

Historic Preservation Commission Meeting SPECIAL

Wednesday, July 8, 2026 at 7:00 PM

REMOTE ACCESS ONLY

To Join Via Zoom Meeting Go To:

<https://us06web.zoom.us/j/82824130238?pwd=jm9Ve54Cuy4CU5nqkorxFBdLzklFsl.1>

Alternatively you can Call In by Dialing: 1-929-205-6099

For both remote options, the Meeting ID is: 828 2413 0238

Passcode: 150152

Members: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, -Linden Chozinska, and Yana Walder

1. Call to Order
2. Public Comments [~5 minutes]
3. Approval of the Agenda [~5 minutes]
4. Comments from the Chair [~5 minutes]
5. **VTrans Sec. 106 Review Request:** Improvements to Rail Crossing on Main Street adjacent to the Barre Street intersection, including new signal equipment and warning system improvements, pedestrian safety fencing, and other site improvements
6. **144 Elm Street:** Review proposal to demolish historic structure - consider sending comments to Development Review Board for 8/3 Permit Hearing
7. Other Business: Next Meeting, August 11th (anticipating Review of NR Listing & Sec. 106 for Dam Removals)
8. Adjournment



802-233-9506 phone

39 Main Street, Montpelier, VT 05602

802-262-6080 fax

www.montpelier-vt.org

Meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.

Proposed Railroad Safety Improvement Project--Montpelier STP 2950(2)

From Ehrlich, Judith <Judith.Ehrlich@vermont.gov>

Date Thu 6/25/2026 5:44 PM

To Meredith Crandall <mcrandall@montpelier-vt.org>

Cc Pfohl, Doug <Doug.Pfohl@vermont.gov>; Corey B. Line <ccline@montpelier-vt.org>

 2 attachments (618 KB)

Layout Plan with Highlight.pdf; Fence Details.pdf;

Dear Meredith and the Historic Preservation Commission Members—

The Vermont Agency of Transportation (VTrans) is working on the design for a safety improvement project where the Vermont Rail System rail line crosses Main Street in Montpelier (Montpelier STP 2950(2)). Because Montpelier is recognized as a Certified Local Government and this project is receiving federal funds from the Federal Highway Administration, we are advising the Historic Preservation Commission of the project. In addition to improving safety at this crossing, VTrans designers have worked to minimize project impacts within the surrounding historic district. It is our opinion that while there will be some changes at the Main Street rail crossing, the impacts will not directly impact historic resources nor detract from the character defining features of the overall surrounding City of Montpelier Historic District.

As you may be aware, Doug Pfohl, Project Manager with the Vermont Agency of Transportation (VTrans), has been working closely with Corey Line, Montpelier's Public Works Project Management Director, on a design for a railroad safety improvement project at the RR crossing on Main Street just southwest of Barre Street. The project area begins on the Vermont Rail System rail line east of 3 Main Street, heads west through the parking area located adjacent to and northeast of 3 Main Street, crosses Main Street at a skewed angle, continues westerly just north of the Shaw's parking area and building, then concludes at the railroad bridge that crosses the North Branch River.

The overall goal of this project is to improve pedestrian and vehicular safety at the Main Street RR crossing by ensuring the crossing meets current railroad safety standards. Attached are relevant plan and information sheets for the project.

To accomplish these objectives, the current project design includes the following elements:

1. Easement Acquisition and Signal Equipment Area

The project proposes acquiring a small triangular easement area roughly 930sqft within the parking area north of 3 Main Street. Pavement within the acquired area would be removed, which will help discourage parking too close to the railroad and reduce the potential for vehicles to enter the track area. The project also proposes installation of a railroad signal equipment cabinet in this location. The cabinet would be set back from Main Street, and landscaping is being considered to help it blend more appropriately with the surrounding historic district context. The equipment cabinet dimensions will be finalized once the overall signal design is complete but the cabinet will be manufactured of Stainless steel or aluminum and will be

approximately 4' x 6' or 6' x 6'. See below for an example of a typical signal cabinet along a railroad.

2. Railroad Warning System Improvements

The crossing requires upgraded warning devices to better alert motorists and pedestrians when a train is approaching. The original concept included overhead signal structures and railroad crossing gates on Main Street. Following additional engineering review and consideration that the project is located within the boundaries of the Montpelier Historic District, the design team determined that the crossing can meet current safety standards through enhanced active warning signals without the installation of crossing gates. The current design therefore proposes overhead flashing warning signals mounted on cantilever structures for both northbound and southbound traffic on Main Street. The northbound cantilever structure would be located within the proposed easement area north of 3 Main Street, while the southbound structure would be installed adjacent to the Main Street sidewalk within the railroad right-of-way.

3. Pedestrian Safety Fencing

The project also addresses informal pedestrian crossings that currently occur between the Shaw's parking area and the northeast side of the tracks. A simple wood plank fence is proposed along the north side of the railroad right-of-way, extending from the Main Street sidewalk westward to the eastern end of the railroad bridge over the North Branch River. This fencing is intended to clearly delineate the railroad right-of-way from the adjacent shared-use bicycle and pedestrian path, helping to improve safety and define the respective travel corridors. Additional fencing is proposed along the south side of the railroad right-of-way, extending to a point near the front corner of the Shaw's building. This fencing is intended to guide pedestrians toward the designated crossing location and discourage unsafe crossing movements along the railroad corridor while maintaining a simple appearance that is compatible with the surrounding setting.

4. Roadway and Site Improvements

Additional project work includes repaving roadway apron areas near the Barre Street intersection, installing traffic signal pedestal equipment, installing new concrete sidewalks, curbing, and line striping to improve traffic flow. The additional work also includes removing pavement in selected areas along the railroad corridor and within the railroad right-of-way as part of the overall safety improvement effort.

5. Public Meetings and Stakeholder Coordination

As noted above, the Corey and Doug have been working collaboratively on the proposed design, meeting regularly every two weeks. In addition, several public and stakeholder meetings were held throughout late 2025 to review proposed concept plans and gather input from affected property owners and community groups. A number of suggestions received during these meetings were evaluated and incorporated into the project design as appropriate.

Doug met with adjacent property owners in November 2025 to discuss project impacts and gather feedback. Specifically, meetings were held with owners of Capital Dry Cleaners, Buddy's Famous, the Citizen's Bank building (3 Main Street), and Shaw's. The owners were able to discuss the project's potential impacts to their property and advise Corey and Doug of any concerns. For example, the owner of 3 Main Street discussed their requirement for maintaining continued access to the building's basement bulkhead which has been incorporated into the design considerations.

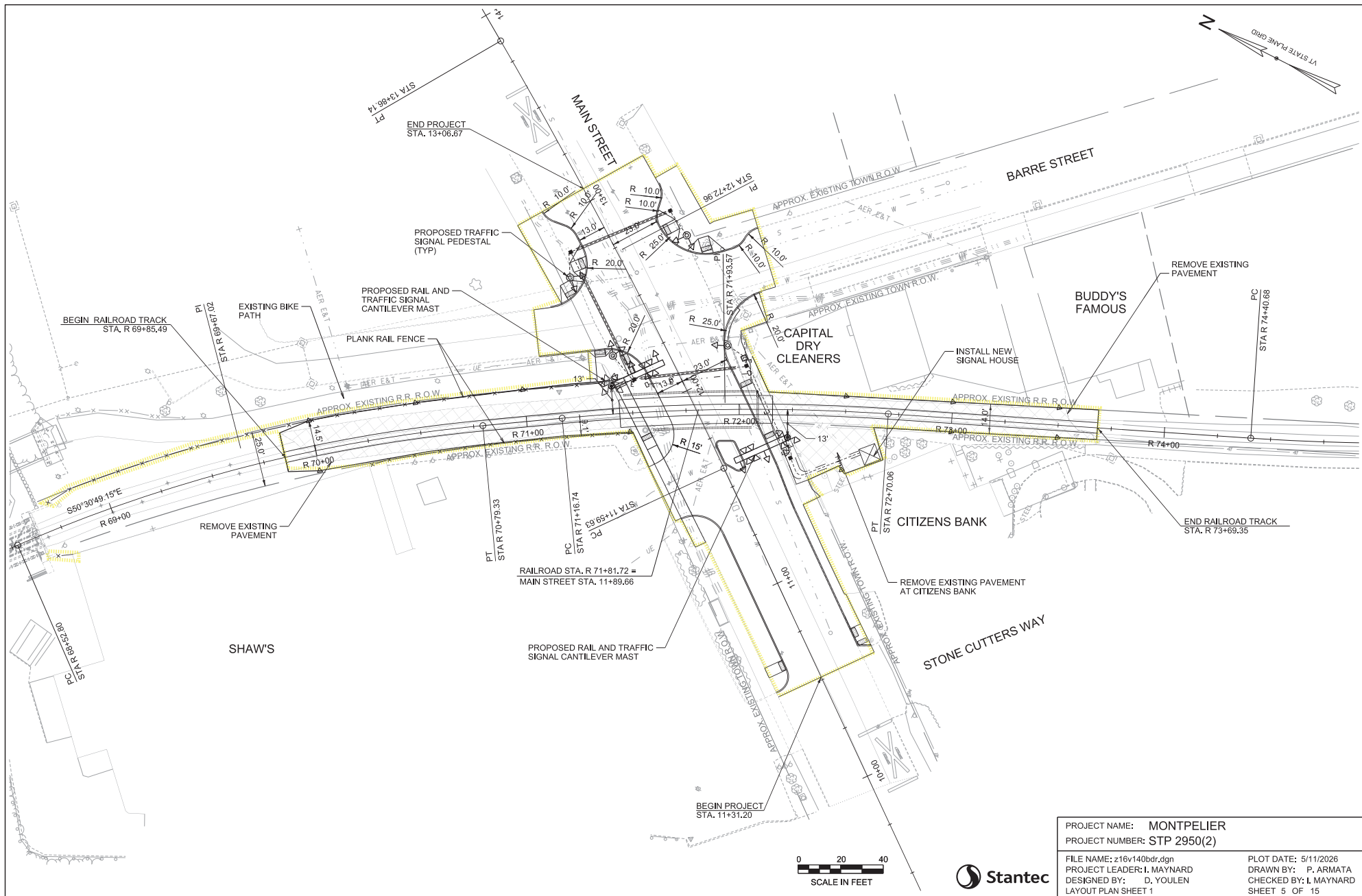
Please let me know if you have any questions or would like to discuss. The project team continues to move forward with the project design so if you do need additional information please contact me as soon as possible to ensure any comments are appropriately considered.

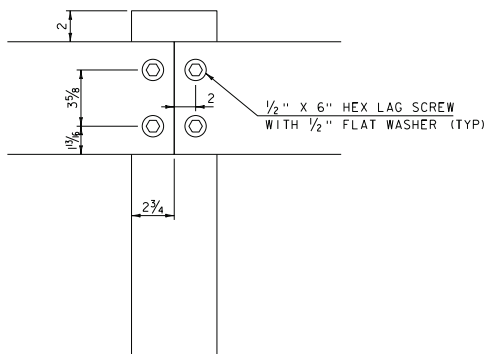
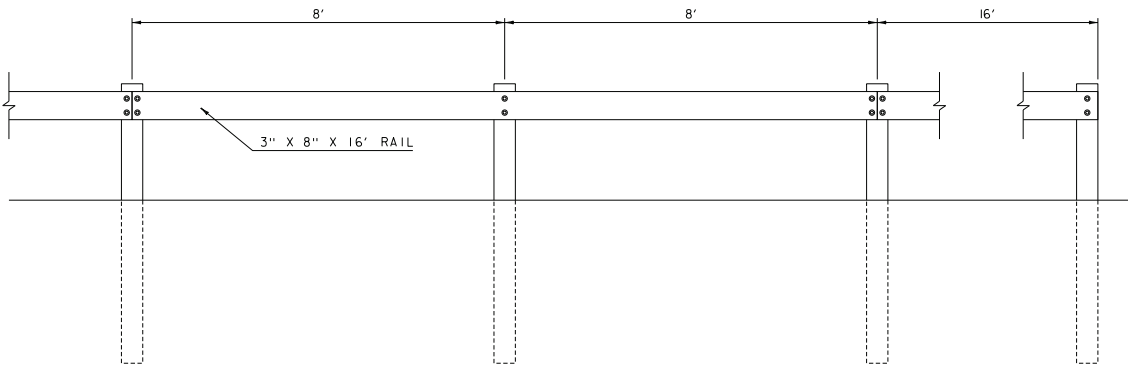
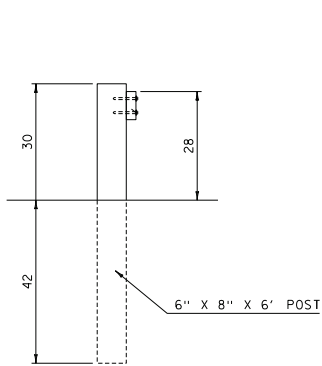
Thank you!
Judith

Signal cabinet example:

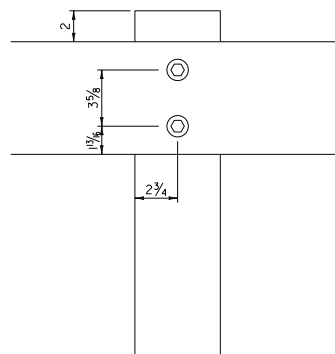


Judith Williams Ehrlich (She/Her) | VTrans Historic Preservation Officer
Technical Services Bureau | Environmental Section
Highway Division
Vermont Agency of Transportation
219 North Main Street | Barre | Vermont 05641
802-595-3744 cell
<http://vtrans.vermont.gov>

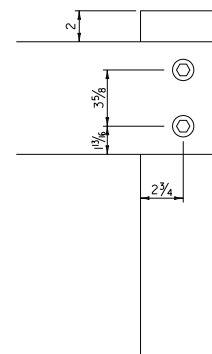




**SPLICE POST
ATTACHMENT DETAIL**



**INTERMEDIATE POST
ATTACHMENT DETAIL**



**END POST
ATTACHMENT DETAIL**

GENERAL NOTES:

1. POSTS, RAILS AND LAG SCREWS SHALL BE IN ACCORDANCE WITH SECTION 728.
2. POST AND RAIL DIMENSIONS ARE SHOWN IN NOMINAL DIMENSIONS.
3. PILOT HOLES SHOULD BE DRILLED, IN THE RAIL AND POSTS, PRIOR TO ATTACHING THE RAILS TO THE POSTS TO PREVENT BREAKAGE OF THE RAIL POST OR SCREW. PILOT HOLES SHOULD BE STEPPED WITH 1/2 INCH DIAMETER PILOT HOLE FOR THE LENGTH OF THE SHAFT AND 3/8 INCH PILOT HOLE FOR THE LENGTH OF THE THREAD.
4. INDIVIDUAL RAIL LENGTH MAY BE REDUCED TO 8 FEET TO ACCOMMODATE THE END OF THE FENCE.

REV.	DATE	DESCRIPTION
0	MAR. 22, 2017	ORIGINAL APPROVAL
OTHER STANDARDS REQUIRED: NONE		
VTRANS AND FHWA APPROVAL ON FILE WITH CONTRACT ADMINISTRATION		

PLANK RAIL FENCE



**STANDARD
F - 20**

Development Application

Required for all applications, Zoning, Building and Public Works.



Applicant Information

Project Address	144 Elm St	Parcel size?		Detached, Single Family?	☐
Applicant Name	Vermont Rental Solutions				
Address	20 S Main St, Suite 1	City	Barre	State	VT ZIP 05641
Phone	802-622-0072	Email	admin@vtrentalsolutions.net		
Is the Applicant the Owner of the property?	☐				
Property Owner Information (Complete if different from Applicant)					
Owner Name	144 Elm Street Apts LLC				
Address	20 S Main St, Suite 1	City	Barre	State	VT Zip 05641
Phone	802-505-0755	Email	Luckysoffice@gmail.com		
Mail all permit materials to: Owner or Applicant (check one)					

Project Information (See staff for assistance if necessary)

Zoning District:	MUR	Neighborhood:	The Meadow- Elm Str		
Design Review District:	YES	Designated Downtown:	NO	River Hazard Area:	YES
On Historic Register (VT or Fed)?	YES	Existing Use of Property:	Church		
Check all that apply:		☒ Parking spaces added.			
☐ New Principal Building		☐ Are new parcels being created?			
☐ Major Renovation* to existing building.		☐ Any work within the City Right of Way?			
☐ Minor Renovation to existing building.		☐ Additional bedroom(s) or bathroom(s)?			
☐ Change of Use or Tenant		☐ Any change in the water or sewer service?			
☐ New Accessory Structure		☐ Other activity, describe below.			
☒ Demolition		☐ Fill or excavation will affect the property?			
☐ Additional impervious surface created?		How much material added/removed? _____			

Construction Cost Estimate: \$19000.00 (Required for All Applications)

*Extensive alteration work on exterior shell of the building, and may include additional work on primary structural components, mechanical, electric and plumbing systems, and/or site work. Typically, the extent and nature of the work is such that the building cannot be used for its intended purpose while the work is in progress.

Project description

Demolition of an existing structure (former church building) and full removal of foundation systems. Following demolition, the site will be graded, stabilized and improved for interim use as a non-paved parking and access area

Site plan

Is a site plan attached showing existing and proposed conditions? ☐

The minimum requirements for a site plan are; property lines, street, existing and proposed structures, setbacks from property lines of proposed structures, applicant's name, date, scale and north arrow.

The undersigned hereby request(s) a permit for land development as described above and certifies that the information presented is true and correct to the best of my knowledge, and that the proposed project will not violate or conflict with conditions of prior permits. I understand that the permit runs with the land and that compliance is ultimately the property owner's responsibility. I understand that if more information becomes available to staff additional review and fees may be required. I also understand that this permit, if issued, will be deemed null and void in the event any material information upon which it is based is found to be incorrect or misrepresented.

Dual authorized agent for 144 Elm Street Apartments LLC

Property Owner- Printed: 144 Elm Street Apartments LLC
(Required)

Signature:

Date: 6/23/2026

Dual authorized agent for: Vermont Rental Solutions

Applicant- Printed: Vermont Rental Solutions

Signature:

Date: 6/23/2026

Incomplete applications will not be processed and may be returned—a site plan showing the proposed development is required if construction is involved. Confer with Planning Dept. Staff for additional guidance.

Does your project involve new construction, addition, alteration, renovation or repair to a structure? If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 or online at <http://publicservice.vermont.gov/efficiency/building-energy-standards>.

This application is for local City of Montpelier Permits. Your project may also require State permits. We recommend that you contact the following State agencies early in your project planning:

Department of Environmental Conservation (DEC) – (802) 828-5034

Vermont Department of Labor – (802) 828-4000

For Office Use Only

Attachments Required	Fees	Fees received
Building		☐
Zoning Admin.		☐
River Hazard		☐
Waiver/Variance		☐
Conditional Use		☐
Site Plan		☒
Sign		☐
Design Review		☒
Recording Fees		☐

Check # 107
Amount received: 603 700
Date received: 6-23
Received by: KAK

Check #
Amount received:
Date received:
Received by:

Date App Complete: 6-23 - zoning
Referred:
Denied Date:

5/2/2025

Zoning Permit Attachment



Applicant Information	
Project Address 144 Elm St	Date 1/19/2026
Applicant Name Vermont Rental Solutions	

Purpose of Application	ONLY Fill out sections below.
☐ New Structure or addition (including fences) →	Sections 1. And 2.
☐ Change of Use →	Sections 5. And 6.
☐ Design Review →	Section 7.
☐ Boundary Line Adjustment →	Section 3.
☐ Home Business →	Sections 5. And 6.
☒ Demolition →	Section 4.
☐ Excavation or Fill →	Section 2.

Not all parts of each section may be applicable for your project- Please see staff for assistance

Section 1. Dimensions §3002	
# Dwelling Unit(s)	Existing? _____ New? _____ Proposed lot total?
Parcel Frontage	_____ ft
Gross Area of Impervious Surfaces	_____ square ft
Setbacks of New Addition or Structure	Front: _____ ft Side (R): _____ ft Side (L): _____ ft Rear: _____ ft
Height of New Addition or Structure	_____ ft
Footprint of New Addition or Structure	_____ ft by _____ ft

Section 2. Environmental factors (§3005, §3006 & §3007) A site plan will be required	
Does the property contain any mapped Wetlands, Vernal pools or Riparian Areas?	☐
Does the subject property have any slopes equal to or greater than 15%?	☐
If yes above, what is the area of disturbance or creation, and what degree of slopes involved?	

Section 3. Lot Lines (§3510)				
Proposed	Acres	Frontage	Coverage	Setbacks (front/side left/side right/rear)
Parcel 1(applicant)				
Parcel 2				

Section 4. Demolition (§3004)
Attach a demolition and site remediation plan. (§3004.C)
Is the structure a contributing structure on the State or National Registers of Historic Places? Yes

Section 5. Parking (§3011)

Existing spaces: _____

Proposed spaces total: _____

Section 6. Uses (figure 2-15 Use Table)

Current Uses	Gross floor area	Proposed Uses (Include current uses remaining.)	Gross floor area

Section 7. Design Review (§2201)

Include: Elevation drawings or photographs of existing and proposed, cut sheets, description of any changes in material types, and site plan showing location of proposed changes.

Additional information if helpful

Unless otherwise conditioned - all activities approved by a zoning permit must be commenced within 2 years of issuance, and completed within 2 years of commencement. § 4204

All actions or determinations made by the Administrative Officer regarding this zoning permit application may be appealed by you or an interested person to the Development Review Board during a 15-day appeal period.

If Development Review Board approval is required, actions by the DRB may be appealed by you or an interested person to the Environmental Court during a 30-day appeal period, which begins upon the date their decision, is issued. State law requires that the permit cannot take effect until all appeal periods have concluded without appeal. If appealed, the permit does not take effect until the appeal has been resolved. Any activity subject to this permit commenced before the effective date is solely at the applicant's risk.

For staff use only:

Proposed:

- * FAR (gross floor area/total lot area); _____ (For non-residential uses.)
- * Residential density subject district; _____. (For residential uses.)
- * Major/Minor * Slopes * Buffer zones

River Hazard Area Development Attachment



This form is used for any development in a Special Flood Hazard Area as shown on the community's effective FEMA Flood Insurance Rate Map and the River Corridors as identified on the City of Montpelier River Corridors Map. Development is defined as any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operation or storage of equipment or materials.

Applicant Information		
Project Address	144 Elm Street	Date 1/19/2026
Applicant Name	Vermont Rental Solutions	

Project Information (see staff for assistance)			
Map Panel #	500230264E	Market Value of existing property ¹	\$ 325,000.00
Flood Zone and/or River Corridor	Yes ☒ No ☐	Estimated cost of improvements ²	\$
Floodway	Yes ☐ No ☒	LOMA or LOMR (attached)	Yes ☐ No ☒
Approximate DFE (BFE + 2') §644	527.8 ft	Are there any open permits on this property?	Yes ☐ No ☒

¹As determined by the municipal property card or private appraisal. ²As determined by construction costs applicable to building permit

Structural Development (check <u>all</u> that apply)		
☐ Residential ☐ Mixed Use ☐ Non-residential ☐ Manufactured Home §714 ☐ Accessory structure ☐ Interior development only	☐ New Structure ☒ Demolition of existing structures ☐ Replacement of existing structure ☐ Relocation of existing structure ☐ Alteration /Addition to existing structure ☐ Temporary structure ☐ Fuel tank §713; (above ground / buried)	
Other Development (check <u>all</u> that apply)		
☐ Outdoor storage of materials ☐ Connection to public utilities ☐ Drainage improvements (including culvert work) ☐ Excavation (not related to structured development listed above)	☐ Paving ☒ Grading ☐ Mining ☐ Drilling ☐ Dredging	☒ Placement of fill material ☐ Roadway or bridge construction ☐ Watercourse alteration ☐ Subdivision §719 ☐ Fence or wall construction ☐ Other Development not listed (specify) _____

All Development in FHA shall be reasonably safe from flooding. §800

In a narrative, describe how the following standards will be met. Attach all necessary supporting material.

(801.B (1)) Development shall be designed, operated, maintained, modified, and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy

(801.B (2)) Development shall be constructed of material resistant to flood damage.

(801.B (3)) Development shall be constructed by methods and practices that minimize flood damage.

(801.B (4)) Development shall be constructed with electrical, heating, ventilation, plumbing, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(801.B (5)) Development sites shall be adequately drained to reduce exposure to flood hazards.

(801.B (6)) Water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems.

(801.B (7)) Sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

Project description

See supporting docs.

Site Plan:

Site Plan showing the location of all existing and proposed structures, water bodies, adjacent roads, lot dimensions, 100-year floodplain boundary, river corridor and floodway boundary, if applicable, BFE and proposed development with lowest adjacent grade (LAG) elevation.

If proposed development is a new structure or substantial improvement of an existing structure, a certified and completed FEMA Elevation Certificate that includes the proposed elevation of the structure's lowest floor (including basement) shall be submitted.

*It shall be unlawful to use, occupy, or permit the use or occupancy of any land or structure, or part thereof, developed unless a **Certificate of River Hazard Compliance** has been obtained. §520*

For Staff Use Only

Substantial improvement? Yes ☐ No ☒

Contributing Structure? Yes ☒ No ☐

Evidence attached? Yes ☐ No ☒

Received by:

Date:

Building Permit Attachment for Major Projects



Construction may not commence prior to the issuance of a Building Permit. Plans may require additional review and a new or amended permit if it is determined by the Building Inspector that there is a satisfactory reason, including changes in the project or if the start of the project is significantly delayed. This application does not eliminate the requirements for electrical and plumbing trades to file the appropriate work notices with Vermont Division of Fire Safety in accordance with the Vermont Electrical Safety Rules and Vermont Plumbing Rules.

Applications are processed in the order that they are received. The Department will make every effort to review your plans expeditiously. There may be delays in processing during especially busy construction seasons so it is important to submit your plans early.

Applicant Information			
Project Address:	144 Elm St Montpelier VT	Date:	1/20/2025
Applicant Name:	144 Elm Street Apts LLC		

Project Information	
Indicate what the permit is being obtained for below, check all that apply:	
☐ New Construction	☐ Fit Up of Tenant Space
☐ Addition to Existing Building	☐ Change of Occupancy Use
☐ Renovation/Alteration of Existing	☐ Replacement or Repair of Building System
☐ Accessibility Upgrades	☐ New Building Equipment Installation
☐ Energy Efficiency Upgrades	☐ Other: _____
☒ Demolition	
Describe Proposed Use: (example: office, restaurant, single family, multi-family, etc.): _____	
Description of Work to be Completed: _____	

Plans: Provide two copies. Mark below the plans that are included with this application.	
☐ Site Plans	☐ Foundation Plans
☐ Floor Plans	☐ Elevation Plans
☐ Wall Cross Sections	☐ Floors or Roof Structural Design
☐ Mechanical Plans	☐ Electrical Plans
☐ Plumbing Plans	☐ Fire Protection Systems
☐ ADA/Accessibility Plans	☐ Other: _____

Building Information: Complete for all permits: new construction, addition, or renovation/alterations.**Indicate the Building Construction Type: ***

- | | | |
|--|---|----------------------------|
| ☐ Type 1: Noncombustible | ☐ A | ☐ B |
| ☐ Type 2: Noncombustible | ☐ A | ☐ B |
| ☐ Type 3: Noncombustible/Combustible | ☐ A | ☐ B |
| ☐ Type 4: Combustible, Heavy Timber | | |
| ☐ Type 5: Combustible (Ordinary Wood Frame) | | |
| ☐ A: Protected | ☐ B: Unprotected | |

Structural Loads:**

Roof Snow Loads: _____

Floor Loads: _____

Wind Loads: _____

*Refer to the Building Code (IBC) for determining the construction type.

**Refer to the Building Code for determining loads.

Fire Protection Systems, If Any?

Fire Alarm: ☐ Manual ☐ Automatic Detection ☐ Single station Smoke Detection
Sprinkler: ☐ Complete ☐ Limited Area Standpipes: ☐ Yes ☐ No
Other: _____

Occupancy Classification: _____ Occupant Load: _____

Square Footage of Largest Story:
(new and existing) Total: _____

Building Height: _____

of Floors: _____

of Units: _____

a. Existing Square Footage: _____
(including basements)b. Additional Square Footage: _____
(including basements)c. Total Square Footage: _____
(a + b) = c

Heating System(s): _____

Type of Water Supply: Public ☐ Private ☐ New ☐ Existing ☐Type of Sewage Disposal: Public ☐ Private ☐ New ☐ Existing ☐

If this building is historically significant, indicate below and provide complete documentation of historical listings:

- ☐ Listed on the National Register of Historic Places ☐ Listed on the State Register of Historic Places
☐ Historically significant, as determined by the Vermont Advisory Counsel on Historic Preservation

Energy Conservation Certification: Complete for all state funded projects.

I, _____ certify that this new state-funded building or addition meets the standards in "The Vermont Guidelines for Energy Efficient Commercial Construction" as published in its most recent edition by the Department of Public Service.

For more information on energy conservation. Contact the Department of Public Service at 1-888-373-2255.

When work is completed applicant must fill out **Certification of Work Completed form** (form included in permit packet.) Return form prior to final inspection and issuance of **Certificate of Occupancy**.

VERMONT RENTAL SOLUTIONS • 144 ELM ST APTS

Montpelier, Vermont

DATE: June 11, 2026

TO: Meredith Strobridge Crandall, Planning and Zoning Administrator
City of Montpelier Planning & Community Development Department
39 Main Street, Montpelier, VT 05602

RE: 144 ELM STREET – FINALIZED COMBINED NARRATIVE FOR DEMOLITION, POST-FLOOD REMEDIATION, AND INTERIM SITE PLAN (18 SPACES)

Dear Meredith and Members of the Review Boards,

I. PURPOSE & PROJECT BACKGROUND

This document serves as the finalized technical narrative and formal request for the proposed full demolition of the existing structure at 144 Elm Street and the subsequent stabilization of the site for interim surface parking. This application aligns with the Montpelier Unified Development Regulations (UDR) Section 3004 and incorporates all necessary technical evidence, ITE traffic data, and specific environmental site requirements [cite: 7, 8].

The subject parcel (Parcel ID: 043.144000) measures **±1.3348** Acres (58,142 SF) and lies entirely within Flood Hazard Zone AE [cite: 10]. The existing former church structure on-site was severely damaged during the 2023 flood and has remained vacant, unheated, and unconditioned since that time, resulting in extensive mold growth, material deterioration, and severe public safety concerns [cite: 11, 48, 50].

II. ECONOMIC VIABILITY & HISTORIC REVIEW (UDR §3004.E(3))

We deeply respect the City's commitment to recognizing and documenting Montpelier's historic resources [cite: 46]. However, after rigorous evaluation by independent professionals, we have concluded that partial preservation or façade retention of the building is not feasible, safe, or cost-effective, and would significantly jeopardize the ultimate delivery of much-needed new housing [cite: 47]. Technical and structural evidence confirms that rehabilitation is not economically viable [cite: 13]:

- **Structural Assessment:** Northeast Structural Engineering (NES) has evaluated the building and found mass foundation instability, severe deterioration to the first-floor framing, and widespread framing section loss [cite: 14, 53]. Because of this widespread structural deformation, NES concluded the building is not a viable candidate for repair and is more appropriately addressed through full demolition [cite: 14, 54]. [\(Exhibit A\)](#)

- **Electrical Safety & Systems:** On September 19, 2025, the Vermont Department of Public Safety, Division of Fire Safety (DFS) conducted an inspection confirming that all existing wiring was compromised by floodwaters [cite: 15, 49, 50]. All building systems beyond the exterior meter base require complete replacement, including non-compliant knob-and-tube wiring on the upper floors, making code compliance cost-prohibitive [cite: 16, 50]. [\(Exhibit B\)](#)
- **Market Reality & Valuation:** A professional real estate appraisal (February 2026) determined that the highest and best use of the site is redevelopment with multiple residential units [cite: 17, 55]. The appraisal concluded that the land value exceeds the current improved value, proving that the existing building contributes no meaningful economic value [cite: 17, 55]. The extreme cost of code-compliant reconstruction—including mandatory fire suppression and foundation reinforcement—far exceeds any potential economic return [cite: 18]. [\(Exhibit C\)](#)

Response to Historic Preservation Committee (HPC) Recommendation

The HPC's advisory recommendation to retain the street-facing wall, cut back slightly into the building, and incorporate it into a future three-story residential structure was carefully considered [cite: 57]. However, implementing this approach introduces substantial engineering complexity, extreme safety risks, and prohibitive costs [cite: 58]. Retaining a shallow, flood-damaged wood façade would require specialized structural stabilization, extended handling, and long-term storage, while materially constraining the architectural durability and curb appeal of the completed development [cite: 59, 60].

Proposed Historic Mitigation Measures

While partial structural retention is impractical [cite: 84], we are committed to implementing appropriate historic mitigation measures in collaboration with the City [cite: 84]:

- **Photographic Documentation:** Comprehensive, professional photographs of the property's façade will be taken for the Historic Preservation Committee to document the building's state prior to demolition [cite: 20]. *(Note: We appreciate the feedback and suggestions provided by HPC members Eric Gilbertson and Robert McCullough during our previous site visit [cite: 21].)*
- **Material Salvage:** We are exploring opportunities to coordinate with third-party organizations to safely salvage and repurpose symbolic architectural elements or materials at other suitable locations where practical [cite: 85, 87].
- **Contextual Design & Signage:** Future permanent phases will look to incorporate interpretive signage and an architectural design highly compatible with the surrounding historic context [cite: 85, 86].

III. REDEVELOPMENT PHASING AND INTERIM USE

To allow the site to remain active, safe, and functional while final permitting, design, and financing are secured, the project is structured into two sequential phases [cite: 71]:

- **Phase 1 (Current Review):** Full demolition and removal of the unsafe structure and foundation within 60 days of commencement, followed by the establishment of an interim surface parking lot [cite: 23, 25, 68]. All debris will be removed or screened within 14 days of generation [cite: 24].

- **Phase 2 (Future Review):** Future construction of a 22-unit residential building explicitly designed to support Montpelier's housing needs and post-flood recovery goals [cite: 70].

Surface Parking Program Specifications

Surface parking as a primary use in the Mixed Use Residential Zoning District is a Conditional Use [cite: 77]. As suggested, combining the demolition and interim parking approvals into a single Development Review Board application under Chapters 300, 320, and 330 represents the most efficient and integrated approach [cite: 77, 78].

- **Capacity & Layout:** The post-demolition footprint will be converted into an interim lot consisting of 18 defined, at-grade parking spaces to serve existing local uses [cite: 25]. No structured parking elements are proposed [cite: 75].
- **Safety Standards:** All 18 spaces will be clearly marked with individual parking spot numbers and secured with timber wheel stops to ensure clear, safe demarcation on a non-paved surface [cite: 26]. **(Exhibit D)**
- **Traffic Generation:** Per ITE Land Use Code 820, this 18-space lot represents a low-intensity transitional use anticipated to generate only 6–8 peak-hour trips, thereby fully maintaining the residential character of the Meadow-Elm Street neighborhood [cite: 27].

IV. EPSC & RIVER HAZARD AREA COMPLIANCE

For Phase 1, improvements involve limited grading and surface preparation only, with no permanent building construction within the River Hazard Area [cite: 80]. All operations will strictly adhere to the Vermont DEC Low Risk Site Handbook and River Hazard Permit requirements [cite: 29, 81]:

- **Fill Specifications:** The project will utilize 513 cubic yards of clean, structural-grade fill to fill the building footprint [cite: 30]. The parking surface will consist of 3/4" crushed stone processed gravel, mechanically compacted to meet stringent stability and permit guidelines [cite: 31].
- **Runoff & Erosion Control:** Reinforced silt fencing will be installed along the downhill limits of disturbance, and a stone tracking pad will be installed at the Elm Street entrance to manage sediment control [cite: 32, 33]. **(Exhibit E)**
- **Vegetative Screening:** Native Redosier Dogwood and Arrowwood shrubs will be planted along specified boundaries to provide the required visual buffering for the interim use [cite: 34]. **(Exhibit E)**

***Grading Plan Exhibit Note:** Acknowledging municipal feedback regarding the density of information on Exhibit E, a separate, dedicated Grading Plan exhibit is being generated as **Exhibit F**. This standalone document will cleanly display parcel boundaries, FEMA flood designation limits, 2-foot elevation contours, the historic building footprint being filled, and exact fill boundaries to easily confirm the accuracy of our erosion controls.*

V. CONCLUSION

Full demolition allows for the responsible, timely removal of an unsafe, flood-damaged, and non-compliant building [cite: 63, 90, 92]. It enables a phased redevelopment process that directly supports Montpelier's long-term community resilience and post-flood housing goals [cite: 92].

We respectfully request approval for the full demolition and interim site plan at 144 Elm Street [cite: 93]. We look forward to coordinating closely with Planning staff, the Design Review Committee, the Department of Public Works, and the Building Division to ensure full regulatory and utility compliance throughout this project [cite: 88].

Sincerely,

Vermont Rental Solutions & 144 Elm St Apts [cite: 36, 95]

Submitted via the City of Montpelier Planning & Community Development Department [cite: 37]

1) CAPACITY OF COMMUNITY FACILITIES AND UTILITIES

a. Local Schools

The proposed project will not impact local schools, as it does not introduce residential units or population increase.

b. Police, Fire Protection, and Ambulance Services

The project reduces risk by removing an existing structure and improving site safety. No increased demand on emergency services is anticipated.

c. Street Infrastructure and Maintenance

The project will not create a significant increase in traffic or wear on public roads. Interim parking use is low intensity and comparable to existing or prior use.

d. Parks and Recreation Facilities

No impact. The project does not increase demand for recreational facilities.

e. Water Supply, Sewage Disposal, and Stormwater Systems

No new water or sewer demand is created.

Stormwater impacts are minimal because:

- No new impervious surface is created
- The existing building footprint (currently impervious) is replaced with compacted aggregate
- Drainage patterns are maintained with grading for positive runoff

The project complies with VT DEC EPSC standards and applicable stormwater guidance.

2) TRAFFIC

a. Traffic Volume, Type, and Timing

The proposed interim parking use will generate minimal traffic, comparable to or less than prior use of the property. It will not exceed typical neighborhood traffic levels.

b. Traffic Mitigation Measures

- Defined access and parking layout improves circulation
 - No expansion of intensity or high-traffic use
 - Use is temporary and low impact
-

3) CHARACTER OF THE NEIGHBORHOOD

a. Architectural Compatibility

No new structures are proposed. The project removes an existing structure and results in an open, stabilized site condition, which is neutral in terms of architectural compatibility.

b. Yards, Lot Coverage, and Landscaping

- Removal of the structure reduces overall site coverage
- The site will maintain open space character
- Disturbed areas will be stabilized with gravel or vegetation in accordance with VT DEC standards

c. Lighting and Noise

- No new lighting is proposed
 - Noise is limited to short-term demolition activity
 - Post-construction use (parking) is low noise and consistent with the neighborhood
-

4) PERFORMANCE STANDARDS

a. Noise

Temporary noise during demolition only. No ongoing noise impacts from site use.

b. Glare

No lighting or reflective surfaces are proposed. No glare impacts.

c. Odors

No ongoing odors associated with the use.

d. Vibration

Limited to short-term demolition activity only.

e. Electrical or Radio Interference

None.

f. Waste Storage

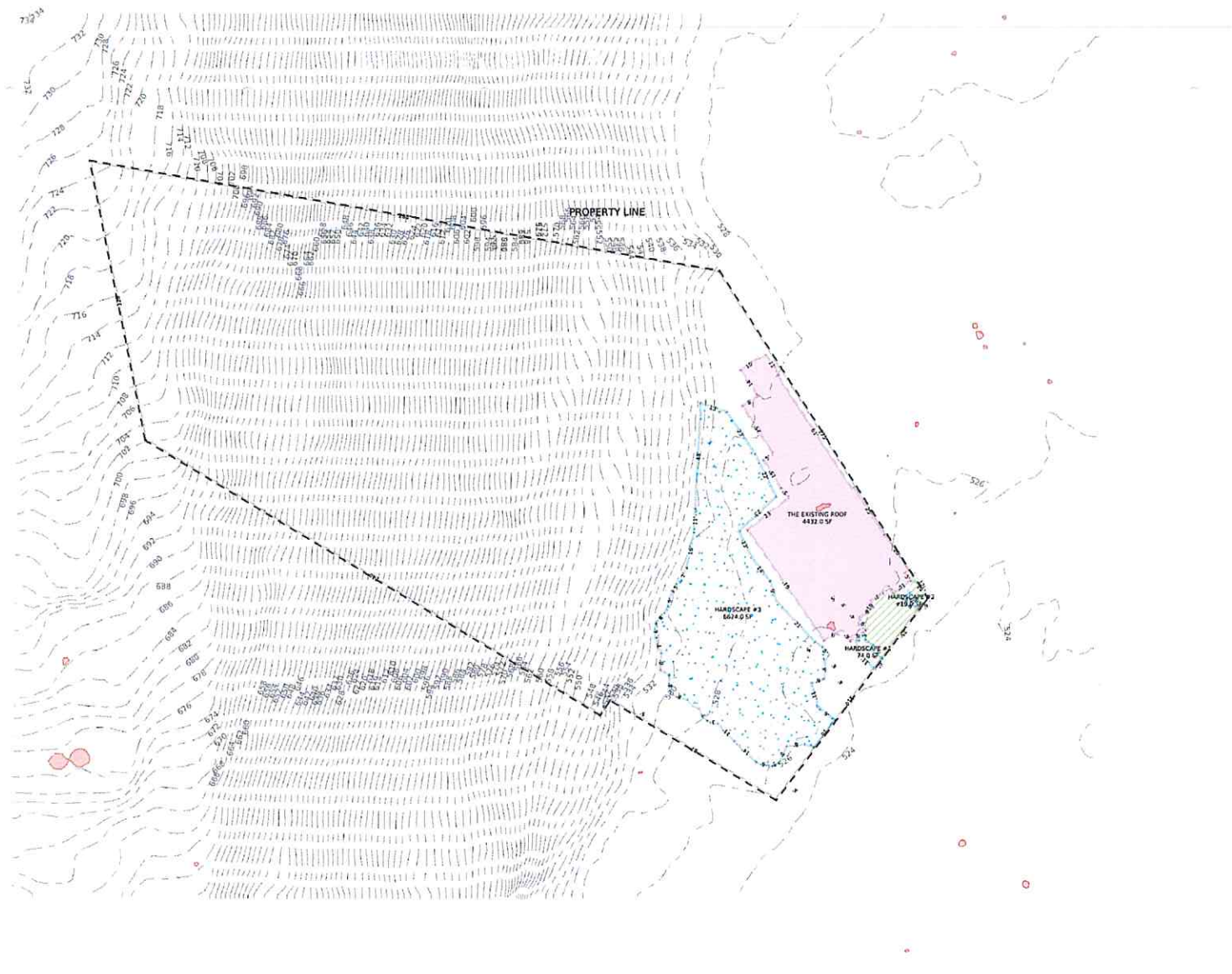
No ongoing waste storage. Demolition debris will be removed and disposed of off-site in accordance with regulations.

g. Particulate Matter and Airborne Solids

Temporary during demolition; controlled using standard dust mitigation practices.

h. Flammable, Toxic, or Hazardous Substances and Wastes

No ongoing use or storage. Any demolition materials will be handled and disposed of per applicable regulations.

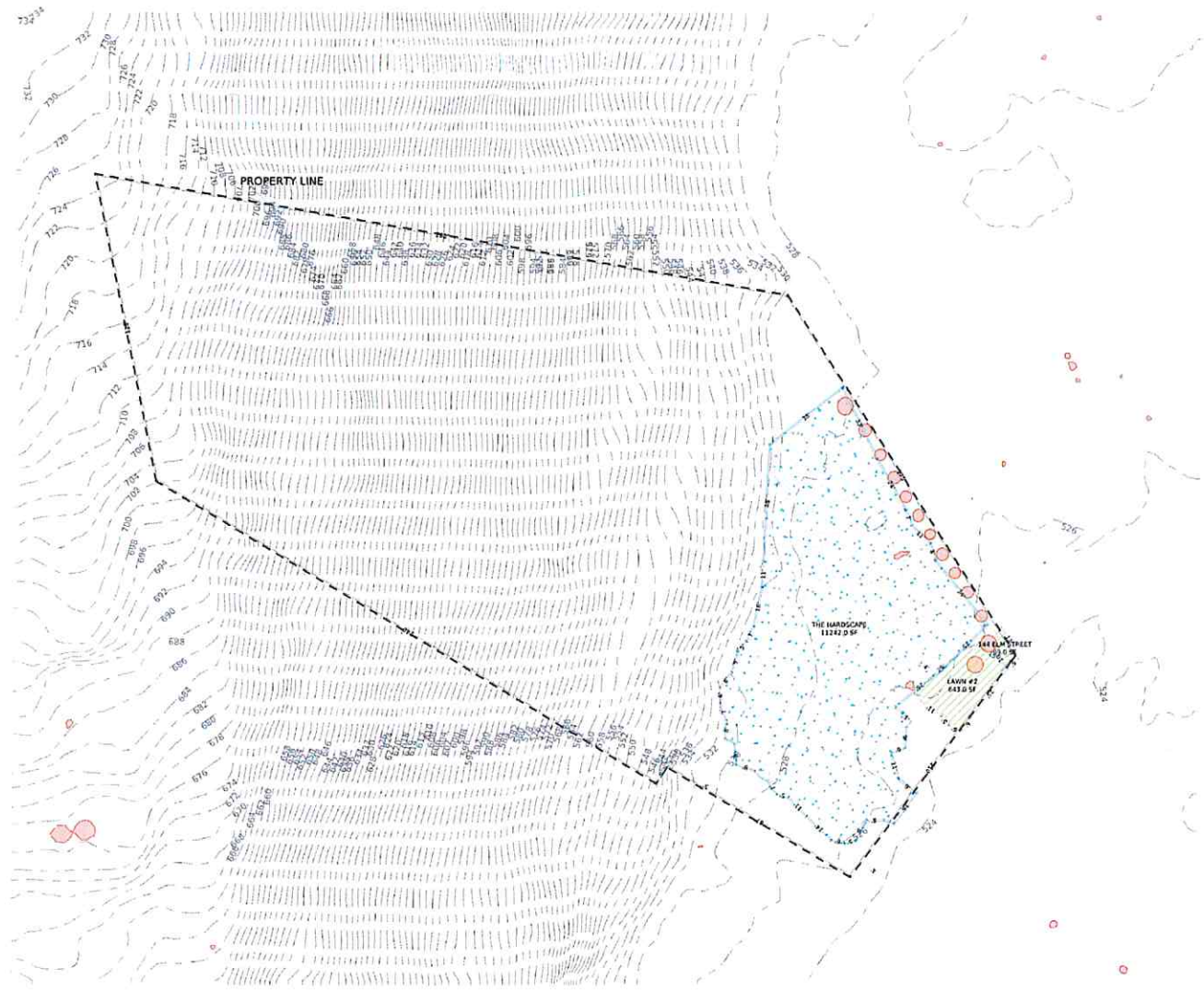


LINE OBJECTS LEGEND			POINT OBJECTS LEGEND		
-W- WATER LINE (Potable water)	OH- OVER-HANGING POWER LINE		DS- DOWN SPOUT	IRR- IRRIGATION PANEL	VENT- VENT
-R- RIVER OR CREEK LINE	-X- FENCE LINE		EP- ELECTRICITY PANEL	SSMH- SANITARY SEWER MANHOLE	
G GAS LINE (Natural gas, oil, steam, petroleum, or other gaseous or flammable materials)	-E- ELECTRIC LINE (Electric power lines, cables, conduit, and lighting cables)		AC- AIR CONDITION UNIT	LP- LIGHT POLE	
-SD- STORM DRAIN LINE	-SS- SEWER LINE (Sanitary sewers and drain lines)		GM- GAS METER	WM- WATER METER	

SITE PLAN	
ADDRESS: 144 ELM ST. MONTPELIER, VT 05602, USA	
PARCEL ID (APN): 043.144000	
OWNER: BAPTIST CHURCH	
YEAR BUILT:	
LOCALITY: MONTPELIER COUNTY: WASHINGTON	
PROPERTY AREA: 1.3487 ACRES. 58147.3 SF PROPERTY WIDTH: 378.5 FT PROPERTY HEIGHT: 287.2 FT	
ZONING: COMMERCIAL	
LATITUDE: 44.263715953 LONGITUDE: -72.574084593	
FLOODZONE: AE FLOODZONE SUBTYPE:	
Vermont Rental Solutions	
28 S Main Street Suite 1 Barre Vermont 05641 802-622-0072	
144 ELM ST, MONTPELIER, VT 05602, USA	
2026-04-08	24" X 36"



LEGENDS	
PROPERTY LINE LINE	---
SETBACK LINE	---
ELEVATION LINE	---
EXISTING ROOF LINE	---
DRIFLINE LINE	---
LAWN HATCH	///
HARDSCAPE HATCH	///
POOL HATCH	///
OTHER OBJECT HATCH	///
EXISTING ROOF HATCH	///
FLOOR PLAN WALL HATCH	///

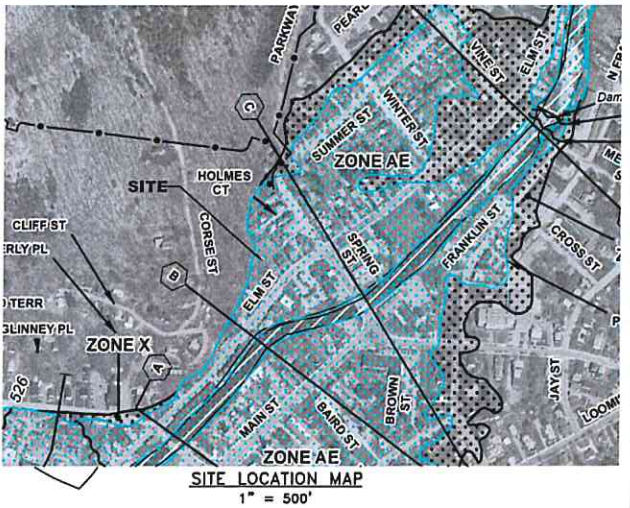
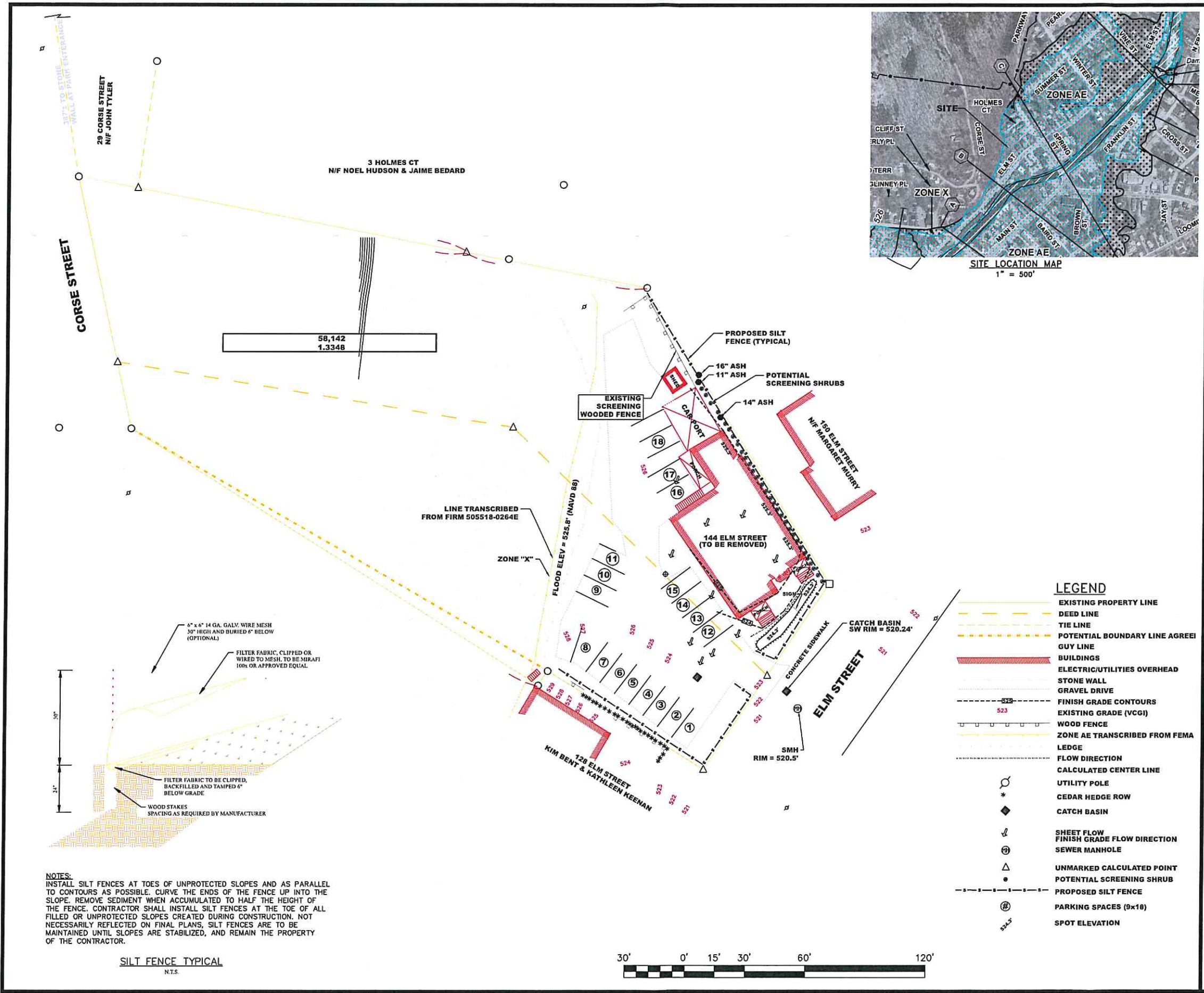


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144 ELM ST. MONTPELIER, VT 05602, USA	
2026-04-08	24" X 36"



LEGENDS
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SETBACK LINE
ELEVATION LINE
EXISTING ROOF LINE
DRAIN LINE
LAWN HATCH
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SS SEWER LINE (Sanitary sewers and drain lines)	WM WATER METER
	VENT VENT



GRAPHIC SCALE 1"=30'

REVISIONS:

VERMONT LAND INTEGRITY
802-793-7484
AARON@VERMONTLANDINTEGRITY.COM

VERMONT LAND INTEGRITY
SURVEYING & PERMITTING

LICENSED LAND SURVEYOR

**PARKING, GRADING
& SILT FENCE PLAN:
144 ELM STREET APTS, LLC**

DATE: 6/5/2026

144 ELM STREET MONTPELIER, VT

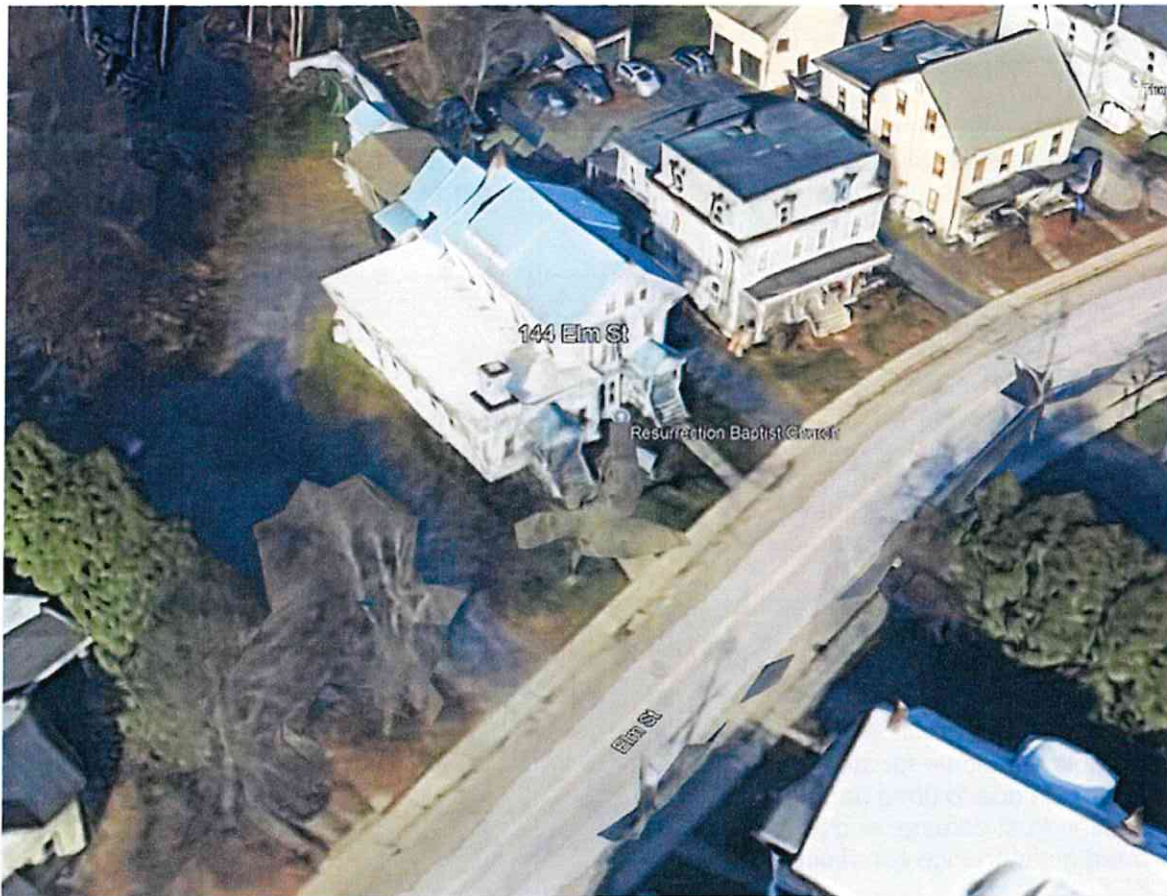


Photo obtained from 2026 Google Earth

144 Elm St Apartments LLC Structural Evaluation

Project: 25066
144 Elm Street
Montpelier, VT
March 17, 2026
Updated May 13, 2026



Northeast Structural Engineering, PLLC
4025 Rollo Road
Swanton, VT 05488
www.nestructural.com

Brian Douglas, P.E.
Brian@nestructural.com
(802) 782 - 0342

Andrew Douglas, P.E.
Andrew@nestructural.com
(802) 782 - 5303

Introduction:

On May 13, 2026 the conclusions section of this report was edited to rectify a typographical error. Edits are italicized.

At your request, NES evaluated the 144 Elm Street building for rehabilitation feasibility. This report is intended to document the conditions observed and provide a structural assessment of the feasibility of structural rehabilitation at this time. This report is intended for use only by the party for which the report is prepared.

The 144 Elm Street building in Montpelier, Vermont, was unoccupied and unconditioned at the time of our review. The first floor of the entire building has varying levels of finishes removed likely in an effort to address recent flood damage (within last few years). NES has been asked to evaluate the structure for schematic feasibility of rehabilitation for apartments and/or commercial use.

Our findings stated in this report include that this building is not a reasonable candidate for structural rehabilitation due to flood damage, foundation frost damage and general deferred maintenance conditions.

This report is based upon a one-time visit by NES, reviewing the visible features of the subject construction. At the client's request, no finishes were demolished to reveal otherwise concealed conditions. No destructive or non-destructive testing was performed.



Front (south side) of the building taken from the sidewalk

Our findings are limited to our firm's visual observations and professional opinions. We abide by standard structural engineering practices and guidelines to determine our conclusions. Our firm does not provide any warranty other than our visual observations be it expressed or otherwise. Dates and ages of framing are assumed based on practices and materials. This report is void upon any changes to the site or structure and after a span of one year's time.

General Layout:

The structure consists of five effective generations of structures and additions. The original structure consists of the primary 3-story (historically residential) area of the building. This original structure is in the southeast corner of the property and generally has features suggestive of late 1800's construction. The next apparent generation is an addition on the north side of the historic structure and was likely constructed in the early 1900's. This addition is 2 stories with a partially finished attic space. It is unclear if this portion was built at one time or in separate portions. Due to similar age and conditions, this report will refer to it as a single addition. The third-generation addition consists of the western church gathering hall which was likely a partial renovation to a historic addition. This addition appears to have been renovated in the late 1900's or sooner but older features are still visible in the floor framing. The fourth addition added to the building is a carport and shed added on the rear of the building. This space is constructed likely in the late 1900's and is unconditioned. The fifth addition consists of the exterior 3rd floor fire escape stair and the rear entry roof (assumed similar age solely on condition and framing practices). Other renovations and adjustments have been made to these spaces but for this report, the layout will be based on these 5 primary generations/additions.



Report generation key (*Print in color*)

General Observations:

Several standards were consistent on most if not all areas of the building. Starting with the flood damage across the entire first floor. Repair of this flood damage has already been started but moisture content will remain elevated in any wood framing exposed to standing water. This leads to increased potential for rot in the future. Another condition is the unconditioned foundations. Most of this building either has a basement or dirt floor crawl spaces that are intended to receive passive heating from heat loss in the space above and/or equipment surrounding them. When the building is left unheated it poses increased potential for frost to affect these foundation elements and move them. This is evident to some degree in most of the foundations (some much more than others).

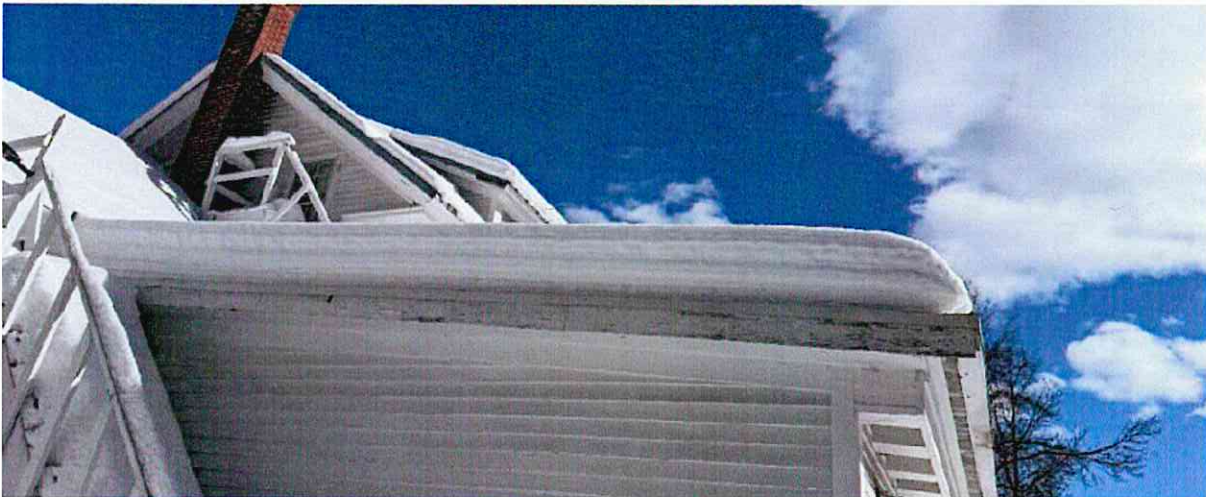
Additionally, the unconditioned space has resulted in temperature fluctuations and condensation has formed on several walls and ceiling surfaces. At the time of visit this condensation had iced up and ice was visible on several interior surfaces.

All additions and the original building have exterior flashing and finishes at the end of their design life which often result in areas of wood framing/sheathing rot behind fascia boards and siding (often focused on windows and door penetrations).

The site also is prone to surface water degradation and frost activity due to negative drainage on several sides of the building and maintained (salted and plowed) driveway/parking a large percentage of the perimeter.



Negative drainage example on east side



Example of aged fascia on the northwest corner of the church hall

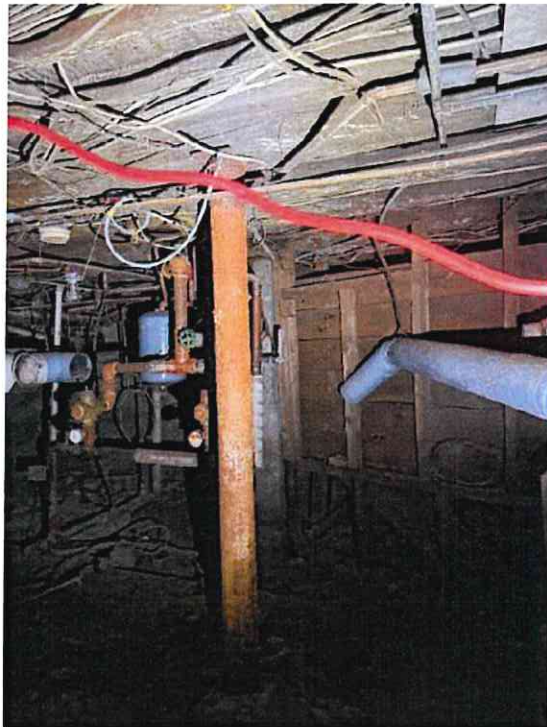
Original Structure Observations:

The original structure is 3 stories with a full height basement below. All original framing is rough sawn, and finishes are majorly consistent of lath and plaster. Most framing above the first floor is concealed.

This basement consists of field stone foundations changing to brick masonry at or close to grade. Outside this brick is a large stone block (likely a granite). The basement has several interior stone foundations, some of which have been historically replaced with cast in place concrete piers (footing sizes unknown). A thin, unreinforced ("rat") slab had been poured in the space. This slab shows significant signs of frost and flood damage. The slab has been lifted between 1 and 2 feet in some areas causing cracking, and voids which make an unstable walking surface. The stone walls are also showing signs of significant movement with interior bowing, cracking and global leaning.



A corner of the original basement with frost activity moving the slab and walls



Rust covered deteriorating column example in original basement

Most interior supports also appear to be actively moving with the frost conditions but the extent of which is difficult to measure due to the movement of surrounding slab, exterior walls and framing deflections. Rust and biological growth can be observed on all columns, beams and first floor framing. Rot was observed in several framing members, a few of which were notably waterlogged and were seen with ice buildup at the time of inspection.

144 Elm St Apartments
03/17/2026, Updated May 13, 2026

The first floor of this portion is framed using timber floor joists and beams. First floor framing convention suggests several of the interior walls are structurally supporting the floors/roof above. From presumed frost movement the first floor has a visible "hump" where some support columns have raised while those below the interior bearing walls have settled. The first-floor walls have portions of finishes removed (presumably for the previously started flood repairs). These exposed wall bottoms show several areas of rot as well as a few cases where the lifting in the interior of the structure has caused the floor joists to lift off exterior bearing.

The second floor is assumed to continue with these similar framing conventions, but the finishes restrict observation for most of the floor and wall framing. Several layers of ceiling finish in the floor below also restrict observation from below. Despite the general rise in the floor below, the second floor has a general interior settlement. This is likely due to historic framing creep and first floor support settlement.

The third floor is generally the same condition as the second-floor framing and walls. A similar interior floor slope can be observed. A window on the front of the building had been left open which is generally beneficial for matching interior and exterior temperature swings and managing moisture, but it has resulted in increased localized water infiltration due to rain and snow entering through the window. The roof framing is concealed in all locations and is framed as a gable roof with a large dormer and high collar tie. No significant ridge settlements are observable but minor settlements appear historic and are expected due to the age of the structure.



First floor lifting at the interior wall
(see left of photo)



Third floor settling toward interior wall, interior finishes suggest long term high humidity

Northern 2 Story Addition Observations:

This portion of the structure is framed with rough sawn lumber, but the foundation consists of a short "framing on dirt" crawlspace with shallow foundations. This has resulted in significant movement to the foundations now that the building has been left unheated. The largest area of this is where a supporting foundation has lifted enough to cause it to break through the first floor, ultimately cracking the plank decking. Frost heaving has lifted several of the floor joists in this first floor. The second floor is limited to one room with sloped ceilings and a high collar tie. Finishes conceal the framing, but a general (though less exaggerated) floor movement is observable.



First floor of addition having localized deflections due to foundations below lifting through floor framing



Example of column in addition experiencing significant section loss due to rot/deterioration

Western Church Hall Addition Observations:

The church hall addition is in the best condition out of the entire structure. The foundation is more modern, consisting of a cast in place concrete foundation with interior cast piers on the southern end. It is unclear if this continues to the northern end due to restricted access, but it is assumed.

The floor is framed with rough sawn framing and dropped timber beams. Minimal floor movement is observed, but the plank decking has been unsecured and damaged in several locations.

Wall framing is visible through removed finishes in the southern end of the building suggests the walls are at least partially framed with dimensioned kiln dried lumber. The northern end, however, behind the "baptism tub" shows a rough sawn and plank sheathed exterior wall. This northern wall has significant signs of condensation. At the time of visit the wall was covered in a layer of frost.



Church hall, recent renovations started, framing mostly concealed



Crawlspace below church hall showing newer foundations with older rough sawn floor framing and plank sheathing

The church hall has a mono-slope roof with a low slope. The roof is framed using dropped timber beams and a presumed ladder framed overbuild. The dropped timbers appear in fair condition as observed in our preliminary evaluation. These timbers penetrate the envelope at the low eave and are subject to significant condensation risk within the wall due to an improper heat transfer and lack of a thermal break. In our experience this detail often results in beam rot within the wall over time.

The bell tower was not reviewed during our visit but appears to be not integral to the primary structural framing and generally stable at this time.

Northern Carport and Shed Observations:

The carport and shed are framed with dimensional lumber. The rafters are tied with collar ties on each rafter. The collar ties bear on two ply dropped beams. These dropped beams are visually deflecting. The deflection appears to be partially attributed to moving columns and partially due to the beam being undersized. The columns are bearing on the slab. The slab is heaving due to frost movement. In at least one location the column broke through the slab as the slab lifted.



Improper beam ply splice at carport



Beam with observable deflections and column settling away from slab

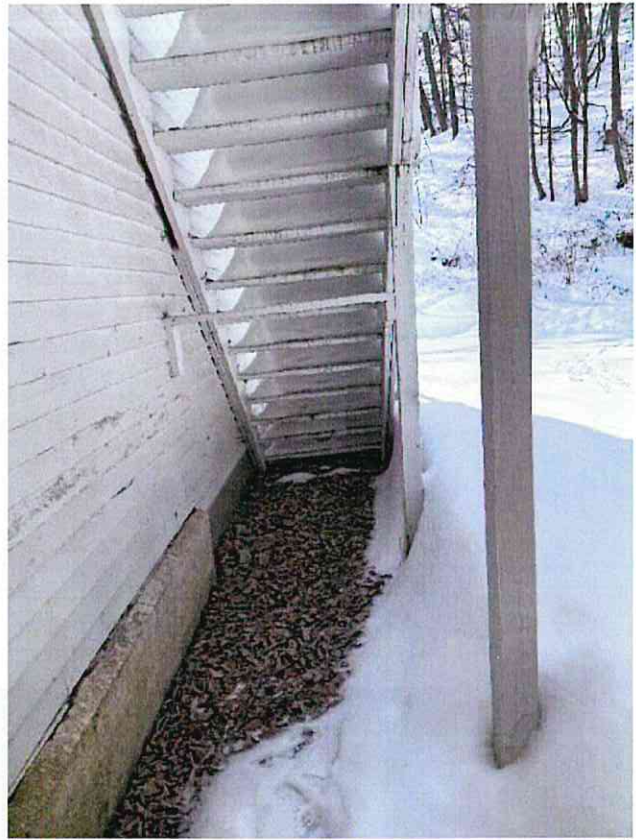
144 Elm St Apartments
03/17/2026, Updated May 13, 2026

Exterior Fire Stair Observations:

The stairs are located at the back (north) of the building and bear directly on the earth below. No foundations are observable. The stairs are nearing the end of their design life and show signs of rot and connection failure.



Top landing of fire escape stair with rot and unconventional dense framing without decking



No observable foundations for fire escape stair, stringers and column appear to bear on earth, footings, if present, are at or below grade

Rear Entry Roof Observations:

The rear entry roof is also on the north side of the building and is partially below the egress stairs. It appears to have been constructed at a similar time to the egress stair. The roof is mono-slope and is constructed with dimensioned lumber and a single ply dropped beam. This dropped beam is notably undersized but is also improperly spliced between two column supports. The columns are bearing on earth with no observable foundations. The roof ledger is secured to the building through the existing siding. Ledger separation is apparent at one end.

Front porches and Stair Observations:

On the front of the building the church hall addition as well as the original structure portion have similar front porches. The porches are of different ages with the addition porch being newer construction. Decking on both appear to be nearing the end of their design life. Joists below were generally concealed due to high snowbanks and finishes. Both porches are experiencing some movement and pulling away of their stairs. At the addition the porch appears generally stable and is constructed on pipe columns with unknown footings below. The porch at the original portion is experiencing significant frost movement due to inadequate foundation depth.



Entry roof rafters bearing on a single ply (improperly spliced) beam, columns bolted, not bearing



Eastern porch at original building settling at foundations



Stair at church hall porch dropping away from porch

Conclusions:

Much of this building is nearing the end of its intended design life. The foundation at the church hall being the primary exception. The foundation at the church hall addition is likely to have minimal value without original certified structural plans as unknown design strengths will make it challenging to reuse in a commercial or multifamily residential project.

The two largest concerns with the building structurally are with the mass instability of the foundations and uncontrolled moisture. Shallow dirt foundations and old stone basement walls are seeing substantial movement making it unfeasible for repair without complete replacement. The moisture has cause significant, widespread damage to wood framing in the basement and lower portion of the first floor. Rot and biological growth have damaged most of the first-floor framing beyond repair.

Due to the significant movement of the foundations the framing above has likely been damaged at concealed connections. The deflected floor framing also is not recommended to be leveled in the future due to wood shape memory and likelihood of further damage.

With the widespread damage and the improvements needed to bring the building back to required standards, it is NES's opinion that this building is not a good candidate for rehabilitation. Rehabilitation would involve extensive, global reinforcement and replacement of the building components mentioned above.

Sincerely,

By



Andrew Douglas, P.E.



Building from exterior, Northwest corner

NATIVE PLANTING SPECIFICATION SHEET

Project: Vegetative Screening & Buffer

Location: Montpelier, Vermont (USDA Zone 4b)

Regulatory Reference:

Unified Development Regulations, Section 3203

I. Species Selection & Technical Data

1. Redosier Dogwood (*Cornus sericea*)

Status:	Vermont Native; recommended for riparian and urban transition zones.
Form:	Deciduous, multi-stemmed shrub.
Mature Size:	Height: 6–12 ft Spread: 6–12 ft.
Screening Spacing:	4–6 ft on center (for dense hedge).
Soil/Sun:	Thrives in moist to wet soils; full sun to part shade.
Ecological Benefit:	Provides critical winter food for native birds; stabilizes soil via fibrous root systems.

2. Arrowwood Viburnum (*Viburnum dentatum*)

Status:	Vermont Native; featured species of the Montpelier Community Tree Nursery.
Form:	Upright, multi-stemmed shrub with straight, dense branches.
Mature Size:	Height: 6–10 ft (up to 15 ft) Spread: 6–10 ft.
Screening Spacing:	5–7 ft on center.
Soil/Sun:	Adaptable to various soils; salt-tolerant; full sun to part shade.
Ecological Benefit:	Highly durable for urban environments; high-fat berries for migratory birds.

II. Compliance with Montpelier Standards

Native Priority: Both species fulfill the City's mandate for "native and hardy landscape species" for required buffers and visual screens.

Density Requirements: Proposed spacing ensures a 100% opaque visual screen at maturity, meeting the intent of **Section 3203** for screening utility or residential perimeters.

Ecological Impact: These selections contribute to the City's goal of planting 100+ native trees and shrubs annually to enhance the local canopy.

III. Maintenance & Administration

Management: To maintain screening density, diseased or dead wood will be removed annually. Redosier Dogwood will be pruned every 3 years to maintain bright stem color and vigor.

Public Right-of-Way: These plantings are located on private property. Any plantings extending into the public right-of-way must be approved by the City Tree Warden.

City Contact: For questions regarding this specification, contact:

City Arborist: Joseph Ferris • jferris@montpelier-vt.org

Based on Unified Development Regulations and local ecological guidelines [1].

APPRAISAL REPORT

Property of:
144 Elm Street Apts LLC
144 Elm Street
Montpelier, Vermont



Martin Appraisal Services, Inc.

MARTIN APPRAISAL SERVICES, INC.

Real Estate Appraisers - Consultants

P.O. Box 1062, Montpelier, Vermont 05601

Lucas K. Martin, MAI – 802-229-4807 or Luke@mas-vt.com

February 27, 2026

Mr. Lucky Boardman
Vermont Rental Solutions
luckysoffice@gmail.com

Appraisal Report - Property of
144 Elm Street Apts LLC
144 Elm Street, Montpelier, Vermont

Dear Mr. Boardman:

In accordance with your request, I have completed an appraisal report for the purpose of estimating the Market Value of the Fee Simple Interest in the property indicated above, referred to as the subject property. I personally inspected the property, which is a 1.32-acre parcel of land that is improved with an older church building that contains approximately 5,688 SF.

Based upon the facts and matters contained in the attached report, including all limiting conditions as outlined, it is my professional opinion that the Market Value of the subject property in “as is” condition, as of February 19, 2026, is:

Three Hundred Forty Thousand Dollars (\$340,000)

The indicated market value assumes that there are no environmental problems or limitations. As a real estate appraiser, I am not qualified to determine if there is any contamination. It is also assumed that all permits are in place for the existing improvements and current use of the property.

The indicated value was concluded for the land for potential redevelopment. The concluded land value is higher than the concluded value of the property as-improved, indicating that the highest and best use would be redevelopment of the site.

The appraisal has been prepared exclusively for our client, Lucky Boardman. This appraisal may neither be used nor relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. The following report contains the results of my study and investigations, and is subject to the Statement of Limiting Conditions that is attached and included in the addendum to this report.

Respectfully submitted,



Lucas K. Martin, MAI
Certified General Real Estate Appraiser
State of Vermont License #080.0108505
Expiration: May 31, 2026

Martin Appraisal Services, Inc.

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SUMMARY OF APPRAISAL & CONCLUSIONS

Identification of Property – 144 Elm Street, Montpelier, Washington County, Vermont

Owner of Property – 144 Elm Street Apts LLC

Property Type – Land suitable for redevelopment

Land – Approximately 1.32 acres based on municipal records

Building – One to three story, wood frame, former church and residential building that contains 5,688 SF. The building is essentially a shell structure with no heat and limited interior finishes.

Zoning – “Mixed Use Residential” district and “Residential 9,000” district, with the developable portion in the “Mixed-Use Residential” district.

Highest & Best Use – Redevelopment with multiple residential units.

Purpose of Appraisal – To estimate the Market Value of the Fee Simple Interest of the subject property as of the date of the appraisal.

Opinion of Value in “As Is” Condition:

Indicated Value by the Cost Approach	N/A
Indicated Value by the Sales Comparison Approach	\$340,000
Indicated Value by the Income Approach	N/A

Final Opinion of Market Value – “As Is” Condition	\$340,000
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Date of Inspection and Value Estimate – February 19, 2026

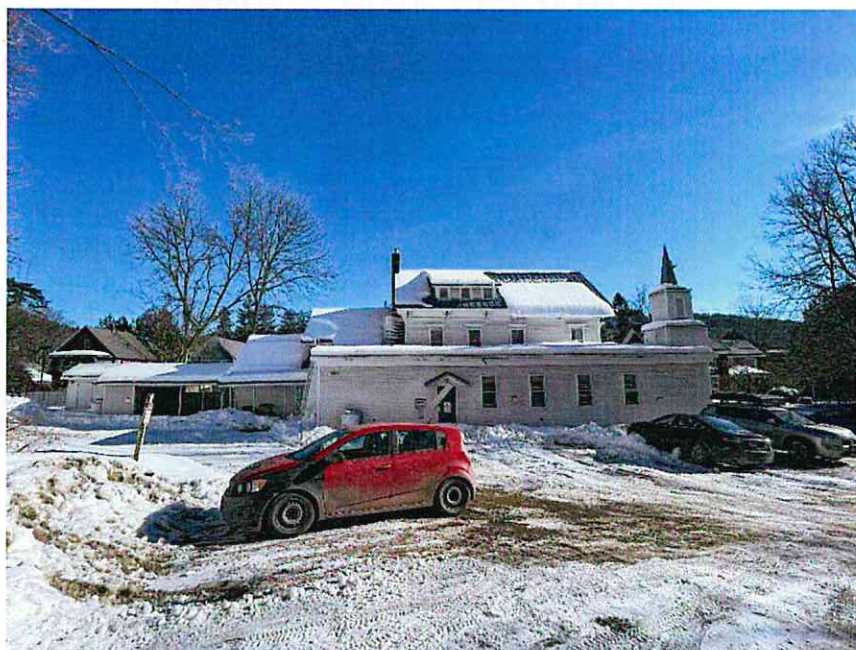
PHOTOGRAPHS OF SUBJECT PROPERTY



Front of Subject



Front of Subject



Rear of Subject



Parking Area

STREET SCENE



Elm Street Looking North



Elm Street Looking South

INTERIOR PHOTOGRAPHS



Sanctuary Space



First Floor Area



Former Kitchen



Second Floor Area – (Former Living Space)



Former Kitchen



Bathroom



Third Floor



Third Floor

IDENTIFICATION OF PROPERTY

Location: 144 Elm Street, Montpelier, Washington County, Vermont
Parcel ID: 043-144000

CLIENT & INTENDED USERS

This appraisal has been prepared for our client, Lucky Boardman. This appraisal may neither be used nor relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. No purchaser, seller or borrower unless specifically listed above are intended users of this report. If some party, other than the client paid for the appraisal, either directly or indirectly, it does not make them an intended user. Use of or reliance on this appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgement and acceptance of these general assumptions and limiting conditions, any extraordinary assumptions or hypothetical conditions, and any other terms and conditions stated in this report.

PURPOSE OF THE APPRAISAL

This appraisal has been completed to estimate the Market Value of the Fee Simple Estate for the property being appraised, referred to as the subject property.

INTENDED USE OF THE APPRAISAL

The intended use of the appraisal can also be referred to as the function of the report. In this instance, it is the appraiser's understanding that the intended use of this appraisal report is to assist in determining a market value for planning purposes.

REPORTING OPTION

This appraisal has been completed in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). There are two options in 2024 USPAP for written appraisal reports, "Appraisal Report" and "Restricted Appraisal Report." The appraisal has been reported under the requirements for an "Appraisal Report."

PROPERTY RIGHTS APPRAISED

This appraisal has been made with the understanding that the ownership of the property is not encumbered by a lease agreement. Therefore, the Fee Simple Estate has been estimated.

Fee Simple Estate can be defined as, "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

¹ The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, page 90

MARKET VALUE DEFINED

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."²

² Federal Register, Title 12, 34.42 , Department of the Treasury, January 1, 2019

SCOPE OF THE WORK

Scope of the Work can be defined as "the type and extent of research and analyses in an appraisal or appraisal review assignment."³

The collection process starts by collecting data regarding the subject property from the client or property owner and then personally inspecting the property. The inspection by the appraiser is not an engineering inspection, environmental screening, or survey. The property is inspected to determine general physical conditions that affect value. The next step is to research the other conditions that may affect the value of the subject property. This includes obtaining the previous deed on the property, checking existing zoning and flood hazard maps, inspecting the neighborhood, and gathering data on the local market area. The most significant data that will impact value are reported in the appraisal. This information is the foundation on which the appraisal is constructed, and is needed to accurately value the property.

The next step is to research market data to support the approaches to value. Municipal sales records were researched to obtain meaningful sales data. The appraiser's files, property owners, real estate brokers, and others familiar with the market were also sources of market data. The transactions most similar to the subject were researched and the data confirmed, with a party involved in the transaction when possible. The most meaningful market data were reported in the appraisal to support the approaches to value.

The appraisal is based on the acceptable appraisal approaches to derive an estimated value for the subject property analyzing the available data. The approaches that were most meaningful for the subject property were considered and in some instances, certain approaches may not have been relied upon to estimate the value of the property.

The last step in the scope of the appraisal is to compile the report. The report includes the most meaningful information and is an attempt to communicate the analysis that led the appraiser to the estimated value of the property. Many users of the appraisal report do not have the time to read the entire document. Therefore, items of importance may be restated throughout different sections of the report. The information that has been relied upon was summarized in the report.

³ Uniform Standards of Professional Appraisal Practice 2024, Appraisal Standards Board, page 6

AREA DATA

The subject property is in the City of Montpelier, Washington County, Vermont. This is a small city, which serves as the State Capital. The state government is a major employer and Montpelier, along with the City of Barre, is a commercial center with a stable economic base for this region of the state.

The following population figures were obtained from the U.S. Census Bureau and can provide an indication of the general market area:

Montpelier Population Data								
Area	1990	% Change	2000	% Change	2010	% Change	2020	% Change
	<u>Population</u>	<u>from 1980</u>	<u>Population</u>	<u>from 1990</u>	<u>Population</u>	<u>from 2000</u>	<u>Population</u>	<u>from 2010</u>
Montpelier	8,247	0.10%	8,035	-2.57%	7,855	-2.24%	8,074	2.79%
Washington County	54,928	4.80%	58,039	5.66%	59,534	2.58%	59,807	0.46%
Vermont	562,738	10.00%	608,827	8.19%	625,741	2.78%	643,077	2.77%

Montpelier is an older community that is nearly fully developed, so there has been limited growth in population. The local economy is stable, with the State of Vermont being the largest employer. In addition, National Life Insurance Company, Union Mutual, and Vermont Mutual Insurance Companies in Montpelier, and Blue Cross and Blue Shield of Vermont in the neighboring town of Berlin, provide many jobs. In Barre, Rock of Ages is one of the largest employers and there are a number of small granite sheds that provide many manufacturing jobs.

Montpelier has a full-time police department and fire department. These services are above average because many of the more rural communities have limited services. Local government is adequate and should not have a significant impact on value. However, the property taxes in Montpelier are usually some of the highest in the State, which can impact demand for real estate. Montpelier has a municipal school system with an elementary, middle, and high school. The public school system has a good reputation and attracts families to this community. Norwich University in nearby Northfield is a private college that provides employment opportunities and higher education opportunities to residents in this community.

Transportation alternatives are considered better than average. Montpelier is located on Interstate 89, which improves the accessibility of the community. Most of the residents in Vermont rely on private automobiles, and I-89 is one of only three major interstate highways in the entire state. Montpelier is centrally located, which further improves the location for certain businesses. There is a private airport in the neighboring town of Berlin and commercial flights are available at Burlington International Airport, which is less than an hour from Montpelier. There is bus and rail service in Montpelier, with Amtrak providing daily train service. Local transportation is provided between Barre and Montpelier, and this is one of the few areas in the state with local bus service.

Montpelier is nearly fully developed and there is a limited amount of area suitable for future expansion. The city was developed many years ago along the banks of the Winooski River and the river and topography limit the amount of land area suitable for development. However, there has been a strong demand for most types of real estate. The State Government draws a large number of employees to the city on a daily basis. These employees improve the local economy, and this improves the appeal of retail space in Montpelier. In addition, the State Government creates a direct and indirect demand for office space.

There are a few recent development projects in Montpelier that have improved the economic conditions of the downtown. A bus transit center and apartment complex was developed on Taylor Street in the last several years. This reduces bus traffic on Main and State Streets and provides a new facility in a good location for bus patrons. The apartments are affordable housing. A new distillery was recently developed on Barre Street in Montpelier. The Capitol Plaza Hotel in Montpelier on State Street was purchased by new owners in 2023 and underwent major renovations. The hotel restaurant, conference rooms and common spaces were all renovated, and the hotel reopened in 2024. These new projects in Montpelier are a sign of improving market conditions and should result in some additional jobs and patronage to the downtown district.

There is a strong demand for housing in this community and a limited supply of available units. The housing market is active, and Montpelier has above average appeal for families looking for housing. There is a limited supply of apartments with very low vacancy rates.

In July of 2023, the downtown district of Montpelier suffered from severe flooding. This caused significant damage to many downtown buildings and forced most downtown businesses to close. This impacted on the economy of Montpelier in the short-term due to significantly reduced commerce in the downtown. However, State and Federal funding was offered, and many downtown businesses re-opened in the fall and winter of 2023.

The demand for real estate in the downtown has remained strong, but several businesses have changed locations. The City Center building was built above the flood elevation. Several long-standing businesses including Onion River Sports and the U.S. Postal Service have relocated to this building. This indicates a demand for newer buildings and buildings that are designed to be flood resistant.

The State of Vermont Department of Taxes provided the following real estate sales activity information for this community:

Montpelier Sales Data										
Property Category - # of Valid Sales										
Montpelier	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential <6 Ac.	84	88	101	109	108	107	104	90	92	98
Commercial	5	5	10	11	14	7	10	17	10	21
Median Sale Price										
Property Categoror	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential <6 Ac.	\$230,000	\$270,000	\$245,000	\$270,000	\$275,000	\$295,000	\$379,500	\$380,000	\$400,000	\$430,000
Commercial	\$1,200,000	\$557,500	\$350,000	\$453,000	\$482,000	\$650,000	\$354,500	\$675,000	\$384,000	\$600,000

The residential market has been active with prices increasing in Montpelier. The number of sales declined slightly in 2023 but has been relatively similar over the past three years. The median sale price increased in 2025. This is a sign of continued demand for housing despite some declines in the numbers of sales. The commercial market has been active, but the number of sales and the median sale prices vary considerably. There are too few commercial sales to rely on this data as a guide to market trends. Therefore, market data from the entire state was considered as a better guide to market trends.

This is a rural State located between the metropolitan areas of Boston and New York to the south, and Montreal to the north. The population is increasing, but at a very slow rate. From 2010 to 2020 the population in the State expanded only 2.77%, as compared to the growth for the country of 7.35%. In addition, Vermont has one of the oldest populations in the nation, which presents a challenge for the workforce and health care system.

A study by the U.S. Census indicated that Vermont lost more than 1,800 residents in 2025. This is due in part to an aging population, but in addition more people moved away from Vermont than moved into the state. This is a concern for the Vermont economy, and only four other states in the country experienced a decrease in the population in 2025.

The economy is diversified with a mixture of manufacturing, private education, health care, tourism, professional services, and public sector employers. Chittenden County is the only “metropolitan statistical area” in the State and it provides nearly one third of the State’s jobs. The following table reflects a guide to the labor force and unemployment in Vermont.

Vermont Economic Indicators - Unemployment			
<u>Period</u>	<u>Labor Force</u>	<u>%Change</u>	<u>Unemployment</u>
Dec. 2015	343,477	-0.75%	3.40%
Dec. 2016	346,418	0.86%	3.10%
Dec. 2017	355,711	2.68%	3.00%
Dec. 2018	355,535	-0.05%	2.30%
Dec. 2019	356,792	0.35%	2.60%
Dec. 2020	327,087	-8.33%	3.80%
Dec. 2021	328,535	0.44%	3.10%
Dec. 2022	343,969	4.70%	2.60%
Dec. 2023	352,076	2.36%	2.20%
Dec. 2024	357,297	1.48%	2.40%
Dec. 2025	349,308	-2.24%	2.60%
Source: Vermont Department of Labor			

The labor force decreased considerably in 2020, and it took four years to rise back to a similar level. There is currently a shortage of potential workers in Vermont, and this is an issue for many industries. During the COVID-19 Pandemic unemployment increased in April 2020, but it returned to a low level by the end of the year. The unemployment rate has been low for the past several years. The decrease in the labor force in 2025 is a concern and with the low unemployment rate, businesses are finding it difficult to find employees.

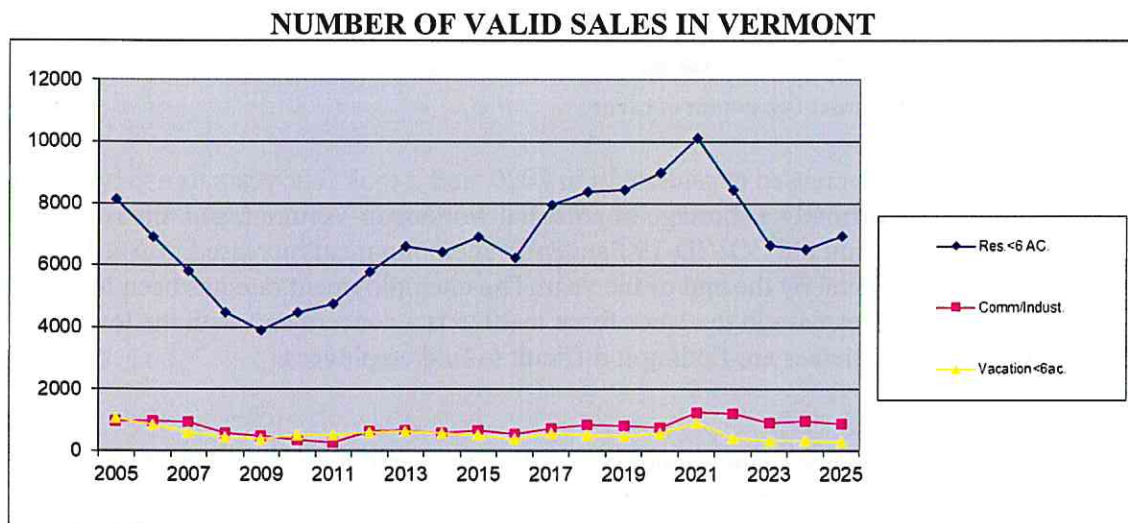
As an additional guide to the economic trends, consideration was given to the reported gross income of residents in Vermont and the gross sales based on the reported Sales and Use Taxes in Vermont.

Year	Adjusted Gross Income		Sales & Use Taxes	
	Gross Income	% Change	Gross Sales	% Change
2015	\$18,878,603,431	-0.18%	\$30,845,565,336	-16.21%
2016	\$18,949,152,322	0.37%	\$30,262,286,492	-1.89%
2017	\$20,248,990,668	6.86%	\$32,229,989,389	6.50%
2018	\$21,352,877,574	5.45%	\$33,831,220,162	4.97%
2019	\$22,118,576,334	3.59%	\$37,836,140,802	11.84%
2020	\$23,073,282,695	4.32%	\$34,775,555,545	-8.09%
2021	\$27,002,774,977	17.03%	\$40,193,804,758	15.58%
2022	\$26,953,474,260	-0.18%	\$46,148,702,258	14.82%
2023	\$28,000,068,404	3.88%	\$46,538,025,019	0.84%
2024	\$30,825,130,380	10.09%	\$45,092,617,561	-3.11%

The adjusted gross income has generally been increasing over the past ten years, and this increase continued during the pandemic. There was a large increase in 2024 which is a positive sign for the State.

The gross sales are the annual total based on the reported sales from the sales and use tax. It had been increasing, but there was a relatively large decrease in 2020 primarily due to the restrictions caused by COVID-19. The sales rebound in 2021 and increase at a high rate in 2022 due partially to inflation. There was only a very small increase in 2023, and a slight decrease in 2024. However, the sales in 2023 were at a 10 year high.

The real estate activity for the entire State of Vermont was considered as a general guide to market trends. The following data was obtained from reports produced by the Vermont Department of Taxes.



The residential market had been experiencing an increase in activity since the recession in 2008. The number of residential sales peaked in 2021 and has decreased considerably over the past three years. The following table provides the actual figures and the percentage change for each category.

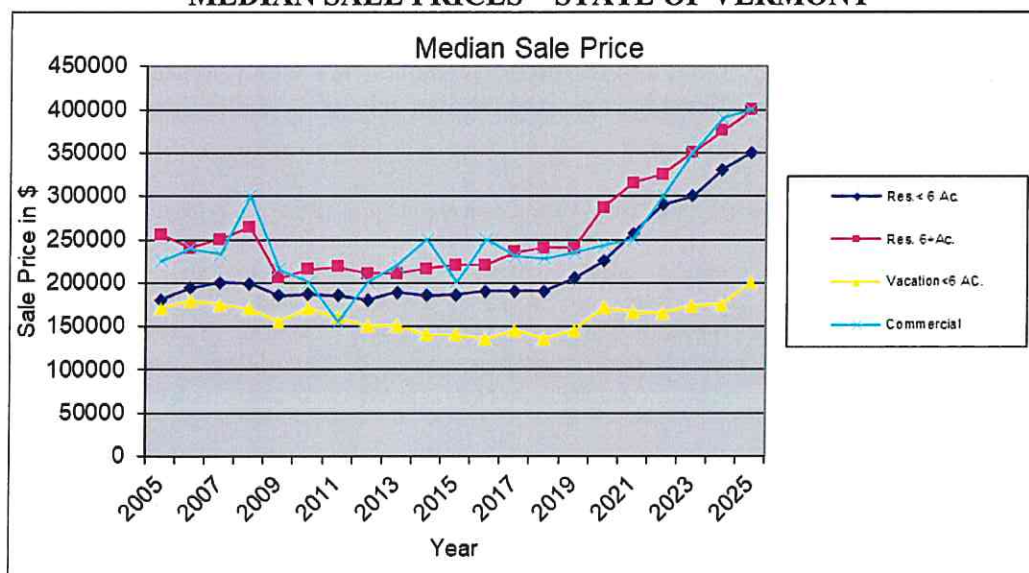
Vermont Real Estate Sales Data - Valid Sales											
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Res.<6 AC.	6,892	6,248	7,942	8,378	8,415	8,975	10,123	8,441	6,630	6,511	6,921
% Change	7.17%	-9.34%	27.11%	5.49%	0.44%	6.65%	12.79%	-16.62%	-21.45%	-1.79%	6.30%
Avg/Mo.	574	521	662	698	701	748	844	703	553	543	577
Comm./Industrial	650	527	707	824	725	753	1,232	1,201	896	967	872
% Change	14.04%	-18.92%	34.16%	16.55%	-12.01%	3.86%	63.61%	-2.52%	-25.40%	7.92%	-9.82%
Avg./Mo.	54	44	59	69	60	63	103	100	75	81	73
Vacation<6ac.	510	389	553	489	555	562	886	414	327	307	279
% Change	-9.41%	-23.73%	42.16%	-11.57%	13.50%	1.26%	57.65%	-53.27%	-21.01%	-6.12%	-9.12%
Avg./Mo.	43	32	46	41	46	47	74	35	27	26	23

The number of residential transactions increased slightly in 2025, but it is considerably less than the peak year of 2021. The decrease in the number of sales is partially the result of a correction after several very active years and a lack of inventory. It is also partially the result of the increase in interest rates, which have reduced the affordability of home buying.

The commercial market was very active in 2021 and 2022. The number of transactions declined in 2023, and remained lower in 2024 and 2025, which is partially a result of a correction.

The Vermont Department of Taxes also reports median sales prices by category, and this data was also considered as a general guide to market trends.

MEDIAN SALE PRICES – STATE OF VERMONT



Residential values have shown a large increase in the median sale price over the past five years. While the activity slowed in 2023, the median sale price for residential properties continued to increase, but at a much slower rate than the previous years.

Median Sale Price for Valid Residential - Less Than 6 Acres - State of Vermont										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Median Price	\$189,900	\$190,000	\$190,000	\$205,000	\$225,000	\$257,000	\$290,000	\$300,000	\$330,000	\$350,000
% Change		0.05%	0.00%	7.89%	9.76%	14.22%	12.84%	3.45%	10.00%	6.06%

The median sale price for residential properties has continued to increase despite the increase in mortgage rates due to the lack of supply of available housing.

In June of 2024 the Vermont Housing Finance Agency published the Vermont Housing Needs Assessment: 2025-2029. In the report they estimate that to normalize rental vacancy rates to 5% and owner vacancy rates to 2%, an estimated 7,000 new year-round housing units would need to be developed annually between 2025-2029. They also indicated that to accommodate projected growth of year-round households, Vermont is likely to need between 24,000-36,000 new units statewide or growing the housing stock an estimated 7%-11%. Statewide annual housing growth from 2000-2010 was projected at just 0.7% and from 2010-2020 at 0.6%.

The report estimated the statewide rental vacancy rate in 2020 to be about 3.3%. The report indicated that in 2023 there were 3,295 people experiencing homelessness in the state which is the second highest rate of homelessness in the country (51 per 10,000 people). This is an 18.5% increase since 2022 and almost triple the number of people from 2019.

The data from this report provides some additional evidence of the on-going shortage of housing in the state. There is demand for all types of housing, with rising median sale prices and rental rates. While there has been a decreased number of sales, this may largely be attributed to a lack of inventory. This is particularly true of multi-family housing where investors report low vacancy rates despite rising rental rates.

The median sale price for commercial properties was not heavily relied upon because the sample size remains relatively small, and the property values vary widely within this category. However, the following table reflects the reported median sale price and the average sale price for just commercial properties.

Median & Average Sale Price - Valid Commercial Sales - State of Vermont										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Median	\$250,000	\$230,000	\$227,500	\$234,000	\$242,850	\$250,000	\$300,000	\$350,000	\$389,900	\$400,000
% Change	24.38%	-8.00%	-1.09%	2.86%	3.78%	2.94%	20.00%	16.67%	11.40%	2.59%
Average	\$961,493	\$828,244	\$782,714	\$492,316	\$708,685	\$556,592	\$991,950	\$926,151	\$966,901	\$911,781
% Change	85.06%	-13.86%	-5.50%	-37.10%	43.95%	-21.46%	78.22%	-6.63%	4.40%	-5.70%

The commercial market experienced a considerable increase in the median sale price in 2023 and 2024, with a small increase in 2025. The average price has varied. There is a wide range of commercial property types and a wide range in sale prices and therefore, this data was not heavily relied upon as a guide to market trends.

Consideration was given to the number of new housing permits issued and the estimated value of this construction as an additional guide to the real estate market trends in Vermont.

Residential Building Permits - Vermont

Year	Total Housing Units		Value		Single Family		2+ Units	
	# Units	% Change	(Thousands)	% Change	# Units	% Change	# Units	% Change
2015	1,998	29.24%	\$333,954	18.64%	936	-4.29%	1,062	86.97%
2016	1,771	-11.36%	\$315,195	-5.62%	969	3.53%	802	-24.48%
2017	1,727	-2.48%	\$394,976	25.31%	1,122	15.79%	605	-24.56%
2018	2,080	20.44%	\$365,383	-7.49%	1,131	0.80%	949	56.86%
2019	1,801	-13.41%	\$351,910	-3.69%	987	-12.73%	814	-14.23%
2020	2,077	15.32%	\$396,203	12.59%	1,154	16.92%	923	13.39%
2021	2,064	-0.63%	\$459,108	15.88%	1,324	14.73%	740	-19.83%
2022	2,208	6.98%	\$523,806	14.09%	1,311	-0.98%	897	21.22%
2023	2,336	5.80%	\$540,291	3.15%	1,235	-5.80%	1,101	22.74%
2024	2,654	13.61%	\$674,722	24.88%	1,404	13.68%	1,250	13.53%

Source: US Census

The amount of new construction has varied. There has been an increase over the past three years but the new permits remain considerably less than what would be necessary to meet demand. The value of the permits was at a ten-year-high in 2024 and this may be partially the result of a considerable increase in the cost of building materials because of distribution issues. Based on this data, residential construction has been active over the past few years relative to historical trends.

The real estate market in Vermont has remained active over the past year, but interest rates are relatively high, which has slowed the demand. The subject is located in Montpelier, which is the economic center for central Vermont. The commercial market in Montpelier has been active, but the small size of the community limits the number of recent transactions. Montpelier is nearly fully developed with little room for expansion and there is a strong demand for rental housing. The demand for housing is likely to continue because the State Government has a positive impact on the economy in this community.

NEIGHBORHOOD DATA

The subject is in the downtown commercial district of Montpelier. It is located on Elm Street which merges with VT Route 12 to the north of the subject. Elm Street is a through-road, but the primary streets in the downtown are Main Street and State Street. Elm Street runs parallel to Main Street and intersects with State Street two blocks south of the subject. The properties near the subject include mixed-use offices and apartments and multi-family dwellings. Most of the major retail and restaurant uses are on Main Street and State Street in this neighborhood.

The Capitol Complex forms the western boundary of the downtown neighborhood, and this includes the State House and numerous other state office buildings. The State Government creates a direct demand for office space in the central business district. In addition, businesses that serve the state government increase the demand for commercial space. The state employees create a consumer base for many of the local shops and restaurants in the downtown area.

The State of Vermont offices have generally been offering more part-time or full-time remote work options, which has had an impact on the number of daily workers that commute into Montpelier. Some businesses have indicated that this, along with reduced tourism from the flood in 2023, have impacted revenues for downtown businesses. However, there has remained a demand for commercial space in this neighborhood.

There is continual demand for parking in the downtown district of Montpelier and many of the existing buildings have little or no on-site parking. The population of the community swells during workdays, and a significant portion of the workforce commutes into the city from the surrounding communities. This creates significant demand for parking. Public transportation may reduce the demand slightly, but it is likely that demand for parking will remain strong in the downtown district.

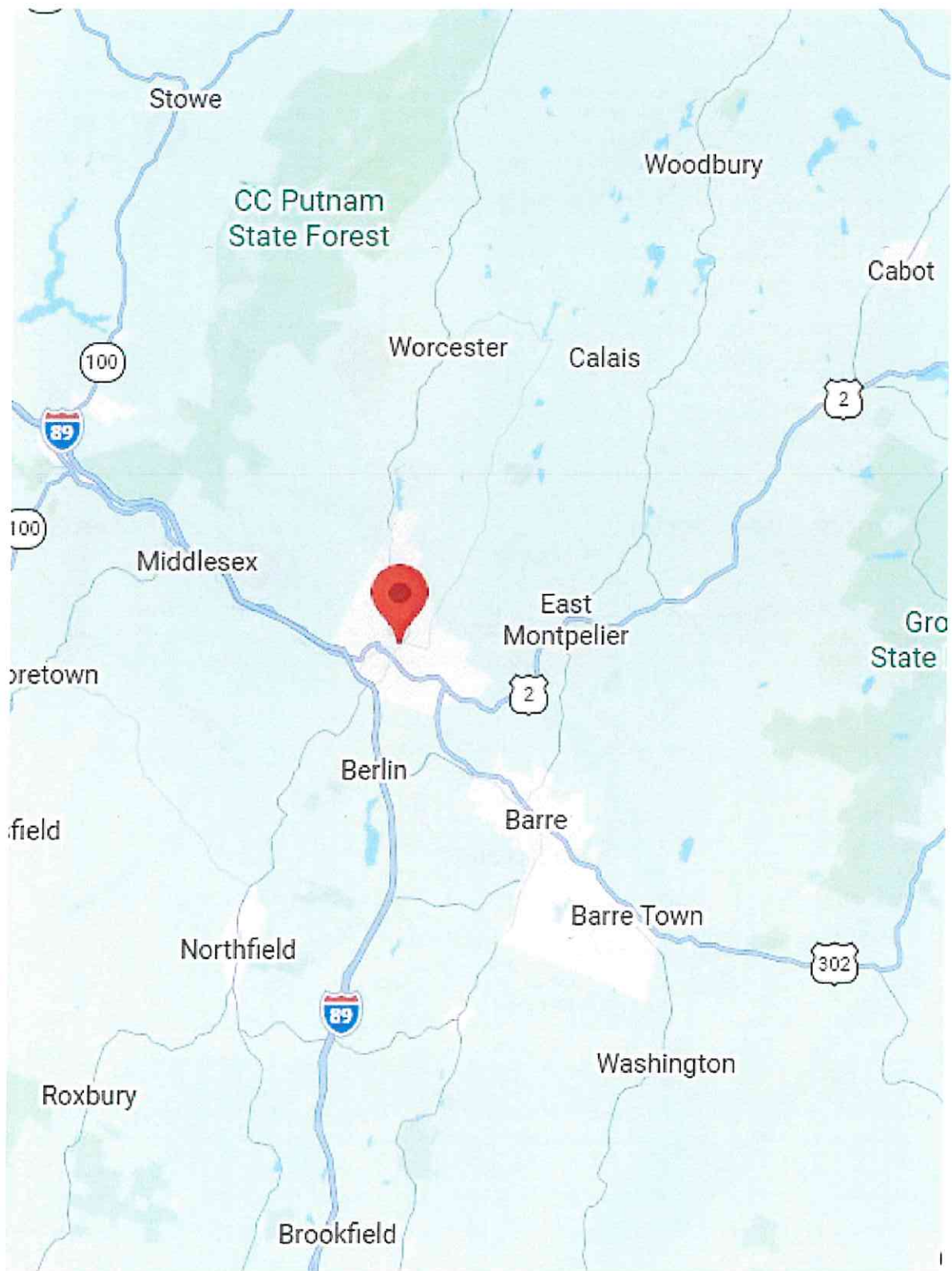
The neighborhood was severely impacted by flooding in July of 2023. It has taken a considerable period of time to renovate the damaged properties, and most of the businesses have reopened. However, there is a concern that there will be future flooding which causes severe hardships for the first-floor businesses.

Demand for apartment housing is very high in this community. There has been very little new housing developed in Montpelier in the last several years, and vacancy rates for apartments are generally under 3% at present. For the last several years rental rates have been rising, but there has been more stabilized rents in 2025, with longer marketing periods required for vacant units.

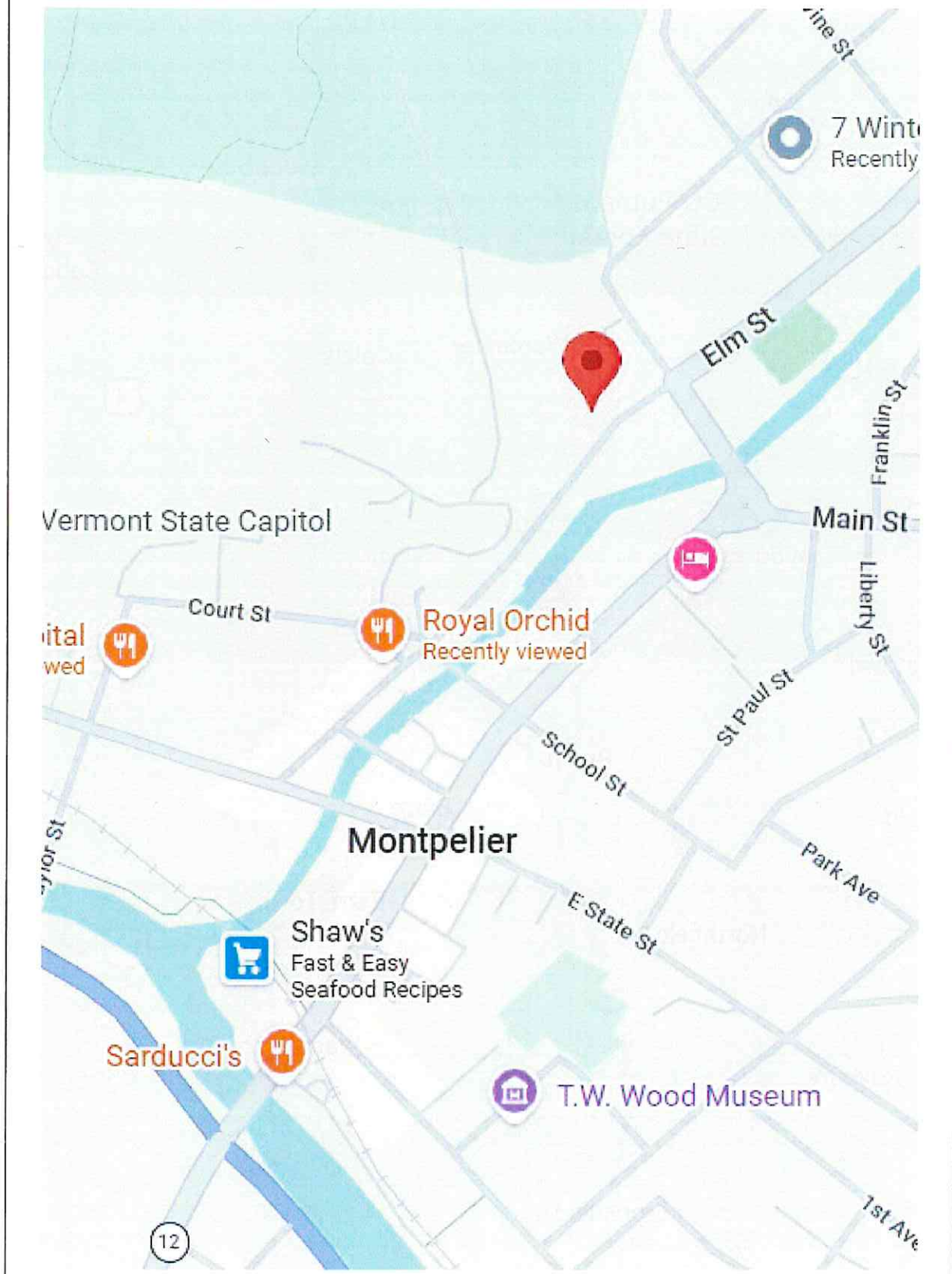
There is a proposal to convert second floor office space to apartments at a property on Main Street in Montpelier. This will increase the number of apartments in the downtown, but will be a relatively small increase in supply, and should not significantly impact the overall market for apartment housing. In general, demand for apartments is stronger than office or secondary commercial space, and it is likely that over the next ten years, older office suites will be converted to additional housing units.

In conclusion, the subject is within the downtown neighborhood of Montpelier. It is likely that there will be continued demand for real estate in this neighborhood. It is unlikely that the character of the neighborhood will change, but there may be some renovation projects that improve the appeal of the neighborhood over the long-term.

REGIONAL MAP



NEIGHBORHOOD MAP



DESCRIPTION OF SUBJECT PROPERTY

HISTORY OF SUBJECT PROPERTY

Owner of Record: 144 Elm Street Apts LLC
Last Date of Transfer: July 22, 2025
Deed Book/Page: 729/54
Sale Price: \$325,000
Current Status: Not currently on the market for sale.

The buyer purchased the property with plans to redevelop the site with a new, 22-unit housing property. A copy of the deed has been included in the addendum to this report. As a real estate appraiser, I am not qualified to make judgments of a legal nature, and it is assumed that the legal description is accurate.

SITE DESCRIPTION

Size – Approximately 1.32 acres based on municipal records

Shape – Slightly irregular

Frontage & Access – Adequate, fronts on Elm Street with 111' of frontage, additional frontage on Corse Street, but with steep topography from Corse Street

Visibility – Average

View – Average

Topography – Mostly level near the road frontage (Elm Street), but slopes up steeply to the west, with well over half the parcel having steep topography

Utilities – Municipal water and sewer, public electricity

Flood Hazard – Yes, the portion of the parcel fronting on Elm Street is in the 100-year flood zone, as shown on FEMA Map 50023C0264E, dated March 19, 2013.

Easements, R.O.W., etc. – None, known or represented that would impact the utility of the parcel.

Comments – The site has a unique shape for the neighborhood, but this is partially due to the steep grade of the western portion of the parcel. The front of the lot, along Elm Street, is improved with an old church building and a gravel parking area. The parking appeared adequate to support 12-15 vehicles, but it could depend on layout.

Approximately 60% of the parcel has steep topography going up to the west. This portion of the parcel is covered with trees. It may be possible to increase the usable area with significant site work, but this would likely involve removing fill and adding a retaining wall. It may also be necessary to use some fill to raise the elevation of the level portion above the flood elevation.

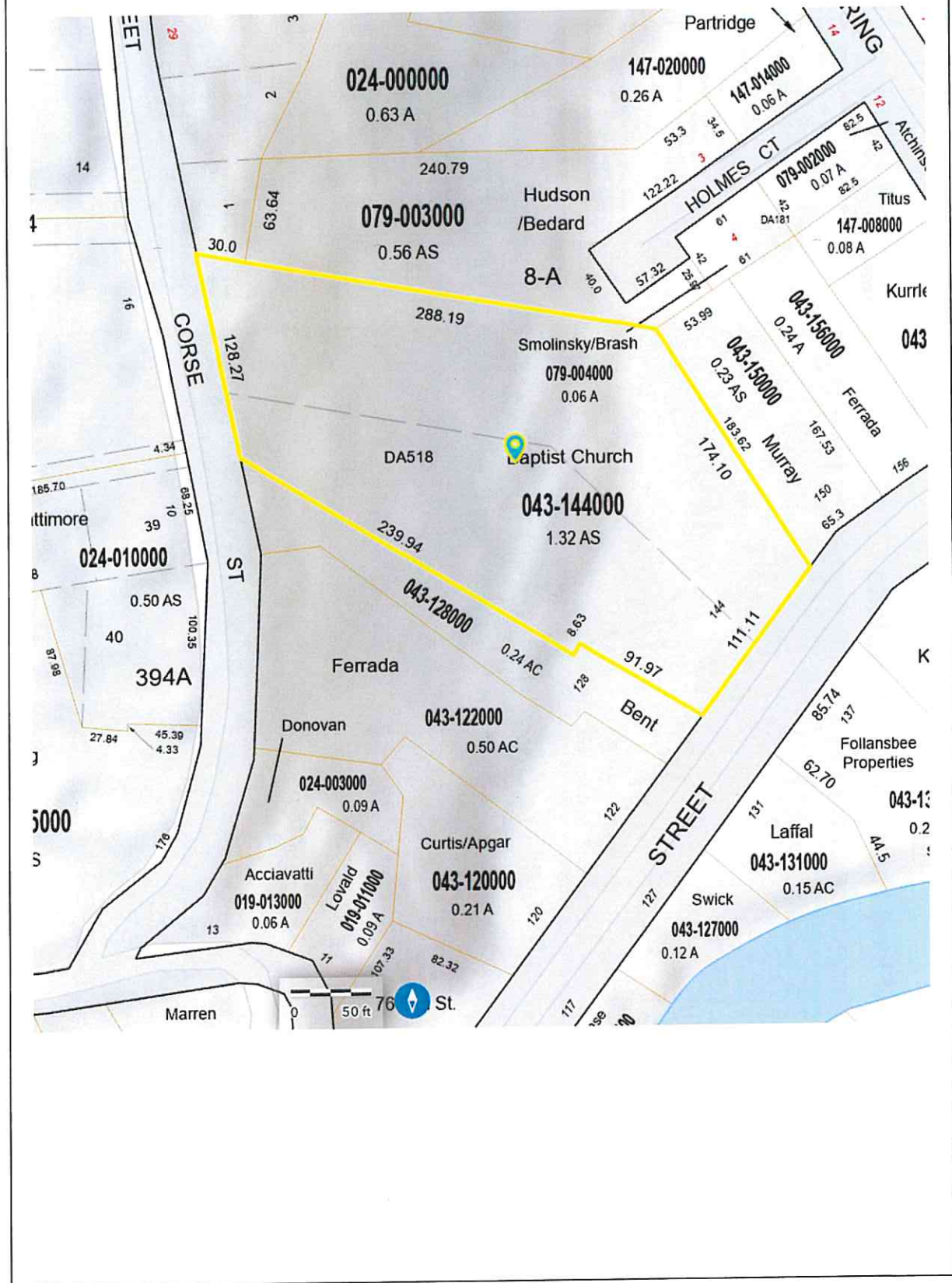
The FEMA map shows that the site is in the 100-year flood zone. The owner indicated that the building was not significantly damaged by flooding in 2023, which caused significant damage to the downtown area, flooding most properties in the flood zones. The improvements are above the road grade. It is likely feasible to develop a new building that can be raised above the flood elevation, but the mapping data suggests that the current building is within the FEMA defined flood zone.

The owner has plans to develop a new, 22-unit, multi-family facility. He may develop a condominium association, with the option to sell the units in the future. The new development will include a parking garage on the first level, limiting the risk associated with the flood zone hazard.

There was snow at the time of the inspection. The snow cover limited the visibility of the grounds surrounding the building. It is assumed that there are no negative influences under the snow.

The indicated value assumes that there are no environmental problems or limitations. It is beyond the qualifications of the appraiser and the scope of the appraisal to determine if there is any contamination. An ANR Environmental Interest Locator Map obtained from the State of Vermont, Agency of Natural Resources is provided as a reference, but the appraiser makes no guarantee as to the accuracy of this map.

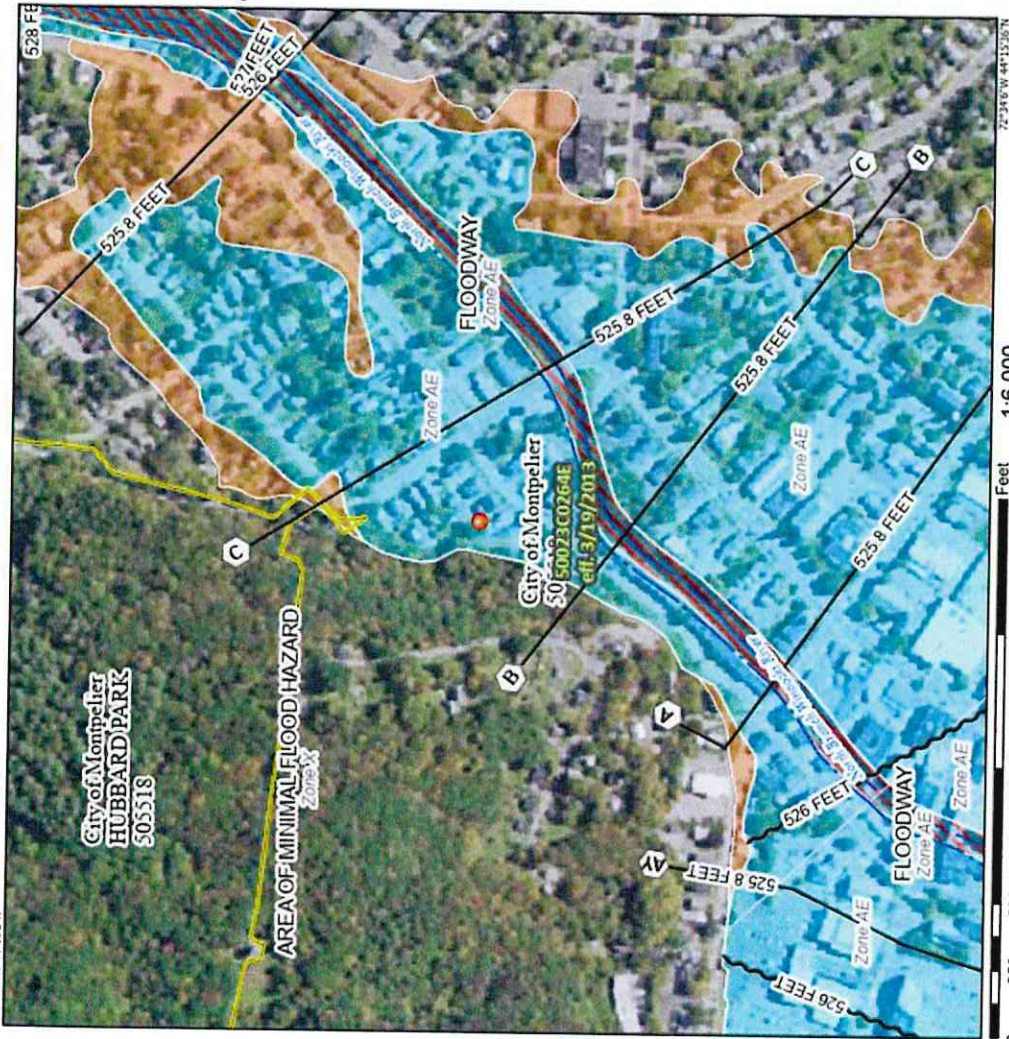
PLAT MAP



National Flood Hazard Layer FIRMette



72°34'41"W 44°15'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone AE, AD, AH, VE, AP
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with a depth less than one foot or with drainage areas of less than one square mile
Zone X
Future Conditions 1% Annual Chance Flood Hazard
Zone X
Area with Reduced Flood Risk due to Levee
Zone X
Area with Flood Risk due to Levee
Zone X

OTHER AREAS OF FLOOD HAZARD
NO SCREEN
Area of Minimal Flood Hazard
Zone X
Effective LOMRs
Area of Undetermined Flood Hazard
Zone X

OTHER AREAS
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Tract
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Tract Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES
Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

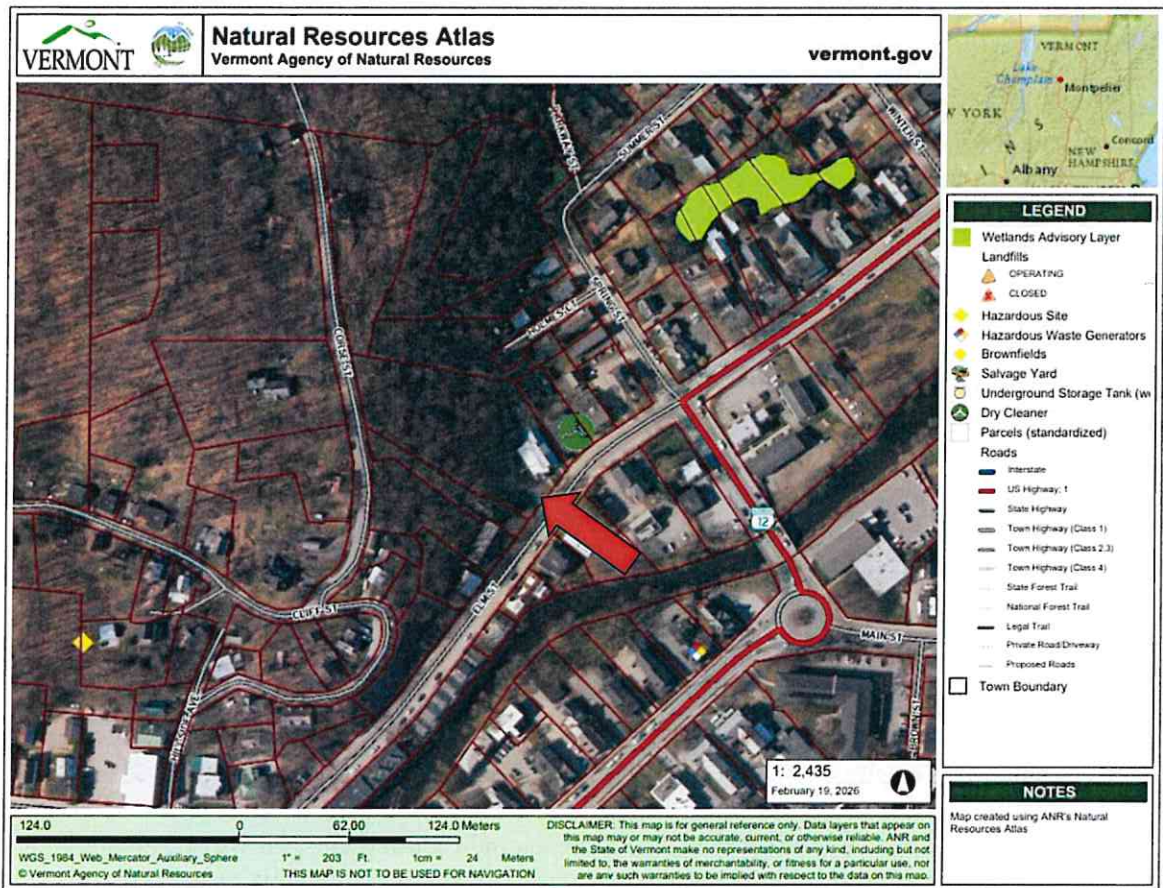
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHM, which is provided by FEMA. This map was exported on 2-19-2026 at 7:53:19 PM. It does not reflect changes or amendments subsequent to this date and time. The NFHM and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

ANR MAP



ZONING

The subject is in two zoning districts. The portion fronting on Elm Street, and the only portion with significant development potential due to the topography of the lot, is in the "Mixed Use Residential" district. Permitted uses in this district include single-family dwellings, multi-family dwellings up to 14 units, congregate living, inns, personal service, religious facility, child day care and public uses. Conditional uses include multi-family dwellings exceeding 14 units, parking, recreation, restaurant, and retail sales. The former use as a church and associated housing was a permissible use. Multi-family development would be feasible as a permitted (14 units and under) or conditional (15+ units).

The portion of the parcel with steep topography is in the "Residential 9,000" district. Most of the permitted uses in this district are residential, including single family and multi-family up to 14 units. Multi-family exceeding 14 units is conditional. The dimensional requirements are as follows:

	Mixed Use	Residential 9,000
Minimum Lot Size:	3,000 SF	9,000 SF
Minimum Lot Width:	45'	75'
Setback Requirements:		
Front –	5'	20'
Side –	5'	10'
Rear –	10'	30'
Maximum Building Height:	24' min., 40' max.	35' max.
Maximum Lot Coverage:	70%	40%
Residential Density:	1 unit per 1,500 SF	1 unit per 8,712 SF

The subject appears to meet the basic dimensional requirements. However, no attempt was made to verify the permitting process, such as certificate of occupancy, or the setback requirements. These would be legal issues, which are beyond the scope of this appraisal assignment. As a real estate appraiser, I am not qualified to provide a legal opinion, and therefore, no attempt was made to determine if all of the necessary approvals are in place or if all of the conditions of the permits have been met.

The owner is planning to develop a new multi-family property with a total of 22 units. This would reflect a density of 1 unit per 2,614 SF, which would be within the density requirements for the "Mixed-Use" district but would exceed the requirements for the "Residential 9,000" district. Often when a property is in two districts the less restrictive zoning is applied. Montpelier has been supportive of new housing development, especially near the downtown, and this should reduce the risk associated with obtaining permitting for the proposed development.

TAXES & ASSESSMENTS

The actual tax assessments for this property are as follows:

Assessment	Tax Rate	Annual Taxes
\$887,000	@ \$2.4020/\$100	= \$21,305.74

The assessed value is well above the indicated value as well as the sale price for the parcel in 2025. Prior to the 2025 sale the property had been tax exempt as a religious institution, and the assessed value would likely be updated when the 2026-2027 tax bills are finalized. The actual tax rates for non-homestead properties, common level of appraisal (CLA), and coefficient of dispersion (COD) in Montpelier over the past several years have been as follows:

Year	Tax Rate	CLA	COD
2025-2026	\$2.4020/\$100	85.99	14.81
2024-2025	\$2.4180/\$100	92.42	10.76
2023-2024	\$2.2082/\$100	100.18	8.09
2022-2023	\$3.1649/\$100	74.73	13.56
2021-2022	\$3.1800/\$100	80.76	

Properties located in the Downtown District tax (DID) are subject to an additional tax of \$0.0515/\$100, but it does not apply to residential area within a building.

The common level of appraisal is based on a comparison of actual sale prices of valid sales to the assessed value of that property. A common level of appraisal of 100% would suggest that the assessed values are similar to sale prices in this community. The City reappraised all of the properties for the 2023-24 tax year, and therefore, the tax rate decreased considerably and the CLA was at 100% at that time. The CLA has decreased since the re-appraisal because of the increase in property values while assessed values have remained stable.

The COD or the coefficient of dispersion measures the degree to which individual property valuations vary from the median level of appraisal in a municipality. Assessment standards generally hold that a COD of 15% or less is good. Montpelier has a low COD because of the recent re-appraisal.

IMPROVEMENT DESCRIPTION

Type of Construction – One to three story, wood frame

Age – Original section was built in 1940 based on assessment records

Size – Approximately 5,688 SF

Exterior Description – Average quality in average to fair condition

Foundation – Masonry

Exterior Walls – Wood clapboards

Roof – Metal

Doors – Wood frame

Windows – Wood frame, older, double hung windows

Interior Description – Fair quality in poor condition

Basement – Crawl space

Interior Floors – Unfinished subflooring and some older carpeting

Interior Walls – Sheetrock, with areas that have removed sheetrock on the first floor

Insulation – Fiberglass in walls

Interior Ceilings – Acoustical tile, sheetrock and wood

Lavatories – Two, three fixture bathrooms with older fixtures, no bathroom on the first floor at present

Mechanical Systems –

Heating – None

Air Conditioning – None

Electric – Not functional

Plumbing – Areas of removed copper pipes, assumed not functional

Sprinkler System – None

Special Features (Elevator, alarm systems, etc.) – 20' x 20' rear covered patio space, detached, 6' x 20' storage shed

Comments: The building had been used for religious purposes for many years, with the most recent occupant operating a church since the 1970's. The upper floors were designed for living quarters for various associates of the church, but the access was through interior staircases, and it does not appear that these units were ever available to third-party tenants.

The owner indicated that the previous owners had planned to renovate the property and had done considerable demolition work to the first floor, removing floor coverings throughout, stripping sheetrock to 4' up from the floor, removing electrical wiring and plumbing, and removing the heating system from the building. No renovation work was completed, and the first floor is in unfinished condition.

Limited demolition work was completed on the upper floors, but there is no functional heating system in the building, and it has not been heated for several years. The finishes on the upper floors are dated, with older carpet, peeling paint on the walls, and dated fixtures in the kitchens and bathrooms. The second and third floor had been used as residential units, but are not considered to be in leasable condition at present, and would require significant renovation work before being marketed for rent.

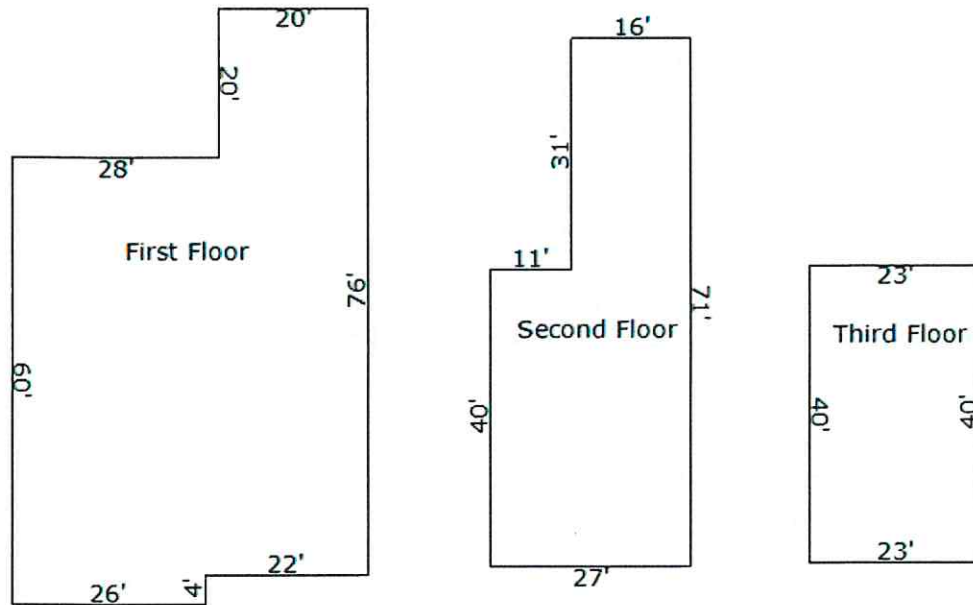
In general, the interior of the building would require extensive renovations before it could be utilized as anything other than unheated storage. The building would need a new heating system, electrical upgrades, plumbing upgrades, all new flooring, updated kitchen and bathroom fixtures, and paint. Additionally, the third floor may not meet current fire codes, and the building may need sprinklers or an additional source of egress before the third floor could be utilized for living area. This would be a determination of the Fire Marshall. Additionally, the current layout may not be functional for many alternative uses, and there would likely need to be some carpentry work to reconfigure the space so that it is functional for a future user.

The owner believes that the building was not substantially damaged by flooding in 2023, but it does appear to be in the flood zone. Renovations of the first floor may require various flood mitigation techniques, such as raising heating and electrical systems above the flood elevation. Renovating the first floor would also come with risk that future flood events could damage the recently renovated space. The location in the flood zone would reduce the appeal of renovating the existing structure.

The value estimated by this report assumes that the building is structurally sound. However, it is recommended that the building be inspected by a qualified engineer to determine if there are any physical limitations.

The building may not meet the basic requirements for ADA accessibility. Determination of compliance with this act is beyond the scope of this appraisal, as well as the expertise of the appraiser. Compliance with this act depends upon the use of the property and the number of employees, and a future owner may not be required to make any changes to the property to meet these requirements. However, a potential buyer should be aware of the Americans with Disabilities Act (ADA) and consider the possibility that changes may be required in the future.

BUILDING SKETCH



TOTAL Sketch by a la made, inc.

Area Calculations Summary

Living Area		Calculation Details
Undefined Area	3192 Sq ft	$20 \times 20 = 400$ $48 \times 56 = 2688$ $4 \times 26 = 104$
Undefined Area	1576 Sq ft	$27 \times 40 = 1080$ $16 \times 31 = 496$
Undefined Area	920 Sq ft	$40 \times 23 = 920$
Total Living Area (Rounded):		5688 Sq ft

HIGHEST AND BEST USE

Highest and best use may be defined as, “the reasonably probable use of a property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility physical possibility, financial feasibility and maximum productivity”¹

The first step is to consider the land as if vacant. This step is necessary to support a value estimate of the land if required for the Cost Approach. In addition, a land value may be necessary for an improved property to determine if the improvements added to the overall value of the property. In some instances, the land may be more valuable for an alternative use as opposed to the present use with existing improvements and redevelopment could be the highest and best use of an improved parcel.

The second step requires determining the highest and best use of the property as improved. This step is not necessary for vacant land. The use that maximizes an investment property's value is the highest and best use of the property and may not be the existing use in all circumstances.

A process of elimination can be used to determine the highest and best use of the property as if vacant or as improved. The first consideration is to determine the uses that will be physically possible on the site. The size of the lot, topography and soil conditions can physically limit the potential uses of any property.

The second consideration is to determine which of the uses that are physically possible are also legally permissible. Zoning will often limit the types of uses for a site and consideration must be given to other items, such as deed restrictions or existing long-term leases, that would limit the potential uses of a property.

The third step is to determine which uses would be financially feasible. This requires consideration of the demand for each potential use and the supply of existing properties that could serve that use. The location of a property can also be an important consideration in determining if certain uses would be financially feasible for a certain property.

The last step is to decide which of the uses that are still potential uses of the property will be maximally productive or would generate the highest value for the property. This step requires considerable analysis to determine which types of uses are in the greatest demand and can generate the greatest productivity for the specific property being appraised.

The following is a summary of the considerations regarding the subject property. A table was used to reflect a summary of the process of elimination to determine the highest and best use of this property. Potential uses are considered in broad categories, and a process of elimination is used based on the four criteria to establish the highest and best use. Once a use category is eliminated, it is no longer considered as a potential highest and best use for this property.

¹ The Dictionary of Real Estate Appraisal, 6th Edition, page 109.

Highest & Best Use Summary - Land as if Vacant				
Potential Use	Physically Possible	Legally Permissible	Financially Feasible	Maximally Productive
Agricultural	Too Small	---	---	---
Forestry	Too Small	---	---	---
Landholding	Yes	Yes	Yes	No
Recreation	Yes	Yes	No	---
Single Family	Yes	Yes	No	---
Multi-Family	Yes	Yes	Yes	Yes
Retail/Commercial	Yes	Yes	No	---
Office	Yes	No	---	---
Industrial	Yes	No	---	---

If vacant, the long-term highest and best use would be a multi-family type of development, or a multi-unit residential property (condominium units). The demand for housing is strong in this region. Costs of construction are high, and this can limit the profit potential associated with new construction. However, it is likely that a private investor that can manage costs could make a multi-unit development feasible. Another development option would be affordable housing, where a buyer can secure funding sources to offset development costs. The values for land purchased for affordable housing development are often similar to the land values for unrestricted multi-family development. Any other use would have high costs that would likely exceed the property value upon completion.

Highest & Best Use Summary - As Improved				
Potential Use	Physically Possible	Legally Permissible	Financially Feasible	Maximally Productive
Agricultural	No	---	---	---
Forestry	No	---	---	---
Single Family	No	---	---	---
Multi-Family	Yes	Yes	Yes	No
Retail	Yes	Yes	No	---
Office	Yes	No	---	---
Church/Meeting	Yes	Yes	Yes	No
Storage	Yes	Yes	Yes	No
Industrial	No	---	---	---
Redevelopment				
Single Family	Yes	Yes	No	---
Multi-Family	Yes	Yes	Yes	Yes
Commercial	Yes	Yes	No	---
Industrial	Yes	No	---	---

The building was originally developed as a church and living area, but it has been vacant for several years with the first floor essentially being a shell. The building does not have functioning heat, electrical or plumbing and would need major renovations to provide any utility other than unheated storage. There are several spaces designed as residential units, and the building could be converted to apartment units, but this would require major renovations, including all new heating, electrical, plumbing, and full interior updates. In addition, there may be work necessary to meet fire safety requirements, including the potential need to add sprinklers to the third floor living area. The layout would not be ideal for multi-family housing with interior stairwells. The cost to renovate the property to apartments may be financially feasible, but the profit potential with this type of renovation would be limited, and the building size would limit the number of potential units that could be developed.

Within the appraisal, a value of the land as though vacant and suitable for development was considered as well as a value of the subject building as improved. The value of the land is concluded to be significantly higher, indicating that the building does not add to the value of the site. Despite relatively high construction costs, the highest and best use would be to raze the existing building and redevelop the site for multi-family housing or residential condo units.

APPRAISAL APPROACH

The appraisal process typically involves applying three generally accepted appraisal approaches to estimate the value of a property. These three approaches are known as the Cost Approach, the Sales Comparison Approach, and the Income Approach. Each of these approaches is considered for each appraisal; however, not all are applicable for every property and only the approaches that are considered to reflect market considerations are used to value the subject property.

The Cost Approach

This approach is based upon the principle of substitution, which assumes that a prudent purchaser would not pay more for an existing structure than it would cost to purchase a vacant lot and build a similar structure of equal quality, less depreciation. The Cost Approach requires the appraiser to first estimate the value of the land as if vacant. The value of the land is typically estimated based on a Sales Comparison Approach in which recent sales of similar lots are compared to the subject property as if vacant. The cost to replace the existing improvements is then estimated. The final step is to estimate the amount of depreciation to the existing improvements from all causes, including physical deterioration, functional obsolescence, and economic obsolescence. The estimated accrued depreciation is deducted from the replacement cost of the improvements plus the value of the land as if vacant to arrive at a value estimate by the Cost Approach.

The Sales Comparison Approach

This approach to value is also based upon the principle of substitution. In this approach, it is presumed that the market value of a property will approximate the sales price of similar properties offering similar utility. Recently sold similar type properties are compared to the subject property. These sales are analyzed, and adjustments made to compare each sale to the subject property with respect to many factors such as location, condition, size, and market conditions. After adjustments, each comparable sale provides an indicated value for the subject property, and these indicated values are correlated to provide an estimate of value by the Sales Comparison Approach.

Income Approach

A value can be derived for an income producing type property based on the anticipated benefits. This requires the appraiser to first estimate the anticipated benefits, or the income, that can reasonably be anticipated to be generated from the property. The potential gross income is first estimated based on existing leases and recent leases for similar type space. The expenses and potential vacancy and rent loss must be estimated based on the operating history of the property, as well as what is typical in the market. The net operating income is then used to derive a value estimate for the property.

The conversion of net income to value can be accomplished by either direct capitalization or a discounted cash flow method. Direct capitalization is a method of converting a single year's income into value in one step. This method is reliable when the income is anticipated to remain relatively stable.

In cases where income is anticipated to vary considerably, a discounted cash flow method can be used. This method considers the future benefits over the typical holding period, which includes an annual cash flow plus the reversion or sale of the property at the end of the holding period. The anticipated cash flow is discounted to present value to reflect the anticipated return required by investors in the market. This approach typically reflects the considerations of real estate investors; however, it requires speculative projections regarding future market conditions that can limit the reliability of this approach.

Final Reconciliation

The last step in the appraisal process is to consider the separate values indicated by the approaches used for the property and determine a final value for the property. A weighted average is generally used to derive the final value estimate. The approaches with the most market support or the approach that most closely reflects the considerations of buyers for these types of properties are given the greatest weight. Other approaches may be given considerably less weight depending on the type of property and support for each of the approaches used to value the subject property.

LAND VALUATION

The value of the land as if vacant can be provided as a guide to determining the highest and best use and for use as one of the components to the Cost Approach. The value of the land is estimated as if the site was vacant and the land was purchased to be used to its highest and best use.

There are several techniques that can be used in estimating land value; however, the Sales Comparison Approach is the most common and is preferred when recent sales of similar lots are available. This approach requires the appraiser to research sales of similar vacant parcels and then compare those properties to the subject property to derive an estimate of value for the subject as if vacant. This approach is often limited because of a lack of sales data.

Other methods for valuing land include allocation, extraction, subdivision development, land residual, and ground rent capitalization. These methods are generally only considered under special circumstances or when there is insufficient data to support a value by the Sales Comparison Approach.

Because the subject improvements have significant physical depreciation, a valuation of the subject land has been considered. The highest and best use of the land, if vacant, would be development for multi-family use. Sales data of land purchased for multi-family development was considered the best guide to the subject land value. The number of sales for multi-family development is somewhat limited, and therefore, it was necessary to consider some older sales as well as sales from a large geographic area.

With land sales that are suitable for multi-family development, the motivation of a buyer is primarily the number of units that can be developed. Therefore, these types of land sales are often considered based on the price per developable unit. The subject does not have finalized approvals for development. Development of 14 units would be a permitted use in the subject zoning district, and would appear to meet density requirements. The owner has plans to develop 22 units. This would be conditional in this zoning district, but the City of Montpelier has been generally supportive of new projects that will increase the supply of housing. Since the owner has a plan for 22 units, it would appear that 22 units would be feasible. It is likely that a buyer could get a 22-unit development approved by the town, and this would be a feasible use of the site. Therefore, the potential number of units that could be developed at the subject was considered at 22. The comparable land sales have been considered as follows:

COMPARABLE LAND SALE #1

Location: 37 High Street, Waterbury, Vermont

Grantor: Peaceful Hill, LLC

Grantee: SPD Real Estate, LLC

Date of Sale: June 30, 2022

Sale Price/Unit: \$32,222

Sale Price: \$290,000

Site Description: Size: 0.65 Acres

Density – Units/Acre: 13.8 to 1

Potential Units: 9

Visibility: Limited, side-street

Access & Frontage: Corner

Utilities: Municipal water & sewer at road

Zoning: Village Residential

Flood Zone: No

Topography: Slopes downward to the southwest

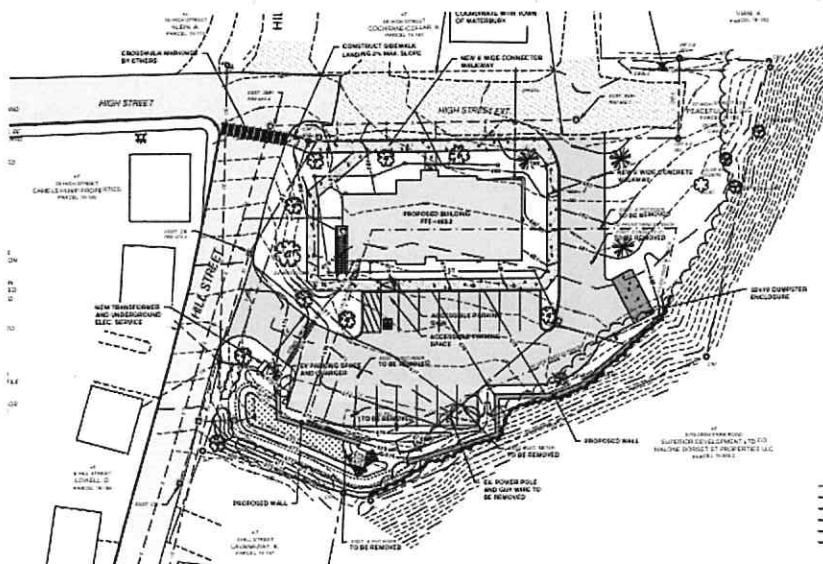
Comments: There were no permits in place at the time of sale. The buyers undertook the permitting process after purchase. They have received initial permits to develop the site with nine apartment units.

Improvements: None – Vacant Land

Transaction Data: Terms of Sale: Cash to seller

Comments: The zoning would allow a wide range of development opportunities. The buyers anticipated being able to easily obtain permits for multi-family development given the need for rental housing in this region. The buyer's budget for obtaining permits was just \$18,950, or approximately \$2,100/unit after rounding. This does not include design plans, site plans, and engineering which would be a cost incurred for any developer undertaking this type of project even if the initial permits were already obtained at the time of sale.

Source: Mm, Municipal records, Grantee



COMPARABLE LAND SALE #2

Location: 1-3 West Main Street, Vergennes, Vermont

Grantor: Leonard & Carolyn Duffy

Grantee: Cornerstone Solutions, LLC

Date of Sale: April 22, 2022

Sale Price: \$300,000

Sale Price/Unit: \$33,333

Site Description: Size: 1.1 Acres

Visibility: Good

Utilities: Municipal water/sewer

Flood Zone: Not Building Sites

Density – Units/Acre: 8.2 to 1

Access & Frontage: 203' along W. Main

Zoning: Basin Zoning District

Topography: Relatively level

Comments: Fully permitted for 9 townhouse units. There was roughly 400' of frontage along the Otter Creek and these properties will have attractive river views

Improvements: None

Transaction Data: Terms of Sale: Cash to seller

Comments: This property was listed on the market for sale with an initial asking price of \$450,520. It was listed for roughly 2.5 months before going under contract.

Source: Mm, Municipal records, Broker, Grantee, Physical Inspection



COMPARABLE LAND SALE #3

Location: 54 West Main Street, Vergennes, Vermont

Grantor: Rustan S. Swenson

Grantee: George Berkeley, LLC

Date of Sale: May 19, 2022

Sale Price: \$252,500

Sale Price/Unit: \$21,042

Site Description: Size: Approx 0.74 Acres

Density – Units/Acre: 16.2 to 1

Visibility: AADT: 10,000

Access & Frontage: Ample along W. Main

Utilities: Municipal water/sewer

Zoning: Historic Neighborhood Zone

Flood Zone: No

Topography: Relatively level

Comments: There were no permits at the time of sale but the density in this zoning district would allow for as many as 12 multi-family units

Improvements: The property is improved with a dilapidated historic dwelling. The buyer intends to extensively renovate and restore this building into six condominium units. The existing building has structural issues, water damage, and was basically a shell. It had very little contributory value and the cost to restore this existing building may even actually exceed the cost to construct a new building on a vacant lot. The owner provided a renovation budget and these figures confirm that the this existing structure has little to no contributory value.

Transaction Data: Terms of Sale: Cash to seller

Comments: The property was on the market for roughly 1 month with an initial asking price of \$325,000. As stated, the buyer intends to restore the existing historical building into six condominium units. In Phase II he intends to construct a new building with six additional condominium units on this site. The density in this zoning district does allow for 12-units. There were no permits in place, but the town was generally supportive of this project.

Source: Mm, Municipal records, Broker, Grantee, Physical Inspection



COMPARABLE LAND SALE #4

Location: 34 Prospect Street, Hartford, Vermont

Grantor: DEW Braverman, LLC

Grantee: Riverwalk Community Housing LP

Date of Sale: April 16, 2024

Deed Book/Page: 620/403

Sale Price: \$1,000,000 (Land Allocation)

Sale Price/Unit: \$23,810

Site Description: Size: 0.86 Acres

Density – Units/Acre: 48.8 to 1

Visibility: Average

Access & Frontage: Good, corner lot

Utilities: Municipal water and sewer

Zoning: Central Business 2

Flood Zone: 500-year

Topography: Level

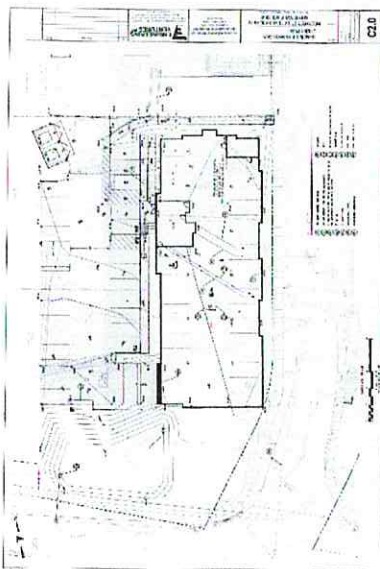
Comments: The site was approved for development with 42 units. The grantor agreed to a contract price for the land with approvals in March 2022 for \$1,000,000. The grantor then developed a 42-unit multi-family dwelling for the grantee. The whole property transferred for \$15,080,422, which was the construction costs and the land, which was allocated as \$1,000,000. Therefore, effectively the grantee paid \$1,000,000 for the 42 approved units and hired DEW Construction to develop the building. The parcel was part of an existing planned development where other lots had already been developed. There was a roadway and driveway access to the site, and utilities had been brought in.

Improvements: None at the time of transaction that is considered in this comparable sale.

Transaction Data: Terms of Sale: Cash to seller

Comments: The seller developed the site for the buyer, but an allocated price for the approved land was established prior to construction and this was relied on as a guide to the price paid for the land with approvals. The balance of the sale \$14,080,422 was for direct and indirect construction costs.

Source: Mm, Municipal records, grantor (Ken Braverman)



COMPARABLE LAND SALE #5

Location: 17 Lower Newton Street (Lot #18), St. Albans City, Vermont

Grantor: City of St. Albans

Grantee: Cathedral Square Corp.

Date of Sale: April 2, 2024

Sale Price: \$660,000

Sale Price/Unit: \$20,000

Site Description: Size: Approx. 1.138 Acres

Visibility: VT Route 38 AADT 7,600

Utilities: Municipal water and sewer

Flood Zone: No

Permits: The buyer had obtained permits to develop the lot with 33 subsidized housing units.

Density Units/Acre: 29 to 1

Access & Frontage: Adequate, 165 feet

Zoning: SI (Multi-Fam Overlay)

Topography: Primarily level

Improvements: None – Vacant Land

Transaction Data: Terms of Sale: Cash to sellers

Comments: The city had acquired the lot roughly 15 years prior to this recent sale because it was a contaminated and blighted lot. The site was eventually enrolled in a state funded clean-up program and the issues were mitigated. It was designated a low-priority BRELLA site. At the time of the sale, no additional environmental clean-up was required. The town was highly motivated to sell the lot to this non-profit in order to provide more affordable housing in this community.

Source: Mm, Municipal records, Grantee



COMPARABLE LAND SALE #6

Location: 144 Elm Street Montpelier, Vermont

Grantor: Resurrection Baptist Church

Grantee: 144 Elm Street Apts LLC

Date of Sale: July 22, 2025

Sale Price: \$325,000

Sale Price/Proposed Unit: \$14,773

Site Description: Size: 1.32 Ac.

Units per Acre: 16.7 to 1

Visibility: Good – Through Street

Access & Frontage: Average

Utilities: Municipal water and sewer

Zoning: Mixed-Use

Flood Zone: Yes

Topography: Mostly level, slopes up in rear

Units: Proposal for 22 units, but no approvals at the time of sale.

Comments: There is a relatively large, gravel parking lot with approximately 20 onsite spaces.

Improvements: Age: 85 Years

Size: 5,688 SF

Bsmt: Crawl space

Description: One tow three story, wood frame building that was designed as a church with some older apartment units on the upper floors. The building was old, and the first floor had been gutted for a planned renovation that was never completed. The apartments have dated finishes, and the whole building is in need of renovations. The mechanical systems needed upgrades as well with no functioning heat or plumbing and electrical upgrades needed. It is an older, fair quality structure that is in poor condition due to the need for renovations.

Transaction Data: Terms of Sale: Cash to seller

Comments: The buyer plans to raze the existing building and develop a new multi-unit residential complex that is above the flood elevation. The buyer is planning to sell the new units as condos. The property was on the market for one week with an asking price of \$350,000.

Source: Mm, Municipal Records, broker, grantee



SALES COMPARISON GRID - LAND WITH APPROVALS

	SUBJECT	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5	Comparable #6
Identification	144 Elm Street Montpelier, VT	37 High Street Waterbury, VT	1-3 West Main Street Vergennes, VT	54 W. Main Street Vergennes, VT	34 Prospect St. Hartford, VT	17 Lower Newton St. St. Albans City, VT	144 Elm Street Montpelier, VT
Sale Price	N/A	\$290,000	\$300,000	\$252,500	\$1,000,000	\$660,000	\$325,000
Property Rights	Fee Simple	Similar	Similar	Similar	Similar	Similar	Similar
Financing	Typical	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Typical	Similar	Similar	Similar	Similar	Similar	Similar
Market Conditions	Feb-26	Jun-22	Apr-22	May-22	Apr-24	Apr-24	Jul-25
Adjusted Price	—	\$327,700	\$342,510	\$286,790	\$1,055,000	\$697,950	\$330,688
Price/Unit	—	\$36,411	\$38,057	\$23,899	\$25,119	\$21,150	\$15,031
Density - Units/Ac.	16.7 to 1	13.8 to 1	8.2 to 1	16.2 to 1	48.8 to 1	29 to 1	16.7 to 1
Location	Village Mixed-Use	Similar	Smaller Vill.	Smaller Vill.	Similar	Inferior	Same
Views	Local, Average	Similar	River Views	Similar	River	Similar	Same
Frontage/Access	Sufficient	Similar	Similar	Similar	Similar	Similar	Same
Topography	Slopes up in rear	Superior	Superior	Superior	Superior	Superior	Same
# of Units	22	9	9	12	42	33	22
Shape	Slightly Irregular	Similar	Similar	Similar	Similar	Similar	Same
Flood Zone	Yes - Part.	None	Not Bldgs.	None	500 Year	None	Same
Zoning	Mixed-Use Res.	Village Res.	At Site	Similar	CB 2	Multi-Fam	Same
Permit Status	Not Approved	Similar	Approved	Similar	Approved	Buyer Approved	Same
Electric	At Site	At Site	At Site	At Site	At Site	At Site	Same
Water	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Same
Sewer	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Same
Improvements	Assumed None	None	None	No Value	None	None	Old Church
Net Adjustments		-39%	-59%	-23%	-29%	-16%	20%
Adjusted Price		\$222,211	\$15,603	\$18,402	\$17,835	\$17,766	\$18,038

Conclusion –Sales Comparison Approach

There are a limited number of recent sales of land within this region that is approved or suitable for multi-family residential development. Most of the smaller cities and towns in this region are fully developed with limited land area available for new development. The more rural surrounding communities have abundant land available for future residential development, but there is insufficient demand for new units to support the cost of construction. Therefore, it was necessary to consider sales from a larger than typical geographical area as well as several older transactions. The following is an explanation of some of the adjustments made in this analysis:

- **Market Conditions** – Property values were increasing at a significant rate from 2020 through the end of 2022, and a market conditions adjustment of 7%/year was made for this period. However, increased construction costs and interest rates have reduced the profit potential associated with new construction. Therefore, a more modest market conditions adjustment of 3% per year was made from the start of 2023 to the valuation date.
- **Unit of Comparison** – The sale price of each comparable was divided by the number of potential units to derive the price per approved unit at each property. This was used as the unit of comparison because the number of units has an impact on the potential profitability of each project. Most of the comparable properties were not fully approved, but the number of units was based on the construction plans where available.
- **Density** – Density adjustments were considered based on the number of units per acre. In general, dense Planned Unit Developments with less recreational space and room for parking will sell for less per unit than projects with more space. In most instances, once there is sufficient parking area the amount of additional land would have limited contributory value and the rate of this adjustment was moderate.
- **Location** – An attempt was made to use comparable sales from similar type locations. However, there have been a limited number of recent sales of smaller lots suitable for development with moderately sized multi-family apartment complexes. It was necessary to consider a number of sales from a larger than typical geographical area and in some instances, adjustments were necessary for differences in location.
 - Comparable #1 is in a nearby community with similar property values, and no adjustment was necessary for location.
 - Comparables #2 and #3 are both located in the Village of Vergennes. Vergennes is close to Burlington, but lacks access to an interstate, and has a smaller population base than Montpelier. Therefore, an upward adjustment was made for these two sales.
 - Comparable #4 is in a similar sized community and the parcel was located in a similar type of mixed-use neighborhood. No adjustment was made for this sale for location.

- Comparable #5 is in a community that tends to have slightly lower apartment rental rates and a small upward adjustment was made.
- Comparable #6 is the previous sale of the subject and was not adjusted for location.
- Views – Comparables #2 and #4 are located along the river. They have the potential for above-average river views and an adjustment was made to account for this factor.
- Topography – The subject parcel has steep topography along the backside, and this reduces the usable land area at the subject. The land has some utility for meeting zoning requirements but does not have significant development potential. A large downward adjustment was made to reflect that the effective usable land area is far less than the actual lot size at the subject.
- Number of Units – An attempt was made to find similar size projects; however, the sales data is limited. Adjustments were made for differences in the number of units. These adjustments reflect that in general, there is more risk associated with larger projects and fewer prospective buyers. As a result, they generally sell for slightly less per unit than comparable, but smaller development projects.
- Flood Zone – The subject is partially in the 100-year flood zone, but the land is above the street grade, and the property did not suffer significant flood damage in 2023. It is likely that a buyer could develop a new building that is raised a few feet above the flood elevation. Often new multi-family dwellings are built with garages on the first level, and this would limit the impact of flood risk. However, a downward adjustment was made for many of the sales to reflect that there would be some added costs associated with development and added risk with this property due to the flood hazard.
- Approvals – The subject has not been approved, and an attempt was made to primarily rely on sales with no approvals. Comparables #2 and #4 were approved at the time of sale and an adjustment was made to reflect the costs associated with permitting and planning as well as the reduced risk. Sale #5 was approved, but the buyer obtained the approvals prior to sale, and a lower adjustment was made. These adjustments were partially based on the reflected permitting costs for similar projects, but also reflect the reduced risk associated with approved properties.
- Comparable #6 is the former sale of the subject. This approach was considered to determine a land value only. The improvements will need to be demolished if the site is redeveloped. Therefore, Comparable #6 was adjusted up for the potential costs associated with razing the existing church building.

Comparable #6 was considered because the buyer was motivated to redevelop the site, and the price paid was a reflection of the buyer's valuation of the land. However, it is a unique situation because of the existing improvements. Therefore, this transfer was not heavily relied on in the final reconciliation but has been considered as additional support.

The sales reflect a range in values from \$15,600 to \$22,200 per potential unit. This is considered a reasonable overall range. A market value for the subject has been concluded within this range at \$18,000/unit.

22 Units @ \$18,000/Unit = \$396,000

Rounded to, \$400,000

Cost for Demolition:

The as-is value of the subject would be the land value adjusted for the cost to demolish the existing structure. The owner provided a quoted estimate of \$30,000 for material disposal, which did not include labor costs. The owner believes that the total demolition cost with labor could be as much as \$100,000 conservatively.

The Marshall and Swift Cost Service was considered as a guide to demolition costs for similar properties. The cost service provides a range for wood frame buildings from \$5.46 to \$8.44 per square foot. Vermont tends to have construction costs that are much higher than national averages. Therefore, a cost estimate that is 30% higher than the upper end of the range reflected by Marshall and Swift was concluded at \$11.00/SF for demolition of the existing building. The demolition cost estimate was considered as follows:

5,688 SF @ \$11.00/SF = \$62,568

Rounded to, \$60,000

This is lower than the owners' budget but appears reasonable based on the estimate of \$30,000 in material disposal costs. The indicated cost to demolish the existing building was deducted from the indicated land value, as though vacant, to determine an as-is value.

Indicated Land Value (if vacant) –	\$400,000
Indicated Demolition Cost Estimate –	<u>\$60,000</u>
Indicated As-Is Value –	\$340,000

COST APPROACH

The Cost Approach is one of the three basic approaches to value for real estate. This basically is a four-step process to derive a value estimate.

1. Estimate the value of the land as if vacant.
2. Estimate the cost to replace the existing improvements with improvements offering similar utility and of similar overall quality.
3. Determine the amount of depreciation of the improvements. Depreciation includes physical deterioration, functional obsolescence, and economic obsolescence.
4. Subtract the accrued depreciation from the replacement cost of all improvements and add the estimated value of the land to derive a value estimate by the Cost Approach.

This approach is most reliable when the improvements are new and there is a demand for this use in the market. In this instance the Cost Approach was not relied upon as a guide to value for the subject property for the following reasons.

1. The building is quite old, and it is difficult to provide accurate replacement cost figures for this type of older building.
2. Depreciation is a subjective estimate for a building of this age. The need to make a substantial adjustment for physical deterioration would limit the reliability of the value conclusion by the Cost Approach.
3. The building does not add to the value of the land, therefore, there are no improvements that can be reasonably valued by the cost method.
4. The typical buyer of this type of property would not consider new construction. Therefore, the Cost Approach would not reflect the considerations of a typical buyer and was not relied upon as a guide to value.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon the assumption that a potential buyer will pay no more for a property than other buyers paid for similar properties. There are five basic steps in this approach to value.

1. Research the market and obtain data regarding recent transactions and current offerings of properties that are similar to the subject property.
2. Verify the information to determine if the data is accurate and the transaction reflects an arm's-length market sale.
3. Select an appropriate unit of comparison and develop a comparative analysis.
4. Compare the subject and the comparable sales according to elements of comparison and adjust the sale price of each comparable to reflect differences between the subject property and the comparable sale.
5. Reconcile the values indicated by each of the comparables to arrive at an overall value indicated by the Sales Comparison Approach.

This approach reflects the actions of buyers and sellers in the market and generally is the most reliable guide to value. It can be limited by a lack of sales of similar type properties, particularly if the subject property is unique.

In this instance, the Sales Comparison Approach was also considered as a guide to the value of the existing improvements on the parcel. Sales of relatively comparable properties that were in need of renovation work were considered. The number of these types of sales is somewhat limited, and therefore, it was necessary to consider some older sales as well as sales from a relatively large geographical area.

COMPARABLE SALE #1

Location: 707 Stone Cutters Way, Montpelier, Vermont

Grantor: FHS Holdings, LLC

Grantee: 707 Stone Cutters Way, LLC

Date of Sale: August 14, 2025

Sale Price: \$487,500

Sale Price/SF: \$59.70

Site Description: Size: 1.61 Acres

Land to building ratio: 8.6 to 1

Visibility: Limited

Access & Frontage: Average

Utilities: Municipal water and sewer

Zoning: "Riverfront" zoning district

Flood Zone: Yes, 100-year, but the building was not damaged in the 2023 flooding that occurred in this area.

Topography: Mostly level

Comments: There is a significant amount of open, mostly paved land area that used to support lumber buildings, which were destroyed by a fire. Much of this land is in the flood zone, but it is level land that could support various uses.

Improvements: Age: 100+ Years

Size: 8,166 SF

Bsmt: 2,560 SF

Description: The building has most recently been used as the retail sales and office area for a lumber company. All of the other lumber storage buildings on the property were completely destroyed by a fire in 2023. This building was designed with a retail area on the first floor and office space on the second floor. The exterior of the building had fire damage and needed new siding and windows, but the interior was not significantly damaged. There is oil heat, but no A/C. There was a full sprinkler system that was represented to be functional. Once the exterior work is completed, this building will be average quality in average condition, but the current condition is considered fair due to needed exterior work.

Transaction Data: Terms of Sale: Cash to seller

Comments: Purchased by a neighboring property owner (Hunger Mountain Food Cooperative) to potentially move their offices to this building.

Source: Mm, Municipal records, grantee, physical inspection



COMPARABLE SALE #2

Location: 151 South Main Street, Northfield, Vermont

Grantor: Carpenter Masonic Building Association, Inc.

Grantee: South Main Street Apartment, LLC

Date of Sale: April 30, 2024

Sale Price: \$235,000

Sale Price/SF: \$33.32

Site Description: Size: 0.25 Ac.

Visibility: AADT 4,900

Utilities: Municipal

Flood Zone: No

Land to Building Ratio: 1.5 to 1

Access & Frontage: Average

Zoning: Village center

Topography: Level

Comments: Parking is limited to four spaces. There is a relatively new underground fuel oil tank.

Improvements: Age: Old

Size: 7,052 SF

Bsmt: Included in SF because it is fully finished, and it is walkout

Description: One-story, brick building with the lower level being fully finished and containing a kitchen and meeting room with at grade exit in the back of the building. The main level has a large open meeting room and several small office buildings. It has oil hot water heat, but the oil tank is underground, no a/c. Because of the unique layout it is considered an average to fair quality meeting hall in fair condition at the time of sale.

Transaction Data: Terms of Sale: Cash to seller

Comments: This was a Masonic Lodge but was purchased to be converted to multi-family housing.

Source: Mm, Municipal records, Broker



COMPARABLE SALE #3

Location: 11 Green Street, Brattleboro, Vermont

Grantor: 62 High. LLC

Date of Sale: March 1, 2023

Sale Price: \$422,000

Grantee: Fred & Tara Cheney

Sale Price/SF: \$39.02

Site Description: Size: 0.69 Ac.

Visibility: From High Street

Utilities: Municipal water & sewer

Flood Zone: No

Comments: There is a large paved parking lot.

Land to Building Ratio: 2.8 to 1

Access & Frontage: 300' Corner lot

Zoning: Urban Center

Topography: Slopes up

Improvements: Age: Built 1915

Size: 10,816 SF

Bsmt: 4,576 SF

Description: Two and part three story, brick building that was the former Mason's Hall that was being used at the time of sale as an arts and music club. It has three phase electric, oil fired hot water heat, but no a/c. The interior was a large open meeting space. The basement was partially finished and is walkout on one side. It was in average condition, but because of the design it would need major renovations for most typical commercial uses, and therefore, was considered to be a fair quality building in fair condition.

Transaction Data: Terms of Sale: Seller finance but at rates similar to market.

Comments: This building sits up on a hillside overlooking the central business district. It was listed on the market for 71 days with an asking price of \$525,000. The most recent sale was in January of 2020 for \$22/SF. The heating system was replaced by the seller.

Source: Mm, Municipal Records, Broker



COMPARABLE SALE #4

Location: 3323 US Route 7, Ferrisburgh, Vermont

Grantor: Town of Ferrisburgh

Grantee: Blue Moon Property Group, LLC

Date of Sale: November 5, 2024

Deed Book/Page: 183/239

Sale Price: \$100,000

Sale Price/SF: \$39.35

Site Description: Size: 0.50 Acres

Land to building ratio: 8.6 to 1

Visibility: AADT: 12,400

Access & Frontage: Average – Route 7

Utilities: Municipal water, onsite septic

Zoning: Ferrisburgh Town Center

Flood Zone: None

Topography: Level

Improvements: Age: Built in 1850's

Size: 2,541 SF

Bsmt: Full, part finished

Description: One story, wood frame building that was designed for use as a church. It had been vacant for several years prior to the sale and needed considerable renovation work. The buyer had to paint the exterior, repair the roof, and completely gut-reno-vate the interior. It had oil heat that was functional, but no A/C and it required insulation upgrades. This was considered a fair quality building at the time of sale in poor (unfinished) condition.

Transaction Data: Terms of Sale: Cash to seller

Comments: The buyers were planning to renovate the building into a general store. This required significant renovation work. When the church closed, the property was transferred to the town in 2022.

Source: Mm, Municipal records, grantee



COMPARABLE SALE #5

Location: 75 N. Main Street, Barre City, Vermont

Grantor: The Salvation Army

Date of Sale: June 19, 2024

Sale Price: \$160,000

Grantee: Metro Development, LLC

Sale Price/SF: \$19.20

Site Description: Size: 0.14 Ac.

Visibility: AADT – 14,000

Utilities: Municipal water and sewer

Flood Zone: Yes

Land to Building Ratio: 0.7 to 1

Access & Frontage: 50' Frontage

Zoning: Central Business

Topography: Mostly level

Comments: This is a small city lot with limited surplus land. There are two parking spaces at the back of the building.

Improvements: Age: Built 1910

Size: 8,329 SF

Bsmt: Full, Unfinished

Description: Two story, wood frame, commercial building. The building is designed as two retail spaces on the first floor and an open suite on the second floor that could be used for office or a mix of commercial and office space. It had oil fired, baseboard hot water heat, but this system needed an upgrade. There had been central A/C on the second floor with older wall units on the first floor, a full sprinkler system, and 3 phase electric. The building was damaged by flooding and was essentially a shell at the time of sale. It is considered a fair quality building in poor condition.

Transaction Data: Terms of Sale: Cash to seller

Comments: The sellers purchased this property several years earlier to operate a retail store (salvation army), but the building was damaged by flooding in 2023 and was essentially a shell. The buyer is a local investor that owns several downtown buildings and was planning to renovate the property for apartments.

Source: Mm, Municipal records, grantor



COMPARABLE SALE #6

Location: 1274 Main Street, St. Johnsbury, Vermont

Grantor: Northern New England Conference of Seventh-Day Adventists, Inc.

Grantee: Kevin Fontecha

Date of Sale: November 30, 2021

Sale Price: \$60,000

Sale Price/SF: \$10.85

Site Description: Size: 0.12 Ac.

Land to Building Ratio: 1 to 1

Visibility: Good

Access & Frontage: Average

Utilities: Municipal water & sewer, public electric

Zoning: Mixed Use

Flood Zone: None

Topography: Level

Improvements: Age: Built 1882

Size: 5,528 SF

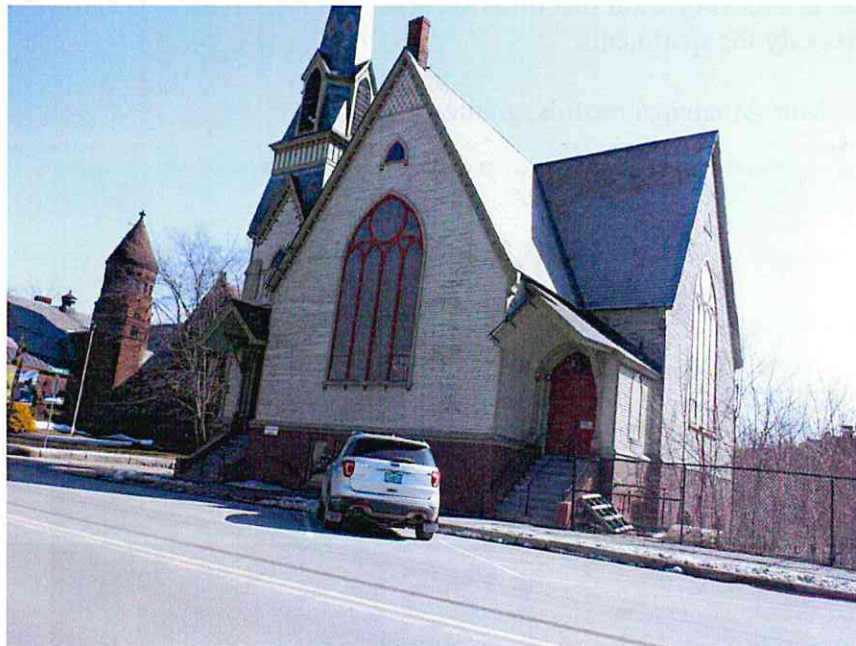
Bsmt: Included

Description: This is a one-story wood frame building designed for use as a church. There is a partially above grade finished basement that was included in the overall size. There is a large sanctuary on the first floor and another auditorium with a reading room, half bath, and storage in the basement. There is oil steam heat and no A/C. It was considered an average quality building, but it appears to be in poor condition.

Transaction Data: Terms of Sale: Cash to seller – One the market for 1 month with an asking price of \$98,000.

Comments: It is located in the central business district with municipal parking permitted on the street.

Source: Mm, Municipal records, broker



SALES COMPARISON GRID

	SUBJECT	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5	Comparable #6
Identification	144 Elm Street Montpelier, VT	707 Stone Cutters Way Montpelier, VT	151 S. Main St. Northfield, VT	11 Green St. Brattleboro, VT	3323 Route 7 Fermisburgh, VT	75 N. Main St. Barre City, VT	1274 Main St. St. Johnsbury, VT
Sale Price	N/A	\$487,500	\$235,000	\$422,000	\$100,000	\$160,000	\$60,000
Property Rights	Fee Simple	Similar	Similar	Similar	Similar	Similar	Similar
Financing	Assume Typical	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Assume Typical	Similar	Similar	Similar	Similar	Similar	Similar
Market Conditions	Feb-26	Aug-25	Apr-24	Mar-23	Nov-24	Jun-24	Nov-21
Adjusted Sale Price	—	\$496,031	\$247,925	\$459,980	\$104,000	\$168,000	\$68,952
Indicated Price/SF	—	\$60.74	\$35.16	\$42.53	\$40.93	\$20.17	\$12.47
Land to Building Ratio	10.1 to 1	8.6 to 1	1.5 to 1	2.8 to 1	8.6 to 1	0.7 to 1	1 to 1
Location	Mixed-Use	Similar	Inferior	Inferior	Inferior	Inferior	Inferior
Frontage/Access	Average	Similar	Similar	Corner	Average	Similar	Similar
Flood Zone	Yes - Part	Similar	None	None	None	Similar	None
Visibility (AADT)	Avg.-Side Street	Limited	4,900	Similar	Superior	Superior	None
Parking	12-15 Spaces	Ample	4 Spaces	Similar	Similar	2 Spaces	Superior
Design/Appeal	1-3 St./Frame	2 St./Frame	1 St./Brick	2-3 St./Brick	1 St./Frame	2 Level/Frame	1 St./Frame
Quality	Fair	Average	Avg.-Fair	Fair	Fair	Fair	Fair
Age/Condition	Old/Floor	Old/Fair	Old/Fair	Old/Fair	Old/Similar	Old/Similar	Old/Similar
Size - SF	5,688	8,166	7,052	10,816	2,241	8,329	5,528
Functional Utility	Church/Storage	Comm/Storage	Part. Bkw. Grade	Muscle Hall/Bar	Church	Similar	Part. Bkw. Grade
Heat - A/C	Not Functional	Oil - None	Oil - None	Oil HW/None	Oil - None	Old/Partial	Older Oil
Basement	None, Crawl	2,560 SF	Incl. in SF	4,576 SF	Full, Part. Fin.	Full, Unfin.	Incl. in SF
Att./Det. Buildings	120 SF Shed	None	None	None	None	None	None
Sprinklers	None	Similar	Similar	Similar	Similar	Similar	Similar
Other	400 SF Patio	None	None	None	None	None	None
Net Adjustments							
Adjusted Price/SF		\$38.24	\$33.16	\$25.53	\$16.93	\$31.17	\$29.97

CONCLUSION – SALES COMPARISON APPROACH

The following is a summary of the considerations made to determine the major adjustments:

- Unit of Comparison – A common unit of comparison for commercial properties was used in this analysis, “price per square foot” because the size of the building impacts the value. The sale price was divided by the gross building area to derive this figure.
- Market Conditions – The commercial market had been relatively active, with significant appreciation in property values for several years. However, in March 2022 the federal reserve began raising interest rates, and this has increased the costs of borrowing significantly. While demand for commercial real estate remains strong in most regions, rising interest rates have impacted the demand. An adjustment of 5% per year was considered for market conditions prior to the start of 2023. A lower rate was relied on from 2023 to present at 3% per year to reflect the rise in interest rates.
- Surplus Land – Adjustments were made for lot size based on the commonly used “land to building ratio”, which is the ratio of the lot size in square feet to the building square footage. The subject has a significant amount of surplus land with limited utility due to the topography of the parcel. Therefore, the adjustments for surplus land were modest. Additionally, a separate adjustment was made for parking, and this limited the necessary adjustments for surplus land.
 - Comparable sales #1 and #4 have slightly lower land to building ratios, but the surplus land at these properties was mostly level and usable, and therefore, no adjustment was made.
- Location – An attempt was made to rely on sales from similar markets, but the comparable data for similar church or social club type properties in need of renovations is somewhat limited. Therefore, several sales were considered from a larger geographic area, and some adjustments were necessary for differences in location.
 - Comparable #1 is in Montpelier and was not adjusted for location.
 - Comparable #2 is in Northfield, which is close geographically to the subject. Northfield has a smaller population base, and tends to have lower property values, therefore, an upward adjustment was made.
 - Comparable #3 is in Brattleboro, which is a similar sized community, but tends to have lower property values. A small upward adjustment was made for the location.
 - Comparable #4 is in a less densely developed neighborhood. This would not have the same appeal for many types of development, and an upward adjustment was made for the differences in location.

- Comparable #5 is in Barre City, which is close geographically to the subject. However, the rental rates and demand for commercial real estate in Barre City tend to be lower than Montpelier. Therefore, an upward adjustment was made for this sale.
- Comparable #6 is in a similar type of location within a downtown, but St. Johnsbury has much lower property values than Montpelier with fewer buyers for commercial real estate. Therefore, a significant upward adjustment was made to this sale for location.
- Frontage/Access – Comparable #3 is a corner lot, which can be a benefit, and a small downward adjustment was made.
- Flood Zone – The subject is in a flood zone. Flood insurance costs have been rising. Additionally, market participants are more aware of the risks associated with flood prone properties following recent flood events in the area. Therefore, it was necessary to make relatively large negative adjustments for properties that are above the flood elevation.
- Visibility – Some adjustments were made for visibility to reflect the benefits for commercial properties with visibility. This is not a prime retail type of property, and this limited the necessary adjustments for visibility.
- Parking – The subject has onsite parking, which is a benefit in a downtown setting. Adjustments were made for parking primarily based on the number of spaces at the comparable properties. This reflects the benefits of onsite parking.
- Quality – All of the comparable sales are older buildings that generally need some upgrades. A few were considered to be slightly superior quality due to the levels of finishes, but most were considered fair quality, similar to the subject.
- Age/Condition – An attempt was made to primarily rely on sales of older buildings in need of renovations. Many sales were considered to be in similar condition to the subject, but there are few sales of similar properties, and a few sales required downward adjustments for being in superior overall condition at the time of sale.
- Building Size – While an attempt was made to find transactions with buildings of a similar size, it was necessary to make some size adjustments, because there are more potential buyers and less risk for smaller commercial buildings, so they tend to sell for more per square foot than comparable but larger buildings.
- Functional Utility – Several sales included finished basements that were partially at-grade, but also partially below grade. Below grade area can have reduced appeal, and upward adjustments were made for the sales with partially below grade finished area that was included in the overall square footage.

- Heat and A/C – The subject does not have functioning heat. An adjustment was made for many sales that had heating systems. Many of these were older systems, or the buildings needed insulation upgrades, limiting the adjustments for several sales.
- Basement – Adjustments were made for basement area that can be useful as storage space. The subject only has access to crawl space, with limited overall utility.
- Other – The subject has a small shed that does not add significant value in as-is condition. There is a covered patio area that has some appeal, and a small upward adjustment was made for this feature.

After adjustments, the comparable sales reflect a range in values from \$17 to \$38 per square foot. This is a relatively large overall range. Comparable #4 sets the low end of the range, and the remaining sales reflect a much more reasonable range from \$26 to \$38 per square foot.

Comparable #1 is the only sale from Montpelier that was considered similar to the subject, and it reflects the upper end of the range. Montpelier tends to have relatively high real estate values compared to other, similar sized communities in this region. However, this building also had more functional interior space and needed less renovation work.

Based on the comparable data, a market value of \$32/SF has been concluded for the subject property based on the value of the improvements and associated, surplus land.

$$5,688 \text{ SF @ } \$32/\text{SF} = \$182,016$$

Indicated Value of the Subject, As-Improved, rounded to, \$180,000

The concluded value is lower than the indicated land value. This reflects that the existing building has no contributory value and confirms the highest and best use analysis that a buyer would likely plan to redevelop the site.

INCOME APPROACH

The Income Approach derives a value estimate based upon the present value of the future benefits of property ownership. This approach involves a series of techniques used in order to convert a property's capacity to generate monetary benefits into value. It is heavily relied upon in the valuation of investment type properties.

There are basically two techniques that appraisers use, direct capitalization and discounted cash flow analysis. Direct capitalization relies upon a comparison of one year of income to value. This can be a very reliable value estimate if income is not anticipated to change considerably and when capitalization rates can be derived directly from the market. However, if changes in income are anticipated due to changes in vacancy rates or expiration of existing leases, this approach may not be adequate to effectively adjust for those future changes. This method can also be limited by a lack of market data to support the capitalization rate. Income and expense information is often confidential and without actual income and expense data, the reliability of the capitalization rate is reduced.

The discounted cash flow method considers the future benefits during a typical holding period. This approach is used when income is projected to change during the holding period. This approach reflects the considerations of investors who are anticipating the long-term benefits of property ownership. However, this technique requires speculative projections on future market conditions that are difficult to support. This method requires that a series of yearly cash flows be estimated and discounted to present value as well as the reversion or proceeds from the sale of the property at the end of the holding period.

The Income Approach was not relied upon as guide to value for the subject property for the following reasons.

1. The subject property has previously been owner occupied. Therefore, there is limited historic income and expense data to rely upon in this approach, and this would limit the reliability of a value indicated by this approach. The building is older and does not add significantly to the value of the land.
2. The income could be estimated based on typical rents in this market area. However, the property is not in leasable condition as-is and projecting rents would also require projecting renovation plans.
3. The subject property is not a typical investment type property, and the most likely buyer would be a developer planning to redevelop the site. Therefore, the Income Approach would not reflect the typical considerations of a buyer for the existing improvements.

RECONCILIATION OF VALUE ESTIMATES

In this instance, the Sales Comparison Approach was considered for both the land value and the value of the improvements. The following values were concluded for the subject property.

Sales Comparison Approach –	
Land Valuation –	\$340,000
Value As-Improved –	\$180,000

The Cost Approach was not considered a reliable guide to value in this instance. The building is older, and this would limit the reliability of the replacement cost and depreciation adjustment. The building does not add to the value of the land. Therefore, this approach was not considered as a reliable guide to value. The Income Approach was not considered a reliable guide to value because the existing improvements are not leasable, and the primary motivation of a buyer would be to redevelop the site.

The Sales Comparison Approach was considered the best guide to value. In this instance the land value concluded is significantly higher than the value of the property with the existing building, and therefore, a buyer would plan to redevelop the site. The building is not considered to add to the value of the land.

Based upon the information provided in this report and additional data on file, it is my opinion that the market value of the subject property, as of February 19, 2026, is:

Three Hundred Forty Thousand Dollars (\$340,000)

The indicated market value assumes that there are no environmental problems or limitations. As a real estate appraiser, I am not qualified to determine if there is any contamination. It is also assumed that all permits are in place for the existing improvements and current use of the property.

EXPOSURE TIME & MARKETING TIME

Exposure time is addressed to conform to the Uniform Standards of Professional Appraisal Practice. Exposure time is defined as, “estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.”¹

Exposure Time is addressed to assist the client in understanding the appraiser’s projection of the time necessary to sell the property. It is a subjective estimate and can vary from property to property. Marketing time is considered to be the period of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. The difference between exposure time and marketing time is that exposure time assumes that the marketing has taken place, and marketing time is a projection into the future.

The estimated exposure time and marketing time is a function of the asking price and the marketing efforts of the seller. The estimated exposure time for the subject is based on the assumption that it has been actively marketed at or near the value indicated in this report. A significantly higher or lower asking price would considerably alter the anticipated marketing period.

The economy had been slowly improving over the past few years in this region, prior to the COVID-19 pandemic. It slowed temporarily during the beginning of 2020 but recovered quickly. The commercial real estate market in Vermont has been active over the past three years with properties only exposed to the market for a short period of time before selling. However, the small size of the region can limit the number of potential buyers, increasing the necessary marketing times. The demand can vary depending on the potential uses of the property and the location.

The subject is in a small market area with no major cities, and often long marketing periods are required because there are a limited number of potential buyers. Montpelier is a commercial center with relatively strong demand for most types of real estate. This should limit the necessary marketing time for the subject.

The subject benefits from a desirable location near the downtown. However, the location in a flood zone would raise the development costs, as would the topography of the parcel. These factors could increase the necessary marketing time.

It can be difficult to obtain actual exposure times on commercial properties in this area. Often the properties are marketed informally prior to being listed for sale with a broker. Other properties are listed with one broker initially, and then re-listed with another broker, but the reported exposure time is only based on the last listing agreement. Despite this, actual reported exposure times for comparable sales are considered as a guide to the potential exposure time for the subject. The following data is considered as one guide to exposure times in this area.

¹ The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, page 83.

Comparable Exposure Time					
<u>Location</u>	<u>Town/City</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Use</u>	<u>Time on Market</u>
144 Elm St.	Montpelier	7/22/2025	\$325,000	Church/Land	1 Week
137 Barre St.	Montpelier	9/15/2025	\$600,000	Office & Apts.	3 Months
148 State St.	Montpelier	1/9/2024	\$345,000	Office	1 Week
147 State Street	Montpelier	6/30/2023	\$700,000	Office	10 Months
8-20 Langdon St.	Montpelier	4/21/2023	\$1,550,000	Commercial	3 Months
140 Main Street	Montpelier	4/14/2023	\$675,000	Office	5 Months
254 Elm Street	Montpelier	4/11/2025	\$650,000	Multi-Family	3.5 Months
65 River Street	Montpelier	10/25/2022	\$1,375,000	Multi-Family - 10 Units	1 Month
6 & 8 Cedar St.	Montpelier	1/28/2022	\$411,000	Multi-Family - 4 Units	3 Months
250 Hawley Lane	Rutland Town	7/24/2024	\$475,000	Land with Approvals	3.5 Months
1-3 W. Main St.	Vergennes	4/22/2022	\$300,000	Land with Approvals	2.5 Months
Coaching Lane	W. Windsor	11/21/2022	\$750,000	Land with Approvals	4.5 Years

These are not necessarily considered direct comparables but do provide an indication of the amount of time properties were exposed to the market prior to selling. In general, it can take from one month to over a year to market a commercial property. The marketing time and exposure time for the subject could be increased significantly if the asking price was above the indicated market value. The value indicated in this report reflects a price at which the exposure time would likely be 12 months or less.

CERTIFICATION

1. The statements of fact contained in this report are true and correct.
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I made a personal inspection of the property that is the subject of this report, completed the majority of the research and was the primary author of the report.
9. No one provided significant professional assistance to the person signing this report.
10. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
12. As of the date of this report, Lucas K. Martin, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
13. I am competent and appropriately licensed to appraise the subject property in the State in which it is located.
14. I have not provided a previous service as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.



Lucas K. Martin, MAI
Certified General Real Estate Appraiser
State of Vermont License #080.0108505
Expiration: May 31, 2026

ADDENDUM

1. Statement of Assumptions and Limiting Conditions
2. Qualifications of the Appraiser
3. Letter of Engagement and instructions from the Client
4. Legal Description of the Property
5. Other Relevant Information

Statement of Assumptions and Limiting Conditions

1. Legal Information

The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

It is assumed that the property is in compliance with all federal, state, and local environmental regulations and laws unless stated in the report. It is also assumed that all zoning and use regulations or restrictions have been complied with, unless stated in the report.

It is assumed that any and all leases affecting the property are legally binding contracts between the Lessee and the Lessor. It is also assumed that all the data provided to the appraiser regarding any leases is accurate.

It is assumed that all required licenses or other legislative or administrative authority from any governmental body or private entity or organization have been or can be obtained or renewed for any use on which the value estimated in this report is based.

The real estate is appraised as if free and clear and it is assumed that there are no outstanding liens, leases and encumbrances, except as specified in the report.

2. Maps or Surveys

Any sketches, drawings, or descriptions may show approximate dimensions and are included to assist the reader in visualizing the property. The Appraiser has made no survey of the property. It is assumed that all improvements are within the boundaries of the property as described and there are no encroachments unless noted in the report.

It is also assumed that any surveys or site sketches provided to the appraiser are accurate; however, no responsibility is taken for these documents and, if included, these maps or surveys are only to assist the reader in visualizing the property.

3. Physical Inspection

An appraisal is not considered a report on the physical items that are a part of the subject property. The appraisal contains information about the physical components, however; it should be understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report on the property. As a real estate appraiser, I am not qualified to give opinions as to the structural or mechanical adequacies of the property. It is recommended that all properties be inspected by a qualified engineer to determine the physical condition of all components.

The Appraiser assumes that there are no hidden or unknown conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed by the Appraiser for such conditions or for engineering which might be required to discover such factors. The physical inspection by the appraiser includes only a casual view of the exposed building components. No attempt was made to view items that were not exposed to view and the structures were not checked for building code violations.

On all reports that are subject to satisfactory completion, repairs or alterations, the report and conclusion are contingent upon completion of the improvements in a workmanlike manner.

This appraisal is based on the assumption that no toxic, hazardous waste, hazardous materials, or gases as may be defined in any state statute or similar equivalent federal statute, is present on the appraised property and that there is full compliance with any and all hazardous waste statutes. Unless otherwise stated in the report, the existence of hazardous substances, including without limitation asbestos, petroleum leakage, agricultural chemicals, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property, unless otherwise stated, and the value indicated by this report assumes that no such conditions exist. As a real estate appraiser, we are not qualified to test such substances and, take no responsibility for any hazardous materials that could affect the value of the property.

The Americans with Disabilities Act (ADA) became effective in 1992; however, this act is unclear as to the requirements for existing buildings. If the building does not conform to all of the requirements of this bill, a new owner would have to consider the costs to renovate the building to meet the ADA requirements. Specific study of both the owners' financial ability and the cost to cure any deficiencies would be needed to determine compliance. Therefore, determination as to the properties compliance with ADA is beyond the scope of this appraisal assignment. Comments may be included regarding deficiencies, however; no attempt was made to complete an inspection to determine full compliance.

Unless specifically noted in the report, the estimated value is for the real property only with no consideration given for any personal property located on the property, or the cost to remove any personal property if not removed by the owner.

4. Use of Report

Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

The Appraisal Institute reserves the right to review the report for conformance with their professional and ethical standards without prior approval of either client or legal counsel.

The function of this report is not for use in conjunction with a syndication of real property. This report cannot be used for this purpose and, use of this report relating to syndication activities is prohibited.

Any distribution of the valuation in the report between land and improvements applies under the existing program of use. The separate valuations for land and building must not be used in conjunction with any other appraisal.

The Appraiser is not required to give any type of testimony or appear in court because of having made the appraisal, unless arrangements have been previously made therefore.

The Cost Approach has only been developed by the appraiser as an analysis to support their opinion of the properties market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurance value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the Cost Approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing building codes and governmental regulations and requirements.

5. Reliability of Data

Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished by the Appraiser can be assumed by the Appraiser.

The market data used in this report is assumed to be from a reliable source and attempts were made to verify all of the data considered. However, in many cases the amount of information available for comparable market activity is limited and the appraiser has relied on information provided by public records, brokers, property owners or other sources familiar with the property or transaction.

QUALIFICATIONS

Lucas K. Martin, MAI
Real Estate Appraiser
PO Box 791
Montpelier, Vermont 05601

REAL ESTATE EXPERIENCE

1. January 2015 to present: Real Estate Appraiser - Martin Appraisal Services Inc. Montpelier, Vermont. Specializing in commercial, industrial, and complex investment property appraisals in Vermont.
2. June 2012 to December 2014: Trainee Real Estate Appraiser - Martin Appraisal Services Inc. Montpelier, Vermont. Specializing in commercial and Industrial Real Estate Appraising in Vermont.
3. September 2011 to May 2012: Appraisal Assistant - Martin Appraisal Services Inc. Montpelier, Vermont, Assisted with Real Estate Appraisals and Office Work.
4. May 2011 to August 2011: Appraisal Assistant – Vermont Agency of Transportation, Montpelier, Vermont, Assisted with Real Estate Appraisals and Office Work.

EDUCATION

University of Vermont, Burlington, Vermont, 2008-2012, B.S. degree in Business Administration (concentration in Finance)

Appraisal Institute:

OL Basic Appraisal Principals	January 2012
OL Basic Appraisal Procedures	January 2012
OL National USPAP	March 2012
OL General Appraiser Sales Comparison Approach	October 2012
OL General Appraiser Site Valuation and Cost Approach	December 2012
OL General Appraiser Income Approach Part I	April 2013
Real Estate Finance Statistics and Valuation Modeling	May 2013
OL General Appraiser Income Approach Part II	June 2013
OL Business Practices and Ethics	September 2013
National USPAP 7-Hour Update Course	January 2014
OL General Appraiser Report Writing and Case Studies	October 2014
Advanced Income Capitalization	November 2014
7-Hour National USPAP Update Course	December 2015
Advanced Market Analysis and Highest & Best Use	March 2016
Quantitative Analysis	February 2017
7-Hour National USPAP Update Course	December 2017
Advanced Concepts and Case Studies	January 2018
2020-2021 7-Hour Equivalent USPAP Update Course	February 2020
Small Hotel/Motel Valuation	February 2020
Introduction to Green Buildings: Principles & Concepts	March 2020
Fundamentals of Apartment Appraising	March 2020
7-Hour National USPAP Update Course	December 2019

7-Hour National USPAP Update Course	December 2021
Analyzing Operating Expenses, OL	March 2022
Forecasting Revenue, OL	March 2022
Appraisal of Medical Office Buildings OL	April 2022
2024-2025 7-Hour Equivalent USPAP Updated Course	March 2024
Appraiser's Guide to Expert Witnessing, 2024-01	March 2024
Rates and Ratios: Making Sense of GIMs, OARs, and DCF	April 2024
Comparative Analysis	April 2024
Valuation Bias Course	May 2025
Business Practices and Ethics	June 2025

McKissock Higher Education:

General Appraiser Market Analysis & Highest & Best Use January 2014

PROFESSIONAL AFFILIATIONS

Designated Member - Appraisal Institute (MAI) - Since May 2019

Licenses - Vermont - Certified General Real Estate Appraiser, #080.0108505, Expires: May 31, 2026



MARTIN APPRAISAL SERVICES, INC.

Real Estate Appraisers - Consultants

P.O. Box 1062

Montpelier, VT 05601

Montpelier (802) 229-4807 Fax (802) 223-0036

Luke@mas-vt.com

AGREEMENT FOR REAL ESTATE APPRAISAL SERVICES

Date of Agreement: February 4, 2026

Client: Lucky Boardman
Vermont Rental Solutions

Email: luckysoffice@gmail.com

Appraisal Firm: Martin Appraisal Services, Inc.

This document is a letter of engagement for appraisal services from Martin Appraisal Services, Inc. and the client indicated above. The following is a summary of the assignment and the terms.

Location of Property: 144 Elm Street, Montpelier, Vermont

General Description: Church property that has been damaged by flooding

Interest Valued: Fee Simple Estate

Intended Users: Lucky Boardman
(The assignment shall be prepared for the client and the intended users only).

Intended Use: The intended use of this appraisal report is to assist in determining a market value for planning purposes.

Type of Value: Market value as defined in the Federal Register, Title 12.34.42 Department of the Treasury, January 2, 2019

Date of Value: The property will be valued as of the date the appraiser visits the site.

Hypothetical Conditions or Extraordinary Assumptions: None

Applicable Requirements: The appraisal assignment will be completed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

Scope of Work: The scope of this assignment will include the appraiser observing the building(s), surrounding land and the neighborhood. The valuation approach will include consideration of the three generally acceptable approaches (Cost Approach, Sales Comparison Approach, and Income Approach,) however, only the approaches most applicable to the property type will be fully developed. Attached to this letter is a copy of our Statement of Limiting Conditions and Appraiser's Certification, which are attached to all appraisals prepared by this office. Please review this information. Acceptance of this agreement would indicate acceptance of these documents.

Appraisal Report: There are two options in USPAP for written appraisal reports, "Appraisal Report" and "Restricted Appraisal Report." This appraisal will be reported under the requirements for an "Appraisal Report." The appraiser will provide the client an electronic copy of the appraisal report and a one hard copy can be provided upon request.

Confidentiality: Appraiser shall not provide a copy of each written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than Client unless Client authorizes, except as stipulated in the Confidentiality section of the Ethics Rule of the USPAP.

Appraisal Fee: The fee for this service will be \$2,000. Half the fee or \$1,000 is due before the assignment is started and the balance is due upon completion. The fee is due regardless of the results of the appraisal and is not contingent upon any predetermined result or occurrence of a subsequent event.

Completion Date: The estimated completion date of the assignment is four weeks from the date in which the signed engagement letter is returned to the appraiser.

Cancellation: Client may cancel this Agreement at any time prior to the Appraisers' delivery of the Appraisal Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on the assignment prior to the Appraiser's receipt of cancellation notice. A minimum fee of \$200 is charged for any cancellation to cover administrative expenses and scheduling issues.

Changes to Agreement: Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new agreement.

Appraiser and Use of Employees: Lawrence K. Martin, Lucas Martin, Kyle Martin and Carly Martin are qualified to complete this assignment and all are licensed in Vermont as Certified General Real Estate Appraisers. This assignment will be completed by one of these certified general real estate appraisers.

Testimony at Court or Other Proceedings: Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include the Appraiser's participation in or preparation for whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial arbitration or administrative proceeding or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment.

If any court testimony or other hearings are required regarding this appraisal assignment, the client will be billed an additional fee of \$185 per hour for court testimony and preparation, plus travel expenses if required. A minimum of two hours will be billed for each appearance even if testimony is not necessary at any given date. If in the future an update of the appraisal report is requested, an additional fee for this service will be negotiated.

Governing Law & Jurisdiction: The interpretation and enforcement of this agreement shall be governed by the laws and of the state in which the Appraiser's principal place of business is located, exclusive and choice of law rules.

Client:


(Signature)

Date – 2/5/2026

Lucky Boardman
(Print Name)

Appraiser:


Lucas K. Martin, MAI

Date – February 4, 2026



Doc ID: 000747490002 Type: LAN

BK 729 PG 54-55

Book: 729 Page: 54 Page: 1 of

Received for Record at Montpelier, VT

On 07/25/2025 At 11:02:34 am

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Resurrection Baptist Church**, a Vermont nonprofit corporation with its principal place of business in the City of Montpelier, in the County of Washington, State of Vermont, **Grantor**, in the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by **144 Elm Street Apts LLC**, of the City of Barre, in the County of Washington, State of Vermont, **Grantee**, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **144 Elm Street Apts LLC**, and its successors and assigns forever, a certain piece of land in the City of Montpelier, in Washington County and State of Vermont, described as follows, viz:

Being the lands and premises commonly known and designated 144 Elm Street, Montpelier, Vermont, SPAN # 405-126-13855.

Being all and the same lands and premises conveyed to Resurrection Baptist Church by the following deeds:

- 1) Quitclaim Deed of South Burlington Baptist Church, Inc. dated October 9, 1988 and recorded at Book 221, Page 25 of the City of Montpelier Land Records.
- 2) Warranty Deed of Charles E. Maranville dated December 11, 1993 and recorded at Book 268, Page 137 of the City of Montpelier Land Records.

Reference is further hereby made to the aforementioned deeds and their records and to all prior deeds and records in the City of Montpelier Land Records for a further and more particular description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **144 Elm Street Apts LLC**, and its successors and assigns forever, to their own use and behoof forever, and the said Grantor, **Resurrection Baptist Church**, for itself and its successors and assigns, does **COVENANT** with the said Grantee, **144 Elm Street Apts LLC**, and its successors and assigns, that until the ensealing of these presents that it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid.

And the said Grantor, **Resurrection Baptist Church**, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever.

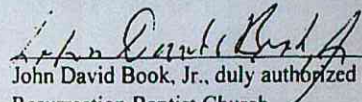
IN WITNESS WHEREOF, we hereunto set our hands this 22 day of July, 2025.

TARRANT
GILLIES & SHEMS
44 EAST STATE STREET
MONTPELIER, VT
05602

Roger A. McManis, duly authorized agent of
Resurrection Baptist Church

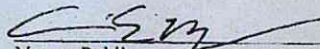
TARRANT
GILLIES & SHEMS
44 EAST STATE STREET
MONTPELIER, VT
05602

Book: 729 Page: 54 Page: 2 of 2


John David Book, Jr., duly authorized agent of
Resurrection Baptist Church

STATE OF VERMONT
Washington COUNTY, SS

At Barr, Vermont, this 22nd day of July, 2025, Roger A. McManis and John David Book, Jr., duly authorized agents of Resurrection Baptist Church, personally appeared before me and acknowledged this instrument as their free act and deed, and the free act and deed of Resurrection Baptist Church.


Notary Public

1/31/2027 Page: 2 of 2
Commission Expiration Date

CHRISTOPHER E. PELKEY
Notary Public, State of Vermont
My Commission Number: 157.0001630
My Commission Expires: Jan.31,2027

157.0001630
Commission Number

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 25-083-084
Signed [Signature], Clerk
Date 07/25/2025

TARRANT
GILLIES & SHEMS
44 EAST STATE STREET
MONTPELIER, VT
05602



Vermont Department of Public Safety
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
firesafety.vermont.gov



☒ **Waterbury Regional Office**
45 State Drive
Waterbury, VT 05671-8200
[phone] 802-479-4434
[fax] 802-479-4446

☐ **Rutland Regional Office**
56 Howe Street, Building A, Suite 200
Rutland, VT 05701-3449
[phone] 802-786-5867
[fax] 802-786-5872

☐ **Williston Regional Office**
380 Hurricane Lane, Suite 101
Williston, VT 05495-2080
[phone] 802-879-2300
[fax] 802-879-2312

☐ **Springfield Regional Office**
100 Mineral Street, Suite 307
Springfield, VT 05156-3168
[phone] 802-216-0500
[fax] 802-216-0511

Electrical Inspection Results

Site Id: 7286

Structure Information

Name: RESURRECTION BAPTIST CHURCH Address: 144 ELM STREET
Structure Id: 7286 MONTPELIER, VT 05602

Business Owner

Name: RESURRECTION BAPIST CHURCH (N 7286) Address: 144 ELM STREET
eMail: rogermcmanis@comcast.net MONTPELIER, VT 05602
Phone: 802-223-6538

Electrical Work

Name: Request for inspection/evaluation
Permit: DSB-04740 Received: 09/19/2025 Workitem Id: 522916
Comment: Demolition

Inspection Detail

Insp Date: 09/19/2025 Insp Type: Courtesy Inspection Violations:
Photos: No
Inspector: Dennis Blair (Chief Electrical Inspector) (S 109882)
With: Boardman/Savary

Findings, Orders, and Notes

Code Year: 2020

Regarding the electrical infrastructure, all of the existing wiring was compromised during the 2023 flood and was not replaced. The building has set empty and unheated or conditioned to mitigate excessive moisture levels. This has lead to mold and further break down of utilities and infrastructure. The new electrical meter base on the exterior is the only piece of electrical equipment that could be reused. Any electrical wire, devices, fixtures and equipment, after the exterior meter enclosure, would need to be replaced. The existing structure 2 and 3 floor, above the flood elevation, is knob and tube, this is not considered compliant in this occupancy.

National Flood Hazard Layer FIRMette

72°34'43"W 44°16'2"N



Legend

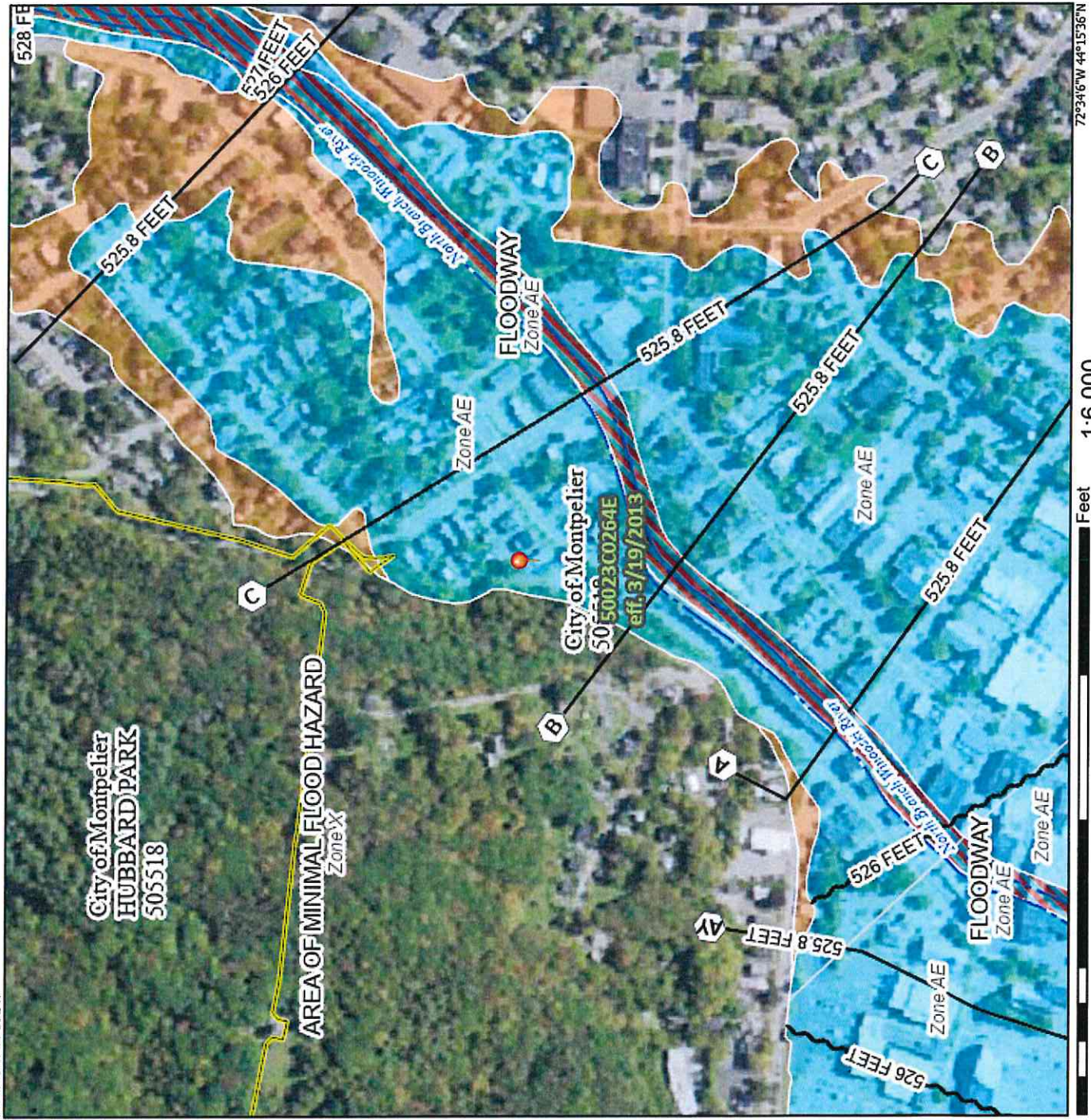
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, X99
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
GENERAL STRUCTURES	Area with Flood Risk due to Levee Zone D
	NO SCREEN
OTHER FEATURES	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
MAP PANELS	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
OTHER FEATURES	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
MAP PANELS	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2026 at 2:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023