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The following (7) properties are Offered as a Portfolio for \$4,920,000

Contact George Bambara, Broker, Pall Spera Company for details

Phone, txt (802)730-6084

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1. 44 Desjardin Road, Cambridge VT

- a. Owner: 44 Dejardin Road LLC
- b. 2.57 acres with 6,200 sq' building and shed
- c. Parcel ID 0075001-0000
- d. SPAN 12303811404
- e. Cambridge VT Deed 437/44
- f. This value is based upon the market value of the 2.75 acre land component less the cost of demolishing the existing 6,200 sq' building and shed.
- g. The building is noted as "salvage condition" on the Cambridge Lister's Card and a restoration of the buildings does not appear feasible.
- h. No approved VT Waste Water Permit for the property.

2. 93 West Loop Road Ext, Elmore VT

- a. Owner: James P. Casey
- b. 0.95 acres and a 720 sq' camp
- c. Parcel ID 20/20/51.000
- d. SPAN 20106410128
- e. Deed 84 / 327-330
- f. The exterior of the house is in distressed condition. There is a garage on the property that appears to be in good condition.

3. VT Route 12, Elmore VT

- a. Owner: Lake Elmore Acreage LLC
- b. 64 Acres
- c. Parcel ID03/00/23.000
- d. SPAN 20106410402
- e. Current Use status??