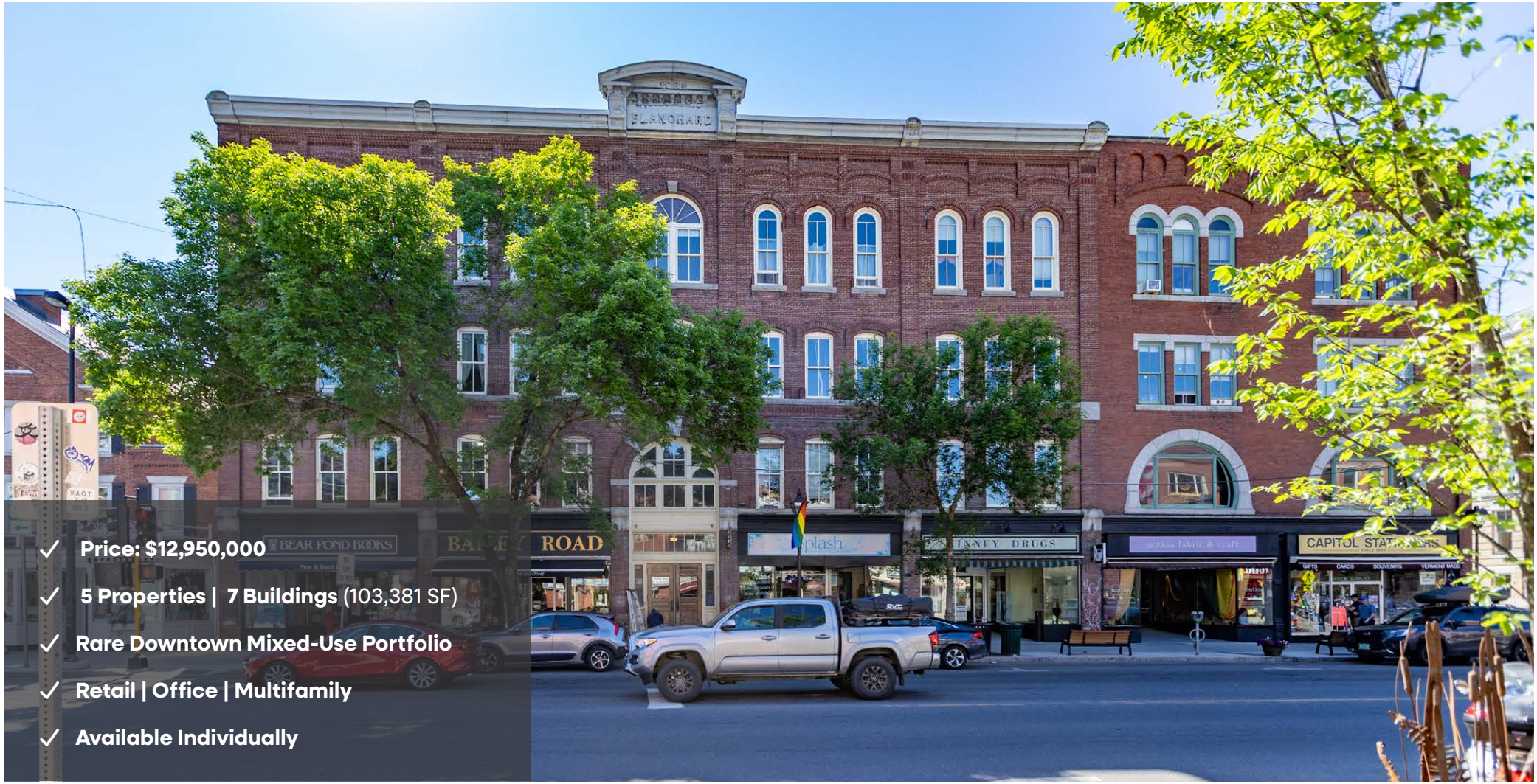

- ✓ **Price: $12,950,000**
- ✓ **5 Properties | 7 Buildings** (103,381 SF)
- ✓ **Rare Downtown Mixed-Use Portfolio**
- ✓ **Retail | Office | Multifamily**
- ✓ **Available Individually**

THE VERMONT CAPITAL PORTFOLIO

73 Main Street | 79–83 Main Street | 141 Main Street | 8 St. Paul Street | 1–3–5 Spring Street
Montpelier, VT 05602

CHARTER REALTY

The Vermont Capital Portfolio

73 Main Street | 79–83 Main Street | 141 Main Street
8 St. Paul Street | 1–3–5 Spring Street
Montpelier, VT 05602

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CHARTER REALTY

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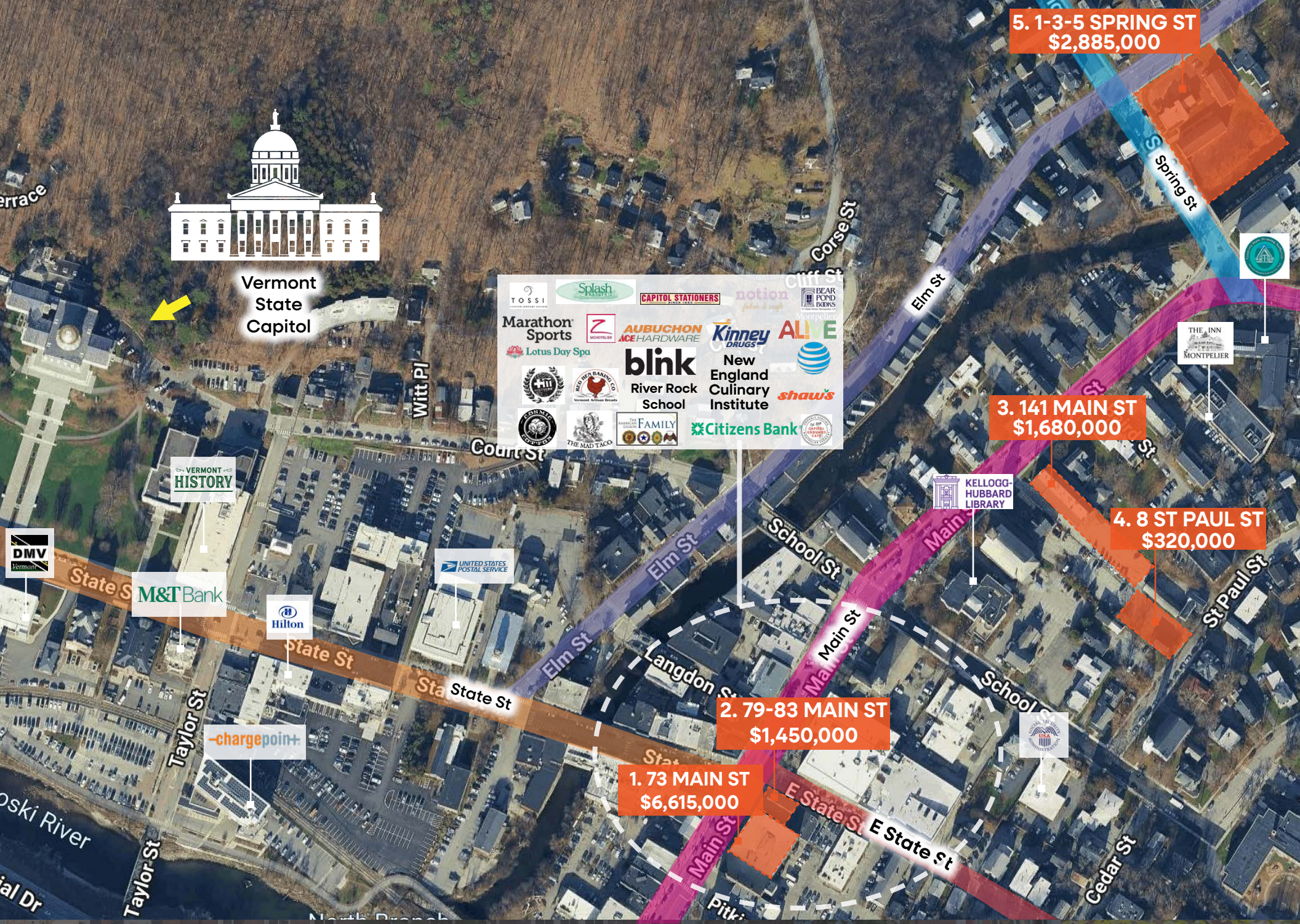


CHARTER REALTY

Investment Overview

We are pleased to present the Vermont Capital Portfolio, a rare opportunity to acquire a five-property, seven-building mixed-use and multifamily portfolio strategically positioned throughout the commercial core of Montpelier, Vermont, the capital city of the State of Vermont. The portfolio consists of a collection of prominent downtown assets that collectively provide a significant presence within one of New England's most tightly held and supply-constrained real estate markets.

The portfolio includes 73 Main Street, 79-83 Main Street, 141 Main Street, 8 St. Paul Street, and 1-3-5 Spring Street, encompassing a diverse mix of retail, office, residential, parking, and supporting real estate. Anchored by several of downtown Montpelier's most recognizable Main Street properties, the portfolio offers investors immediate scale within the city's historic commercial district while benefiting from diversified income streams across multiple property types.

Unlike traditional portfolio offerings assembled across multiple markets, the Vermont Capital Portfolio represents a concentrated downtown investment within Vermont's political, governmental, and economic center. The assets are positioned within walking distance of the Vermont State House, government offices, local businesses, restaurants, community institutions, and the amenities that define downtown Montpelier.

Ownership has maintained the assets through consistent stewardship and capital investment, including significant flood mitigation and resiliency improvements following recent flooding events. Critical building systems have been relocated or protected, and substantial measures have been implemented to enhance long-term operational stability and reduce future risk.

The Vermont Capital Portfolio presents investors with a rare opportunity to acquire irreplaceable downtown real estate, meaningful market presence, and diversified income within a state capital city where transactions seldom occur.

PROPERTY DETAILS:

$12,950,000
Asking Price

103,381 SF
Total Portfolio SF

$125 PSF
Price Per Square Foot

5 Properties | **7 Buildings**

Parcel Numbers

095-073000 095-079000 095-141000
138-008000 147-001000

73 MAIN STREET	**$6,615,000**
79-83 MAIN STREET	**$1,450,000**
141 MAIN STREET	**$1,680,000**
8 ST. PAUL STREET	**$320,000**
1-3-5 SPRING STREET	**$2,885,000**

73 Main St
79-83 Main St

CHARTER REALTY

Individual Property Pricing

73 MAIN STREET

Anchor mixed-use • retail, office, multifamily

$6,615,000

$111 PSF • 5.55% cap

79-83 MAIN STREET

Corner mixed-use • retail, office

$1,450,000

$131 PSF • 5.58% cap

141 MAIN STREET

Commercial • value-add lease up

$1,680,000

$94 PSF

8 ST. PAUL STREET

Residential • supporting parking and access

$320,000

$288 PSF • 16.72 GRM

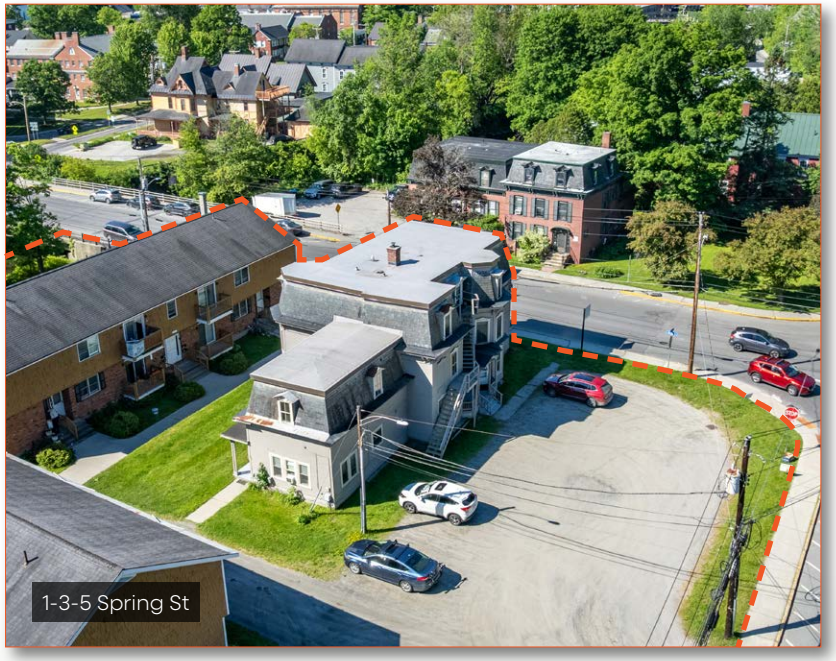
1-3-5 SPRING STREET

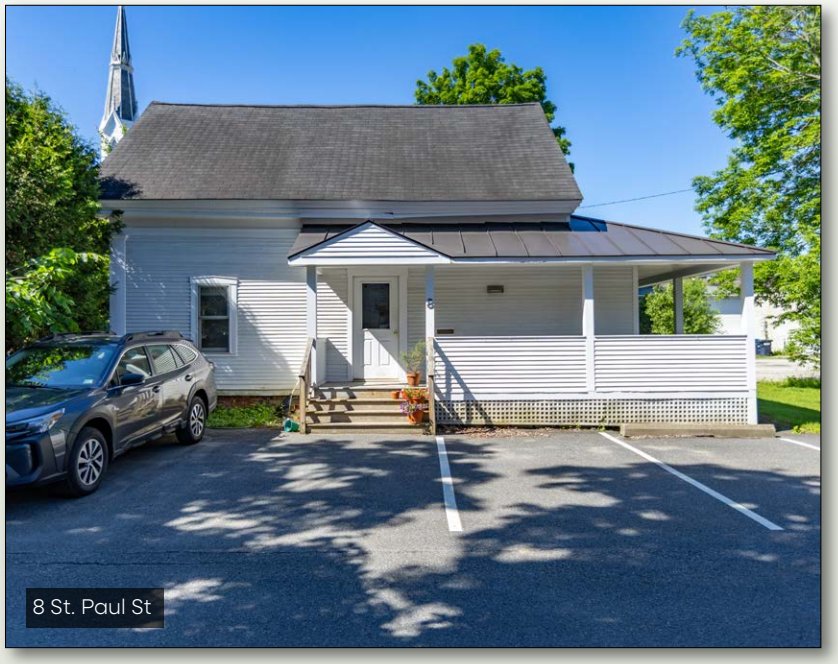
Multifamily • two commercial suites

$2,885,000

$211 PSF • 5.56% cap

CHARTER REALTY


1-3-5 Spring St


8 St. Paul St

Investment Highlights

- **Control of Downtown Montpelier** – Portfolio ownership provides immediate scale and presence throughout Vermont's historic capital city and downtown business district
- **Once-in-a-Generation Offering** – Portfolio consists of long-held downtown assets in a market where ownership turnover is exceptionally limited
- **Vermont Capital Portfolio** – Positioned in the political, governmental, and economic center of the State of Vermont
- **Five-Property (7-Building) Mixed-Use Assemblage** – Portfolio includes retail, office, multifamily, parking, and access components across five strategically located downtown properties
- **Anchored by Trophy Main Street Assets** – 73 Main Street, 79-83 Main Street, and 141 Main Street represent some of downtown Montpelier's most prominent mixed-use holdings
- **Diversified Income Streams** – Multiple tenant types and property uses provide income diversification across retail, office, and residential sectors
- **Irreplaceable New England Real Estate** – Opportunity to acquire assets that cannot be replicated within Vermont's supply-constrained market
- **Flood Mitigation & Capital Improvements** – Ownership has implemented significant resiliency improvements, including relocation and protection of critical building systems
- **Walkable Downtown Locations** – Portfolio benefits from proximity to government offices, local businesses, restaurants, and community amenities
- **Portfolio Scale at Attractive Basis** – Rare opportunity to acquire meaningful downtown scale through a single transaction
- **Supporting Parking & Access Infrastructure** – Inclusion of 8 St. Paul Street enhances functionality and accessibility for the broader portfolio
- **Strong Long-Term Ownership Stewardship** – Assets have benefited from consistent ownership, maintenance, and capital investment over an extended period

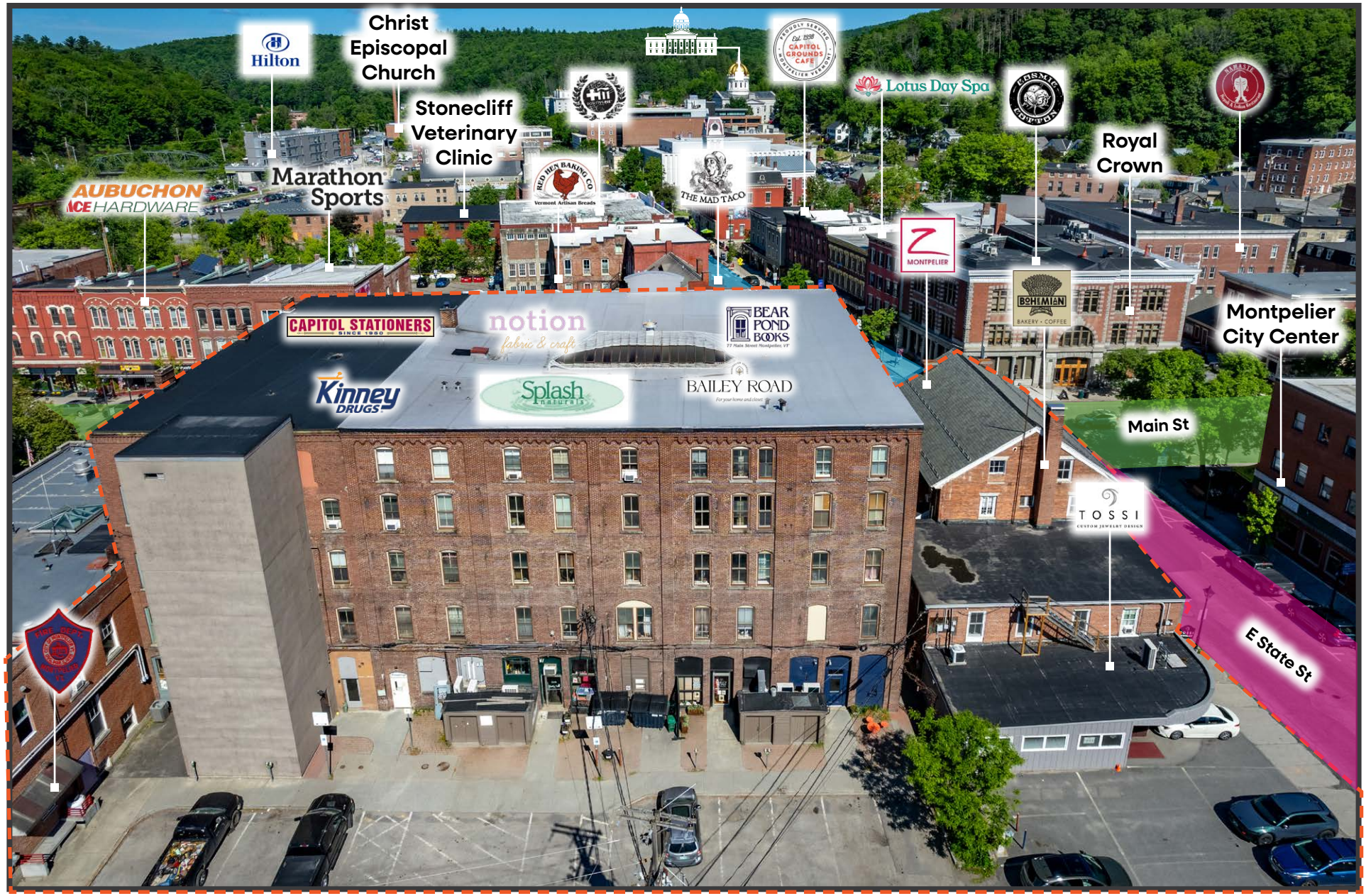
Aerial Overview

73 Main St, 79-83 Main St, Montpelier, VT

CHARTER REALTY

Aerial Overview

73 Main St, Montpelier, VT



CHARTER REALTY

Aerial Overview

141 Main St, Montpelier, VT

CHARTER REALTY

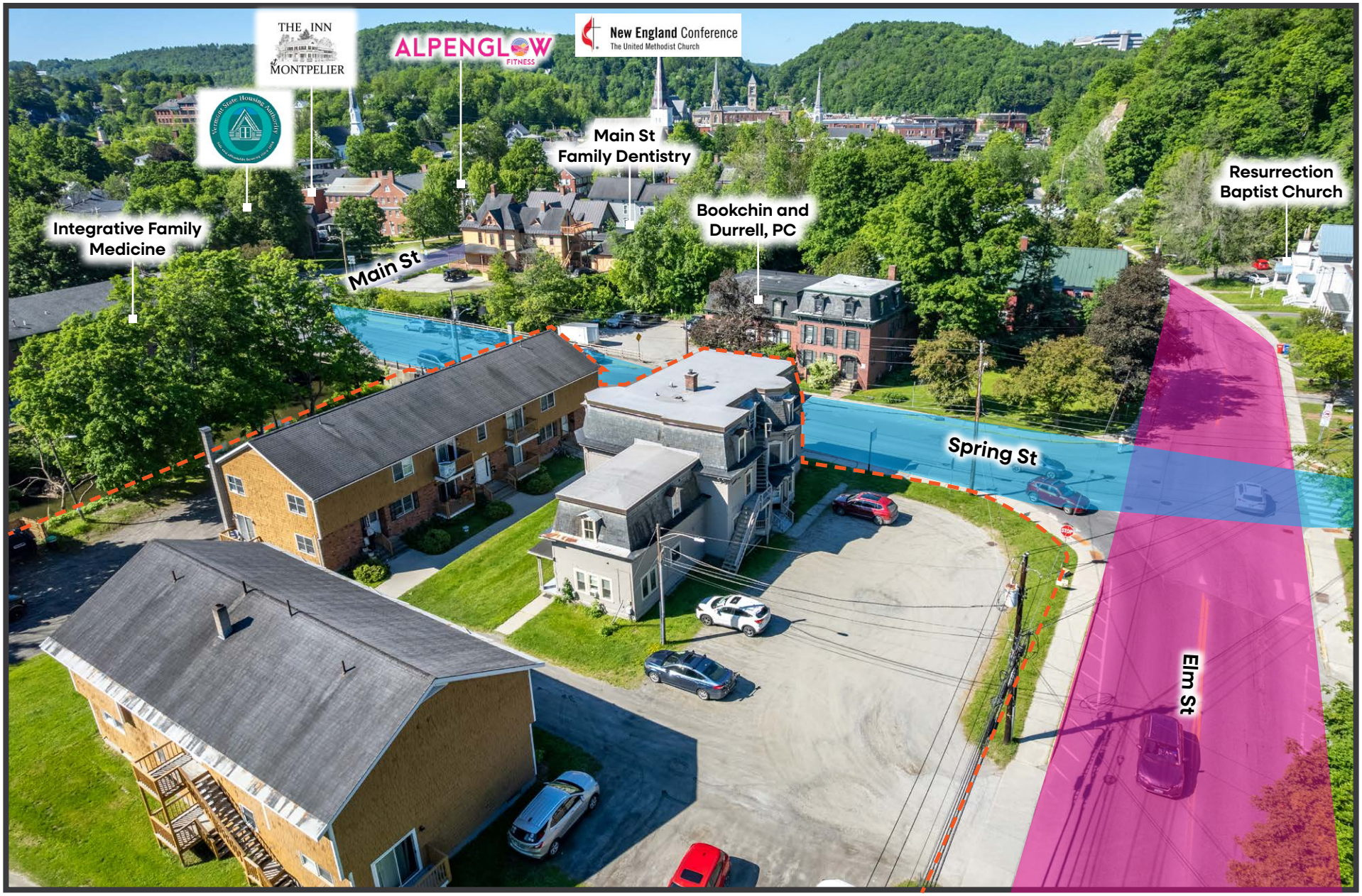
Aerial Overview

141 Main St, 8 St. Paul St, Montpelier, VT

CHARTER REALTY

Aerial Overview

1-3-5 Spring St, Montpelier, VT



CHARTER REALTY

Demographics

1 Mile Radius:

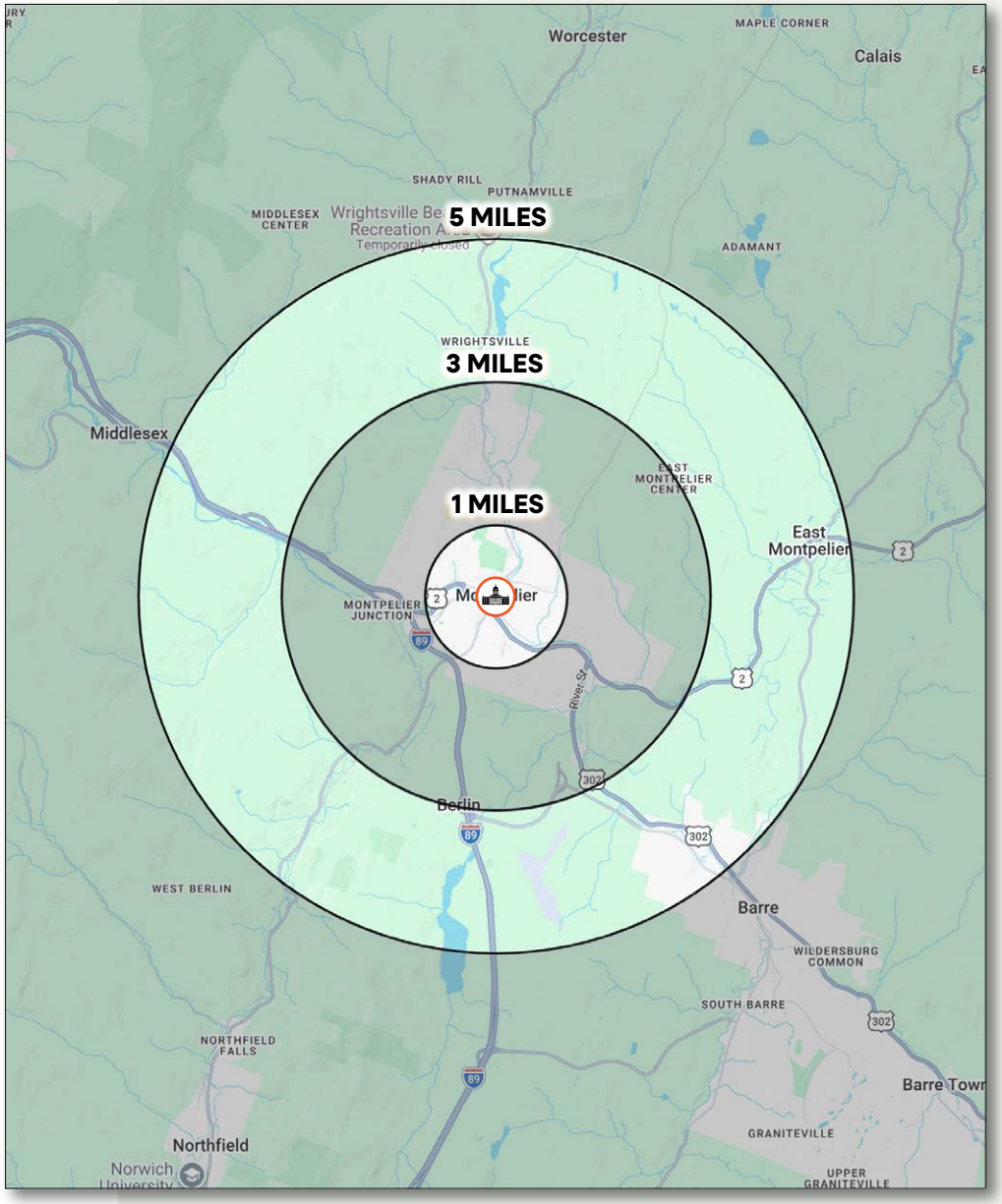
Total Population:	5,638	**Average Household Income:**	$102,928
Households:	2,894	**Median Household Income:**	$79,985
Daytime Population:	10,354		
Median Age:	43.3		

3 Mile Radius:

Total Population:	9,899	**Average Household Income:**	$108,596
Households:	4,641	**Median Household Income:**	$87,318
Daytime Population:	16,539		
Median Age:	44.4		

5 Mile Radius:

Total Population:	15,521	**Average Household Income:**	$109,461
Households:	7,086	**Median Household Income:**	$87,682
Daytime Population:	21,808		
Median Age:	44.7		



CHARTER REALTY

Demographics - 15 Minutes Drive Time

TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE
Includes F&B	Bachelor's Degree or Higher	Average
$201,268,493	**51%**	**$343,064**

TAPESTRY SEGMENTS

City Greens *1,603 households*	Emerging Hub *1,193 households*	Dreambelt *1,022 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.	These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.	These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between $300K and $500K.
Household Types	**Household Types**	**Household Types**
Married couples; Singles living alone	Singles living alone; married couples with no kids	Married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Multi-Units	Single Family

ANNUAL HOUSEHOLD SPENDING

$3,670	$2,211	$6,764	$209	$7,093
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 17,998
- ✓ Median Age: 46.2
- ✓ Median Household Income: $81,222
- ✓ Daytime Population: 27,383

CHARTER REALTY

Financial Overview

73 Main St, Montpelier, VT 05602

Income	
Base Rent	$610,822
Total Rent	**$610,822**
Operating Expenses	
Maintenance	($1,566)
Repairs	($36,900)
Oil / Propane	($53,226)
Telephone (Elevator)	($715)
Supplies	($1,409)
Trash	($13,493)
Water & Sewer Tax	($12,571)
Property Tax	($93,427)
Insurance	($26,611)
Flood Insurance	($3,841)
Total Expenses	**($243,760)**
NET OPERATING INCOME	**$367,062**

Offering Summary

Price	**$6,615,000**
Price/Sq.Ft.	**$111 PSF**
Cap Rate	**5.55%**

CHARTER REALTY

Rent Roll

73 Main St, Montpelier, VT 05602

Unit	Tenant	Lease Type	Lease Expiration Date	Lease Term Remaining	Annual Rent
69 (Retail)	Kinney Drugs	Modified Gross (Tenant Pays Electric)	Sep-30-2028	2.1 Years	$49,378
67 (Retail)	Notion Fabric & Craft (Yarn Store)	Modified Gross (Tenant Pays Electric)	Sep-1-2028	2.0 Years	$35,220
71	Splash Naturals (Clothing Boutique)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$45,828
75	Bailey Road (Clothing Boutique)	Modified Gross (Tenant Pays Electric)	Dec-31-2028	2.3 Years	$42,384
77, 21, 21A	Little City Books DBA Bear Pond Books Store	Modified Gross (Tenant Pays 1st Floor Electric)	Mar-31-2029	2.6 Years	$50,760
6-11, 23, 30,32	Black River Design, Architects	Modified Gross (Tenant Pays Electric)	Apr-30-2029	2.7 Years	$64,872
13, 18	Scott Stone MD: Psychiatrist	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$22,044
17	Heney Properties	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$10,500
19	Bailey Road (Clothing Boutique) - Storage	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$2,400
22, 27, 39	Washington County Mental Health	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$31,200
28	Ward Joyce	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$5,040
29	Washington Central Friends of Education	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$4,860
33	Macey M LLC	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,280
35	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$10,740
36	Vacant (1 Bedroom Apartment)	-	-	-	-
37	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	Dec-31-2026	0.3 Years	$10,440
38	Tetra Tech (Engineering Consultant)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$9,996
40	Dominion Diagnostics (Lab)	Modified Gross (Tenant Pays Electric)	Jun-30-2027	0.8 Years	$10,380
400	Vermont Democratic Party	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$17,100

CHARTER REALTY

Rent Roll (Cont.)

73 Main St, Montpelier, VT 05602

Unit	Tenant	Lease Type	Lease Expiration Date	Lease Term Remaining	Annual Rent
401-403	Storyworkz (Commercial Photographer)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$18,780
41	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,940
42	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$12,060
43	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,460
44	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$9,600
45	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$10,380
46	Christine Lilyquist (Office)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$6,720
47	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$9,900
48	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,100
49	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,940
50	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$8,700
51	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$10,980
52	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	Dec-31-2026	0.3 Years	$10,080
53	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$10,080
54	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,640
55	Vacant (2 Bedroom Apartment)	-	-	-	-
56	1 Bedroom Apartment	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,040
TOTALS		**59,674 SF**			**$610,822**

CHARTER REALTY

Financial Overview

79-83 Main St, Montpelier, VT 05602

Income	
Base Rent	$157,428
Total Rent	**$157,428**
Operating Expenses	
Flood Insurance	($2,563)
Garbage	($5,869)
Grounds	($150)
Property Management	($4,464)
Cleaning & Maintenance	($1,242)
Repairs	($7,464)
Electricity	($1,910)
Oil & Propane	($11,233)
Water & Sewer	($3,380)
Property Tax	($28,474)
Insurance	($5,520)
Snow Removal	($4,205)
Total Expenses	**($76,474)**
NET OPERATING INCOME	**$80,954**

73 Main St
79-83 Main St

Offering Summary

Price	**$1,450,000**
Price/Sq.Ft.	**$131 PSF**
Cap Rate	**5.58%**

CHARTER REALTY

Rent Roll

79-83 Main St, Montpelier, VT 05602

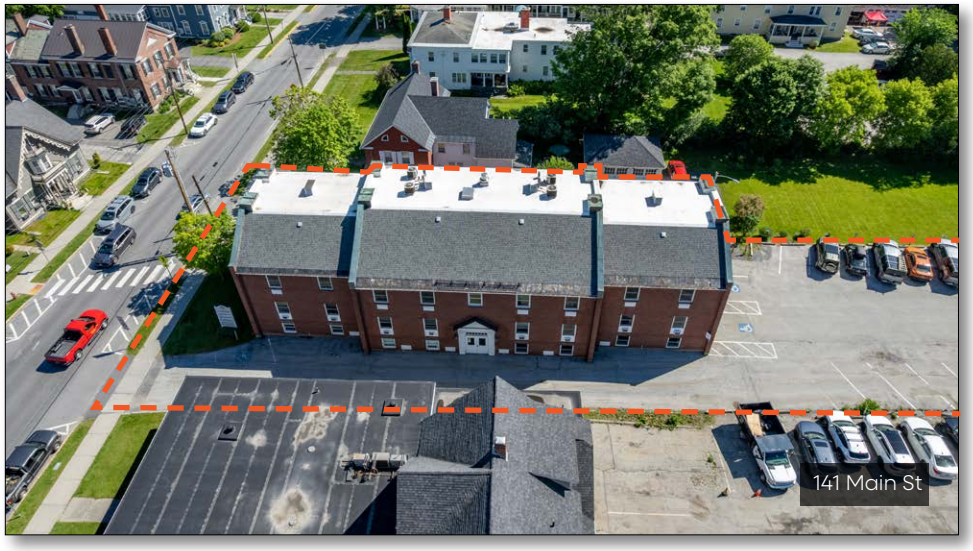
Building / Unit	Tenant	Lease Type	Lease Expiration Date	Lease Term Remaining	Annual Rent
5 E State St	The Bridge Newspaper	Modified Gross (Tenant Pays Electric)	Dec-31-2026	0.3 Years	$13,800
7 E State St	Tossi Jewelry	Modified Gross (Tenant Pays Electric)	Jul-31-2028	1.9 Years	$12,120
81, 83 Main St	Bohemian Bakery	Modified Gross (Tenant Pays Electric)	Mar-31-2027	0.6 Years	$49,968
79 Main St	Zutano Outlet Store (Jippy Joppy LLC)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$9,660
79 Main St, Unit 1	Zutano Outlet Store (Jippy Joppy LLC) - 2nd Floor Storage	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$4,500
79 Main St, Unit 2	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$6,480
79 Main St, Unit 4	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$11,340
79 Main St, Unit 5	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$6,600
79 Main St, Unit 7	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$6,180
79 Main St, Unit 8	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$9,600
79 Main St, Unit 9, 12	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$12,360
79 Main St, Unit 10, 11	Individual Office Tenant	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$14,820
TOTALS		**11,062 SF**			**$157,428**

CHARTER REALTY

Financial Overview

141 Main St, Montpelier, VT 05602

Income	
Base Rent	$112,644
Total Rent	**$112,644**
Operating Expenses	
Maintenance	($14,802)
Repairs	($11,500)
Electricity	($26,803)
Telephone (Elevator)	($418)
Supplies	($749)
Trash	($5,503)
Snow Plowing	($13,458)
Grounds (Lawn Mowing)	($255)
Water & Sewer Tax	($2,239)
Property Tax	($41,256)
Insurance	($7,294)
Flood Insurance	($3,392)
Total Expenses	**($127,668)**



Offering Summary

Price	**$1,680,000**
Price/Sq.Ft.	**$94 PSF**

CHARTER REALTY

Rent Roll

141 Main St, Montpelier, VT 05602

Building / Unit	Tenant	Lease Type	Lease Expiration Date	Lease Term Remaining	Annual Rent
141 Main, 1st Floor (Commercial)	Alpenglow Fitness (Uplift Fitness / Noelk)	Modified Gross (Tenant Pays Electric)	Jan-1-2027	0.3 Years	$30,600
141 Main, 1st Floor (Commercial)	*Vacant*	-	-	-	-
141 Main, 2nd Floor (Commercial)	Theriault & Joslin, P.C. (Law Firm)	Modified Gross (Tenant Pays Electric)	MTM	0.1 Years	$42,360
141 Main, 2nd Floor (Commercial)	Mudgett, Jennett & Krogh-Wisner, P.C. (Accounting Firm)	Modified Gross (Tenant Pays Electric, Heat)	MTM	0.1 Years	$39,684
141 Main, 3rd Floor (Commercial)	*Vacant*	-	-	-	-
141 Main, 3rd Floor (Commercial)	*Vacant*	-	-	-	-
TOTALS		**17,878 SF**			**$112,644**

141 Main St

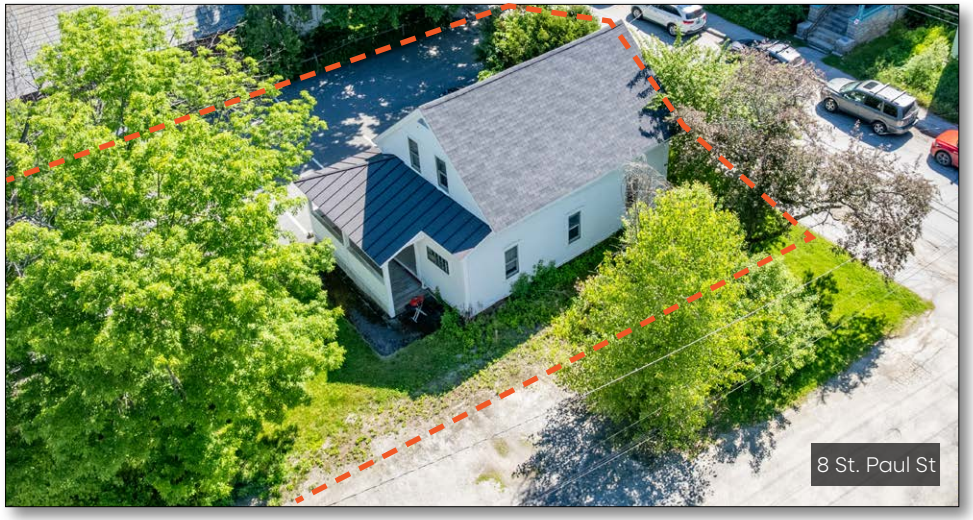
141 Main St

CHARTER REALTY

Financial Overview

8 St. Paul St, Montpelier, VT 05602

Income	
Base Rent	$19,140
Total Rent	**$19,140**
Operating Expenses	
Repairs	($1,996)
Water & Sewer	($1,109)
Property Tax	($6,637)
Insurance	(Included on 141 Main St Policy)
Trash	($352)
Grounds	($120)
Total Expenses	**($10,214)**
NET OPERATING INCOME	**$8,926**



Offering Summary

Price	**$320,000**
Price/Sq.Ft.	**$288 PSF**
GRM	**16.72**

CHARTER REALTY

Rent Roll

8 St. Paul St, Montpelier, VT 05602

Building / Unit	Tenant	Lease Type	Square Footage	Lease Expiration Date	Lease Term Remaining	Annual Rent	Annual Rent / Sq. Ft.
8 St. Paul (2 Bed, 1.5 Bath)	Residential Tenant	Modified Gross (Tenant Pays Electric, Heat)	1,111 SF	MTM	0.1 Years	$19,140	$17.23 PSF
TOTALS			**1,111 SF**			**$19,140**	

8 St. Paul St

8 St. Paul St

CHARTER REALTY

Financial Overview

1-3-5 Spring St, Montpelier, VT 05602

Income	
Base Rent	$265,980
Total Rent	**$265,980**
Operating Expenses	
Cleaning & Maintenance	($722)
Repairs	($9,548)
Electricity	($2,449)
Oil & Propane	($8,704)
Water & Sewer	($9,171)
Property Tax	($49,643)
Insurance	($11,214)
Rubbish	($6,026)
Snow Removal	($2,385)
Grounds	($5,811)
Total Expenses	($105,672)
NET OPERATING INCOME	**$160,308**

1-3-5 Spring St

Offering Summary

Price	**$2,885,000**
Price/Sq.Ft.	**$211 PSF**
Cap Rate	**5.56%**
GRM	**10.85**

CHARTER REALTY

Rent Roll

1-3-5 Spring St, Montpelier, VT 05602

Building / Unit	Unit Mix / Tenant	Lease Type	Square Footage	Lease Expiration Date	Annual Rent	Annual Rent / Sq. Ft.
3 Spring St #1 - 1st Floor (Commercial)	Carriage House Salon	Modified Gross (Tenant Pays Electric, Heat, Water)	650 SF	Sep-30-2028	$12,660	$19.48 PSF
3 Spring St #2 - 1st Floor (Commercial)	Office	Modified Gross (Tenant Pays Electric, Heat, Water)	640 SF	MTM	$10,500	$16.41 PSF
3 Spring St #3 - End Unit (Residential)	1 Bedroom	Modified Gross (Tenant Pays Electric, Gas Heat)	530 SF	Jun-1-2027	$14,340	$27.06 PSF
3 Spring St #4 -2nd Floor (Residential)	1 Bedroom	Modified Gross (Tenant Pays Electric)	1,000 SF	MTM	$11,160	$11.16 PSF
3 Spring St #5 -2nd Floor (Residential)	1 Bedroom	Modified Gross (Tenant Pays Electric)	550 SF	MTM	$10,680	$19.42 PSF
3 Spring St #6 -2nd Floor (Residential)	1 Bedroom	Modified Gross (Tenant Pays Electric)	550 SF	Jan-31-2027	$11,580	$21.05 PSF
3 Spring St #7 - 3rd Floor (Residential)	Large 2 Bedroom*	Modified Gross (Tenant Pays Electric)	1,500 SF	MTM	$15,480	$10.32 PSF
1 Spring St #1 (Residential)	2 Bedroom Townhome, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	780 SF	MTM	$13,200	$16.92 PSF
1 Spring St #2 (Residential)	2 Bedroom Townhome, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	780 SF	MTM	$14,220	$18.23 PSF
1 Spring St #3 (Residential)	1 Bedroom Flat, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	525 SF	MTM	$9,300	$17.71 PSF
1 Spring St #4 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric, Gas Heat)	525 SF	MTM	$9,000	$17.14 PSF
1 Spring St #5 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric, Gas Heat)	525 SF	MTM	$9,300	$17.71 PSF
1 Spring St #6 (Residential)	1 Bedroom Flat, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	525 SF	MTM	$11,760	$22.40 PSF
1 Spring St #7 (Residential)	2 Bedroom Townhome, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	780 SF	Feb-28-2027	$16,680	$21.38 PSF
1 Spring St #8 (Residential)	2 Bedroom Townhome, Garage	Modified Gross (Tenant Pays Electric, Gas Heat)	780 SF	MTM	$14,280	$18.31 PSF
5 Spring St #1 (Residential)	2 Bedroom Townhome	Modified Gross (Tenant Pays Electric)	754 SF	MTM	$17,940	$23.79 PSF
5 Spring St #2 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric)	377 SF	MTM	$11,580	$30.72 PSF
5 Spring St #3 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric)	377 SF	MTM	$11,580	$30.72 PSF
5 Spring St #4 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric)	377 SF	MTM	$12,300	$32.63 PSF
5 Spring St #5 (Residential)	1 Bedroom Flat	Modified Gross (Tenant Pays Electric)	377 SF	MTM	$11,760	$31.19 PSF
5 Spring St #6 (Residential)	2 Bedroom Townhome	Modified Gross (Tenant Pays Electric)	754 SF	Oct-31-2026	$16,680	$22.12 PSF
TOTALS			**13,656 SF**		**$265,980**	

*Estimated SF

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Montpelier, Vermont - Capital City Overview

State Government | Economic Stability | Historic Downtown

Montpelier serves as the capital city of Vermont and functions as the political, governmental, and administrative center of the state. Home to the Vermont State House, state agencies, courts, professional service firms, and civic institutions, the city benefits from a stable employment base and year-round economic activity supported by government operations and related industries.

As the seat of Vermont state government, Montpelier maintains an outsized economic and civic influence within the region. Government employment, professional services, healthcare, education, and tourism collectively support a resilient local economy and reinforce demand for retail, office, residential, and mixed-use real estate throughout the downtown district.

Montpelier's demographics further support long-term investment fundamentals. Median household income exceeds $80,000, more than 66% of adults hold a bachelor's degree or higher with more than 97.4% holding a high school diploma or higher, substantially exceeding national averages. These characteristics contribute to a highly educated consumer base, strong housing demand, and a vibrant downtown business environment.

Combined with limited development opportunities, a tightly held ownership base, and the city's role as Vermont's governmental center, Montpelier offers a unique investment profile that is difficult to replicate elsewhere in New England.

Montpelier Snapshot

- ✓ **City:** Montpelier
- ✓ **State:** Vermont
- ✓ **County:** Washington County
- ✓ **Distinction:** Capital City of Vermont
- ✓ **Government Anchor:** Vermont State House
- ✓ **Primary Industries:** Government, Healthcare, Professional Services, Education & Tourism
- ✓ **Downtown Character:** Historic Mixed-Use Commercial District
- ✓ **Market Position:** Political & Economic Center of Vermont
- ✓ **Walkability:** Highly Walkable Downtown Environment
- ✓ **Portfolio Focus:** Main Street & Downtown Holdings

Regional Drive Times

- ✓ **Burlington, VT:** ~45 Minutes
- ✓ **Stowe, VT:** ~35 Minutes
- ✓ **Waterbury, VT:** ~20 Minutes
- ✓ **Lebanon, NH:** ~1 Hour 15 Minutes
- ✓ **Hanover, NH:** ~1 Hour 15 Minutes
- ✓ **Manchester, NH:** ~2 Hours 15 Minutes
- ✓ **Boston, MA:** ~3 Hours

Montpelier Overview

Award-Winning Downtown | Highly Educated Population | Historic New England Destination

Montpelier's downtown is widely recognized as one of the premier small-city downtown districts in New England. Vermont Public reported that Montpelier was ranked the #1 Best Small Town Downtown in America by Best Choice Reviews, reflecting the city's walkability, independent businesses, historic architecture, and strong sense of place.

The city's appeal extends well beyond state government. AARP recently recognized Montpelier as one of its Great Places to Live, citing its walkability, community amenities, cultural offerings, and quality of life. Downtown Montpelier serves as a year-round destination for residents, visitors, professionals, and tourists drawn to the city's restaurants, retailers, arts scene, and historic character.

Montpelier also benefits from its strategic location in Central Vermont with convenient access to Burlington, Stowe, Waterbury, and New Hampshire employment centers. The region's outdoor recreation, tourism economy, and quality of life continue to attract residents and businesses seeking a highly desirable New England environment.

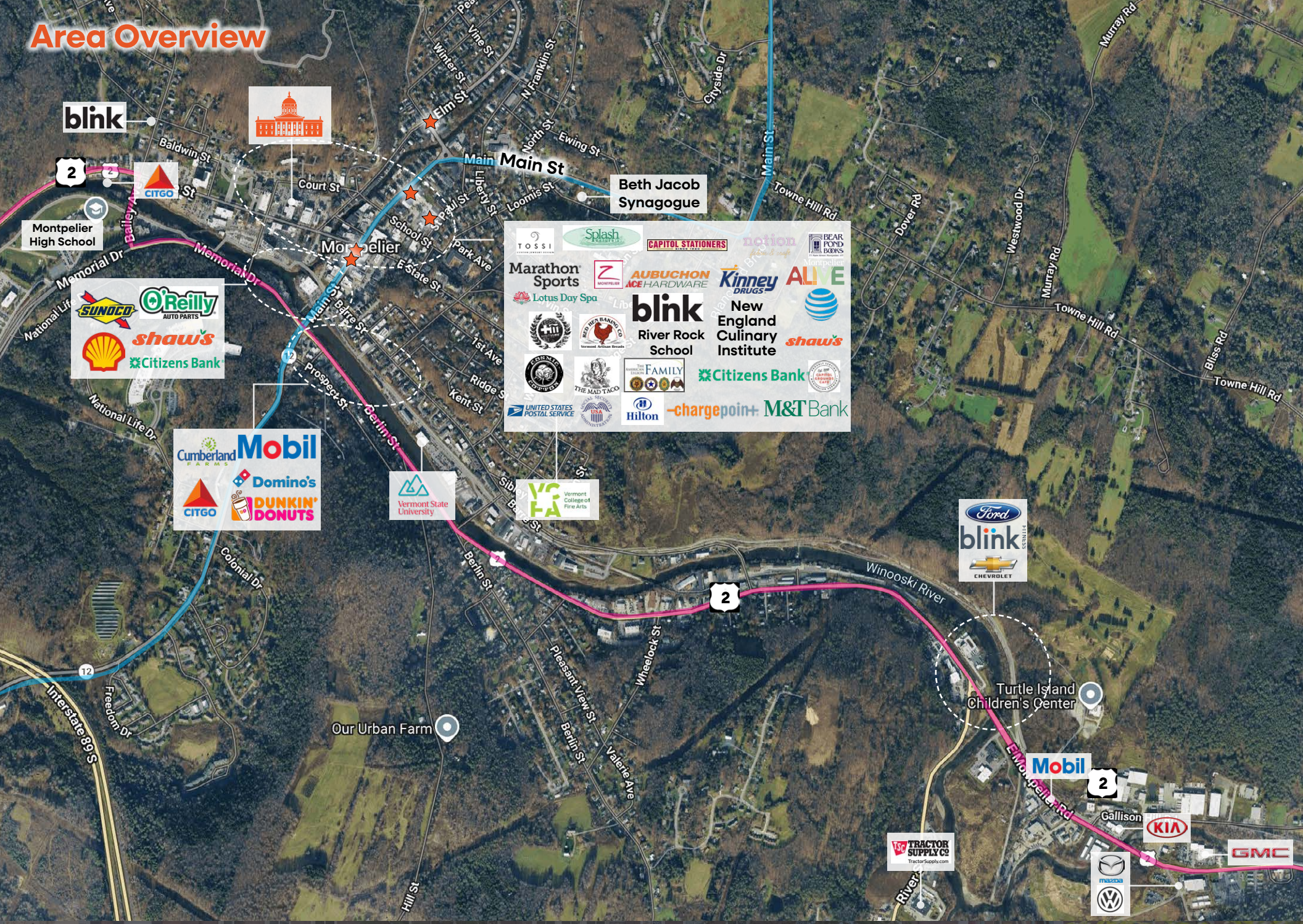
"I am often reminded that the wellspring of Vermont liberty flows from Main Street, not State Street."

- Gov. James H. Douglas

Capital City Snapshot

- ✓ **Capital of Vermont Since 1805**
- ✓ **County Seat of Washington County**
- ✓ **Home to Vermont State Government Operations**
- ✓ **Walk Score: 89 ("Very Walkable")**
- ✓ **#1 Best Small Town Downtown in America – Best Choice Reviews**
- ✓ **USA Today #1 Best Small Town for Shopping, #2 Best Small Town in the Northeast**
- ✓ **AARP Great Places to Live Community**
- ✓ **Largest Urban Historic District in Vermont**
- ✓ **Largest National Register Historic District in Vermont**

Area Overview



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The Vermont Capital Portfolio

73 Main Street | 79–83 Main Street | 141 Main Street | 8 St. Paul Street 1–3–5 Spring Street
Montpelier, VT 05602

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