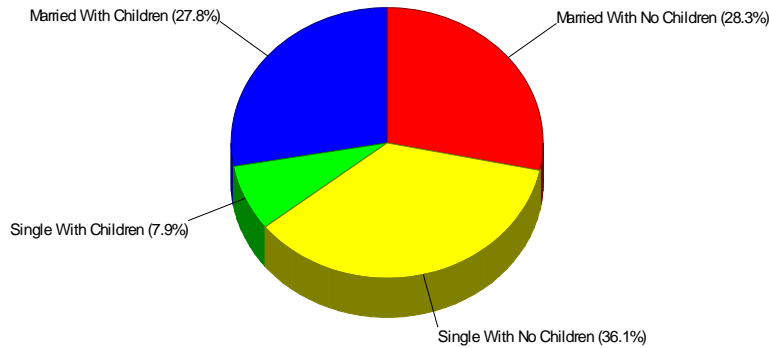


Age Breakdown For Hillsborough County Average Age = 36.0 Years



Household Characteristics For Hillsborough County

56.0% Married
35.7% With Children



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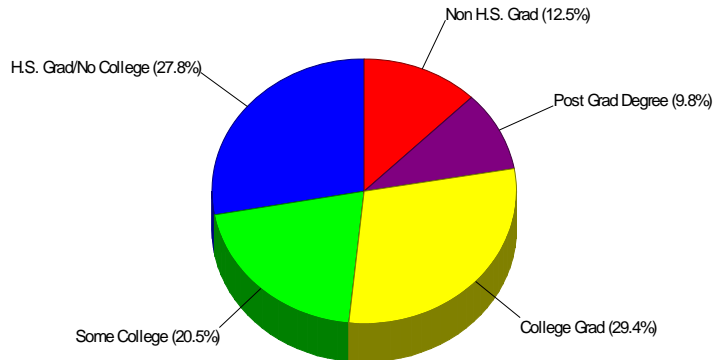


County Facts



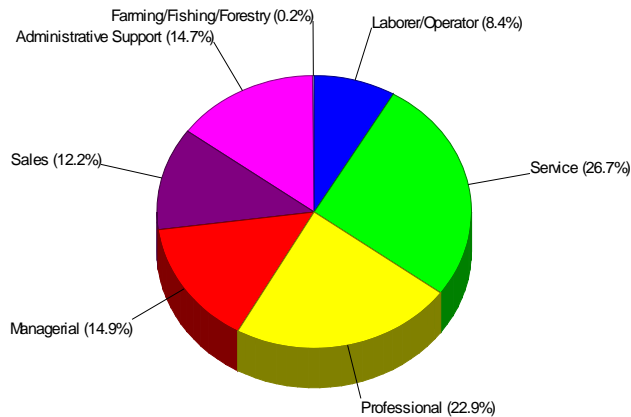
Adult Education Level For Hillsborough County

**87.5% High School Graduates
39.2% College Graduates**



Employment For Hillsborough County

Average Travel Time To Work = 27.8 Minutes



Occupation

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State Facts

MANCHESTER

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State Facts



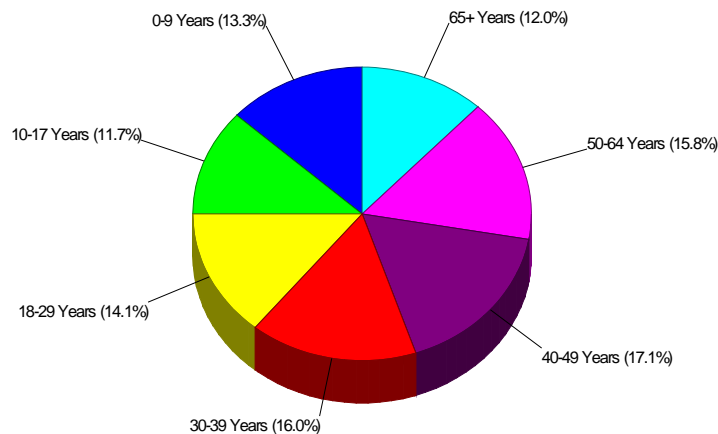
General Facts For New Hampshire



Median Income:	\$52,409
Income (W/Children):	\$73,308
Population:	1,309,940
Land Area:	8,968 Square Miles
Population Density:	146 Persons Per Square Mile
Nickname:	Granite State
Capital:	Concord
Date of Statehood:	June 21, 1788
State Bird:	Purple Finch
State Flower:	Purple Lilac
State Tree:	White Birch

Age Breakdown For New Hampshire

Average Age = 37.1 Years



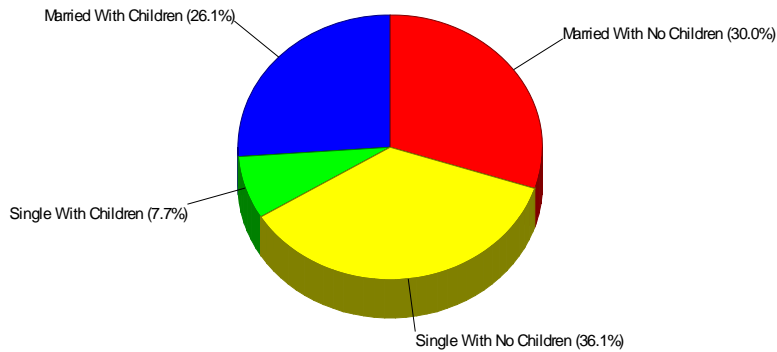
Prepared by Serene Knell, BROKER, REALTOR®





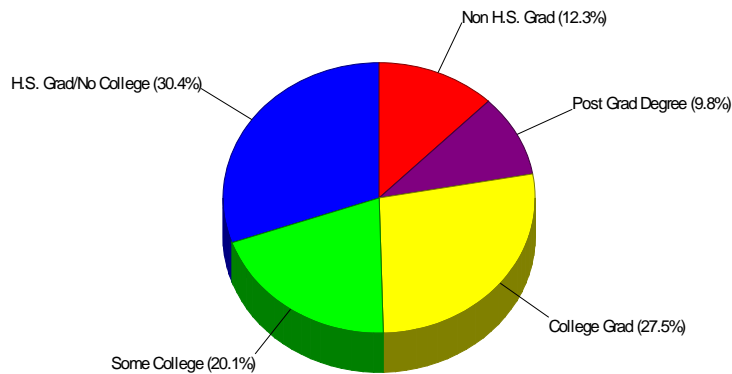
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

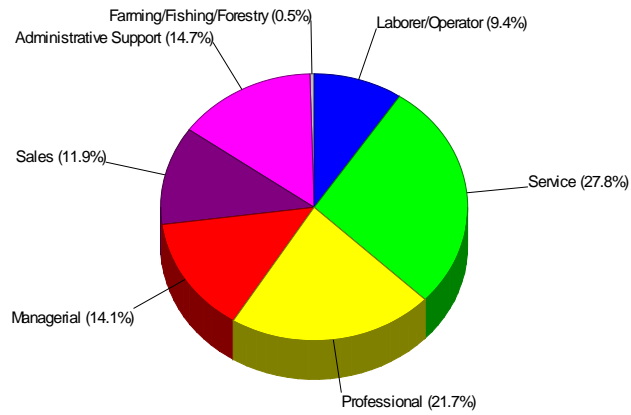
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation