



PRIME  
MEDICAL  
OFFICE FOR  
SALE OR LEASE

OFFERING MEMORANDUM

**40 SOUTH RIVER ROAD,  
BEDFORD, NH 03110**

Sale Price: \$346,000

Lease Rate: \$16/SF NNN



# PROPERTY INFORMATION



2,227 +/- SF For Sale and For Lease  
40 SOUTH RIVER ROAD, BEDFORD, NH 03110  
**\$346,000 Sale Price or \$16.00 psf NNN**

## DESCRIPTION:

Former physical therapy space now available for the next owner/user. The location is stellar being immediately off the South River Road corridor among other practices that serve the greater Bedford community. This exciting opportunity awaits a creative use in a traditional condominium complex that has been well maintained by a caring board and property management team. This unique 2,227 +/- s.f. property comprises of 2 condo units and offers the next entrepreneur to ply their trade in the heart of Bedford's performance zone allowing for a wealth of uses. Lease rate of \$16.00 psf NNN in this tight inventory of hard-to-find properties ideally suited for Investor and/or User.

## PROPERTY FEATURES:

- Ample Parking
- Easy Highway Access
- Performance Zone
- Gas Heat
- Ramp Access
- Municipal Water & Sewer
- Nets: \$6.48 PSF (Taxes \$2.09, CAM \$4.39, includes water and sewer)
- Condo Fees: Unit 56: \$423.88 per month  
Unit 58: \$390.96 per month

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# DEMOGRAPHICS



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	36,999	148,440	257,702
Households	15,228	61,438	102,377
Families	8,926	35,982	65,947
Avg HH Size	2.37	2.34	2.46
Median Age	38.4	38.9	40.4
Median HH Income	\$74,213	\$80,889	\$95,849
Avg HH Income	\$104,221	\$114,875	\$132,915

### BUSINESSES (10 MILE)



**12,648**

TOTAL BUSINESSES



**148,739**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$95,849**

MEDIAN HH  
INCOME



**\$52,875**

MEDIAN HH  
INCOME

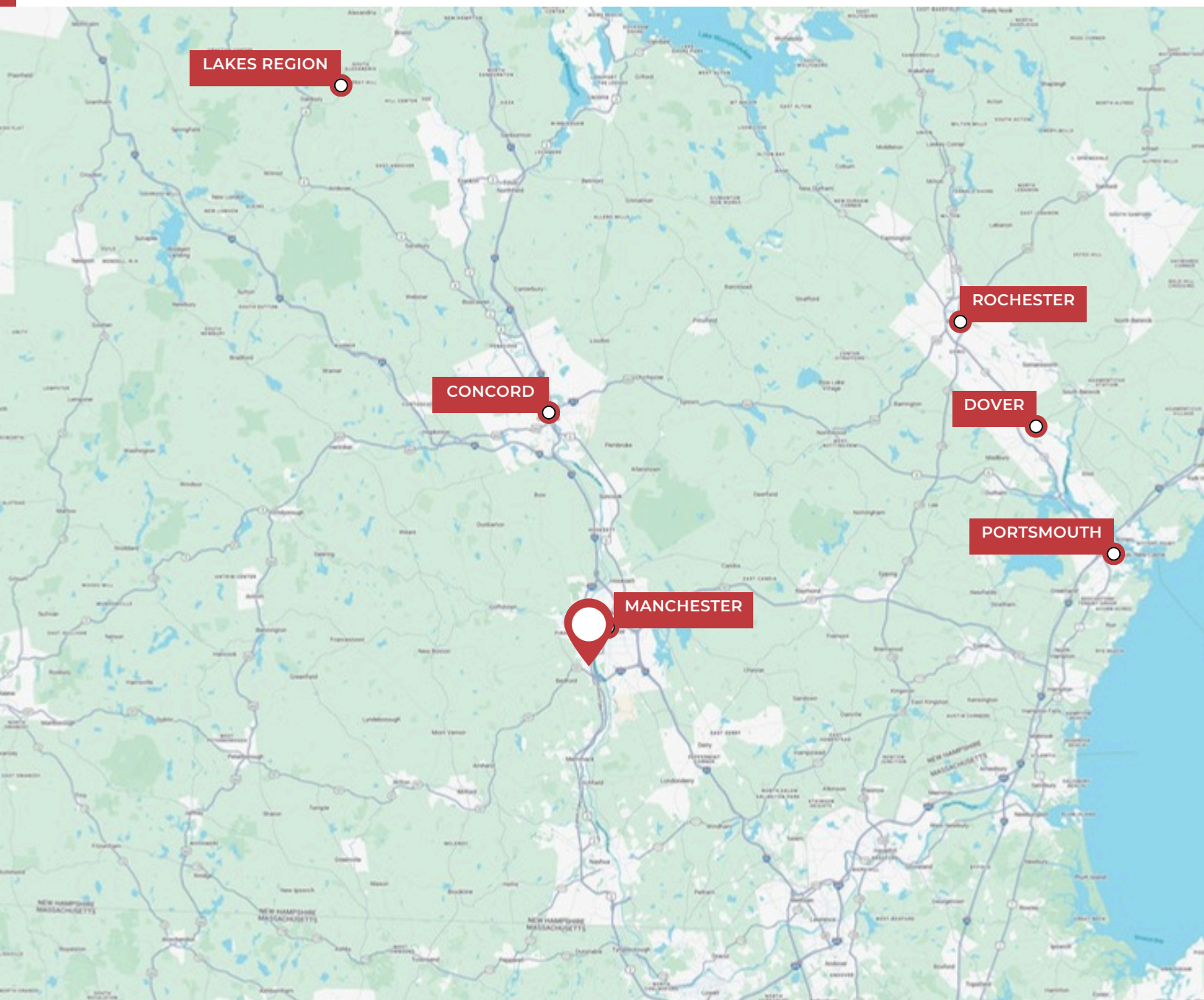


**\$317,674**

MEDIAN HH  
INCOME



# MAP LOCATOR



## DRIVE TIMES TO:

<b>Manchester, NH</b>	11 mins
<b>Concord, NH</b>	29 mins
<b>Boston, MA</b>	57 mins

<b>Lakes Region, NH</b>	53 mins
<b>Dover, NH</b>	57 mins
<b>Portsmouth, NH</b>	52 mins

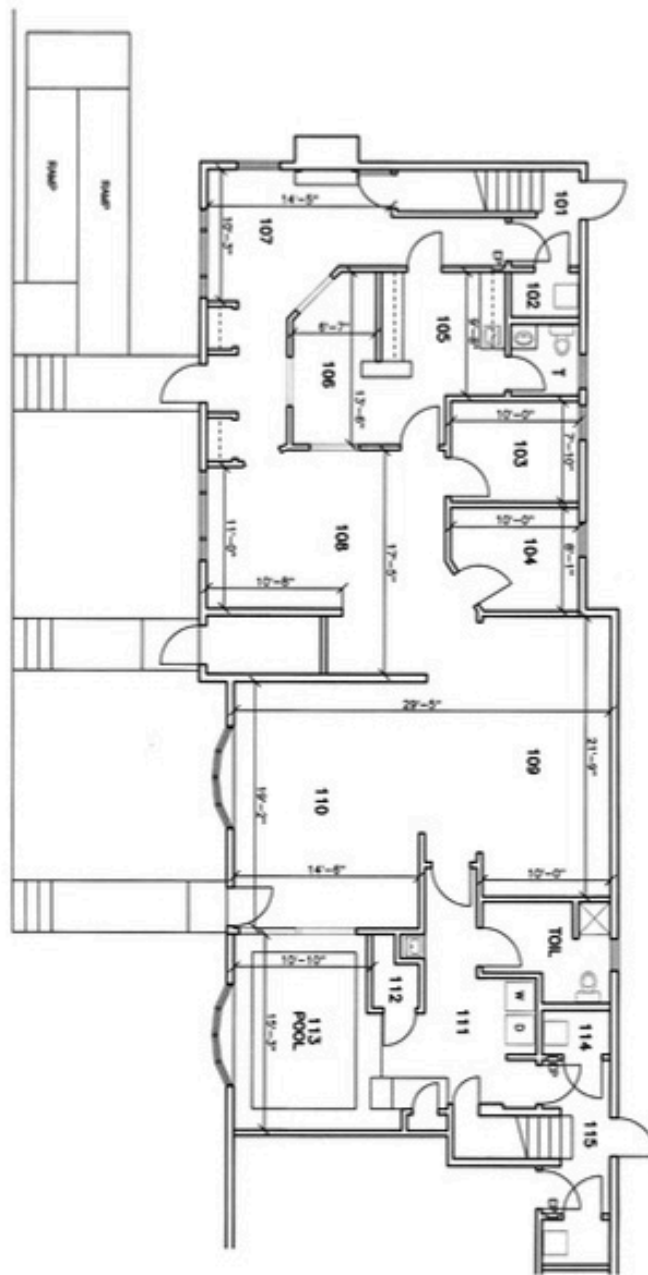


# PHOTOS & VIRTUAL TOUR LINKS



## VIRTUAL TOUR LINK UNITS 56 & 58

# FLOOR PLAN, FIRST FLOOR



FIRST FLOOR PLAN @ 1/8" = 1'-0"



**Units 56 & 58**  
40 South River Road  
Bedford, NH 03110

# TAX CARDS

## 56 BEDFORD PLACE #31

Location 56 BEDFORD PLACE #31

Mblu 11/ 23/ / 31/

Acct#

Owner NANCY I ROBATOR LIVING TRUST

Assessment \$140,100

PID 1383

Building Count 1

topoTopography

Utility All Public,

### Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$138,000	\$2,100	\$0	\$0	\$140,100

### Owner of Record

Owner NANCY I ROBATOR LIVING TRUST  
ROBATOR NANCY I TRUSTEE  
Address 12 NEWBURY LANE  
BEDFORD, NH 03110

Sale Price \$100  
Certificate  
Book & Page 5960/0031  
Sale Date 06/29/1998  
Instrument 1N  
Qualified U

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NANCY I ROBATOR LIVING TRUST	\$100		5960/0031	1N	06/29/1998
ROBATOR DAVID H & NANCY I	\$135,000		5127/0103	00	08/11/1989

### Building Information

#### Building 1 : Section 1

Year Built: 1987  
Living Area: 1,050  
Replacement Cost: \$287,523  
Building Percent Good: 48



# TAX CARDS, CONT.

Replacement Cost  
Less Depreciation: \$138,000

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	4 Rooms
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	1.5
Residential Units:	0
Exterior Wall 1:	Brick Veneer

Building Photo



(<https://images.vgsi.com/photos/BedfordNHPhotos/100/00/5734.jpg>)

Building Layout



(ParcelSketch.aspx?pid=1383&bid=1393)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,050	1,050
		1,050	1,050

# TAX CARDS, CONT.

Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	37
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrfl'd 703	0
Usrfl'd 706	0

## Extra Features

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
HTUB	HOT TUB	1.00 UNITS	\$2,100	\$2,100	1

## Land

Land Use		Land Line Valuation	
Use Code	3401	Size (Acres)	0
Description	OFF CONDO	Frontage	0
Zone	PZ	Depth	0
Neighborhood		Assessed Value	\$0
Alt Land Appr	No		
Category			

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	



# TAX CARDS, CONT.

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$138,000	\$2,100	\$0	\$0	\$140,100
2022	\$110,500	\$2,100	\$0	\$0	\$112,600
2021	\$110,500	\$2,100	\$0	\$0	\$112,600

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# TAX CARDS, CONT.

## 58 BEDFORD PLACE #32

Location 58 BEDFORD PLACE #32

Mblu 11/ 23/ / 32/

Acct#

Owner NANCY I ROBATOR LIVING TRUST

Assessment \$153,800

PID 1384

Building Count 1

topoTopography

Utility All Public,

### Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$153,100	\$700	\$0	\$0	\$153,800

### Owner of Record

Owner NANCY I ROBATOR LIVING TRUST  
ROBATOR NANCY I TRUSTEE  
Address 12 NEWBURY LANE  
BEDFORD, NH 03110

Sale Price \$100  
Certificate  
Book & Page 5960/0033  
Sale Date 06/29/1998  
Instrument 1N  
Qualified U

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NANCY I ROBATOR LIVING TRUST	\$100		5960/0033	1N	06/29/1998
ROBATOR DAVID H & NANCY I	\$135,000		5127/0114	00	08/11/1989
	\$0		/0	UNKQ	

### Building Information

#### Building 1 : Section 1

Year Built: 1987  
Living Area: 1,212  
Replacement Cost: \$319,052  
Building Percent Good: 48



# TAX CARDS, CONT.

Replacement Cost  
Less Depreciation: \$153,100

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	5 Rooms
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwttr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Loon	
Grade	Average
Stories:	1.5
Residential Units:	0
Exterior Wall 1:	Brick Veneer

Building Photo



(<https://images.vgsi.com/photos/BedfordNHPhotos/00/00/57/36.jpg>)

Building Layout



(ParcelSketch.aspx?pid=1384&bid=1394)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,212	1,212
		1,212	1,212

# TAX CARDS, CONT.

Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	37
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrfl'd 703	0
Usrfl'd 706	0

## Extra Features

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	\$700	\$700	1

## Land

Land Use		Land Line Valuation	
Use Code	3401	Size (Acres)	0
Description	OFF CONDO	Frontage	0
Zone	PZ	Depth	0
Neighborhood		Assessed Value	\$0
Alt Land Appr	No		
Category			

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	



# TAX CARDS, CONT.

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$153,100	\$700	\$0	\$0	\$153,800
2022	\$122,400	\$700	\$0	\$0	\$123,100
2021	\$122,400	\$700	\$0	\$0	\$123,100

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98 JUN 29 AM 9:48

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 56.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company, recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.

BK5960PG0031

CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700  
Fax (603) 624-8875 E-mail: CurtinLaw@Curlen.com



# DEEDS, CONT.

- b. The easements and/or rights of way for water, sewer, and gas service.
- c. Any and all other rights of way, easements, covenants and restrictions of record.
- 4. The use restrictions contained in the Declaration of Condominium;
- 5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Bedford Place, Inc., dated August 10, 1989 and recorded in the Hillsborough County Registry of Deeds at Book 5127, Page 103.

The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

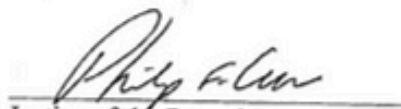
WITNESS my hand this 17<sup>th</sup> day of June, 1998.

  
DAVID N. ROBATOR

  
NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

Personally appeared before me on this 17<sup>th</sup> day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.

  
Justice of the Peace/Notary Public  
My commission expires:

#2369/bedford.56d

BK5960P60032

CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 649-7700  
Fax (603) 624-8075 E-mail: CurtinLaw@Curtin.com

# DEEDS, CONT.

## WARRANTY DEED

#56

KNOW ALL MEN BY THESE PRESENTS: That Bedford Place, Inc. of 40 South River Road, Bedford, NH 03102, for consideration paid grant(s) to David N. Robator and Nancy I. Robator, husband and wife, of 26 Old Farm Road, Bedford, NH 03102, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Aug 11 10 37 AM '89

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 56.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

938259

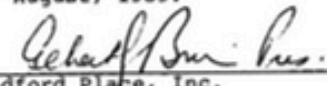
This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.
  - b. The easements and/or rights of way for water, sewer, and gas service.
  - c. Any and all other rights of way, easements, covenants and restrictions of record.
4. The use restrictions contained in the Declaration of Condominium;
5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey a portion of the premises conveyed to Bedford Place, Inc. by deed of Squire Construction, Inc. dated July 24, 1984 recorded in Volume 3189, page 747 and by deed of Yvette M. Weymans and Andree J. Weymans dated July 25, 1984 and recorded in Volume 3189, page 745, Hillsborough County Registry of Deeds.

The above described premises are not subject to homestead rights.

Executed this 10th day of August, 1989.

  
Bedford Place, Inc.  
by Albert Brien, president

BM 5127 PG 0103

State of New Hampshire  
County of Hillsborough

August 10, 1989  
Continued on next page

# DEEDS, CONT.

Then personally appeared  
Albert Brien, President, duly authorized on behalf of Bedford  
Place, Inc., and acknowledged that he executed the same for the  
purposes contained therein.

*Andree D. Bissonnette*  
Notary Public/Justice of the Peace

Commission expiration:



BK 5127 Pg 0104



845000

98 JUN 29 AM 9:48

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 58.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company, recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.

BK 5960 PG 0033

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# DEEDS, CONT.

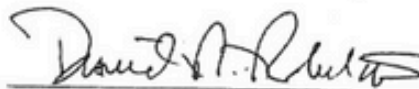
- b. The easements and/or rights of way for water, sewer, and gas service.
- c. Any and all other rights of way, easements, covenants and restrictions of record.
4. The use restrictions contained in the Declaration of Condominium;
5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Bedford Place, Inc., dated August 10, 1989 and recorded in the Hillsborough County Registry of Deeds at Book 5127, Page 114.

The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

WITNESS my hand this 17<sup>th</sup> day of June, 1998.



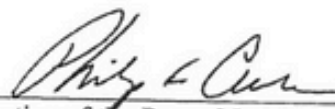
DAVID N. ROBATOR



NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

Personally appeared before me on this 17<sup>th</sup> day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.



Justice of the Peace/Notary Public  
My commission expires:

#2369/bedford.58d

CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700  
Fax (603) 624-8075 E-mail: CurtinLaw@Grosven.com

BK5960PG0034

# DEEDS, CONT.

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Bedford Place, Inc. of 40 South River Road, Bedford, NH 03102, for consideration paid grant(s) to David N. Robator and Nancy I. Robator, husband and wife, of 26 Old Farm Road, Bedford, NH 03102, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit, in "Bedford Place Condominium", 40 South River Road, Bedford, County of Hillsborough, State of New Hampshire; said condominium has been established pursuant to R.S.A. 356-B by a Declaration of Condominium dated October 25, 1984, recorded in the Hillsborough County Registry of Deeds at Book 3502, Page 29.

The unit conveyed hereby is more particularly described as follows: Unit No. 58.

as described in the Declaration and so shown on the floor plans of Thomas F. Moran, Inc., registered professional engineer, dated July 24, 1985, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19110; and as described in the Declaration of Condominium.

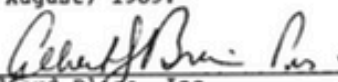
This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements contained in said Declaration of Condominium and By-laws;
2. The provisions of R.S.A. 356-B;
3. The rights of way, easements, covenants, conditions and restrictions of record in the following instruments:
  - a. Utility Easements conveyed to New England Telephone and Telegraph Company recorded in the Hillsborough County Registry of Deeds at Book 3235, Page 144 dated November 1, 1984 and to the Public Service Company of New Hampshire dated October 9, 1984 and recorded in Book 3264, Page 896.
  - b. The easements and/or rights of way for water, sewer, and gas service.
  - c. Any and all other rights of way, easements, covenants and restrictions of record.
4. The use restrictions contained in the Declaration of Condominium;
5. Unpaid real estate taxes for the current year.

Meaning and intending to describe and convey a portion of the premises conveyed to Bedford Place, Inc. by deed of Squire Construction, Inc. dated July 24, 1984 recorded in Volume 3189, page 747 and by deed of Yvette M. Weymans and Andree J. Weymans dated July 25, 1984 and recorded in Volume 3189, page 745, Hillsborough County Registry of Deeds.

The above described premises are not subject to homestead rights.

Executed this 10th day of August, 1989.

  
Bedford Place, Inc.  
by Albert Brien, president

State of New Hampshire  
County of Hillsborough

August 10, 1989  
Continued on next page



# DEEDS, CONT.

Then personally appeared  
Albert Brien, President, duly authorized on behalf of Bedford  
Place, Inc., and acknowledged that he executed the same for the  
purposes contained therein.

\_\_\_\_\_  
Notary Public/Justice of the Peace

Commission expiration:



BK 5127 Pg 0115

# CONDO BUDGET

Balance Sheet (Cash)  
BEDFORD PLACE CONDOMINIUM ASSN - (BEDPLACE)  
Feb 25

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2/18/2025  
10:07 AM

ASSETS:

CURRENT ASSETS:

CASH - PENTUCKET CKG

198,290.65

TOTAL CURRENT ASSETS:

198,290.65

FIXED ASSETS:

ACCUM DEPR - ROOF

27,322.73

TOTAL FIXED ASSETS:

-27,322.73

OTHER ASSETS:

ACCOUNTS RECEIVABLE

7,137.11

TOTAL OTHER ASSETS:

7,137.11

TOTAL ASSETS:

178,105.03

LIAB. & OWNERS EQUITY:

CURRENT LIABILITIES:

MISC PREPAIDS

-2,555.48

PREPAID CONDO FEES

20.58

TOTAL CURRENT LIAB.:

-2,534.90

OWNERS EQUITY:

UNIT OWNERS EQUITY

-142,987.14

RESERVE FUND

323,627.07

TOTAL LIAB. & EQUITY:

178,105.03

# CONDO BUDGET, CONT.

Balance Sheet (Cash)  
BEDFORD PLACE CONDOMINIUM ASSN - (RESERVE)  
Feb 25

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2/18/2025  
10:08 AM

ASSETS:	
CURRENT ASSETS:	
CASH - PENTUCKET RESERVE	274,904.40
TOTAL CURRENT ASSETS:	274,904.40
TOTAL ASSETS:	274,904.40
LIAB. & OWNERS EQUITY:	
OWNERS EQUITY:	
UNIT OWNERS EQUITY	274,904.40
TOTAL LIAB. & EQUITY:	274,904.40



# CONDO BUDGET, CONT.

Page 1  
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2/18/2025  
10:08 AM

Income Statement (Cash) Consolidated Statement Jan 24 - Dec 24				
	Period to Date	%	Year to Date	%
INCOME:				
FEE INCOME:				
CONDO ASSOCIATION FEES	210,423.33	74.09	210,423.33	74.09
TOTAL FEE INCOME:	210,423.33	74.09	210,423.33	74.09
OTHER INCOME:				
RESERVE FEES	73,536.00	25.89	73,536.00	25.89
INTEREST INCOME	45.74	0.02	45.74	0.02
TOTAL OTHER INCOME:	73,581.74	25.91	73,581.74	25.91
TOTAL INCOME:	284,005.07	100.00	284,005.07	100.00
OPERATING EXPENSES:				
ADMINISTRATIVE:				
ACCOUNTING/PROF. FEES	700.00	0.25	700.00	0.25
RESERVE CONTRIBUTIONS	73,536.00	25.89	73,536.00	25.89
LEGAL - GENERAL	150.00	0.05	150.00	0.05
MANAGEMENT FEES	14,300.00	5.04	14,300.00	5.04
POSTAGE/SUPPLIES	178.12	0.06	178.12	0.06
TOTAL ADMINISTRATIVE	88,864.12	31.29	88,864.12	31.29
INSURANCE:				
LIABILITY	17,457.00	6.15	17,457.00	6.15
TOTAL INSURANCE	17,457.00	6.15	17,457.00	6.15
TAXES:				
TAXES - OTHER	150.00	0.05	150.00	0.05
TOTAL TAXES:	150.00	0.05	150.00	0.05
MAINTENANCE:				
GENERAL / SUPPLIES	32,625.03	11.49	32,625.03	11.49
SIGNS	27,999.50	9.86	27,999.50	9.86
TOTAL MAINTENANCE	60,624.53	21.35	60,624.53	21.35
SERVICES:				
EXTERMINATING	540.00	0.19	540.00	0.19
TRASH REMOVAL	4,103.75	1.44	4,103.75	1.44
TOTAL SERVICES	4,643.75	1.64	4,643.75	1.64
GROUNDS:				
LANDSCAPING CONTRACT	31,922.09	11.24	31,922.09	11.24
LANDSCAPE MAINTENANCE	4,650.00	1.64	4,650.00	1.64
SNOW REMOVAL CONTRACT	25,257.16	8.89	25,257.16	8.89
TOTAL GROUNDS	61,829.25	21.77	61,829.25	21.77
UTILITIES:				
ELECTRICITY	7,729.34	2.72	7,729.34	2.72
GAS / PROPANE	508.41	0.18	508.41	0.18
SEWER / SEPTIC	8,034.16	2.83	8,034.16	2.83
WATER	4,383.17	1.54	4,383.17	1.54
TOTAL UTILITIES	20,655.08	7.27	20,655.08	7.27
TOTAL OPERATING EXPENSES	254,223.73	89.51	254,223.73	89.51

# CONDO BUDGET, CONT.

Income Statement (Cash)  
Consolidated Statement  
Jan 24 - Dec 24

Page 2  
278  
2/18/2025  
10:08 AM

	Period to Date	%	Year to Date	%
TOTAL EXPENSES	254,223.73	89.51	254,223.73	89.51
NET INCOME:	29,781.34	10.49	29,781.34	10.49

# DISCLOSURES



Property Address Bedford Place Condo Association  
Unit 56  
40 S. River Road  
NH CIBOR Bedford, NH 03110



## Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON:** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

### WATER SUPPLY SYSTEM

Type: Municipal  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

### SEWERAGE DISPOSAL SYSTEM

Size of Tank: \_\_\_\_\_  
Type of system: Municipal  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

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PATRICIA VISCONTE

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Phone: (617) 623-4140

Fax:

Unlisted



# DISCLOSURES, CONT.

Property Address Bedford Place Condo Association  
Unit 56  
40 S. River Road  
Bedford, NH 03110

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_

Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: \_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☒ No ☐

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

# DISCLOSURES, CONT.

Property Address Bedford Place Condominium Association  
Unit 56  
40 South River Road  
Bedford, NH 03110

## 8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

## 9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☒ No ☐ Unknown ☐

## 10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

## 11) PROPERTY ADDRESS:

Address: 40 South River Road

Unit Number (if applicable): 56

Town: Bedford, NH 03110

Nancy L. Pelletier, Trustee  
SELLER

2-14-25  
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

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Phone: (683)623-6199

Fax:

Certified

# DISCLOSURES, CONT.



Property Address Bedford Place Condo Association  
Unit 58  
40 S. River Road  
NH CIBOR Bedford, NH 03110

Mandatory New Hampshire Real Estate Disclosure & Notification Form  

1) NOTIFICATION RADON, ARSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

## WATER SUPPLY SYSTEM

Type: Municipal  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

## SEWERAGE DISPOSAL SYSTEM

Size of Tank: \_\_\_\_\_  
Type of system: Municipal  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

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Last Revised 2/9/18

Unfilled



# DISCLOSURES, CONT.

Property Address Bedford Place Condo Association  
Unit 58 40 S. River Road  
Bedford, NH 03110

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_  
Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☒ No ☐

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.



# DISCLOSURES, CONT.

Property Address Bedford Place Condominium Association  
Unit 58  
40 South River Road  
Bedford, NH 03110

## 8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

## 9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☒ No ☐

## 10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

## 11) PROPERTY ADDRESS:

Address: 40 South River Road

Unit Number (if applicable): 58

Town: Bedford, NH 03110

Nancy J. Roberson, Trustee  
SELLER

2-14-25  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

---

PRESENTED BY:

---

**JUDY NILES-SIMMONS**

**SENIOR ADVISOR**

tel (603) 668 7000  
mobile (603) 496 4516  
[judy@nainorwoodgroup.com](mailto:judy@nainorwoodgroup.com)

**MATT ROBINSON**

**ADVISOR**

tel (603) 637 2247  
mobile (603) 714 3426  
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