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05/16/23

Accrual Basis

Cornerstone Restoration Corporation, LLC

Profit & Loss

January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Rental Income	118,866.80
Total Income	118,866.80
Gross Profit	118,866.80
Expense	
Accounting Services	300.00
Automobile Repairs	1,449.10
Bank Service Charges	4.00
Contributions	200.00
Insurance	5,156.79
Legal and Professional Fees	475.00
Licenses and Permits	453.00
Office Supplies	208.49
Oil Expense	13,184.80
Property Taxes	18,487.94
Repairs and Maintenance	10,072.41
Telephone	4,264.24
Trash Removal	1,465.00
Utilities electricity	13,686.07
Utilities Water	3,033.64
Total Expense	72,440.48
Net Ordinary Income	46,426.32
Other Income/Expense	
Other Expense	
Other Expenses	1.75
Total Other Expense	1.75
Net Other Income	-1.75
Net Income	46,424.57

PAYABLE TO: Hardwick 2023-2024

MAIL TO:

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
23053.00060	08/01/2023	2023-2024

Description: COMMERCIAL/RETAIL
Location: 4 SOUTH MAIN ST

OWNER
CORNERSTONE RESTORATION CP LLC
3231 BATTERY HAVEN RD
E HARDWICK VT 05836

SPAN # 282-089-11542 SCL CODE: 089
TOTAL PARCEL ACRES 0.40

This is the only bill you will receive. Please forward to new owner if property is sold.

FOR INCOME TAX PURPOSES					
ASSESSED VALUE			NONHOMESTEAD		
REAL	611,900			611,900	
TOTAL TAXABLE VALUE		611,900			
GRAND LIST VALUES		6,119.00	6,119.00		
MUNICIPAL TAXES					
TAX RATE NAME	TAX RATE	%	GRAND LIST =	TAX RATE	%
Municipal	0.7183		\$6,119.00*		
Local Agreement	0.0103		\$6,119.00=		
Highway	0.6640		\$6,119.00=		
			4,399.27	NONHOMESTEAD EDUCATION	1.7738
			63.03		\$6,119.00=
			4,063.02		
See reverse side for education tax rate calculation information.					
Payments					
			1	08/10/2023	TOTAL EDUCATION TAX
					EDUCATION STATE PAYMENT
					EDUCATION NET TAX DUE
			2	11/10/2023	
			3	02/10/2024	TOTAL STATE PAYMENT
			4	03/10/2024	TOTAL NET TAX DUE
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DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Hardwick 2023-2024		Hardwick 2023-2024		Hardwick 2023-2024	
TAX YEAR 2023-2024		TAX YEAR 2023-2024		TAX YEAR 2023-2024	
1ST PAYMENT DUE	08/10/2023	2ND PAYMENT DUE	11/10/2023	3RD PAYMENT DUE	02/10/2024
OWNER NAME	CORNERSTONE RESTORATION CP	OWNER NAME	CORNERSTONE RESTORATION CP	OWNER NAME	CORNERSTONE RESTORATION CP
PARCEL ID	23053.00060	PARCEL ID	23053.00060	PARCEL ID	23053.00060
AMOUNT DUE		AMOUNT DUE		AMOUNT DUE	
AMOUNT PAID		AMOUNT PAID		AMOUNT PAID	

PROPERTY INFORMATION SHEET

TOWN: Hardwick-village
 COUNTY: Caledonia

ADDRESS: 4 South Main Street with the Lamolille River on west side.

PROPERTY: offers 3 leased retail spaces on the main floor.

#1: tenant: Connie's Kitchen; 851+/- sq. ft. (18.5' x 46' with 6'x 30' added in 2011); 1

room w/range hood & sprinkler, ceramic tile floor, high ceilings and large windows in the dining area + cellar storage rooms (11'2'x 18' +16'4"x11.5').

Blodgett ovens belong to Tenant. Tenant pays propane.

Rent: \$1,250.

#2:Mill47LLC, marijuana sales: 906+ sq. ft.; 2 rooms, wood floors, ceiling fan.

\$1,400.

#3: tenant: Lariat Software is in 900+/- sq. ft., two rooms w/wood floor.

1,200.

2nd Floor: Hardwick Fitness.(52'x 18'+ 12'x 18'+17'7"x16') = 1473 sq.ft.=

L shaped room w/ two ¾ bath rooms w/showers.

Rent: \$1,200.

2nd floor rear corner; Sharon Moffat

650.

2nd floor rear center: Erica Smith with kitchenette

700.

Vacant on front: (22'x 15'+17'5"x9') 488 sq. ft., with kitchenette

to be 800.

3rd Floor:

#8-9: NEKHA, Safe Person, Safe Place, 17'x10'9"+12'9"x13'10"=359 sq. ft. \$700.

#10: Kingdom Massage, 10'x 11' = 110 sq. ft., one room

\$350.

#11: Grace Huakly. 12'4"x 10' =123 sq. ft. , one room

\$400.

#12: Lori Leff, 10'x 11'=110 sq. ft., one room

\$400.

#13: Amber Combs, 10'x 11'=110 sq. ft. one room

\$400.

#14: Cherise Boutin 10'x 11' = 110 sq. ft., one room

\$350.

#15: Jef toley, , 10'x 14' = 140 sq. ft., one room with 1/2 bath

\$450.

#16: Grace Hurley. 10'x 11'=110 sq. ft, one room.

\$400.

#17: Larsen Applied Earth Science, 10'x 11'=110 sq. ft., one room

\$350.

#18: Elizabeth Hatch: 10'x 11' = 110 sq. ft. in one room.

\$350.

#19: Valeria Angelo, 16'x 23' = 368+/- sq. ft.

\$550.

#20: T. Thomas, 16'x 23' = 368+/- sq. ft.

\$550.

Lease terms are annual written leases w/tenants paying telephone, cable, trash

Rents include Hardwick water, sewage, power, and fuel oil.

Pets: this is an animal friendly building with no smoking allowed.

One single use half bathroom on the main floor plus one on the 2nd floor, 2 ¾ baths are

within the Hardwick Gym, half bath on 3rd floor along with common kitchenette (10'x 11')

w/shared refrigerator and (10'x 11') waiting room.

In 2011 this 1876 building was stripped down to the walls and rewired-which includes

Consolidated Communications and Comcast(DSL and high speed internet), insulated

and sheet rocked along with new plumbing, asphalt shingled (2011+/-) Mansard roof,

multi windowed cupola, recent Buderus 20 zone oil HW boiler plus oil HA furnace heats

two of the store fronts. Elevator serves all floors.

Sheetrocked interior other than the pressed tin ceiling was retained in the middle store area and the right hallway. 13 fire rated doors on 2nd floor w/4 on the third floor.
Insulation: 6" fiberglass in exterior walls of R21 and additional blown insulation was added in 2018 in the attic.
Cellar: brick/stone & poured concrete foundation w/spray foam insulation, concrete floor, rooms: office (16' x19'4"), 2 closets, recreation or? room (48'x 18'9"), and elevator control room
Siding: wood clad boards are stained yellow. Southern Pine softwood floors throughout.
Windows: single pane with aluminum storm windows.
An elevator serves all three levels and is annually certified.
SUBDIVISION: pre-existing to state and local zoning.
POWER: Hardwick Electric with circuit breakers.
SURVEY: none known to exist at time of listing.
PROPERTY TAXES: \$19,375.20 Assessed value: \$611,900. TAX YEAR: July 1
WATER AND SEWAGE provided by the Village of Hardwick & is metered to the building.
Financial details are available to qualified buyer w/non disclosure statement completed.
Domestic hot water is off the oil boiler.
OTHER INFORMATION:
All measurements are approximate.
Hardwick's population was 2,881 (2016). It contains the incorporated village of Hardwick and the unincorporated villages of East Hardwick and Mackville. The town is a commercial center for the region's farming and residential population.
The Hardwick Inn property is within the Historical Village Center Program Information sheet-in grant considerations are noted in the Designated Village Center Program Information sheet-in Broker's file.
Parking is on Main Street as well as behind the building.
A local attraction is the six mile network of recreation trails starting at the high school and extending as far as Billings Road! The state wide Lamoille Rail trail crosses through the village as well.
SCHOOLS: Hardwick Elementary, Hazen Union High School plus Green Mt. Tech & Career Center

MARBLE REALTY, INC. REPRESENTS THE SELLER OF THIS PROPERTY.