

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

T/S \$2684
DLN #1002340246000

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19296 PG 922**
Instr # 2023025500
08/21/2023 02:37:43 PM
Pages 2 YORK CO

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **1-3A BEACON STREET, LLC**, A Massachusetts Limited Liability Company, with a mailing address of 11 Willowdale Court, Amesbury, Massachusetts, 01913, for consideration paid, grant to **BENEVESTA LLC**, a Wyoming Limited Liability Company, having a mailing address of Post Office Box 253, Kennebunkport, Maine, 04046, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land, with the buildings thereon, situated on Main Street in the City of Biddeford, County of York and State of Maine, and being more particularly bounded and described as follows:

Beginning on the northerly side of Main Street at land now or formerly of O'Neil;

Thence northerly by said O'Neil land to a passageway;

Thence easterly by said passageway to land now or formerly of Prescott; thence southerly by said Prescott land to said Street;

Thence westerly by Main Street to the point of beginning.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Keystone Properties, LLC to the within Grantor dated December 4, 2020 recorded in the York County Registry of Deeds in Book 18483, Page 882.

Maine R.E. Transfer Tax Paid

EXECUTED, this 17 day of August, 2023.

1-3A BEACON STREET, LLC

[Handwritten signature of Eric O. Anderson]

Eric O. Anderson, Manager/Member
Duly Authorized

STATE OF Mass

COUNTY OF Essex

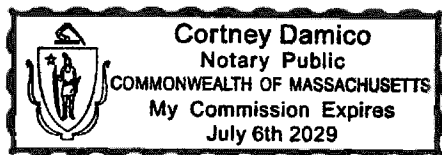
The foregoing instrument was acknowledged before me this 17 day of Aug, 2023 by Eric O. Anderson, Manager/Member of 1-3A Beacon Street, LLC known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

[Handwritten signature of Cortney Damico]

Notary Public/Justice of the Peace/Comm. Of Deeds

Printed Name: Cortney Damico

My Commission Expires: July 6th 2029



PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ | Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: N/A Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A
Installed by: N/A
Date of Installation: _____

USE: Number of persons currently using system: N/A
Does system supply water for more than one household? Yes No Unknown

Comments: Check with Town of Biddeford for test results.

Source of Section I information: Public
Buyer Initials _____ Page 1 of 8 Seller Initials Bl

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... Yes No

If Yes, what results: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: N/A OR Unknown

Date installed: N/A Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: N/A

Source of Section II information: Public

Buyer Initials _____

Seller Initials ^{Initial} Bl _____

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHW			
Age of system(s) or source(s)	2015			
TYPE(S) of Fuel	Natural Gas			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Unitil			
Date of most recent service call	Cleaned 2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: N/A
 Date chimney(s) last cleaned: N/A
 Direct and/or Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: N/A

Comments: N/A

Source of Section III information: **Seller and Previous Disclosure**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? N/A
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A

Buyer Initials _____ Page 3 of 8 Seller Initials ^{Initial} Bl _____

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: N/A

Source of information: **Seller has no knowledge of any underground storage tanks.**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: N/A Yes No Unknown

Comments: N/A

Source of information: **Seller has no knowledge of any asbestos on the property.**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: N/A

Source of information: N/A

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: **Town of Biddeford**

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **Town of Biddeford**

Source of information: **Public**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: **Seller has no knowledge of methamphetamine on the property.**

Source of information: **Seller and Previous Disclosure.**

Buyer Initials _____

Seller Initials Bl

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: Trim on upper portion of the building has some flaking.

Source of information: Agent can visualize.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: Seller has no knowledge of any hazardous materials.

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: N/A

Source of information: Public

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? Public

Road Association Name (if known): None

Source of information: Public

Buyer Initials _____

Seller Initials Bl

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: 23031C0452G Year: 07/17/2024 (Attach a copy)

Comments: N/A

Source of Section VI information: FEMA

Buyer Initials _____

Seller Initials Bl

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1900 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2018/2019 front shingles replaced, middle roof is rubber, back roof shingles unknwn date.

Water, moisture or leakage: None

Comments: N/A

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: Can get damp in the spring and the bulkhead doors were left open during a storm recently.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: N/A

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: N/A

Buyer Initials _____

Seller Initials Bl

PROPERTY LOCATED AT: 330 Main Street, Biddeford, ME 04005

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Unit 4 Primary window not operable. Unit 1 and unit 6 have a broken window pane. Vinyl siding has some damage.

Comments: N/A

Source of Section VII information: Seller and previous Disclosure.

SECTION VIII - ADDITIONAL INFORMATION

See Attachment.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: Benevesta LLC 5/31/2026
SELLER DATE SELLER DATE
Benevesta, LLC

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

MULTI-FAMILY/RENTAL PROPERTY ADDENDUM

To Agreement dated _____, between
Benevesta, LLC
 _____ (hereinafter "Seller")
 and _____ (hereinafter "Buyer")
 for property located at **330 Main Street, Biddeford, ME 04005**

Said Agreement is further subject to the following terms:

Strike any provision(s) that do not apply.

1. Sellers shall provide Buyer with copies of tenants' leases or other rental agreements (hereinafter "leases") within 5 days of Effective Date of this Addendum and Buyer shall have an additional 5 days to examine same. Should Buyer find the leases to be unsatisfactory, Buyer shall so inform Seller in writing within the examination period and the Agreement shall become null and void and any deposit shall be returned to Buyer. In the absence of such notification the leases shall be deemed acceptable. Notwithstanding anything in the Agreement to the contrary, Seller agrees to observe and perform all obligations imposed on Seller under such leases and not to alter, modify or change the terms of such leases or to cancel or terminate such leases without the written consent of Buyer.
2. Seller agrees to indemnify and hold Buyer harmless for any damages, liabilities or costs arising from Seller's failure to have complied with the disclosure requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. §4852d and the radon testing, notification and reporting requirements in 14 M.R.S. §6030-D.
3. Seller shall provide Buyer with a financial accounting of all security deposits, a schedule of current rents and the occupancy and payment status for each unit within 5 days of the Effective Date of the Agreement. Buyer shall have 5 days from receipt to review this information. If any of this information is not satisfactory to Buyer, Buyer may declare the Agreement null and void by notifying Seller in writing within said 5-day period and any earnest money shall be returned to Buyer. Upon transfer of the property, Seller shall provide Buyer with an update of all of the above information and shall provide to each tenant, by mail, notice of the transfer, notice of the Buyer's name and address and a copy of the accounting of the tenant's security deposit as required under 14 M.R.S. §6035.
4. It is agreed that all security deposits shall be payable in full to the Buyer/trustee at transfer of title.
5. Seller represents that there will be no outstanding agreements with tenants regarding repairs to be done by Seller or by tenant against future rent monies at transfer of title, and that no rental income arising under the tenant leases has been or will be collected in advance of the time when it becomes due, except as otherwise acknowledged and agreed to elsewhere in this Agreement.
6. Should a vacancy occur, it is agreed that Seller shall: be allowed to fill that vacancy using the same criteria presently used by Seller to fill vacancies leave unit vacant until closing.
7. In the event of a vacancy at time of transfer of the title, any vacant unit shall be free of personal belongings and in broom clean condition.
8. Seller agrees to render the following portion(s) of the building vacant on or before closing: **Storage area in rear of building.**

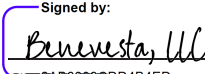
Buyer Initials _____

Seller Initials Initial
Bl _____

For Property Located At: **330 Main Street, Biddeford, ME 04005**

9. Buyer's obligations under this Agreement are subject to Buyer, within 5 days of the Effective Date of the Agreement, obtaining satisfactory evidence from the municipality that the property contains 6 legally authorized units. If Buyer is unable to obtain such evidence, Buyer may declare the Agreement null and void by notifying Seller in writing within the specified number of days and any earnest money shall be returned to Buyer. If Buyer does not notify Seller within the time period set forth above, this contingency is waived by Buyer.

The representations and obligations of this Multi-Family Addendum shall survive closing and passage of title to Buyer.

_____	_____	Signed by:	_____
BUYER	DATE		5/27/2026
_____	_____	SELLER Benevesta, LLC	DATE
_____	_____	_____	_____
BUYER	DATE	SELLER	DATE
_____	_____	_____	_____
BUYER	DATE	SELLER	DATE
_____	_____	_____	_____
BUYER	DATE	SELLER	DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Benevesta, LLC**

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **330 Main Street, Biddeford, ME 04005**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

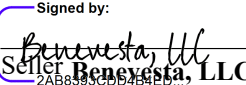

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Signed by:  Seller, Benevesta, LLC 2AB8393CDB454ED...	5/27/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by:  Agent Tara Peirce 634EF1C6A990...	5/27/2026
Agent	Date	Agent	Date

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330 Main Street, Biddeford Improvements

2024:

New Sills installed around the entire left side of the building.

Entry hall floors and stairs refinished and entry hall painted throughout.

The brick foundation was repointed and painted.

Much of the exterior was repainted.

Unit 3 New appliances, and fresh paint. 2025: Updates to shower plumbing and access added.

Unit 7 Refinished flooring, new kitchen and bath tiles, new appliances, new vanity and toilet, new countertops, and new lighting and fans.

2025:

New water heater added with new plumbing and electric run.

2025/2026:

Unit 1 Complete remodel with new bath and kitchen, refinished flooring, new appliances, new flooring in kitchen and bath and new plumbing and dryer vent for W/D.

Unit 2 New tile flooring, new kitchen, new vanity and toilet, new appliances, new lighting and updated electrical, new ceilings throughout and range hood added.

Unit 4, Additional kitchen wall of cabinets added, new countertops, new appliances, painted, new vanity and sink, new lighting, new flooring and updated electrical. New dryer venting and electrical scheduled for 5/28/26.

New exterior lighting and new entry hall lighting.



Income and Expense

Address: 330 Main Street, Biddeford, ME 04005

Units: 6

RENTAL INFORMATION:

ML #: 5091470, 5091847, 1664384 & 1664616

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	1	\$ \$2,450.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$2,450.00	N/A	12/01/2026	Electric
Unit #2	1	1	\$ \$1,250.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	None	Yes	04/01/2027	Electric
Unit #3	2	1	\$ \$1,650.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$1,650.00	Yes	02/01/2027	Electric
Unit #4	2	1	\$ \$1,750.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$1,750.00	Yes	05/15/2027	Electric
Unit #5	N/A	N/A	\$ Unfinished <input type="checkbox"/> Estimated <input type="checkbox"/> Actual	N/A	N/A	N/A	Same footprint as Unit 7. Potential 2br, 1ba.

INCOME:

Monthly Rental Income	\$ 10,570.00	
Annual Rental Income	\$ 126,840.00	
Vacancy	\$ To be let soon	%
Gross Income	\$ 126,840.00	

OWNER EXPENSES:

Gas	\$ \$336.66	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Propane	\$ N/A	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Oil	\$ N/A	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Water	\$ \$80.00	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Sewer	\$ \$40.00	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Electricity	\$ \$120.00	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Taxes	\$ \$795.80	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Insurance	\$ \$500.00	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Snow Removal	\$ \$50.41	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Mowing	\$ N/A	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Repairs/Maintenance	\$ \$41.66	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other: Dumpster	\$ \$200.00	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Operating Expenses	\$ \$2,164.53 per mo		
Management Fee	\$ N/A		
Total Expenses	\$ 25,974.36 annual		
NOI	\$ \$100,865.64		

Additional Comments:

Unit 7

2br, 1ba

\$1870 Actual Rent

\$1870 Deposit

+\$500 Pet Deposit

Lease Exp. 02/01/2027

Seller pays electric (lease states that tenant pays if it is split off panel).

Unit 6

1br, 1ba

Vacant

Estimated Rent \$1600

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

Revised: 5.6.2020

Badger Peabody & Smith Realty - North Conway, 2633 White Mountain Hwy North Conway NH 03860
Tara Peirce

Phone: (603) 356-5757

Fax: (603) 388-9000

330 Main Street

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com