

CVS PHARMACY



ACROPOLIS
COMMERCIAL ADVISORS LLC

Close Proximity to Vermont's Largest Employers



ACTUAL LOCATION

COLCHESTER, VT (BURLINGTON-SOUTH BURLINGTON MSA)

MARKETING PACKAGE

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LISTING TEAM



Eric Wasserman

FL BK3213758

D: (305) 418-0713 C: (401) 263-5706

ewasserman@acropolisca.com

Acropolis Commercial Advisors LLC – FL CQ1057427



Broker of Record

Bang Realty-New England Inc

Brian Brockman

O: 513-898-1551 bor@bangrealty.com

License No: 81.0134052



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Area Overview

PRICING SUMMARY

69 Mountain View Drive Colchester, VT 05446

PRICING SUMMARY

Purchase Price	\$5,147,617.00
Cap Rate	5.75%
NOI	\$295,988.00

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	25 Years
Rent Commencement	10/16/2015
Lease Expiration	01/31/2041
Guarantee	Corporate
Options	Ten, Five-Year
Rental Increases	Options 1-2: Current Rent Options 3-10: FMV



ACTUAL LOCATION

PROPERTY SUMMARY

PARCEL | 3.59 Acres

GLA | 13,320 Square Feet

ACCESS | One (1) Ingress/Egress

DRIVE THRU | Yes

YEAR BUILT | 2015

OWNERSHIP | Fee Simple



INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



**Absolute NNN Lease
No Rent Holiday**



**Signalized Intersection
23,000+ VPD**



**58,000+ Residents
\$86,000 Avg HH Income**



**Next to VT's Only Costco
2.5+ Million Annual Visits**

INVESTMENT HIGHLIGHTS



Signalized Intersection | 23,000+ VPD | Large 3.6-Acre Parcel | State Route Location | Downtown Burlington 10 Min Away | Off of Major Interstate 89 – Approx. 47,000 VPD | 191,000+ Annual Visits - 40.1% Yo3Y Increase

- The CVS is located at the signalized intersection of Mountain View Drive and Roosevelt Highway, on an oversized 3.59-acre parcel. Traffic counts on Roosevelt highway exceed 23,000 vehicles per day.
- The Property is also just 10 minutes from downtown Burlington via Roosevelt Highway.
- The CVS is conveniently situated directly off of Interstate 89, the only North/South interstate running through western Vermont and also leading into Canada.
- Over 191,000 people visit the CVS annually, which is a tremendous Yo3Y rate of 40.1%.

Strong Traffic Drivers | Next to Only Costco in Vermont – 2.5 Million Visits Annually | Retail | Schools | Busiest Vermont Airport | 130-Acre Park & Campgrounds

- The CVS benefits from its close proximity to the only Costco in the State of Vermont, with the next closest Costco being over 90 miles away in Canada.
- Per Placer.ai, this Costco experiences over 2.5 million visits annually, driving additional traffic to and from the area. The Costco's annual visit count has grown at a rate of 16.1% Yo3Y
- CVS and Costco share the same intersection providing the CVS with additional visibility and exposure to all of Costco's customers.
- In addition to the Costco, there are numerous other retailers, hotels, and other area traffic drivers creating stronger intrinsic value. The CVS is also in close proximity to numerous schools and universities some of which include:
 - **Winooski High School** (0.5 miles) – 200+ Students
 - **St Francis Xavier School** (1 mile) – 175+ Students
 - **Community College of Vermont** (1.5 miles) – 2,000+ Students
 - **The Mill School** (1.75 miles) – Opening Summer 2023
 - **Saint Michael's College** (2 miles) – 1,400+ Students
 - **University of Vermont** (2.5 miles) – 13,300+ Students
 - **Champlain College** (3 miles) – 2,100+ Students
 - **Union Memorial School** (3.5 miles) – 240+ Students
 - **Malletts Bay School** (4 miles) – 450+ Students
 - **Colchester Middle School** (4 miles) – 500+ Students
 - **Colchester High School** (4 miles) – 725+ Students
- The CVS is also just 5 miles from Burlington International Airport (BTV), a joint-use civil-military airport which is the busiest airport in Vermont with an estimated 800,000+ passengers annually. The airport also serves as a Vermont Air National Guard base and Army Aviation support facility. BTV is underway of \$145 million of planned investments over the next 5 years.

Strong Demographics | 58,000+ Residents | \$86,000 Avg HH Income | Fastest Growing County 2010-2020 | Top 10 Happiest Cities in the U.S. | Vermont's Lowest Unemployment Rate by County

- Within a 3-mile radius of the Property are over 58,000 residents with an approximate average household income of \$86,000, providing for greater disposable income.
- Colchester is situated within Chittenden County which comprises over 25% of the state's total population. Chittenden was also Vermont's fastest growing county between 2010 and 2022.
- As of May 2024, Chittenden County has the lowest unemployment rate of any Vermont county at 1.6%.
- Per WalletHub, the neighboring Chittenden County cities of Burlington and South Burlington are the 10th and 9th happiest cities in the country, respectively, out of over 180 of the largest U.S. cities.

Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities | No Rent Holiday

- The Property is subject to a long-term Absolute NNN lease with CVS which provides for zero landlord responsibilities and a completely passive investment. The lease boasts a corporate guarantee for added security.
- This particular CVS does not have a common "Rent Holiday" clause nor any decrease in rent during the 1st two option periods.

INVESTMENT HIGHLIGHTS



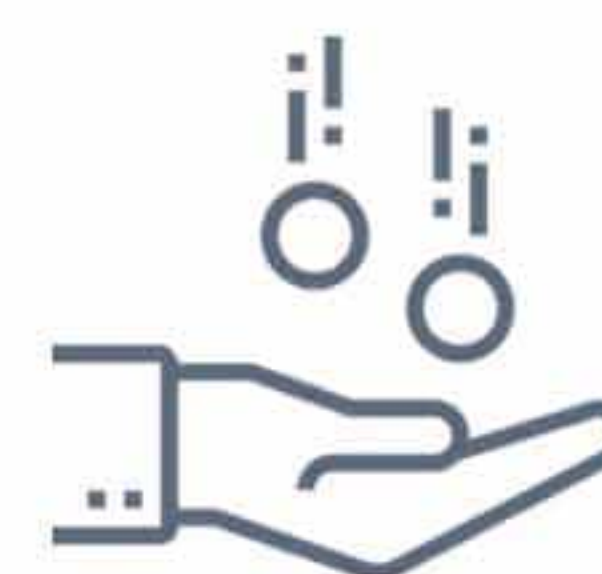
Close Proximity to the Vermont's Largest Employers | Corporate Headquarters, Manufacturing & Distribution Facilities | Medical and University Research Facilities and Laboratories

- The CVS is strategically positioned to capture commuters traveling to the numerous businesses located in Colchester as well as those traveling to downtown Burlington.
- Many of Vermont's largest employers are located in Burlington and as such, any employees living in Colchester and other neighboring towns must pass directly by the CVS in order to get to/from Downtown Burlington.
- The CVS is in close proximity to major Vermont employers, such as:
 - **University of Vermont** (2.5 miles) – The University of Vermont, the State's 2nd largest employer, employs over 4,125 residents on its 451-acre campus.
 - **University of Vermont Medical Center** – UVMCC operates four major campuses throughout Chittenden County under the University of Vermont Health Network and is consistently ranked as Vermont's best hospital. The Medical Center provides advanced care to an approximate one million people throughout Vermont and Northern New York. UVMCC is Vermont's largest employer with over 8,000 employees including 1,000+ Physicians and Residents.
 - The **Main Campus** (2.5 miles) is on the UVM campus and features a 562-bed facility as well as Vermont Children's Hospital and is the only Level I Trauma Center in Vermont.
 - The **Fanny Allen Campus** (2.5 miles) serves as the health network's urgent care and walk-in care facility with approximately 58 beds.
 - The **Clinical Research Center** (0.75 miles) is one of only 78 such facilities in the U.S. and the only one in Northern New England. The facility shares its campus with the Vermont Department of Health.
 - The **Tilley Drive Campus** (5.5 miles) serves locals with orthopedic therapy, sports rehabilitation, and physical therapy.
 - **GlobalFoundries** (7.5 miles) – GlobalFoundries is the fourth largest semiconductor manufacturer in the world employees over 2,000 workers and over 800 contractors at its manufacturing plant, which also functions as its regional headquarters as well as R&D facility. GlobalFoundries is the state's largest private employer and, in 2020, the economic activity related to the facility accounted for 1.6% of Vermont's GDP.
 - **Burton** (6.5 miles) – Burton is the second largest snowboard manufacturer in the U.S. and is headquartered in Downtown Burlington.
- The Property is situated next to Water Tower Hill Business Park, which features over 530,000 Sq Ft of medical, office, and flex space and provides for consistent daily traffic to/from the Property. Water Tower Hill tenants include, but are not limited to:
 - **National & Local Tenants** – Morgan Stanley, New York Life, Rock 103.3, Vertek Corporation, Vermont Information Processing (Headquarters).
 - **Medical** – Beisiegel Orthodontics, Champlain Valley Oral Surgery, Mountain Lake Plastic Surgery, OneCare Vermont, Steep Hill Vermont (Laboratory), Vernal Biosciences (Laboratory).
 - **Government** – U.S. Customs and Immigration Services field office, USDA Natural Resources Conservation Service center.
- The Property is approximately a half-mile away from the Meadows Industrial Park, which features offices and operations for Red House Building Inc, BioField Tuning, FoodScience Corp, and a manufacturing facility for Fab-Tech Inc, among many more.
- Other companies with corporate headquarters in close proximity to the CVS include Burton and Dealer.com.
- Champlain Cable operates a facility next to Meadows Industrial Park which serves as their headquarters and features R&D and manufacturing facilities.
- Other companies with manufacturing and distribution facilities in close proximity to the CVS include:
 - **Preci Manufacturing** – 0.5 miles (Winooski, VT)
 - **Twincraft Skincare** – 0.5 miles (Winooski, VT)
 - **Coca-Cola** – 1.25 miles (Colchester, VT)
 - **Schmilk Chocolate** – 1.5 miles (Colchester, VT)
 - **Kria Botanicals** – 1.5 miles (Colchester, VT)
 - **Frito Lay** – 2.5 miles (South Burlington, VT)
 - **USPS** – 4 miles (Essex Junction, VT)
 - **Keurig Green Mountain** – 4 miles (Essex Junction, VT)

TENANT OVERVIEW



CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,000 retail locations, more than 1,000 walk-in medical clinics, and is a leading pharmacy benefits manager with approximately 110 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves more than 35 million people through traditional, voluntary, and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs



OWNERSHIP
Public



TENANT
Corporate



STOCK SYMBOL
CVS (NYSE)



NUMBER OF LOCATIONS
9,000+



HEADQUARTERED
Woonsocket, RI



WEBSITE
www.cvs.com

AERIAL MAP



VIP HEADQUARTERS

WALSH ELECTRIC SUPPLY
Reynolds and son, Inc. Industrial Supply Specialists

OneCare Vermont
USDA
vertek

Lucky's TRAILER SALES
BigTex TRAILER WORLD

CHAMPLAIN CABLE
HEADQUARTERS, RESEARCH & DEVELOPMENT, AND MANUFACTURING FACILITY

U.S. Citizenship and Immigration Services
FIELD OFFICE

NEW YORK LIFE
MOUNTAIN LAKE PLASTIC SURGERY
Morgan Stanley

CHAMPLAIN VALLEY
ORAL & MAXILLOFACIAL SURGERY

POLHEMUS
INNOVATION IN MOTION™

NuHarbor SECURITY

MEADOWS INDUSTRIAL PARK
Fab-Tech, Inc. A Critical Process Systems Group Company
MANUFACTURING FACILITY

THE **University of Vermont** MEDICAL CENTER
ROCK 103.3 BURLINGTON'S ROCK STATION

shaws

SUBJECT PROPERTY
CVS pharmacy

STARBUCKS COFFEE
Great Clips

Red House Fine Homebuilding • Construction Management
PARD BROTHERS RACING
FoodScience BIOFIELD TUNING for sound health
MADHOUSE MUNCHIES

Steep Hill Vermont
vernal BIOSCIENCES
LABORATORY
LABORATORY

SPARE TIME ENTERTAINMENT

Hampton Inn by Hilton™

COSTCO WHOLESALE

WENDELL'S FURNITURE

Twincraft Skincare
HEADQUARTERS AND MANUFACTURING FACILITY

CDC Colchester DENTAL GROUP

DUNKIN'

INTERSTATE 89

VCA Animal Hospitals

HERCULES DR

Coca-Cola DISTRIBUTION CENTER

VHV

ATHENS DINER

BURGER KING

McDonald's

6

Quality INN

UMNI DEFENSE TECH

BAKER DISTRIBUTING

VFD Vermont Furniture Designs
A CANINE GEM

Vermont Bagel Co.

TIGAN ST

VERMONT DEPARTMENT OF HEALTH LABORATORY

The UNIVERSITY of VERMONT RESEARCH FACILITY

SCHMILK CHOCOLATE MANUFACTURING FACILITY

Kria Botanicals LABORATORY AND MANUFACTURING FACILITY

PRECI MANUFACTURING INC. Turning Concept into Component
MANUFACTURING FACILITY

AERIAL MAP



VIP HEADQUARTERS

WALSH ELECTRIC SUPPLY
Reynolds and son, inc. Industrial Supply Specialists

KEURIG GREEN MOUNTAIN **GARDENERS SUPPLY COMPANY** **Ehrlich** A Rentokil Steritech Company
MANUFACTURING, DISTRIBUTION, OFFICE | 468,100 SF

TCV TEMPERATURE CONTROLS VERMONT

OneCare Vermont **USDA**
vertek

CHAMPLAIN VALLEY ORAL & MAXILLOFACIAL SURGERY

CHAMPLAIN CABLE HEADQUARTERS, RESEARCH & DEVELOPMENT, AND MANUFACTURING FACILITY

UNITED STATES POSTAL SERVICE DISTRIBUTION FACILITY

U.S. Citizenship and Immigration Services FIELD OFFICE

MOUNTAIN LAKE PLASTIC SURGERY
Morgan Stanley

shaws

POLHEMUS INNOVATION IN MOTION™

Luckys BigTex TRAILER SALES TRAILER WORLD

MEADOWS INDUSTRIAL PARK
Fab-Tech, Inc. A Critical Process Systems Group Company MANUFACTURING FACILITY
Red House Fine Homebuilding • Construction Management
FoodScience
PARD BROTHERS RACING **BIOFIELD TUNING** **MADHOUSE PUNCHES**

Vermont Public

Vermont Tent Company your trusted event rental partner

THE UNIVERSITY OF VERMONT MEDICAL CENTER

LABORATORY
LABORATORY

SUBJECT PROPERTY
CVS pharmacy

HAYWARD TYLER

SPARE TIME ENTERTAINMENT

metroROCK ESSEX

LOWE'S

HEADQUARTERS AND MANUFACTURING FACILITY

VHV

CDG Colchester DENTAL GROUP

COSTCO WHOLESALE

WENDELL'S FURNITURE

Coca-Cola DISTRIBUTION CENTER

EVERGREEN ROOFING-LLC

O'Reilly AUTO PARTS

VERMONT FURNITURE DESIGNS

DUNKIN' **BURGER KING** **McDonald's** **Quality**

STARBUCKS **Great Clips**

BAKER DISTRIBUTING

CAMP JOHNSON

FANNY ALLEN CAMPUS
THE UNIVERSITY OF VERMONT MEDICAL CENTER URGENT CARE

A CANINE GEM

CLOU

PRECISE MANUFACTURING INC. MANUFACTURING FACILITY

VCA Animal Hospitals

GMNI DEFENSE TECH

SCHMILK CHOCOLATE MANUFACTURING FACILITY

Kria Botanicals LABORATORY AND MANUFACTURING FACILITY

Walgreens

WINDOSKI HIGH SCHOOL 200+ STUDENTS

ST FRANCIS XAVIER SCHOOL 175+ STUDENTS

VERMONT DEPARTMENT OF HEALTH LABORATORY
THE UNIVERSITY OF VERMONT RESEARCH FACILITY

Agilent RESEARCH & DEVELOPMENT AND MARKETING & SALES

COMMUNITY COLLEGE OF VERMONT 2,000+ STUDENTS

THE MILL SCHOOL OPEN SUMMER 2023

SAINT MICHAELS COLLEGE 1,400+ STUDENTS

54,000+ RESIDENTS (3 MI)

\$85,000 AVG HH INCOME (3 MI)

LARGE 3.6-ACRE PARCEL

AERIAL MAP



WATER TOWER HILL BUSINESS PARK

U.S. Citizenship and Immigration Services **FIELD OFFICE** **VIP HEADQUARTERS**

vertek NEW YORK LIFE USDA CHAMPLAIN VALLEY ORAL & MAXILLOFACIAL SURGERY

University of Vermont OneCare Vermont MOUNTAIN LAKE PLASTIC SURGERY Morgan Stanley

vernal BIOSCIENCES **LABORATORY** **LABORATORY**

MEDICAL, GOVERNMENT, OFFICE, FLEX | 530,000+ SQ FT

MEADOWS INDUSTRIAL PARK

Fab-Tech, Inc. **MANUFACTURING FACILITY**

Red House FoodScience BIOFIELD TUNING

OFFICE, MANUFACTURING, DISTRIBUTION

UNITED STATES POSTAL SERVICE **DISTRIBUTION FACILITY**

KEURIG Ehrlich VERMONT SYSTEMS GREEN MOUNTAIN A Rensick Steintech Company GARDENER'S SUPPLY COMPANY

1,080,000+ SF

CHAMPLAIN VALLEY EXPOSITION | 130-ACRE PARK & CAMPGROUNDS

CHAMPLAIN VALLEY FAIR - 10-DAY EVENT | VERMONT'S LARGEST ANNUAL EVENT WITH 120,000+ ATTENDEES | RUNNING FOR 100+ YEARS

Twincraft Skincare **HEADQUARTERS AND MANUFACTURING FACILITY**

PRECI MANUFACTURING INC. **MANUFACTURING FACILITY**

Agilent **RESEARCH & DEVELOPMENT AND MARKETING & SALES**

SUBJECT PROPERTY

CVS pharmacy

Hampton Inn

CAMP JOHNSON

Quality Inn

OMNI DEFENSE TECH

SCHMILK CHOCOLATE **MANUFACTURING FACILITY**

Kria Botanicals **LABORATORY AND MANUFACTURING FACILITY**

FANNY ALLEN CAMPUS

University of Vermont MEDICAL CENTER **URGENT CARE**

BURLINGTON INTERNATIONAL AIRPORT

- JOINT-USE CIVIL-MILITARY AIRPORT
- SERVES AS A BASE OF THE 158TH FIGHTER WING, VERMONT AIR NATIONAL GUARD AND ARMY AVIATION SUPPORT FACILITY
- BUSIEST VERMONT AIRPORT | ESTIMATED 800,000+ PASSENGERS ANNUALLY
- \$145 MILLION PLANNED INVESTMENTS OVER NEXT 5 YEARS

WORLD'S FOURTH LARGEST SEMICONDUCTOR MANUFACTURER

GlobalFoundries

- REGIONAL OFFICE, SEMICONDUCTOR MANUFACTURING PLANT, RESEARCH & DESIGN FACILITY
- \$750 MILLION INVESTED IN FACILITY SINCE 2015
- LARGEST PRIVATE EMPLOYER IN VERMONT; 2,000+ EMPLOYEES, 800+ CONTRACTORS

COMMUNITY COLLEGE OF VERMONT
2,000+ STUDENTS

SAINT MICHAELS COLLEGE
1,400+ STUDENTS

AGH Fulfillment **FULLFILLMENT CENTER**

FritoLay **DISTRIBUTION CENTER**

WHITE CAP

The UNIVERSITY of VERMONT

University of Vermont Children's Hospital University of Vermont MEDICAL CENTER

13,300+ STUDENTS | MAIN MEDICAL CENTER CAMPUS - 562 BEDS

OFFICE, MANUFACTURING, DISTRIBUTION

VERMONT STATE OFFICES EVERGREEN FAMILY HEALTH GROUP SNELLING CENTER FOR GOVERNMENT

American International Distribution Corporation VELAN KEENE MEDICAL PRODUCTS an AdaptHealth company

ASTENJOHNSON US ecology Burlington Free Press

89 NORTH casella SINGER KITTREDGE TROWEL TRADES SUPPLY INC maximus

1,010,000+ SF

DOWNTOWN BURLINGTON

CHAMPLAIN COLLEGE
2,100+ STUDENTS

DEALER.COM HEADQUARTERS

university mall
610,000+ SF | 55+ STORES

BURLINGTON COUNTRY CLUB

AERIAL PHOTO



COSTCO
WHOLESALE

STARBUCKS
COFFEE

Great Clips

T

VERMONT
DEPARTMENT OF HEALTH
LABORATORY

The UNIVERSITY
of VERMONT
RESEARCH FACILITY

Hampton
Inn
by Hilton

WINOOSKI HIGH SCHOOL
200+ STUDENTS

Quality
INN

6

McDonald's

INTERSTATE
89

beyo

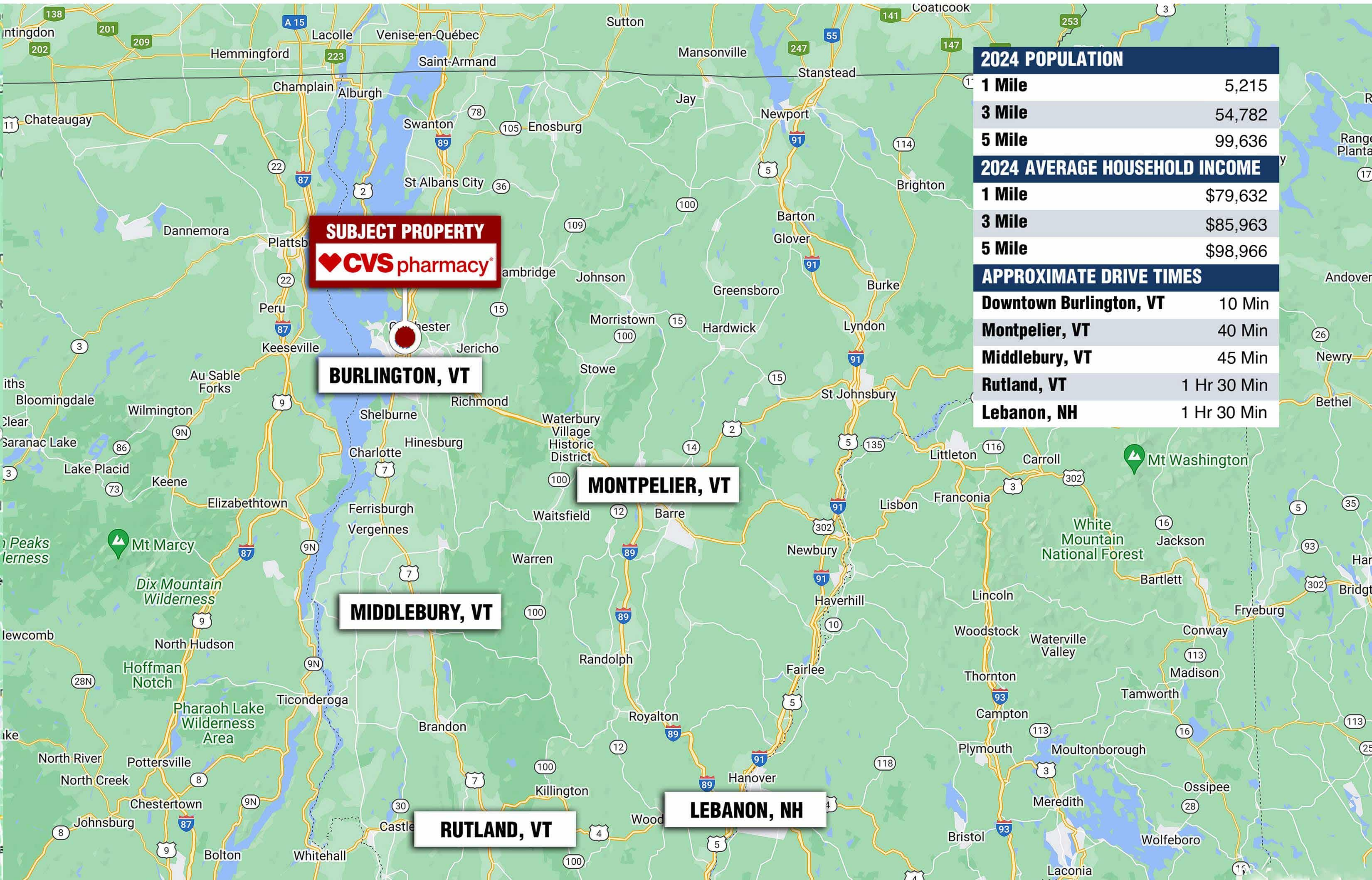
Vermont
Bagels

CHECKERBAY
CARWASH

SUBJECT PROPERTY
CVS pharmacy

ACTUAL LOCATION

REFERENCE MAP & DEMOGRAPHICS



AREA OVERVIEW : COLCHESTER, VT

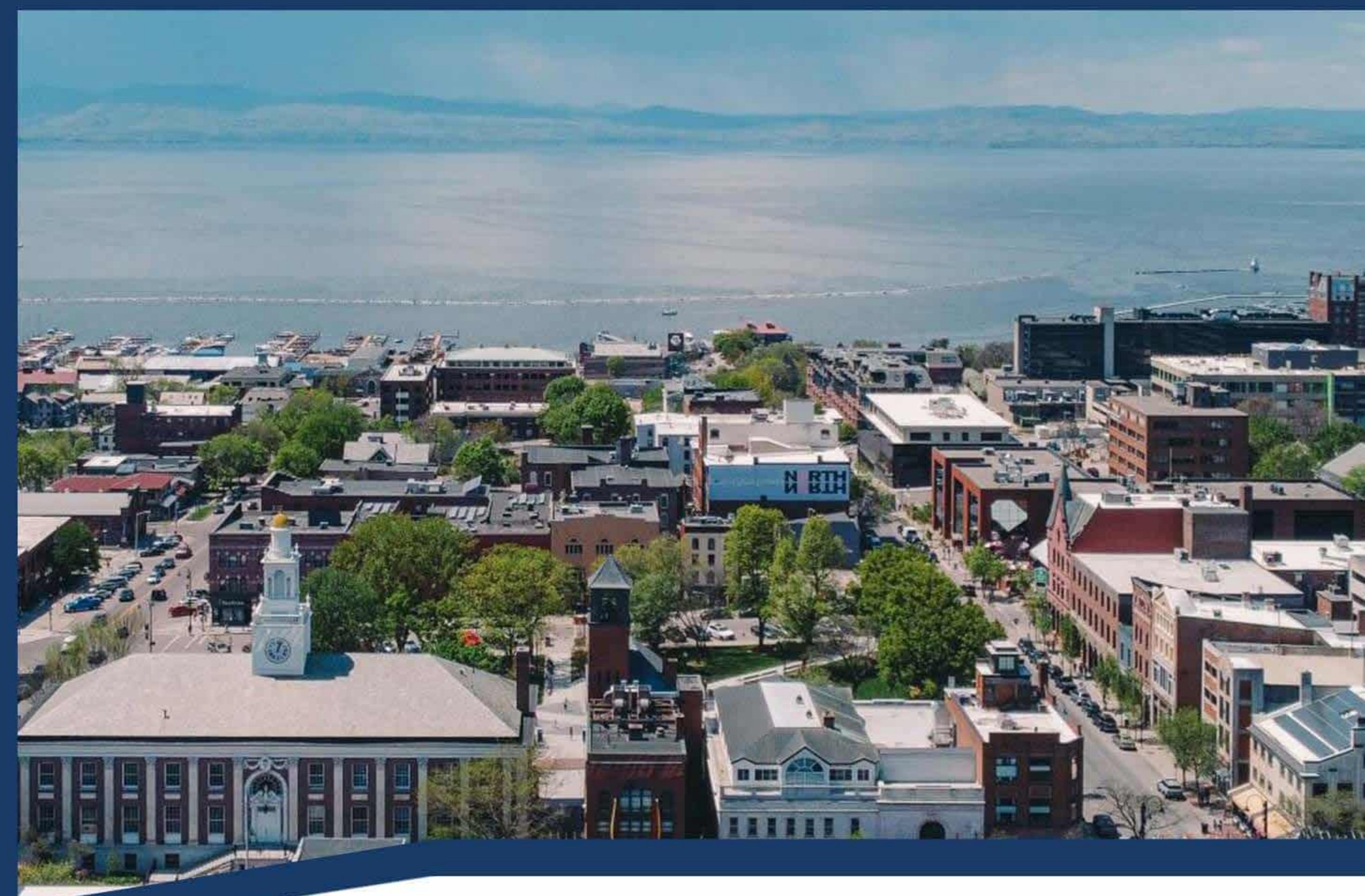


Colchester
VERMONT

Colchester is a town located in Northwestern Vermont, approximately 30 minutes south of the U.S. - Canada border. The town is a part of Chittenden County, which comprises over 25% of Vermont's total population. Between 2010 and 2022, Chittenden was Vermont's fastest growing county, as well as the only Vermont county with an unemployment rate below 2%, lending to the numerous successful businesses throughout the county. Chittenden is also home to Colchester neighbors Burlington and South Burlington, which were both ranked the 10th and 9th happiest cities in the country, respectively, out of over 180 of the largest U.S. cities.

Downtown Burlington is just a 10-minute drive from Colchester. Burlington is the county seat of Chittenden and the most populated city in Vermont. Major employers in Burlington include, but are not limited to: Burton Snowboards, Dealer.com.

South Burlington features Vermont's busiest airport, Burlington International Airport (BTV), which has over 800,000 passengers annually.



COLCHESTER'S MAJOR BUSINESSES

Champlain Cable	Coca-Cola	Costco	Fab-Tech Inc
HEADQUARTERS MANUFACTURING FACILITY	DISTRIBUTION CENTER	RETAIL FACILITY	MANUFACTURING FACILITY
Schmilk Chocolate	Steep Hill Vermont	University of Vermont Medical Center	Vermont Information Processing
MANUFACTURING FACILITY	LABORATORY	RESEARCH FACILITY	HEADQUARTERS

VERMONT'S LARGEST EMPLOYERS IN CHITTENDEN COUNTY

UNIVERSITY OF VERMONT MEDICAL CENTER	UNIVERSITY OF VERMONT	GLOBALFOUNDRIES
		
BURLINGTON, COLCHESTER, SOUTH BURLINGTON	BURLINGTON	ESSEX JUNCTION
8,000+ EMPLOYEES	4,125+ EMPLOYEES	2,800+ EMPLOYEES
VT LARGEST BUSINESS	VT SECOND LARGEST BUSINESS	VT LARGEST PRIVATE BUSINESS