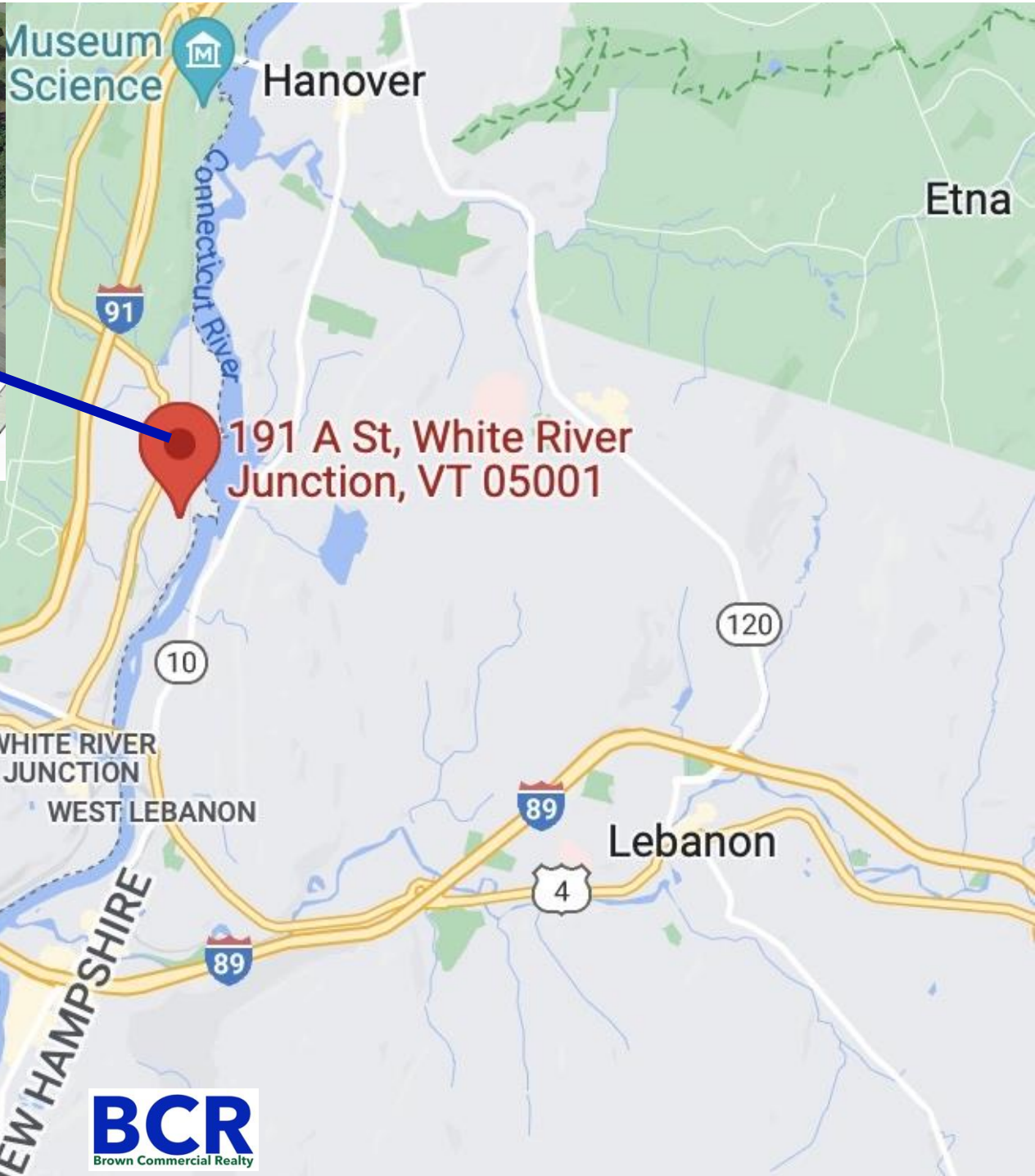


Industrial / Warehouse / Shop Space

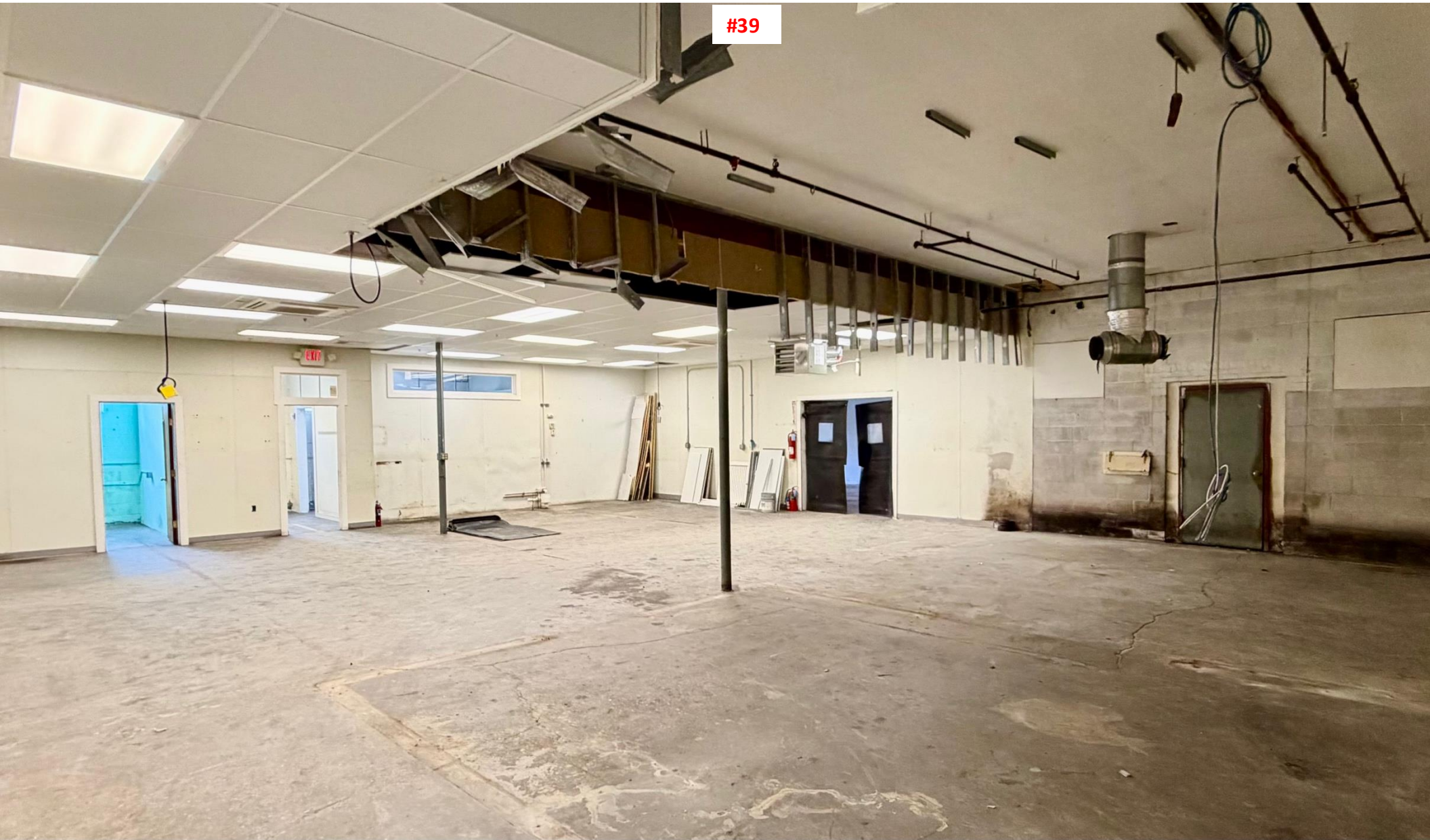
#39 @ 193 A Street, A Street Commerce Pk, White River Junction VT



Industrial / Warehouse / Shop Space #39 @ 193 A Street, A Street Commerce Pk, White River Junction VT



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#39 Facts

Neighboring Tenants: The Coop (Commercial Kitchen), Algerbrook Construction, Kingfisher Swords, Penguin Pottery, Cater Woodworking

Ownership/Management: Local and responsive

Economics

Base Rent: $\$10/\text{SF} \times 4,400 \text{ SF} = \$44,000$ per year
Common Charge: $\$3/\text{SF} \times 4,400 \text{ SF} = \$13,200$ per year
Gross Rent : $\$13/\text{SF} \times 4,400 \text{ SF} = \$57,200$ per year
 $= \$4,766.67$ per month





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client.

All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

This form has been presented to you by:

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer _____

Printed Name of Real Estate Brokerage Firm _____

Signature of Consumer _____

Printed Name of Agent Signing Below _____

[] Declined to sign

Printed Name of Consumer _____

Signature of Agent of the Brokerage Firm _____

Signature of Consumer _____

Date _____

[] Declined to sign