


45 Main Street

Sunapee, NH

45 Main Street

Just Listed

Amazing opportunity in Sunapee Harbor! This 6-unit multi-family consists of one 1-bedroom unit, four 2-bedroom units and a commercial space. There is a partial basement and all of the units have their own electrical. Enjoy being located just a short walk or drive to Sunapee Harbor for local shops, restaurants, summer concerts, dinner boat, Dewey beach (Sunapee residents only) and more! Mount Sunapee Resort is only 10 minutes away for your winter fun. You are also only 15 minutes from the center of New London where you will find more local shops and restaurants, New London Hospital and theater. Close to many local golf courses, beaches and hiking trails for outdoor fun. Conveniently located 40 minutes to Concord and the Upper Valley, and only 1.5 hours to Boston. Now is your chance to own property in the heart of the Sunapee Region.

 \$1,100,000

Units: 6

Gross Income: \$100,620

Net Income: \$78,693

Year Built: 1900

Taxes: \$6,474

Sq. Ft. 5234

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-252-6428
O: 603-526-8600

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLERWILLIAMS REALTY

45 Main Street

Sunapee, NH

45 Main Street

Financials

	Beds	Baths	Rent	Utilities Paid by Tennant
Unit 1	0	1	\$1,100/mo	Electric
Unit 2	2	1	\$1,295/mo	Electric
Unit 3	2	1	\$1,095/mo	Electric
Unit 4	1	1	\$1,450/mo	Electric
Unit 5	2	1	\$1,995/mo	Electric
Unit 6	2	2	\$1,450/mo	Electric
Total	9	7	\$8,385/mo	

Yearly Operating Costs

Annual Taxes: \$6,474

Hazard Insurance: \$3,320.64

Snow Removal: \$500

Yard Maintenance: \$0

Fuel (Landlord Cost): \$5,076

Trash: \$750

Water & Sewer: \$5,520



256 Main Street, New London, NH

C: 603-252-6428

O: 603-526-8600



Multi-Family
5000312

Active

45 Main Street
Sunapee

NH 03782

Unit/Lot

Listed: 6/13/2024 \$1,100,000
Closed:



County NH-Sullivan
 Village/Dist/Locale Existing
 Construction Status Existing
 Year Built 1900
 Architectural Style Multi-Family
 Color
 Total Stories 3
 Zoning Village-Commercial
 Taxes TBD No
 Tax - Gross Amount \$6,474.00
 Tax Year 2024
 Tax Year Notes
 Lot Size Acres 0.26
 Lot - Sqft 11,326
 Garage No
 Garage Capacity
 Basement Yes
 Basement Access Type Walkout
 Separate Utilities Yes

Date - Initial Showings Begin

Total Rooms Above Ground
 Total Full Baths 1
 Total Units 6
 Total Leases
 Total 1 BR Units 1
 Total 2 BR Units 4
 Total 3+ BR Units 0
 SqFt-Apx Fin Above Grade 5,234
 List \$/SqFt Fin ABV Grade \$210.16
 SqFt-Apx Fin Below Grade 0
 Footprint
 Road Frontage Yes
 Road Frontage Length 147
 Roads Private

Waterfront Property No
 Water Body Name Lake Sunapee
 Water Body Access Yes
 Water Body Type Lake
 Water Access Details Beach Access, Municipal Residents Only
 WaterFRit
 Water Body Restrictions Yes
 ROW - Parcel Access
 ROW - Length
 ROW - Width
 ROW to other Parcel
 Surveyed Yes
 Surveyed By Paton Land Surveying
 Flood Zone No
 Foreclosed/Bank-Owned/REO No
 Days On Market 0
 Current Use
 Auction

Remarks - Public Amazing opportunity in Sunapee Harbor! This 6-unit multi-family consists of one 1-bedroom unit, four 2-bedroom units and a commercial space. There is a partial basement and all of the units have their own electrical. Enjoy being located just a short walk or drive to Sunapee Harbor for local shops, restaurants, summer concerts, dinner boat, Dewey beach (Sunapee residents only) and more! Mount Sunapee Resort is only 10 minutes away for your winter fun. You are also only 15 minutes from the center of New London where you will find more local shops and restaurants. New London Hospital and theater. Close to many local golf courses, beaches and hiking trails for outdoor fun. Conveniently located 40 minutes to Concord and the Upper Valley, and only 1.5 hours to Boston. Now is your chance to own property in the heart of the Sunapee Region.

Directions From Route 11, turn onto Main Street. Building on the corner of Main St. and Albino Ct.

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Rooms	4 1	6 3	5 2	5 2 & 3	5 2 & 3	5		
Beds -- Baths	1 2	1 2	1 1	1 2	1 2	2		
Approximate SqFt	1,105	685	641	991	894	959		
Agreement -- Term	Y	M2M Y	M2M Y	OTHER Y	OTHER Y	OTHER Y		
Status -- Deposit	M2M	\$0.00 LSED	\$1,295.00 M2M	\$1,050.00 LSED	\$1,995.00 LSED	\$1,450.00 LSED	\$1,450.00	
Rent -- Frequency	\$1,100.00 MONTH	\$1,295.00 MONTH	\$1,095.00 MONTH	\$1,995.00 MONTH	\$1,450.00 MONTH	\$1,450.00 MONTH		
Unit Information		Microwave, Range - Electric, Refrigerator	Microwave, Range - Electric, Refrigerator	Dishwasher, Microwave, Range - Electric, Refrigerator	Dishwasher, Microwave, Range - Electric, Refrigerator	Dishwasher, Microwave, Range - Electric, Refrigerator		
Tenant Pays	Electric	Electric	Electric	Electric	Electric	Electric		
Occupant -- Show								
Occupant Phone								

Heatina Baseboard, Hot Water
 Heat Fuel Oil
 Cooling None

SqFt-Apx Fin AG Source Public Records
 SqFt-Apx Unfn Above Grade 39
 SqFt-Apx Unfn AG Source Public Records
 SqFt-Apx Fin BG Source Public Records
 SqFt-Apx Unfn Below Grade 396
 SqFt-Apx Unfn BG Source Public Records
 SqFt-Apx Total Finished 5,234

Total Electric Meters 6
 Total Gas Meters
 Total Heat Units 6
 Total Ranges 6
 Total Refrigerators 6
 Total Water Heaters 1
 Income Data Source Owner Records

Items Excluded
 Operating Expense Includes
 Operating Expense Incl. Heat, Insurance, Snow Removal, Trash, Utilities, Water/Sewer

ExpAnnual
 ExpTax
 ExpTrash
 ExpHeat
 ExpInsur
 ExpMaint
 ExpMam
 ExpMisc
 ExpSnow
 ExpUtilitv
 ExpWater

Utilities Cable, Telephone Available
 Electric 200 Amp, Circuit Breaker(s)
 Water Source Public
 Sewer Public

Map 133
 Block 019
 Lot 000
 SPAN Number
 Property ID

DeedRecTv Warrantv
 DeedBook 2018
 DeedPaae 0808
 TotDeeds
 Covenants No
 Seasonal No

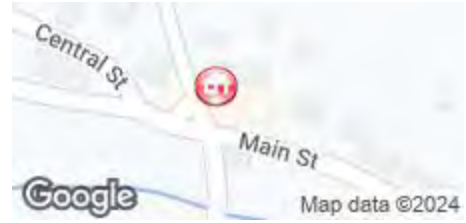
SchDistrict Sunapee
 SchElem Sunapee Central School
 SchMiddle Sunapee Middle High School
 SchHigh Sunapee Sr. High School

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency	2.50%	SubAgency	NonAgency Facilitator	2.50%	Transactional Broker
Compensation Based On Net Sales Price					
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.					
Compensation Comments					



O'Halloran Group
 listings@ohgrp.com

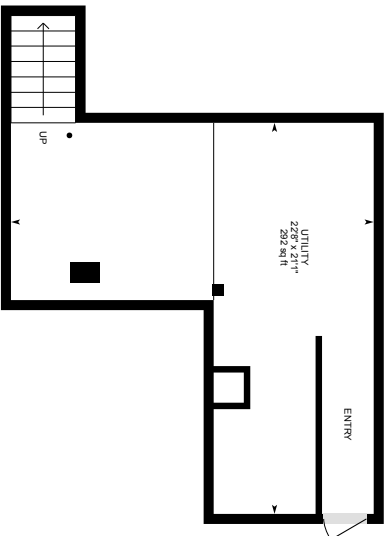


Realty/N.London
 Off: 603-526-8600

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45 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 51197.34 sq ft



Utility Room - 1st Floor (Below Grade)
Finished Area



Unit 2 - 1st Floor
Finished Area 685.07 sq ft



Unit 4 - 2nd Floor
Finished Area 911.68 sq ft

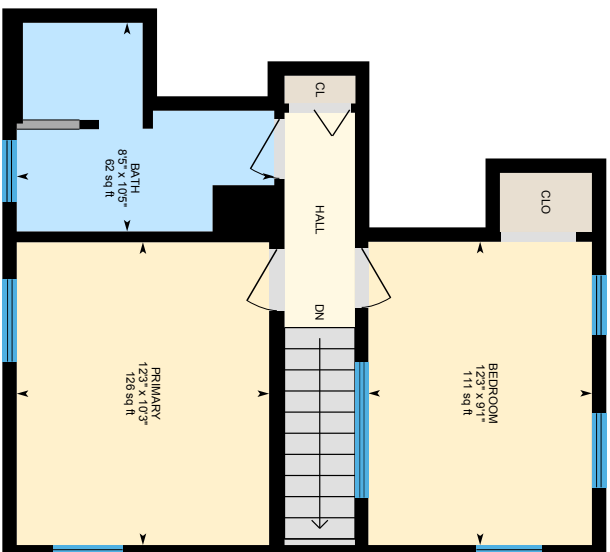
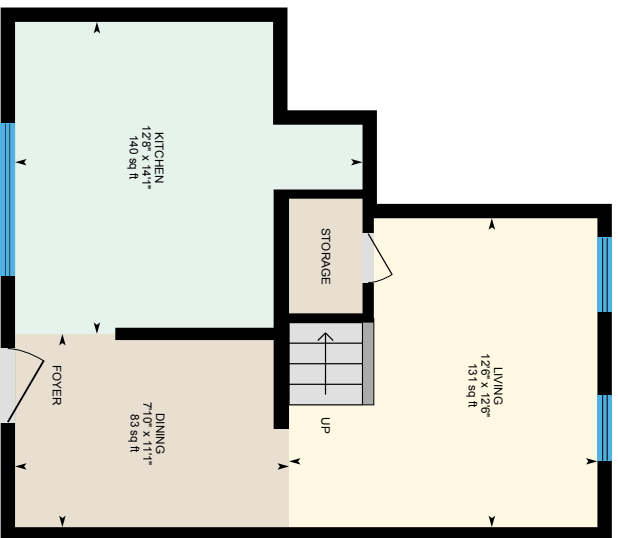


PREPARED: 2024/06/07

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

45 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 5197.34 sq ft



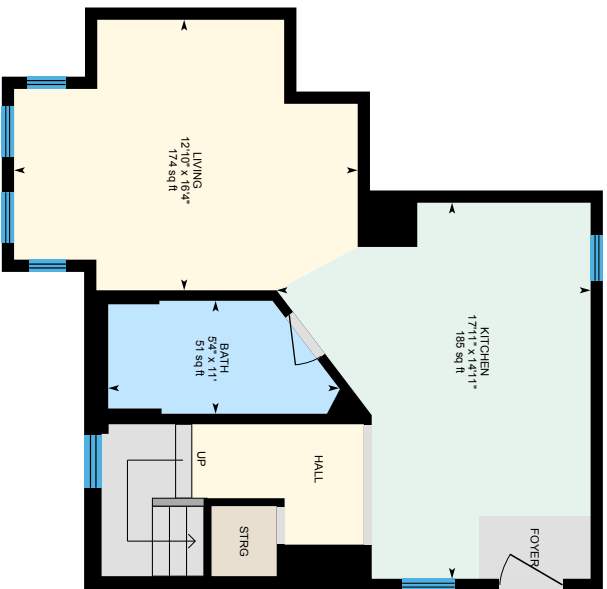
PREPARED: 2024/06/07

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 5197.34 sq ft



Unit 6 - 2nd Floor
Finished Area 604.86 sq ft



Unit 6 - 3rd Floor
Finished Area 354.52 sq ft



Unit 1 - 1st Floor
Finished Area 1105.09 sq ft



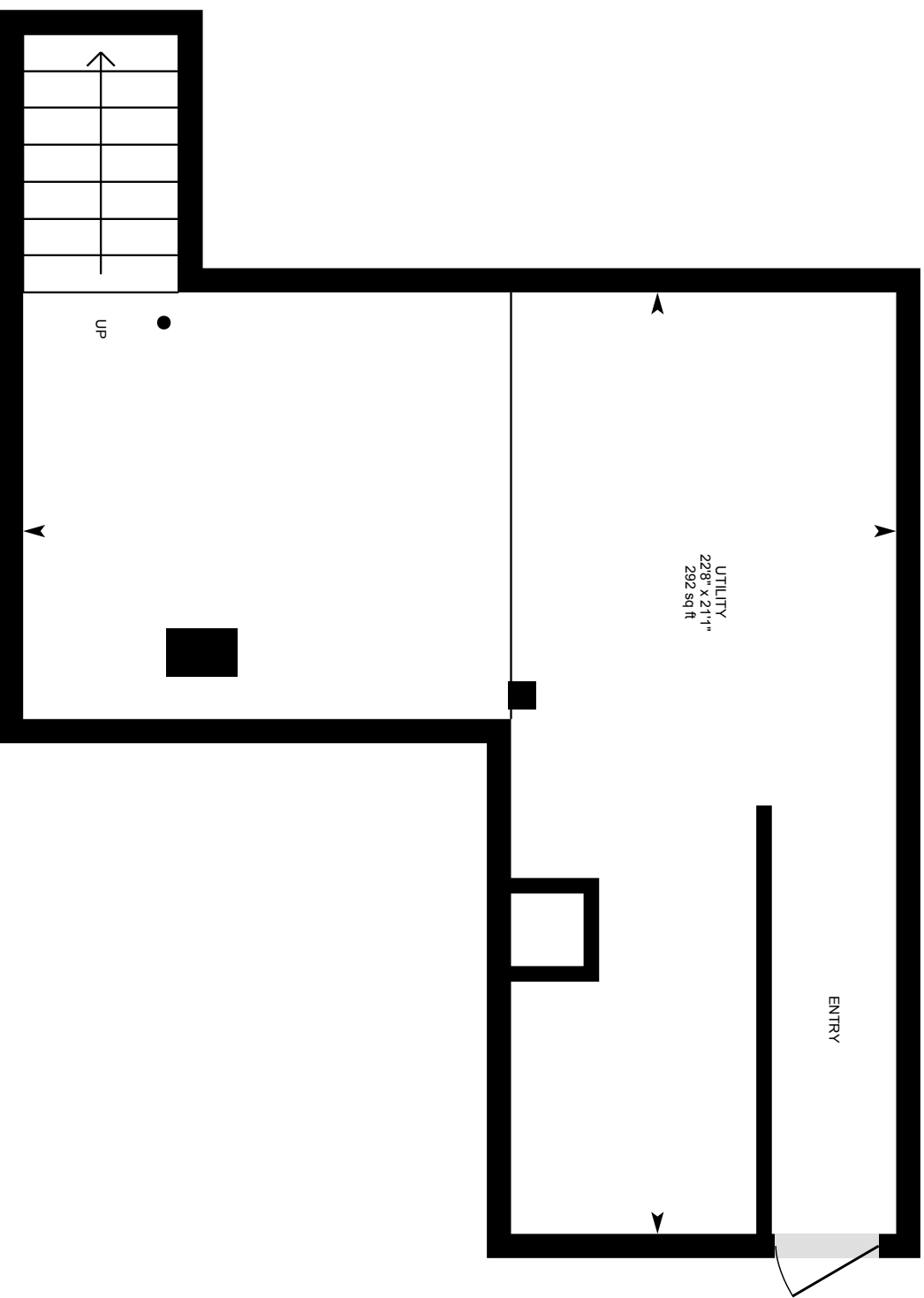
PREPARED: 2024/06/07

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Utility Room - 1st Floor (Below Grade) Unfinished Area 415.26 sq ft



PREPARED: 2024/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Unit 2 - 1st Floor

Finished Area 685.07 sq ft
Unfinished Area 62.55 sq ft



PREPARED: 2024/06/07



45 Main St, Sunapee, NH

Unit 4 - 2nd Floor Finished Area 911.68 sq ft
Unfinished Area 149.59 sq ft



PREPARED: 2024/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Unit 5 - 2nd Floor Finished Area 445.44 sq ft



PREPARED: 2024/06/07



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45 Main St, Sunapee, NH

Unit 5 - 3rd Floor Finished Area 449.53 sq ft



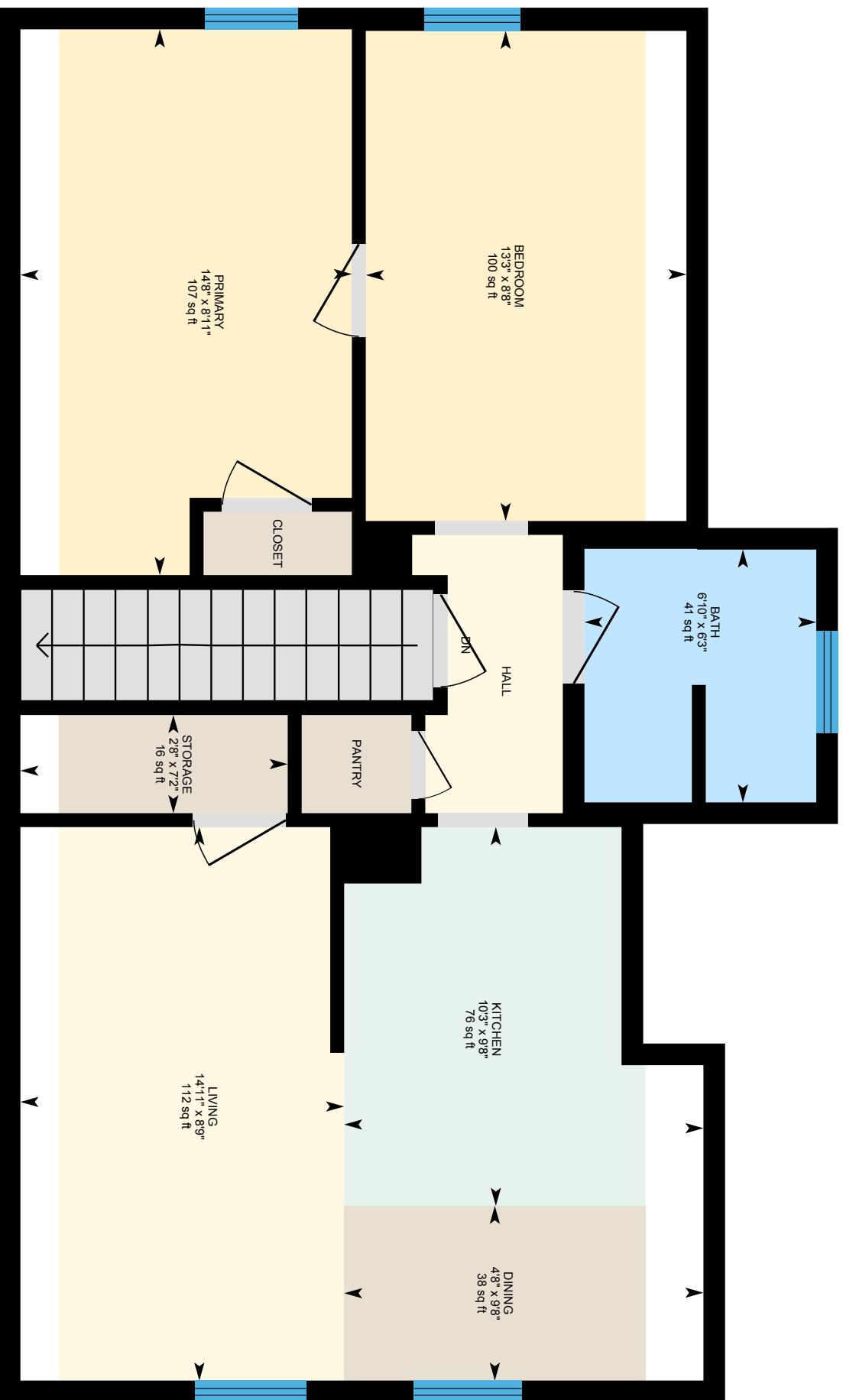
PREPARED: 2024/06/07



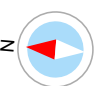
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

45 Main St, Sunapee, NH

Unit 3 - 3rd Floor Finished Area 641.16 sq ft
Unfinished Area 99.15 sq ft

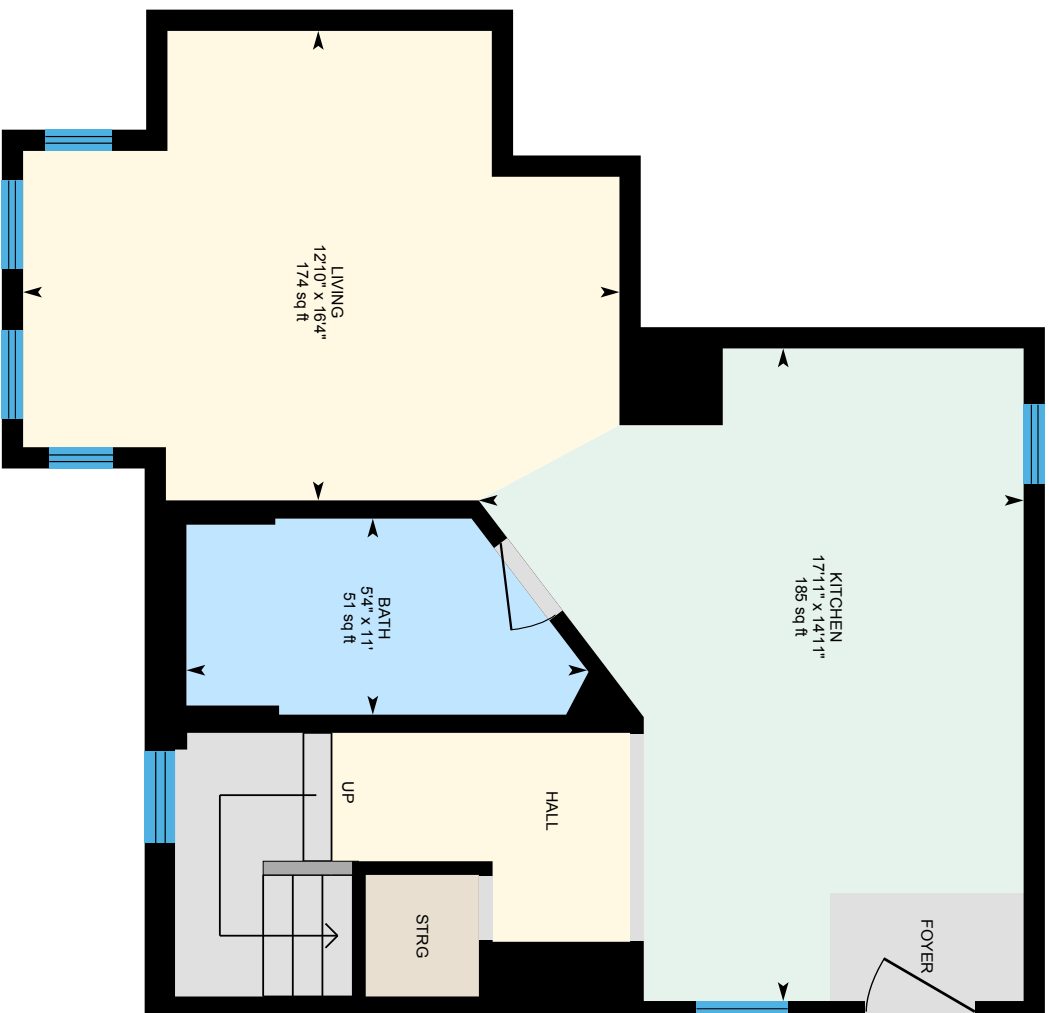


PREPARED: 2024/06/07

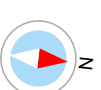


45 Main St, Sunapee, NH

Unit 6 - 2nd Floor Finished Area 604.86 sq ft



PREPARED: 2024/06/07

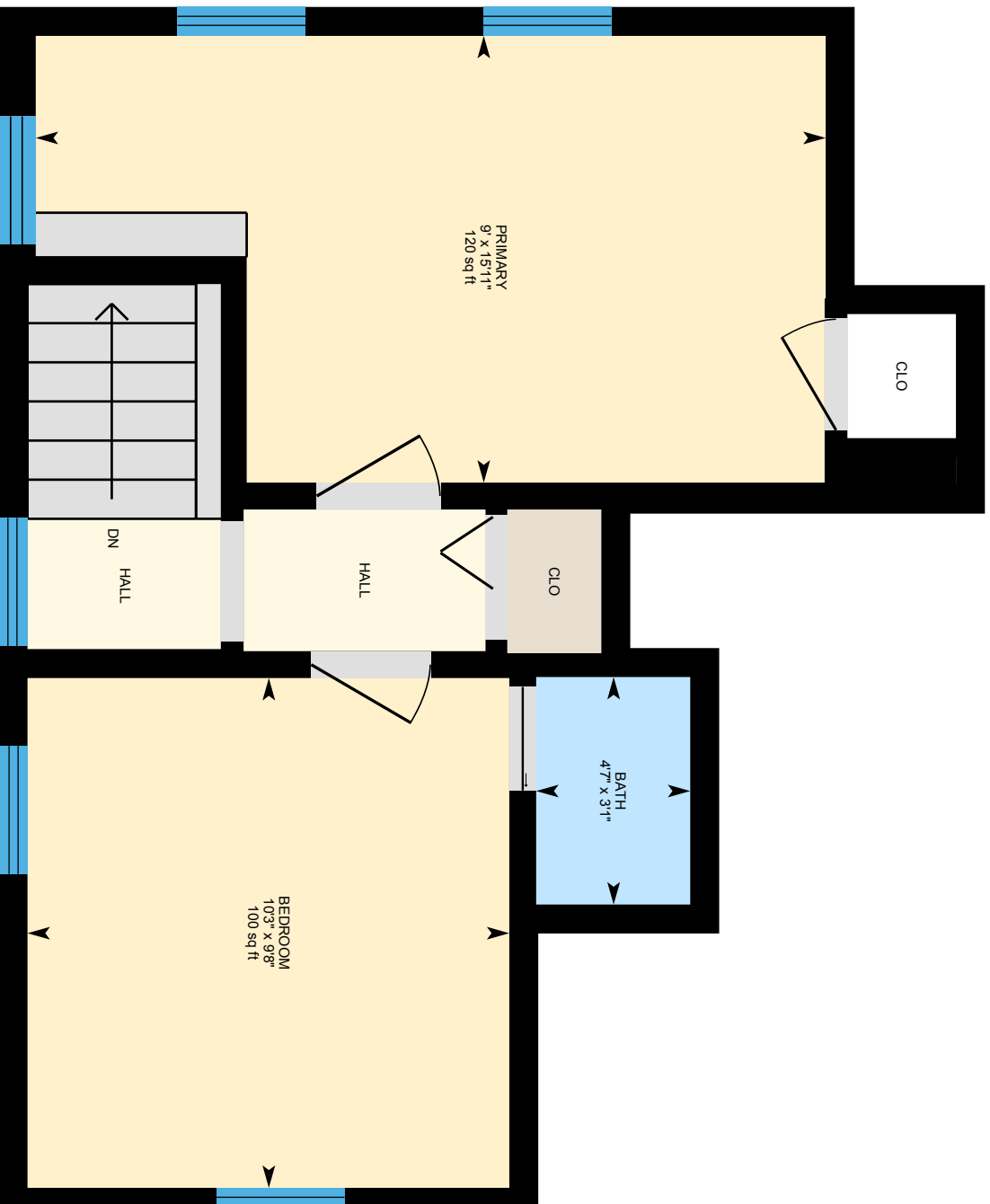


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Unit 6 - 3rd Floor Finished Area 354.52 sq ft
Unfinished Area 13.03 sq ft



PREPARED: 2024/06/07

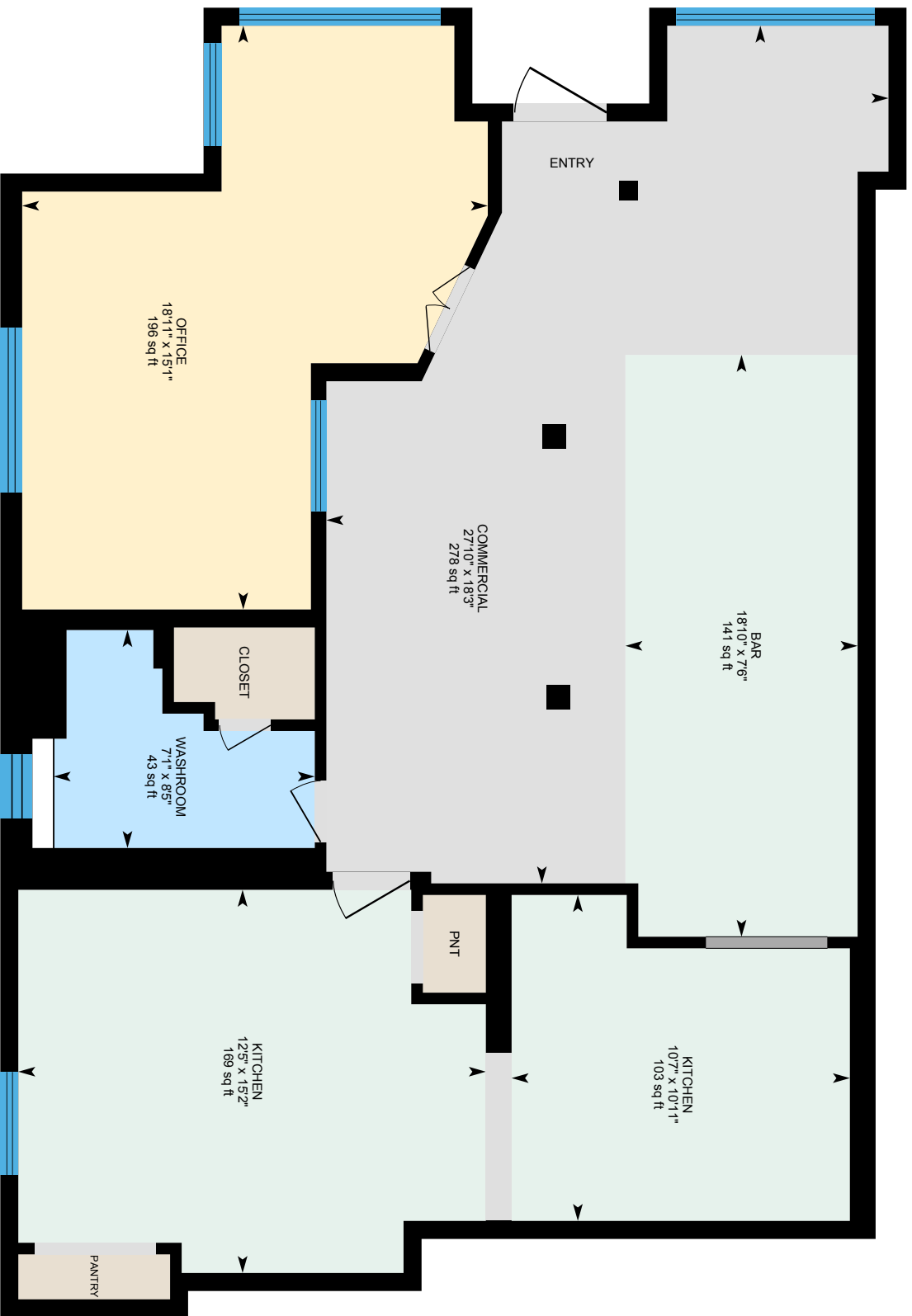


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



45 Main St, Sunapee, NH

Unit 1 - 1st Floor Finished Area 1105.09 sq ft



PREPARED: 2024/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** 350 Enterprises, LLC

2. **PROPERTY LOCATION:** 45 Main Street, Sunapee, NH 03782

3. **GENERAL INFORMATION:**

a. Number of city/town approved units: 6

b. Number and type of appliances included in sale: All appliances included

c. Number and location of washer / dryer hookups: _____

d. Number and type of electrical service entrances: 6

e. Number and type of heating systems (note ages): 1

f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: _____

g. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: _____

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No
 If yes, please explain: _____

j. Smoke detectors: Locations in all bedrooms and carbon/smokes in each apartment Hard-wired? Yes No

4. **RENT SCHEDULE:**

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
1 & 2	Y	12 years	01/31/2024	1100	Yes	None	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
3	Y	11 months	06/30/2024	1295	Yes	1295	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
4	Y	2 year, 1 mon	04/30/2024	1095	Yes	1050	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
5	Y	2 months	04/01/2025	1995	Yes	1995	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
6	Y	7 months	11/30/2024	1450	Yes	1450	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
7	Y	10 months	08/31/2024	1450	Yes	1450	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
							<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
							<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> 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? No

Comments:

SELLER(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: 45 Main Street, Sunapee, NH 03782

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): None

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 6459.96
- b. Annual hazard insurance: 3320.64
- c. Annual snow removal expense: 500
- d. Annual lawn mowing, yard maintenance expense: none
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: 5076
- f. Annual electric costs paid by landlord: 300
- g. Annual trash removal expense: 750
- h. Annual water/sewer expenses paid by landlord: 5520
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

8. 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.

<i>Patrick Clapp, Member</i>	dotloop verified 05/30/24 2:01 PM EDT 6WTG-D0RQ-32SV-Q4Y5		
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED 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.

BUYER	DATE	BUYER	DATE

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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 transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE 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.

1. **SELLER:** 350 Enterprises, LLC

2. **PROPERTY LOCATION:** 45 Main Street, Sunapee, NH 03782

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for never occupi years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other

b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 6 units
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test Town tests the water yearly
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? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size _____ Gal. Unknown Other:
Tank Type Concrete Metal Unknown Other:
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS PCM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Main Street, Sunapee, NH 03782

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: _____ Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blow in cellulose	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blow in cellulose	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
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: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Main Street, Sunapee, NH 03782

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: Yearly By: Sunapee
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: Call town

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information:
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes 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 Unknown If YES, Explain: Neighbor in red barn has easement to access barn if needed from back driveway
What is your source of information?

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain:
What is your source of information?

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.?

YES NO UNKNOWN If YES, Explain:

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments:

g. Has the property been surveyed? Yes No Unknown If YES, By: Paton land Surveying

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Village Commercial

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information:

j. Heating System Age: Type: Forced Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: 350 Enterprises LLC

Annual Fuel Consumption: Price: Gallons:

Date system was last serviced and by whom? Irving services annually

Secondary Heat Systems:

Comments:

SELLER(S) INITIALS PCN /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Main Street, Sunapee, NH 03782

k. Roof Age: unknown Type of Roof Covering: standing metal seam
Moisture or leakage: none
Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: the ack corner of basement does have some moisture come through
Comments: _____

m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

n. Plumbing Type: Copper and PVC Age: unknown, some new
Comments: _____

o. Domestic Hot Water: Age: 2023 Type: indirect Gallons: 60

p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. 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: _____

t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: Comcast

x. 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 _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Main Street, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

We had an energy audit done roughly 4-5 years ago and upgraded insulation wherever we could. It really helped with the fuel consumption. We spent about \$50K on the front of the building to make it look more like a restaurant with new windows, door, siding, lighting and patio/bar. All the apartments have been updated, lots of new stainless steel appliances added, some flooring, paint, etc. New Hot Water tank installed in November 2023 for \$4K

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

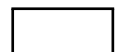
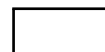
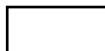
Patrick Clapp, Member
dotloop verified
12/28/23 8:25 AM EST
GEQF-FRNT-PEA6-IJLM
SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED 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.

BUYER _____ DATE _____

BUYER _____ DATE _____





DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

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: 45 Main Street, Sunapee, NH 03782

Lead Warning Statement

Every purchaser of any interest in residential 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 assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

☐

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) 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 (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

☐ (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

- (e) Purchaser has (check (i) or (ii) below):
 - (i) 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
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

☐ (initial)

- (f) 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.

Patrick Clapp, Member dotloop verified 12/28/23 8:25 AM EST QQBW-NVSO-JSH6-FON9

Seller Date

Purchaser Date

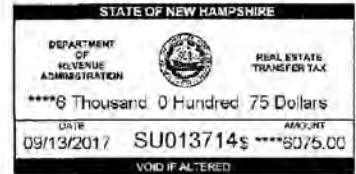
Dan O'Halloran dotloop verified 12/28/23 12:43 PM EST OQQX-PEHM-GOTE-SBU7

Agent Date

Seller Date

Purchaser Date

Agent Date



Return to:
350 Enterprises LLC
PO Box 12
Georges Mills, NH 03751

Unofficial Copy-For Town Use
NHRSA 478:14-SCRD

Transfer Tax: \$6,075.00

WARRANTY DEED

ANDREA L. MANTER, of 410 South Washington Street, North Attleboro, MA 02760, for consideration paid, do hereby grant to

350 ENTERPRISES LLC, a New Hampshire Limited Liability Company, with a mailing address of P.O. Box 12, Georges Mills, NH 03751,

with **WARRANTY COVENANTS**

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Sunapee, County of Sullivan, and State of New Hampshire, shown as Map 133 - Lot 19 on a Plan of land entitled "Boundary Agreement Plan of Land of Andrea Manter and Arline Britton Trust, Alpine Court and East Main Street, Sunapee, New Hampshire," Prepared by Paton Land Surveying, dated August 21, 2017, approved by the Town of Sunapee Planning Board on September 7, 2017, recorded with the Sullivan County Registry of Deeds in Drawer 5, Number 152, further bounded and described as follows:

Beginning at a ¾" rebar at or near the northerly sideline of East Main Street, being the southeasterly corner of the premises described herein, and the southwesterly corner of land now or formerly of 350 Enterprises, LLC, Map 133 - Lot 20, as shown on said plan;

Thence running in a westerly direction along the northerly sideline of East Main Street, a distance of 97.42' to the intersection of East Main Street and Alpine Court, as shown on said plan;

Thence turning and running in a northerly direction along the westerly sideline of Alpine Court, a distance of 50.33' to a rebar set at the southwesterly corner of land now or formerly of Arline Britton Trust, Map 128 - Lot 10, as shown on said plan;

Unofficial Copy-For Town Use
NHRSA 478:14-SCRD

Unofficial Copy-For Town Use
NHRSA 478:14-SCRD

Thence turning and running S 67° 20' 17" E, a distance of 122.42' along Tax Map 128 - Lot 10, to a rebar set at Map 133 - Lot 20, as shown on said plan;

Thence turning and running S 28° 56' 15" W, a distance of 51.39' along Tax Map 133 - Lot 20 to the point of beginning, as shown on said plan.

Subject to a Boundary Line Agreement between Andrea L. Manter and Arlene Britton, Trustee of the Arlene Britton Trust recorded herewith.

Meaning and intending to describe and convey the same premises conveyed to Andrea L. Manter by virtue of a deed dated November 29, 2007 and recorded November 30, 2007 in the Sullivan County Registry of Deeds at Book 1668, Page 648.

This is not homestead property. NHRSA 478:14-SCRD

Executed under seal this 13th day of September, 2017.



ANDREA L. MANTER

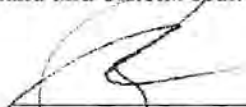
STATE OF VERMONT

Windsor, ss.

On this the 13 day of September, 2017, appeared before me, Andrea L. Manter, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that she executed the within instrument in the capacity stated and for the purposes therein contained.

In witness whereof I hereunder my hand and official seal.





Notary Public/Justice of the Peace
Expiration Date: 2/10/2019

