Multifamily Rent Roll



BORROW	ORROWER / GUARANTOR										
PROPERTY ADDRESS				claremont			STATE		3743		
44-46 Walnut St. TOTAL NUMBER OF UNITS:				NUMBER OF VACANT UNITS: NUMBER OF FURNI						NUMBER	SECTION & UNITS:
		9		0		0	1 15405	7 9			1
APT.#	Address	TENANTS NAME	BDR / BA	TH SQ, FEET (approx)	CURRENT RENT IN PLACE	OCCUPANCY DATE	EXPIRATION or MTM	DATE LAST RENT INCREASE	FURNISHED UNIT (Y/N)	SEC 8 (Y/N)	ANY RENT CONCESSIONS
46A		Stone/Mead	2 / 1	850	\$1,450	3/1/23	MTM	7/1/25	No	N	N
46B		leclerc	2 / 1	850	\$1,200	7/1/20	MTM	7/1/25	No	N	N
46C		Monette	2 / 1	850	\$1,350	8/1/19	MTM	7/1/25	No	N	N
44A		Perrone	1 / 1	600	\$1,300	5/1/24	MTM	7/1/25	No	N	N
44B		McNab	1 / 1	600	\$1,200	4/1/20	МТМ	7/1/25	No	N	N
44C		Bailey	1 / 1	450	\$1,000	3/1/19	MTM	7/1/25	No	N	N
44D		keyes	1 / 1	650	\$1,350	8/1/22	MTM	3/1/25	No	N	N
44E		conklin	1 / 1	450	\$1,100	10/1/25	9/30/26	10/1/25	No	N	N
14F		Benoit	1 / 1	400	\$950	6/1/19	MTM	3/1/24	No	Υ	N
			1								
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			1								
N	ONTHLY	RENT SCHEDULE:	\$10,900		ALL CO	I IIMNS AN	ID SECTION	IS MIIST RE	COMPI	ETER	
		LAUNDRY INCOME: on Income/Expenses)	\$0	ALL COLUMNS AND SECTIONS MUST BE COMPLETED What utilities are included in rent? Electricity Cable TV Gas							
		GARAGE INCOME:	\$50								✓ Heat
OTHER:			\$0								
TOTALS FROM ADDITIONAL PAGES (IF NEEDED)			\$0							9/	
			\$10,950	If Yes, what is the current allowable increase per year?%						AL PURPOSE DE L'ANDRE	
	What has been your average monthly occupancy rate over the preceeding 12 months? 100 %										
rtify, to	the best	of my knowledge, under penali	y of perjur	y that the inf	ormation he	rein is true a	nd acurate a	ns of:		DATE	
OWER GU	ARANTOR	11/1		DATE 10/6/2	BROKER		AND THE PERSON NAMED IN COLUMN TO TH			DATE	
	/	/ /		101012)						

MULTIFAMILY PROPERTY DISCLOSURE RIDER (To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1.	1. SELLER: 44/46 Walnut Street LLC. (Warren Gomberg)								
2. 1	2. PROPERTY LOCATION: 44-46 Walnut Street Claremont, NH. 03743								
3. (3. GENERAL INFORMATION: a. Number of city/town approved units: b. Number and type of appliances included in sale: 9. STOUGH 9. Nufficiently for 1								
C.	c. Number and location of washer / dryer hookups: UHV6 BASIM 44T								
d.	d. Number and type of electrical service entrances:								
e.	e. Number and type of heating systems (note ages):								
f.	Any rented	water heaters,	burners or other	equipment or ap	pliances?	Yes No	If yes, please explain:		
g.	Any other le	eases or contra	ects for services of	on the building?	☐ Yes 【	No If yes, plea	ase specify:		
h.	ls a municip	oal certificate o	f compliance req	uired? Yes	No If yes	, list date of exp	Iration:		
	re there an		state or local lead	d based paint about	atement or	ders or code enf	forcement orders?	NO	
			s. Eu	MY UNG			Hard-wired? XYes	No	
4. RE	NT SCHED	ULE: 123		\$ 1450	Y	41,300	SHOW 1	64me A	
Unit#	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below	
463	N	700		1200	4		H HW S	H HW E W W S	
466	N	819		1350 -	4	700	H HW S E W S	H HW S	
HYA	N	5/24		1300	7	D	H HW S	H KHW E W W S	
448	N	4120		1200	7	700	H HW S	A H K HW E K W K S	
440	N	3/19		1000	7	500	H HW S	H N HW E W M S	
940	N	8(22		1.350	¥	1200	H HW S	H HW S	
NE	4	10/25	9/30/26	1100	7	1100	H HW E W S	H HW XS	
145	N	419		450	4	O	H HW S E W S	H HW E W S	
Monthly Rent: If vacant please enter most recent rent. Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants?									
and any sometime great from the post port port port post and any and any and any any and any any and any									
Comments	omments:								
		1 1							
BUYER(S) INITIALS. BUYER(S) INITIALS.									

MULTIFAMILY PROPERTY DISCLOSURE RIDER (To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form PROPERTY LOCATION: 44146 W4-NVT 571, Clarement, Wiff	skadtíkitá.
5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.):	ne processor and security of the second
6. EXPENSE INFORMATION: a. Annual real estate taxes and year; b. Annual hazerd insurance: c. Annual snow removal expense: d. Annual lawn mowing, yard maintenance expense: e. Annual fuel consumption paid by landlord; # Gallons, cu.ft; f. Annual electric costs paid by landlord: g. Annual trash removal expense: h. Annual water/sewer expenses paid by landlord: i. Other expenses:	
7. ADDITIONAL INFORMATION: a. Attachment regarding expenses, rents, lease information or additional information? DYES NO	Veinneres Maner III relieu
. ACKNOWLEDGEMENTS:	
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE, SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS,	,
DATE DATE	~ ~~~
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEE BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.	D
	w r
ER DATE BUYER DATE	

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this ransaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

VOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE, IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. SELLER: 44/46 Walnut Street LLC. (Warren Gomberg) PROPERTY LOCATION: 44 Walnut Street, Claremont, NH 03743 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes Kino Phas not occupied the property for 10 SELLER: WATER SUPPLY Please answer all questions regardless of type of water supply. TYPE OF SYSTEM: Public ☐Private ☐Seasonal ☐ Unknown Drilled Dua [T] Other b. INSTALLATION; Location: Date of Installation: installed By: What is the source of your information? c. USE: Number of persons currently using the system: Does system supply water for more than one household? Yes □ No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? FI No Quantity: TYes Pump: Quality: JTY as If YES to any question, please explain in Comments below or with attachment. Date of most recent test WATER TEST: Have you had the water tested? Yes XNo IF YES to any question, please explain in Comments below or with attachment, Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Tyes Ano Yes No IF YES, are test results available? What steps were taken to remedy the problem? COMMENTS: SEWAGE DISPOSAL SYSTEM Community/Shared: Yes MNo Public: Yes TYPE OF SYSTEM: __No ☐ Uriknown No. Private: ☐Yes Septic Design Available: ☐Yes 📈No b. IF PUBLIC OR COMMUNITY/SHARED What steps were taken to remedy the problem? c. IF PRIVATE: ___Unknown Cesspool ____Septic Tank ___Holding Tank TANK: Unknown **[7]Other** Tank Size Gal. Tank Type Concrete Unknown Other Metal Location Unknown Date of Installation: Location: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No Comments: BUYER(S) INITIALS .er(s) initials NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 9,2024



New Hampshire Association of REALTORS® Standard Form

rc	BE COMPLETED PROPERTY LOC		Street, Claremor	nt, NII 03743		mple en de semando de la francisca de la franc	
	Date of install	tion: lation of leach fiel erienced any mal	d: functions? [Yes Indiana Indiana Indiana	Size;		Jnknown
	IF YES, has a Date of Evalua Comments: FOR ADDITION	seplic system ev ation: DNAL INFORMA	valuation been	done within 180 da	ys? Yes [URAGED TO CC	85-A7 Yes Kanney Park Park Park Park Park Park Park Park	
7.	<u>INSULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes M M M M	No Unknown	Cell Vlose	Amount	Unknown
	Are you aware IF YES: Are tan IF NO: How lon	ND STORAGE TA of any past or pro- liks currently in us g have tank(s) be are, or were, sto	esent undergrose? Yes een out of serv red in the tank	/lce?		∐Yes ⊠wo	Unknown
· <u>-</u> .	Are you aware o			s such as leakage, s			A CANADA MARIA MAR
b.	ASBESTOS - Co	the heating syste ☐Yes ∰No ☐Yes ∰No	em pip e s or du Unknown	cts? Yes 🗹 Yes 🗷		TYes □No□ □Yes □No□ □Yes □No□ □No□ □No□ □No□ □No□ □No□ □No□ □No	vicense
C,	RADON/AIR - Ct Has the property If YES: Date: Results: Has the property Are test results as Comments:	been tested?	☐Yes ☐No	By:	.No		
	R(S) INITIALS EW HAMPSHIRE ASSOCIA	D /	. INC. ALL RIGHTS	RESERVED, FOR USE BY		ER(S) INITIALS BERS ONLY, ALL OTHERU	SE PROHIBITED 9.2024

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 44 Walnut Street, Claremont, NH 03743
d. RADON/WATER - Current or previously existing: Has the property been tested? Yes Mo, Unknown If YES: Date: Results: If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? ☐ Yes ☐ No Are test results available? ☐ Yes ☑ No Comments:
e. LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?Yes A_No If YES: Source of information; Are you aware of any cracking, peeling, or flaking lead-based paint?Yes A_No
Comments:
f. Are you aware of any other hazardous materials? Yes No If YES: Source of information: Comments:
9. GENERAL INFORMATION
a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? [] Yes No
What is your source of Information?
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☑No If YES, Explain:
d. Are you aware of any problems with other buildings on the property? Yes No If YES, Explain:
e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
f. Is this property located in a Federally Designated Flood Hazard Zone? ☐Yes ☑No ☐_Unknown Comments:
g. Has the property been surveyed? Yes M No Unknown If YES, By: If YES, is survey available? Yes No Unknown
h. How is the property zoned?
I. Heating System Age: 15 Type: STORM Fuel: Bt (Tank Location: BYSCM CHTS Owner of Tank: DWNW Annual Fuel Consumption: Frice: Gallons:
Date system was last serviced and by whom? Secondary Heat Systems: 2 5 x 6 rem 1, 2 BULLDINGS Comments:
j. Roof Age: 5-10 Type of Roof Covering: 6#Inle + NBBN Molsture or leakage: Comments:
SELLER(S) INITIALS BUYER(S) INITIALS BUYER(S) INITIALS J J BUYER(S) INITIALS 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORSO, INC. ALL RIGHTS RESERVED, FOR USE BY NHAR REALTORSO MEMBERS ONLY, ALL OTHER USE PROHIBITED 9.2024



New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER
PROPERTY LOCATION: 44 Walnut Street, Claremont, NH 03743 k. Foundation/Basement: Partial Other: Type:
Moisture or leakage
Comments:
I. Chimney(s) How Many? 3 Lined? Last Cleaned: Problems?
m. Plumbing Type: Coppu Age: 10-20 Comments:
n. Domestic Hot Water: Age: 10 Type: Gallons:
o. Electrical System: # of Amps
Comments: Solar Panels: Leased Owned If leased, explain terms of agreement:
Comments:
p. Modifications: Are you aware of any modifications or repairs made without the necessary permits?Yes XNO If Yes, please explain:
q. Past Infestation: Are you aware of any past or present pest infestations? Payes No Type: Mile
Comments:
r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☑ No Ⅱ YES, please explain:
s. Air Conditioning: Type: NO Age: Date Last Serviced and by whom: Comments:
t. Pool; Age: Heated: Yes Mo Type: Last Date of Service: By Whom:
u. Generator: Portable:Yes ZANc Whole House:YesNo Kw/Size:Last Date of Service:
v. Internet: Type Currently Used at Property:
w. Other (e.g. Alarm System, Irrigation System, etc.) Comments:
NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.
SELLER(S) INITIALS BUYER(S) INITIALS BUYER(S) INITIALS BUYER(S) INITIALS OF REALTORS OF THE RE

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCA	ATION: 44 Walnut St	reet, Claremont, NH 03743	and the second s	ntinkkantis kontiik teromiyetiili akomika oli usalikani Alborb yyybiid nähidibiiliykki on þokys ka	Martinian Martinian paragraphy are an ang
10. ADDITIONAL INFO	ORMATION				
***************************************	Maria Ma	RRENT PROBLEMS, PA	ST REPAIRS, OR AD	DITIONAL INFORMATION?	
☐Yes ☐No					
b. ADDITIONAL (4	NI 10450-7 THERMS NO. 1041 - 1041
	~~	nettabled to INS	10 read	A-60.	
ALL C	INVIS	ica flators as	I artall	ι -	
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SELLER ACKNOWLED	GES THAT HE/SI	HE HAS PROVIDED THE	ABOVE INFORMATI	ION AND THAT SUCH INFORM	ATION IS
ACCURATE, TRUE AND	COMPLETE TO	THE BEST OF HIS/HER	KNOWLEDGE. SELLI	ER AUTHORIZES THE LISTING	BROKER
TO DISCLOSE THE INFO	OKMATION CONT	AINED HEREIN TO OTH	ER BROKERS AND P	ROSPECTIVE PURCHASERS.	
		-		,	
SELLER(S) MAY BE RE	SPONSIBLE AND	LIABLE FOR ANY FAI	_URE TO PROVIDE <u>K</u>	<u>WOWN</u> INFORMATION TO BUY	'ER(\$),
	///	1/1/10/	**************************************	etamonionista ja	
		41619			
SELLER		DATE	SELLER	DATE:	
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BUYER ACKNOWLEDG	SES RECEIPT O	F THIS PROPERTY D	NSCLOSURE RIDER	AND HEREBY UNDERSTAN RANTEED BY BROKER/AGEN	DS THE
DISCLOSURE STATEM	ENT IS NOT A R	EPRESENTATION, WA	RRANTY OR GUARA	ANTY AS TO THE CONDITION	OF THE
PROPERTY BY EITHER	SELLER OR BR	OKER, BUYER IS END	OURAGED TO UND	ERTAKE HIS/HER OWN INSPE	ECTIONS
AND INVESTIGATIONS ADVISORS AND TO IND	FPFNDENTLY V	DUNSEL, HOME, STRI PRIEVINFORMATION D	UCTURAL OR OTHI	ER PROFESSIONAL AND QU TOWN OR MUNICIPALITY.	JALIFIED
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Page 5 of 5

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR RENTALS AND LEASES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 44/46 Walnu	at Street, Claremont, NH. (93743	- Inglish had this bad in the individual bad individual bad in the
If not managed properly. Lead 1978 housing, lessors must dis	exposure is especially liclose the presence of k	rint, Lead from paint, paint chip harmful to young children and p nown lead-based paint and/or l red pamphlet on lead poisoning	s, and dust can pose health hazards regnant women. Before renting pre- ead-based paint hazards in the prevention.
Lessor's Disclosure (a) Presence of lead-based pa (i) □Known lead-based pa	int and/or lead-based p int and/or lead-based p	paint hazards (check (i) or (ii) be paint hazards are present in the	low): housing (explain).
(ii) Lessor has no knowle	dge of lead-based pain	t and/or lead-based paint hazar	ds in the housing.
(b) Records and reports availab	ole to the lessor (check the lessee with all avail	(i) or (ii) below): able records and reports pertai	ning to lead-based paint and/or
(ii) A Lessor has no reports housing.	or records pertaining	to lead-based paint and/or lead	-based paint hazards in the
	d copies of all informat	ion listed above. t Your Family from Lead in Your	Home.
Agent's Acknowledgment (initia (e) Agent has informed responsibility to ensure complian	the lessor of the lesso	or's obligations under 42 U.S.C.	4852d and is aware of his/her
Certification of Accuracy The following parties have review information they have provided in	ved the information ab strue and accurate,	ove and certify, to the best of t	heir knowledge, that the
Lessol	Date Date	Lessor	Date
	the artiful and the second	The second secon	
essee	Date	Lessee	Date
gent	Date	Agent	Date
		**	

(Corrective) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT TRD Realty, LLC., a New Hampshire limited liability company, with an office at 3 Apple Hill Rd., Claremont, NH 03743, for consideration paid, grants to 44/46 Walnut Street, LLC, a New Hampshire limited liability company, with an office at 9 Lee Street, Marblehead MA 01945 with WARRANTY covenants, the following described premises:

A certain tract or parcel of land, with the buildings thereon situate in Claremont, in the County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at a stone set in the ground at the corner of the premises hereby conveyed on Walnut and School Streets; thence easterly on said School Street eight (8) rods and two (2) links to a stone set in the ground on the west line of Oak Street; thence southerly on said Oak Street nine (9) rods five and one-half (5-1/2) links to a stone set in the ground on the west side of said Oak Street; thence westerly eight (8) rods and two (2) links to a stone set in the ground; thence northerly-on said Walnut Street eight (8) rods and twenty (20) links to the bound begun.

The said grantee is granted all rights the grantors have to the sewer running from these premises to the river.

Being all and the same premises conveyed by Thomas R. Rock and Marjorie Ann Rock to Thomas R. Davis and Raymond G. Chiasson d/b/a T & D Realty by deed dated June 3, 1985 and recorded in the Sullivan County Registry of Deeds in Vol. 778, Pg. 142.

Being Tract 1 as conveyed by Thomas R. Davis and Raymond G. Chiasson d/b/a T & D Realty to TRD Realty, LLC by deed dated 6/18/1998 and recorded in the Sullivan County Registry of Deeds in Vol. 1155, Pg. 766.

This deed is being granted to correct the prior deed recorded at Vol. 1994 Page 538, which erroneously included a parcel designated as Tract 2. In fact, Tract 2 had been previously conveyed by the grantor. (see Vol. 1589 Page 303). No transfer tax is due.

By:
Thomas R. Davis, Duly Authorized
Member of TRD Realty, LLC

STATE OF New Hampshire COUNTY OF Sullivan

On this the <u>22</u> day of <u>December</u>, 2016, personally appeared Thomas R. Davis, duly authorized member of TRD Realty, LLC and acknowledged the foregoing instrument to be

his voluntary act and deed for the purposes contained therein by signing the name of the liability company by him/herself as dukyauthorized member.

Beføre me

with the Peace / Notary Public

Justice or notary typed or printed name

Comm. Exp.

