

# DISTRIBUTION FACILITY FOR SALE

## MATOSO WAREHOUSE

1014 Profile Road  
Bethlehem, NH 03574



For more information

**ANDY SMITH, CCIM**

President/CEO  
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New Hampshire

**MARY M DOHERTY**

Associate Broker  
603-767-7507  
maryd@badgerpeabodysmith.co  
053401

# Price: \$5,900,000

## Property Highlights

- WELL MAINTAINED WAREHOUSE DISTRIBUTION FACILITY
- 84,000 SQUARE FEET WITH SEVEN 12,000 SF "PODS"
- ADDITIONAL 32,000 MEZZANINE SPACE TO MAXIMIZE STORAGE AND DISTRIBUTION EFFICIENCY
- PODS CAN BE CONNECTED OR SEPARATED ALLOWING FOR FLEXIBILITY IN USES
- OWNED ROOFTOP SOLAR ARRAY PROVIDING 100,000 Kwh's of ELECTRICITY
- 13 TRUCK DOORS AND 4 DRIVE IN DOORS
- PAVED PARKING
- EASY ACCESS TO MAJOR HIGHWAYS FOR OPTIMAL REGIONAL AND NATIONAL DISTRIBUTION ROUTES
- SINGLE TENANT OCCUPANCY THROUGH 12/31/26
- POTENTIAL LEASE AVAILABILITY AS OF 1/1/2027

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053401

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# EXECUTIVE SUMMARY

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



## Acquisition Costs

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Purchase Price, Points and Closing Costs	\$5,950,000
Investment - Cash	\$1,525,000
First Loan (Fixed)	\$4,425,000

## Investment Information

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Purchase Price	\$5,900,000
Price per SF	\$70.24

## Income, Expenses & Cash Flow

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<b>Gross Scheduled Income</b>	<b>\$558,000</b>
Total Vacancy and Credits	\$0
Operating Expenses	\$0
<b>Net Operating Income</b>	<b>\$558,000</b>
Debt Service	(\$411,684)
Replacement Reserves	(\$42,000)
<b>Cash Flow Before Taxes</b>	<b>\$104,316</b>

## Financial Indicators

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Cash-on-Cash Return Before Taxes	6.84%
Debt Coverage Ratio	1.36
Capitalization Rate	9.46%
Gross Income / Square Feet	\$6.64

# PROPERTY SUMMARY

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



## Property Summary

Price:	\$5,900,000
Building SF:	84,000
Price / SF:	70.24
Lot Size:	16.96 Acres
Occupancy:	100%
Warehouse SF:	84,000 Footprint
Drive In Doors:	4
Truck Door:	13
Clear Height:	22 FT to Beam Overall
Power:	208 AMP/3-Phase
Rail Access:	No
Yard:	Paved Parking and Wooded
Year Built:	1990
Zoning:	Commercial 1

## Property Overview

This facility has been well maintained with repairs/replacements made as needed. The roofing is membrane with ages varying from 2-30 years with more than 1/2 replaced over a period of 4-5 years. The rooftop solar panels are owned and about 8 years old. They produce approximately 100,000+ kWh per year. The heating system consists of 12 propane hot air furnaces. The current lease is \$41,500/month NNN thru 12/31/25. Thereafter, the rate will be \$46,500/month NNN through 12/31/26. The building will be available for lease on 1/1/27 @ \$6.50NNN. Terms will be to a single user for a lease term minimum of five years.

## Location Overview

Matoso is located in Bethlehem, NH within minutes to US Route 93 and NH's east/west Route 302 allowing easy distribution of products throughout the region. The lot itself is flat and includes an area that could easily accommodate another building either additional warehouse or possibly light manufacturing.

# PROPERTY SPECIFICATIONS

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Property Name : **MATOSO WAREHOUSE**

PROPERTY DATA		NOTES
Property Size	84,000 SF (7/ 12,000 SF Pods)	Plus mezzanine space
Acreage	16.96+/-	
Frontage	Yes	
Dimensions		
Number of Buildings	One	
Floors per Building	One	Mezzanine space in some pods
CONSTRUCTION DATA		NOTES
Exterior		
Roof	Membrane	
Foundation	Concrete Slab	
Insulation	Yes	Rigid Foam and Rolled Fiberbllass
Doors (exterior)	Metal	
Interior Walls	Metal	
Ceiling Height (Whse)	22 FT to the Beam	Not including mezzanine areas
Floors	Concrete/Linoleum	
Handicapped Access	No	
Year Built	1997	
LAND DATA		NOTES
Survey	Available	
Site Plan		
<i>Comments:</i>		
Subdivided	N/A	
Easement	See Survey	Along the front to access adjacent property
Restrictive Covenants	None	
Wooded	A Portion of the Parcel is Wooded	

# PROPERTY SPECIFICATIONS

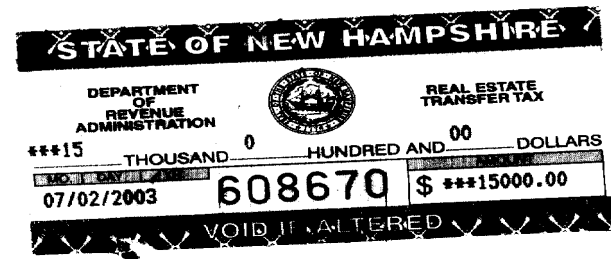
Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



SITE DATA		NOTES
Zoning	Commercial 1	
Visibility	Fair	Close to Highway
Neighborhood	Mixed	
Landscaping	Some	
Curb Cuts	One	
Parking	Ample on site	
Restrooms	Yes	Ladies/Men, Two Facilities Each
Truck Doors	13	
Drive-in Door	4	
Site Status	Existing	
SERVICES DATA		NOTES
Heat Warehouse	12 FHA/Propane Fired Blower Units	
Office HVAC	Wall AC Units	
Electrical	Circuit Breakers, 208 AMP, 3-Phase	
Back-up Generator	N/A	
Hot Water	Electric	
Water	On Site Well	Drilled Well
Sewer	On Site Septic	3,000 Gallon. Pump replaced in 2024
Gas (type)	Propane	
Sprinkler (type)		
TAX DATA		NOTES
Tax Amount	\$40,914	Map 402, Lots 5 & 7
Year	2025	
Tax Map Number	Map 402/ Lots 5 & 7	Town of Bethlehem, NH
Current Tax Rate		
Assessment:		
Land		
Building/Yard Items	N/A	
Total Assessed Value		
OTHER DATA		NOTES
Deed References	Book 2846/ Page 841	Quit Claim Deed
Easement Reference	See Survey Plan	
Covenants Reference	N/A	

# DEED

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



## QUITCLAIM DEED

**CENTERPOINT REALTY SERVICES CORPORATION**, an Illinois corporation ("Grantor") of the County of DuPage, State of Illinois for consideration paid, grants to **MATOSO WAREHOUSE LLC**, a New Hampshire limited liability company of 34 Pilgrim Drive, Littleton, Grafton County, State of New Hampshire ("Grantee") with quitclaim covenants, the real estate, situated in the County of Grafton and State of New Hampshire known and described as follows:

**BEGINNING** at a concrete monument located in the northerly line of land of the State of N.H., also known as the south-bound off-ramp of Exit 39 of Interstate 93, said concrete monument also being the southwesterly corner of land of the White Mountain School, said concrete monument also being the southeasterly corner of the herein-described premises' Thence S58-13-53W 738.31 ft. along said land of the State of N.H. to a point, Thence S58-57-45W 296.34 ft. along said land of the State of N.H. to a concrete monument. Thence S64-06-07W 100.00 ft. along said land of the State of N.H. to a concrete monument. Thence S25-40-06E 25.11 ft. along said land of the State of N.H. to a point, Thence turning westerly and running along the northerly line of State Route 18 along a curve to the right having a radius of 1546.22 ft. for a distance of 225.00 ft. to an iron pin, Thence N13-26-53W 489.12 ft. along land of Newman to an iron pin. Thence N64-27-57E 120.03 ft. along land of the Town of Bethlehem to an iron pin, Thence N25-40-06W 134.77 ft. along said land of the Town of Bethlehem to an iron pin, Thence N58-07-37E 78.18 ft. along said land of the Town of Bethlehem to an iron pin, Thence N58-07-37E 250.00 ft. along land of Moynihan to an iron pin, Thence N58-07-37E 300.00 ft. along land of Naumes to an iron pin, Thence N58-07-37E 300.00 ft. along land of Baker to an iron pin, Thence S45-27-12E 197.85 ft. along said land of the White Mountain School to a point, Thence S44-05-44E 441.18 ft. along said land of the White Mountain School to a point of beginning;

And also legally described and known as follows:

**TRACT 1:** A certain tract or parcel of land situate in the Town of Bethlehem, County of Grafton and State of New Hampshire, more particularly described as follows: **BEGINNING** at a N.H.H.D. concrete bound marking the northwesterly limit of a ramp leading from Interstate Highway 93, so-called, to N.H. Route 18, so-called; thence running North 25° 30' West, along land now or formerly of Lander 630.46 feet to a point; thence running North 59° 4' 41" East, along land now or formerly of Stokey 412.50 feet to a point; thence running South 29° 55' 35" East 636.21 feet, to a point in the northerly line of said Interstate Highway 93; thence running South 58° 21' 20" West, along said northerly line 65.00 feet to a point; thence running South 59° 8' 7" West, along said northerly line 296.34 feet, to a concrete bound; thence running South 64° 14' 9" West, along said northerly bound 100.09 feet to the point of beginning. Said parcel above described is also known as Lot 5 on Subdivision Plan of Barry and Angel Stokey Land, Route 18, Bethlehem, New Hampshire, dated October 12, 1977 and recorded in Pocket 4, Folder 6, Plan 41 in the Grafton County Registry of Deeds

AKOZLOWSKI/544102.1

as revised by Subdivision Plan dated January, 1978 recorded in Pocket 4, Folder 7, Plan 33 in the Grafton County Registry of Deeds.

**TRACT 2:** A certain tract or parcel of land situate in the Town of Bethlehem, County of Grafton and State of New Hampshire, more particularly described as follows: BEGINNING at a point in the northerly line of Interstate Highway 93, so-called, said point lying 461.43 feet easterly of a N.H.H.D. concrete bound marking the northwesterly limit of a ramp leading from said Interstate 93 to N.H. Route 18 so-called; thence running North 29° 55' 35" West 636.21 feet, to a point, thence running North 59° 4' 41" East, along land now or formerly of Stokey 515.68 feet, to a point in a wire fence at land now formerly of Varney; thence running South 43° 32' 37" East, along said wire fence and land of Varney 197.85 feet to a point; thence running South 44° 1' 56" East, along said fence and land of Varney 446.22 feet, to a point in said northerly line of Interstate Highway 93; thence running South 58° 21' 20" West, along said northerly line 672.23 feet, to the point of beginning. Said parcel above described is also known as Lot 6 on Subdivision Plan of Barry and Angel Stokey Land, Route 18, Bethlehem, New Hampshire, dated October 12, 1977 and recorded in Pocket 4, Folder 6, Plan 41 in the Grafton County Registry of Deeds as revised by Subdivision Plan dated January, 1978 recorded in Pocket 4, Folder 7, Plan 33 in the Grafton County Registry of Deeds.

**TRACT 3:** A certain tract or parcel of land situate in Bethlehem, Grafton County, State of New Hampshire, depicted as Lot #1 on a plan entitled "Phase I: Subdivision of James Lander et al Property, for Northwood Land and Timber Corporation," surveyed by Moose Brook Land Management, on March 7, 1986, approved by the Bethlehem Planning Board on April 23, 1986, and having Water Supply and Pollution Control Commission Approval No. 22063. Said plan is recorded in the Grafton County Registry of Deeds as Plan No. 3379, and the premises are more particularly bounded and described as follows: BEGINNING at an iron pipe located on the northerly side of State Routes 18 and 116, said iron pipe marking the southeastern most corner of Lot #2 as depicted on the above-referenced plan, and the southwestern most corner of the lot hereby conveyed; thence North 12° 40' 40" West 489.12 feet, along the easterly border of said Lot #2, to an iron pipe, said iron pipe marking the northeastern most corner of said Lot #2 and the northwestern most corner of the lot hereby conveyed; thence North 65° 04' 45" East 120 feet to an iron pipe at land, now or formerly of All Acres Development and Builders, Inc., said iron pipe marking the northeastern most corner of the lot hereby conveyed; thence South 24° 55' 15" East 501.35 feet along the westerly border of said All Acres Development and Builders, Inc. property, and passing through a 6" square post found up 12" in the ground to an iron pipe located on the northerly border of said Routes 18 and 116, said iron pipe marking the southeastern most corner of the lot hereby conveyed; thence in a generally westerly direction along the northerly edge of said Routes 18 and 116 following a curve to the right having a radius of 1,546.22 feet, 225 feet to the point of beginning.

**ALSO CONVEYING** a right of way to be used in common with the owners of Lot #2, as depicted on the above-referenced plan.

**Commonly Known As:** 1014 Profile Road, Bethlehem, New Hampshire

See Deed of Garnet Hill, Inc. to Centerpoint Realty Services Corporation recorded at Book 2383, Page 791.

DEED

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Assistant Secretary the day and year first above written.

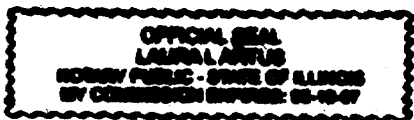
**CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation**

By: [Signature]  
Its: MICHAEL M. MULLEN  
Name: VICE PRESIDENT  
By: [Signature]  
Its: Michael A. Tortorici  
Name: Assistant Secretary

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK )

I, Laura A. Carter, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael M. Mullen and Michael A. Tortorici, as COO, VP and Asst. Secretary, respectively, of CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such COO / Vice President and Asst. Secretary, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of June, 2003.



Laura A. Carter  
Notary Public

This instrument was prepared by:  
Amy K. Kozlowski, Esq.  
Katz Randall Weinberg & Richmond  
333 West Wacker Drive, Suite 1800  
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:  
#65 Samaha & Russell PA  
PO Box 70  
Littleton NH 03561

AKOZLOWSKI/544102.1

Joel A. Dupuis REGISTER  
GRAFTON COUNTY REGISTRY OF DEEDS



**Property Card: 1014 PROFILE RD**  
Town of Bethlehem, NH



**Parcel ID:** 402-005-000-000  
**PID:** 0402000500000000000  
  
**Owner:** MATOSO WAREHOUSE LLC  
**Co-Owner:**  
**Mailing Address:** 34 PILGRIM DRIVE  
  
LITTLETON, NH 03561

General Information		Assessed Value	
<p><b>Map:</b> 040200 <b>Lot:</b> 050000 <b>Sub:</b> 000000</p> <p><b>Land Use:</b> COM/IND <b>Zone:</b> COMMERCIAL I <b>Land Area in Acres:</b> 15 <b>Current Use:</b> N <b>Neighborhood:</b> N-E <b>Frontage:</b> 0 <b>Waterfront:</b> 0 <b>View Factor:</b> N</p>		<p><b>Land:</b> \$90,100 <b>Buildings:</b> \$1,664,300 <b>Extra Features:</b> \$450,500 <b>Total:</b> \$2,204,900</p>	
		Sale History	
		<p><b>Book/Page:</b> 2846-0841 <b>Sale Date:</b> 7/2/2003 <b>Sale Price:</b> 1000000</p>	
Building Details			
<p><b>Model Description:</b> WAREHOUSIN <b>Total Gross Area:</b> 0 <b>Year Built:</b> 1990 <b>Building Grade:</b> AVG <b>Stories:</b> 1.00 STORY FRAME</p>		<p><b>Condition:</b> AVERAGE <b>Depreciation:</b> 0 <b>No. Bedrooms:</b> 0 <b>No. Baths:</b> 0 <b>Adj Bas:</b> 0</p>	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

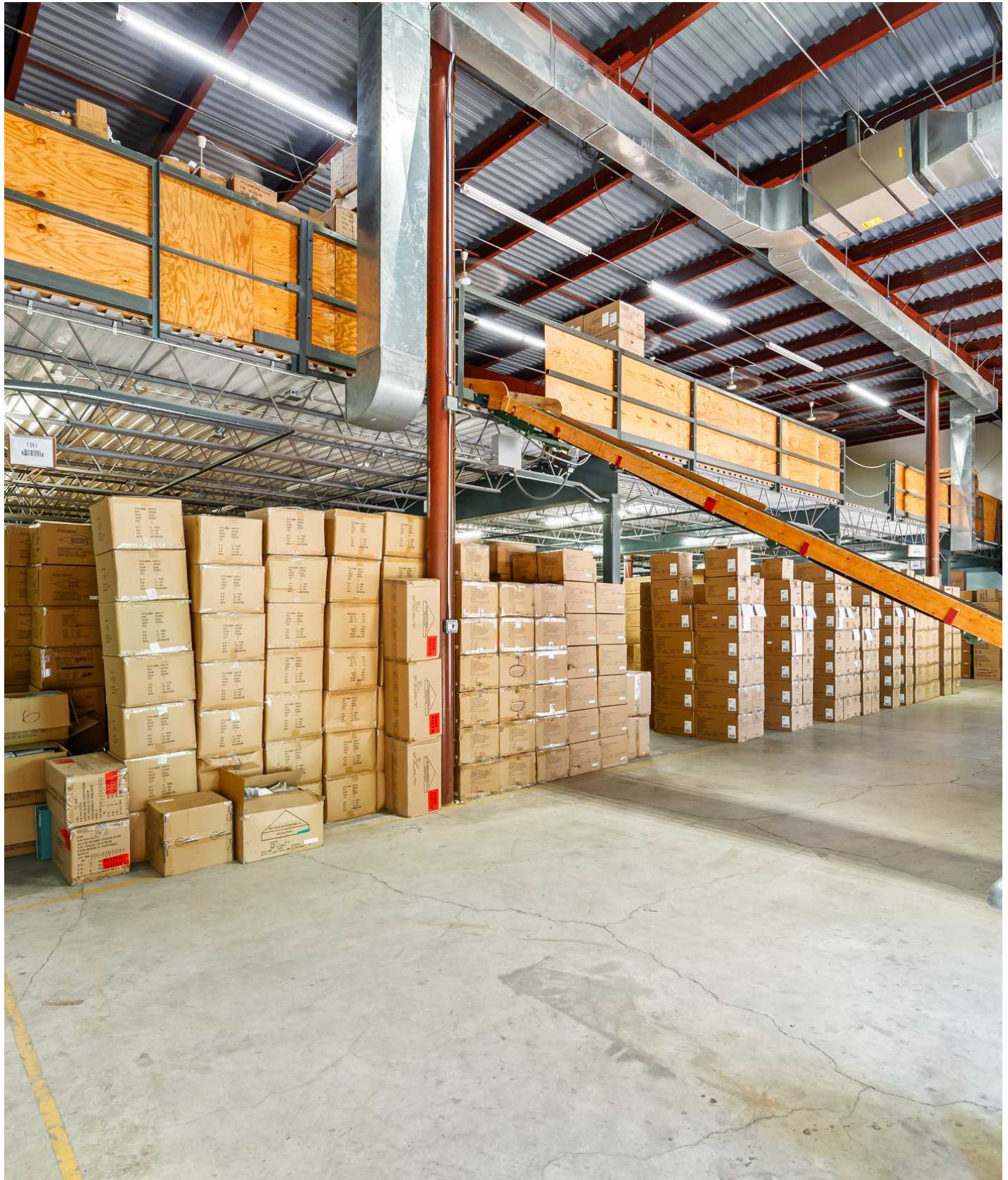
# PROPERTY PHOTOS

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



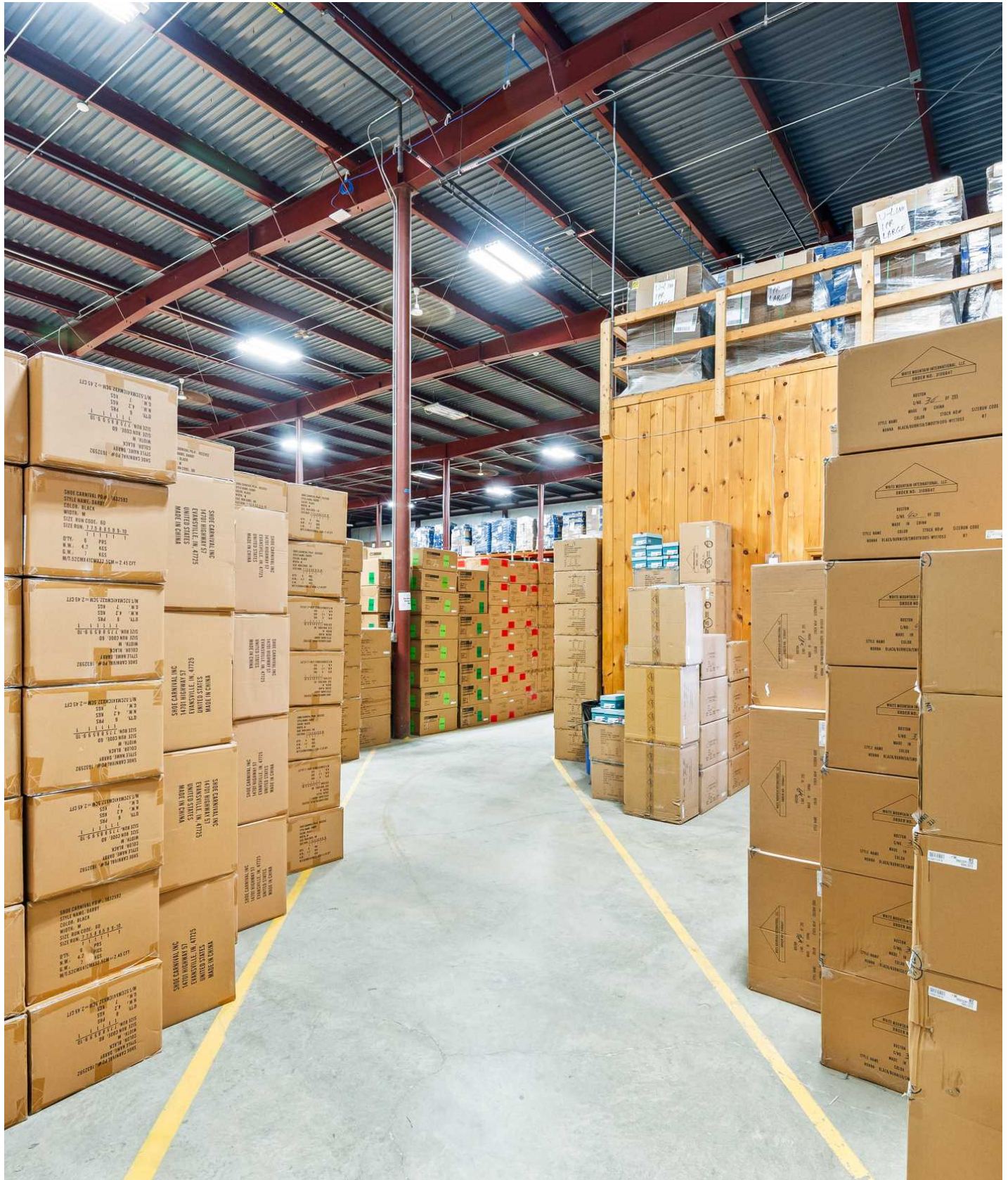
# PROPERTY PHOTOS

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



# PROPERTY PHOTOS

Matoso Warehouse  
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# TAX MAP

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



ANDY SMITH, CCIM  
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# PROPERTY TAX 1ST

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2024P02018207.  
Data last updated on Aug 27 2025.  
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2024P02018207

[Print Now](#)

Owner	MATOSO WAREHOUSE LLC	Due Date	1/13/2025
Owner 2		Bill Amount	\$20,858.00
Location	1014 PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	1/13/2025	Penalties	\$0.00
Map - Lot - Sub	040200050000000000	<b>Total Due</b>	<b>\$0.00</b>
Acres	15		

[Add To Cart](#)

The Net Assessment was \$2,204,900 at the time of this bill.

Assessments:

Land	\$90,100
Buildings	\$2,114,800
<b>Total</b>	<b>\$2,204,900</b>

Net Assessment \$2,204,900

### Transaction Detail

Date	Description	Amount	Balance
12/18/2024	Payment (MATOSO WAREHOUSE LLC)	\$20,858.00	\$0.00

[Close](#)

# PROPERTY TAX 2ND

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2025P01018302.  
Data last updated on Aug 27 2025.  
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2025P01018302

[Print Now](#)

Owner	MATOSO WAREHOUSE LLC	Due Date	7/10/2025
Owner 2		Bill Amount	\$18,962.00
Location	1014 PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/10/2025	Penalties	\$0.00
Map - Lot - Sub	040200050000000000	<b>Total Due</b>	<b>\$0.00</b>
Acres	15		

[Add To Cart](#)

The Net Assessment was \$2,204,900 at the time of this bill.

Assessments:

Land	\$90,100
Buildings	\$2,114,800
<b>Total</b>	<b>\$2,204,900</b>
Net Assessment	\$2,204,900

### Transaction Detail

Date	Description	Amount	Balance
6/23/2025	Payment (MATOSO WAREHOUSE LLC)	\$18,962.00	\$0.00

[Close](#)

# LOT 7 TAX BILL

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2024P02018301.  
Data last updated on Aug 27 2025.  
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2024P02018301

[Print Now](#)

Owner	MATOSO WAREHOUSE LLC	Due Date	1/13/2025
Owner 2		Bill Amount	\$573.00
Location	PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	1/13/2025	Penalties	\$0.00
Map - Lot - Sub	040200070000100000	<b>Total Due</b>	<b>\$0.00</b>
Acres	1.96		

[Add To Cart](#)

The Net Assessment was \$60,600 at the time of this bill.

Assessments:

Land	\$51,300
Buildings	\$9,300
<b>Total</b>	<b>\$60,600</b>
Net Assessment	\$60,600

### Transaction Detail

Date	Description	Amount	Balance
12/18/2024	Payment (MATOSO WAREHOUSE LLC)	\$573.00	\$0.00

[Close](#)

# LOT 7 2ND ISSUE

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Displaying results for Invoice: 2025P01018303.  
Data last updated on Aug 27 2025.  
Due amounts reflect interest as of 9/30/2025.

Invoice Number: 2025P01018303

[Print Now](#)

Owner	MATOSO WAREHOUSE LLC	Due Date	7/10/2025
Owner 2		Bill Amount	\$521.00
Location	PROFILE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/10/2025	Penalties	\$0.00
Map - Lot - Sub	040200070000100000	<b>Total Due</b>	<b>\$0.00</b>
Acres	1.96		

[Add To Cart](#)

The Net Assessment was \$60,600 at the time of this bill.

Assessments:

Land	\$51,300
Buildings	\$9,300
<b>Total</b>	<b>\$60,600</b>
Net Assessment	\$60,600

### Transaction Detail

Date	Description	Amount	Balance
6/23/2025	Payment (MATOSO WAREHOUSE LLC)	\$521.00	\$0.00

[Close](#)

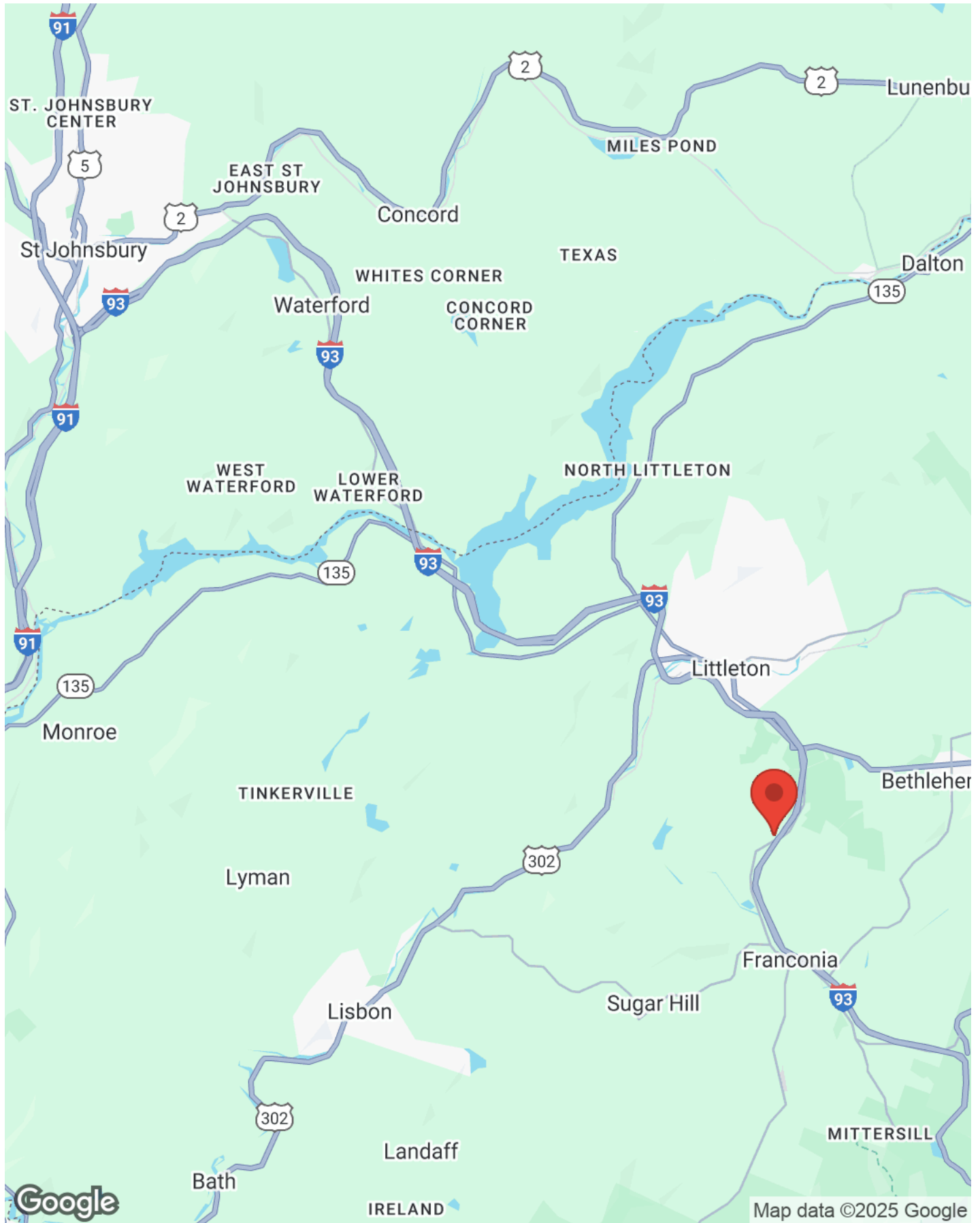
# LOCATION MAPS

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



# REGIONAL MAP

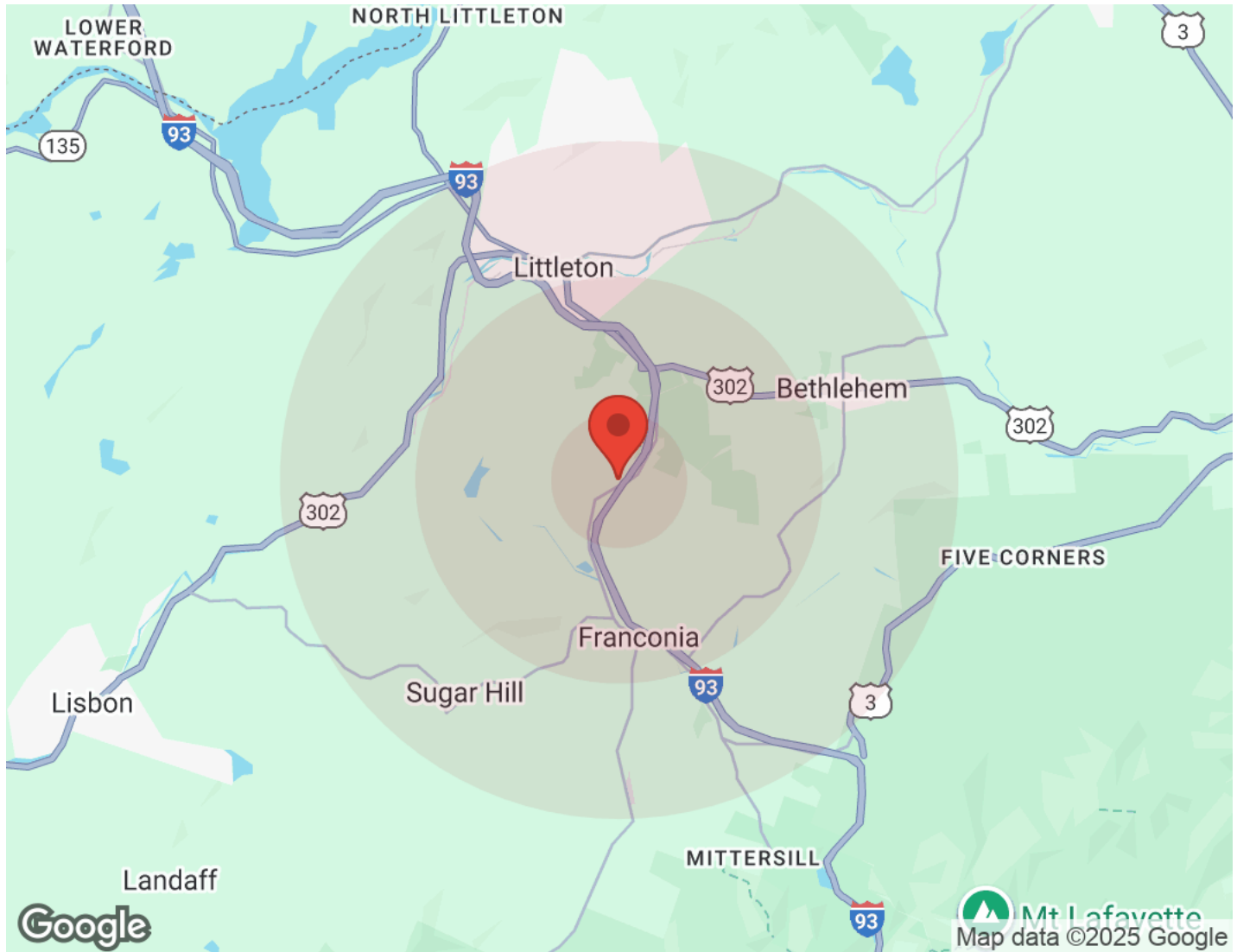
Matoso Warehouse  
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# DEMOGRAPHICS

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



Population	1 Mile	3 Miles	5 Miles
Male	63	1,274	4,245
Female	61	1,230	4,163
Total Population	124	2,504	8,408

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	15	310	1,094
Ages 15-24	11	221	787
Ages 25-54	42	803	2,924
Ages 55-64	23	437	1,346
Ages 65+	34	734	2,257

Race	1 Mile	3 Miles	5 Miles
White	115	2,331	7,722
Black	1	21	73
Am In/AK Nat	N/A	2	8
Hawaiian	N/A	N/A	N/A
Hispanic	3	67	273
Asian	3	40	182
Multi-Racial	2	40	141
Other	N/A	3	9

Income	1 Mile	3 Miles	5 Miles
Median	\$85,173	\$79,192	\$64,783
< \$15,000	6	138	472
\$15,000-\$24,999	N/A	43	211
\$25,000-\$34,999	2	94	415
\$35,000-\$49,999	7	119	360
\$50,000-\$74,999	8	156	737
\$75,000-\$99,999	9	170	529
\$100,000-\$149,999	11	214	640
\$150,000-\$199,999	2	72	233
> \$200,000	9	151	352

Housing	1 Mile	3 Miles	5 Miles
Total Units	74	1,534	5,126
Occupied	54	1,157	3,951
Owner Occupied	39	769	2,373
Renter Occupied	15	388	1,578
Vacant	19	377	1,175

## DISCLAIMER

Matoso Warehouse  
1014 Profile Road | Bethlehem, NH 03574



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Badger Peabody & Smith Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Badger Peabody & Smith Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Badger Peabody & Smith Realty in compliance with all applicable fair housing and equal opportunity laws.