INVESTMENT
ON THE GREEN

43 Main Street
New Milford, CT 06776

J. Michael Struna
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TABLE OF CONTENTS

Investment

on the Green

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PROPERTY PHOTOS

PROPERTY PHOTOS

ADVANTAGE COMMERCIAL REALTY

PROPERTY PHOTOS

PROPERTY PHOTOS

INVESTMENT ON THE GREEN

PROPERTY OVERVIEW

This investment property is available for sale at $2,865,000 - 7.75% Cap Rate. The Net Operating Income of currently leased spaces for 2025 is expected to be $222,000. Leases at the retail center include a BD Provisions franchise, a Domino's Pizza restaurant, the popular Johanna's restaurant and catering, Village Green Cleaners, and a Physical Therapy medical practice. This is the largest retail property available on The New Milford Green.

Additional upside income opportunity: There is 3,480 s.f. of upper-level space available for lease. Recent improvements include remodeled front and rear facades and display windows, all of which are visible from the popular activity area known as the New Milford Green.

INVESTMENT

ON THE GREEN

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New Milford, CT 06776

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PROPERTY INFORMATION

Purchase Price
$2,865,000.00

Property Address
43 Main Street
New Milford, CT 06776

Year Built
1970

Property Size
21,150 Sq. Ft.

Land Size
1.01 Acres

COMPANY DISCLAIMER

This information has been obtained from sources considered reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine, to your satisfaction, its suitability for your needs. Photos herein are the property of their respective owners, and use of these images without the express written consent of the owner is prohibited. .

ADVANTAGE COMMERCIAL REALTY

1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 Dec-2026
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	$332,588
- Turnover Vacancy	$0
- Rent Concessions	$0
Total Base Rental Income	$332,588
- General Vacancy / Credit Loss	$0
EFFECTIVE RENTAL INCOME	**$332,588**
+ Tenant Expense Reimbursements	$0
+ Other Income	$0
GROSS OPERATING INCOME (GOI)	**$332,588**
- Operating Expenses	$74,766
NET OPERATING INCOME (NOI)	**$257,822**
- Capital Expenses / Replacement Reserves	$0
- Annual Debt Service 1st Lien	$0
- Tenant Improvements (TI)	$0
- Leasing Commissions (LC)	$0
CASH FLOW BEFORE TAXES	**$257,822**

EXPENSE DETAIL

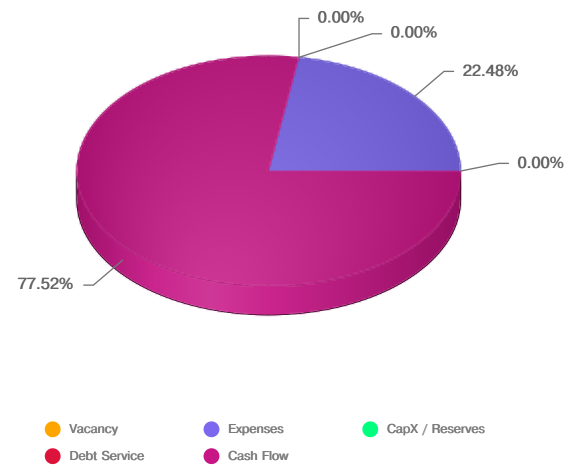
TOTAL OPERATING EXPENSES	$74,766

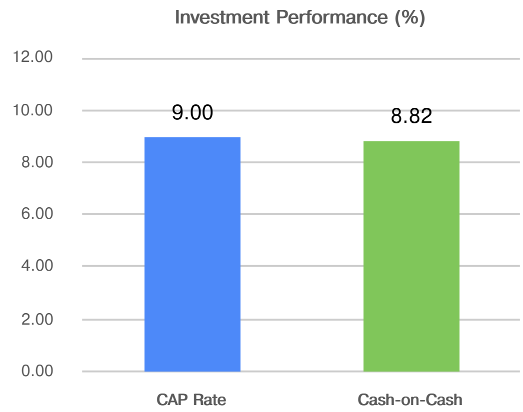
NET OPERATING INCOME (NOI)	**$257,822**

INITIAL INVESTMENT

Purchase Price	$2,865,000
+ Acquisition Costs	$57,300
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$2,922,300

INVESTMENT PERFORMANCE





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5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	$2,865,000
+ Acquisition Costs	$57,300
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$2,922,300

MORTGAGE DATA	1ST LIEN
Loan Amount	$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	$0.00
Annual Debt Service	$0

CASH FLOW

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	$332,588	$340,497	$348,967	$359,470	$366,335
- Turnover Vacancy	$0	$0	$0	$0	$0
- Rent Concessions	$0	$0	$0	$0	$0
Total Base Rental Income	$332,588	$340,497	$348,967	$359,470	$366,335
- General Vacancy / Credit Loss	$0	$0	$0	$0	$0
EFFECTIVE RENTAL INCOME	**$332,588**	**$340,497**	**$348,967**	**$359,470**	**$366,335**
+ Tenant Expense Reimbursements	$0	$0	$0	$0	$0
+ Other Income	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$332,588**	**$340,497**	**$348,967**	**$359,470**	**$366,335**
- Operating Expenses	$74,766	$77,009	$79,319	$81,699	$84,150
NET OPERATING INCOME (NOI)	**$257,822**	**$263,488**	**$269,648**	**$277,771**	**$282,185**
NET OPERATING INCOME (NOI)	$257,822	$263,488	$269,648	$277,771	$282,185
- Capital Expenses / Replacement Reserves	$0	$0	$0	$0	$0
- Annual Debt Service 1st Lien	$0	$0	$0	$0	$0
- Tenant Improvements (TI)	$0	$0	$0	$0	$0
- Leasing Commissions (LC)	$0	$0	$0	$0	$0
CASH FLOW BEFORE TAXES	**$257,822**	**$263,488**	**$269,648**	**$277,771**	**$282,185**
Loan Balance	$0	$0	$0	$0	$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	8.82%	9.02%	9.23%	9.51%	9.66%
Return on Equity	7.73%	7.72%	7.66%	7.77%	7.79%
Equity Multiple	1.23	1.35	1.47	1.59	1.70

SALES PROCEEDS

Projected Sales Price (EOY 5)	**$3,813,000**
Cost of Sale	$190,650
Mortgage Balance 1st Lien	$0
Sales Proceeds Before Tax	**$3,622,350**

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	12.90%
Acquisition CAP Rate	9.00%
Year 1 Cash-on-Cash	8.82%
Gross Rent Multiplier	8.61
Price Per Square Foot	$135.46
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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TENANT RENT ROLL

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
1	Domino's Pizza	2,252.00	Nov-18	Oct-28	120	$1.73	$20.72	$46,859
2	Physical Therapy	3,483.00	Dec-21	Nov-28	84	$1.50	$18.04	$62,987
3	Johana's Restaurant	1,861.00	Sep-18	Aug-28	120	$1.88	$22.59	$42,381
3A	Joanna's Catering	4,000.00	Feb-22	Jan-29	84	$0.92	$11.04	$45,164
4	Village Cleaners (MTM)	1,195.00	Jan-26	Dec-30	60	$2.01	$24.10	$28,800
6	BD Provisions	3,150.00	Nov-20	Oct-30	120	$1.79	$21.50	$67,997
7	Future Tenant (M to M)	3,840.00	Jan-26	Dec-30	60	$0.83	$10.00	$38,400
	Total Amount	19,781.00						$332,588

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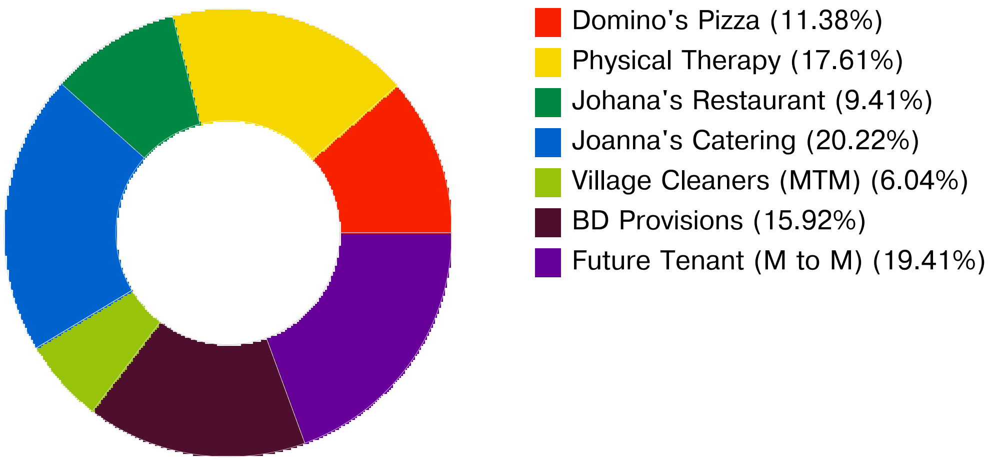
TENANT RENT ROLL

Tenant Occupancy



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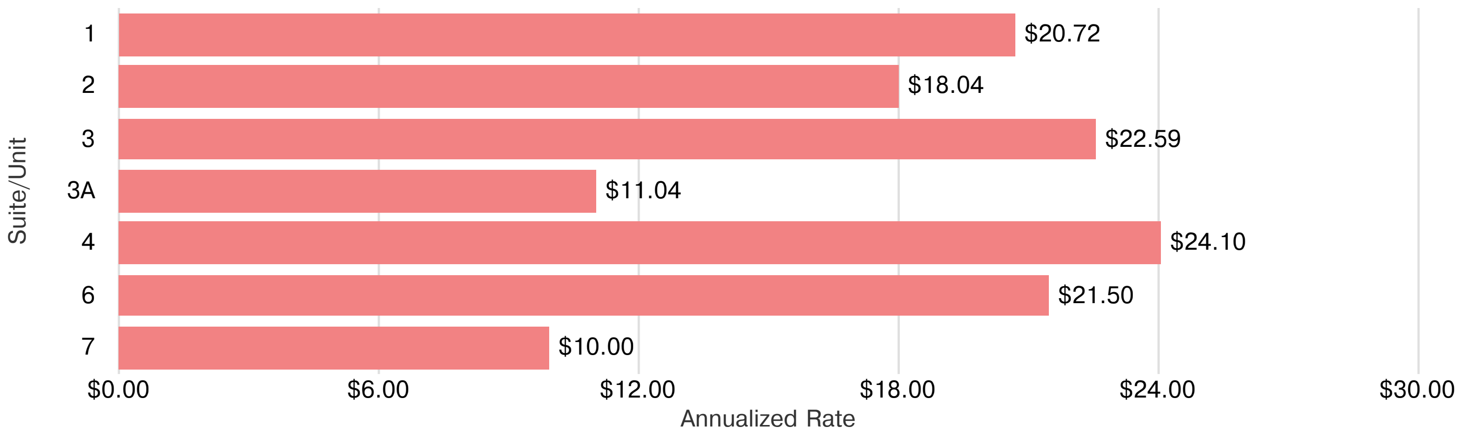
TENANT RENT ROLL

Rate Per Square Feet



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ANNUAL TENANT INCOME DETAIL

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1	Domino's Pizza					
	Base Rent	$46,859	$48,030	$50,051	$55,404	$56,789
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$46,859	$48,030	$50,051	$55,404	$56,789
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
2	Physical Therapy					
	Base Rent	$62,987	$64,876	$66,685	$67,168	$69,183
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$62,987	$64,876	$66,685	$67,168	$69,183
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
3	Johana's Restaurant					
	Base Rent	$42,381	$43,441	$44,197	$44,642	$45,758
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$42,381	$43,441	$44,197	$44,642	$45,758
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
3A	Joanna's Catering					
	Base Rent	$45,164	$46,293	$47,451	$48,879	$50,123
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$45,164	$46,293	$47,451	$48,879	$50,123
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
4	Village Cleaners (MTM)					
	Base Rent	$28,800	$28,800	$28,800	$28,800	$28,800
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$28,800	$28,800	$28,800	$28,800	$28,800
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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ADVANTAGE COMMERCIAL REALTY

ANNUAL TENANT INCOME DETAIL

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
6	BD Provisions					
	Base Rent	$67,997	$69,697	$71,439	$73,225	$73,296
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$67,997	$69,697	$71,439	$73,225	$73,296
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
7	Future Tenant (M to M)					
	Base Rent	$38,400	$39,360	$40,344	$41,353	$42,386
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Net Tenant Income	$38,400	$39,360	$40,344	$41,353	$42,386
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

TOTAL	Base Rent	$332,588	$340,497	$348,967	$359,470	$366,335
	-Turnover Vacancy	$0	$0	$0	$0	$0
	-Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$0	$0	$0	$0	$0
	Total Tenant Income	$332,588	$340,497	$348,967	$359,470	$366,335
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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ADVANTAGE COMMERCIAL REALTY

CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	$332,588	$340,497	$348,967	$359,470	$366,335
- Turnover Vacancy	$0	$0	$0	$0	$0
- Rent Concessions	$0	$0	$0	$0	$0
Total Base Rental Income	$332,588	$340,497	$348,967	$359,470	$366,335
- General Vacancy / Credit Loss	$0	$0	$0	$0	$0
EFFECTIVE RENTAL INCOME (ERI)	**$332,588**	**$340,497**	**$348,967**	**$359,470**	**$366,335**
+ Tenant Expense Reimbursements	$0	$0	$0	$0	$0
+ Other Income	$0	$0	$0	$0	$0
TOTAL OTHER INCOME	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$332,588**	**$340,497**	**$348,967**	**$359,470**	**$366,335**

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	**$74,766**	**$77,009**	**$79,319**	**$81,699**	**$84,150**
NET OPERATING INCOME (NOI)	**$257,822**	**$263,488**	**$269,648**	**$277,771**	**$282,185**

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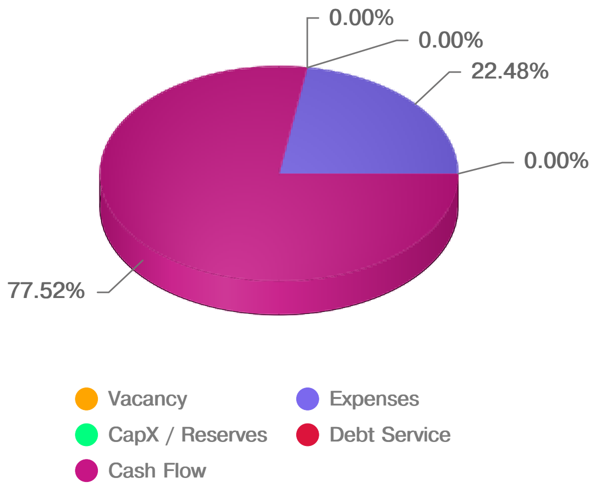
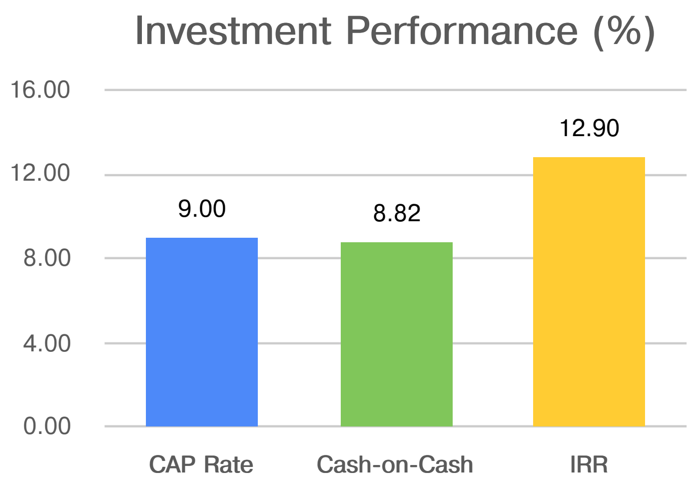
5-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

Purchase Price	$2,865,000
Year 1 Potential Income	$332,588
Vacancy & Credit Loss	0.00%
Year 1 Expenses	$74,766
Acquisition CAP Rate	9.00%
Sale Price - CAP Rate	7.50%

Acquisition Costs	2.00%
Annual Income Increase	0.00%
Other Income Increase	0.00%
Annual Expense Increase	3.00%
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%





5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment Cash Flow & 5-year Yield		+	Financing Cash Flow & Effective Rate		=	Equity Investment Cash Flow & 5-year Yield	
N	$		N	$		N	$
0	($2,922,300)		0	$0		0	($2,922,300)
1	$257,822		1	$0		1	$257,822
2	$263,488		2	$0		2	$263,488
3	$269,648		3	$0		3	$269,648
4	$277,771		4	$0		4	$277,771
5	$3,904,535		5	$0		5	$3,904,535

Property IRR/Yield = 12.90%   Effective Loan Rate = N/A   Equity IRR / Yield = 12.90%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

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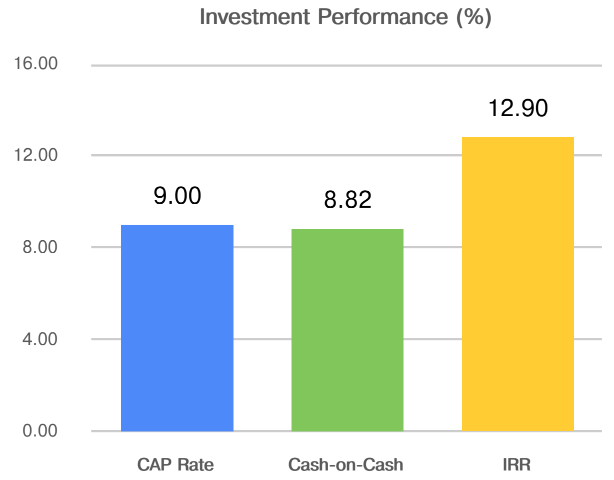
KEY INVESTMENT FACTS

INITIAL INVESTMENT

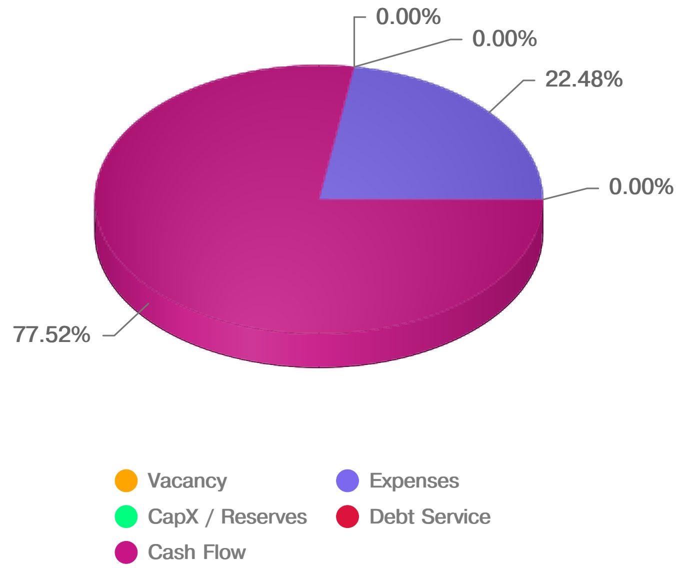
Purchase Price	$2,865,000
+ Acquisition Costs	$57,300
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$2,922,300

INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	12.90%
Acquisition CAP Rate	9.00%
Year 1 Cash-on-Cash	8.82%
Gross Rent Multiplier	8.61
Price Per Square Foot	$135.46
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

CASH FLOW



For the Year Ending	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	$366,335
- Turnover Vacancy	$0
- Rent Concessions	$0
Total Base Rental Income	$366,335
- General Vacancy / Credit Loss	$0
EFFECTIVE RENTAL INCOME	**$366,335**
+ Tenant Expense Reimbursements	$0
+ Other Income	$0
GROSS OPERATING INCOME (GOI)	**$366,335**
- Operating Expenses	$84,150
NET OPERATING INCOME (NOI)	**$282,185**
- Capital Expenses / Replacement Reserves	$0
- Annual Debt Service 1st Lien	$0
- Tenant Improvements (TI)	$0
- Leasing Commissions (LC)	$0
CASH FLOW BEFORE TAXES	**$282,185**

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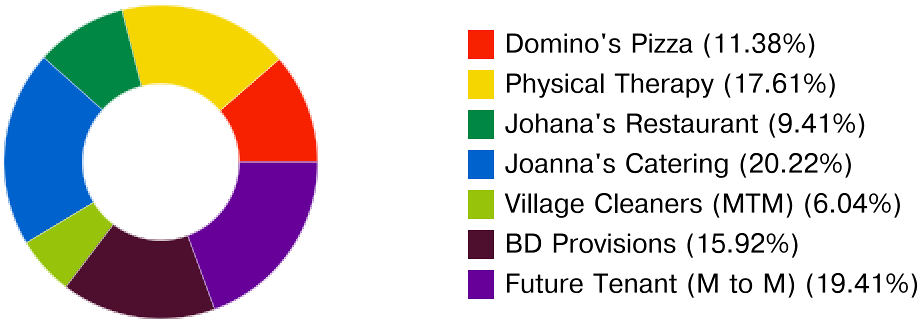
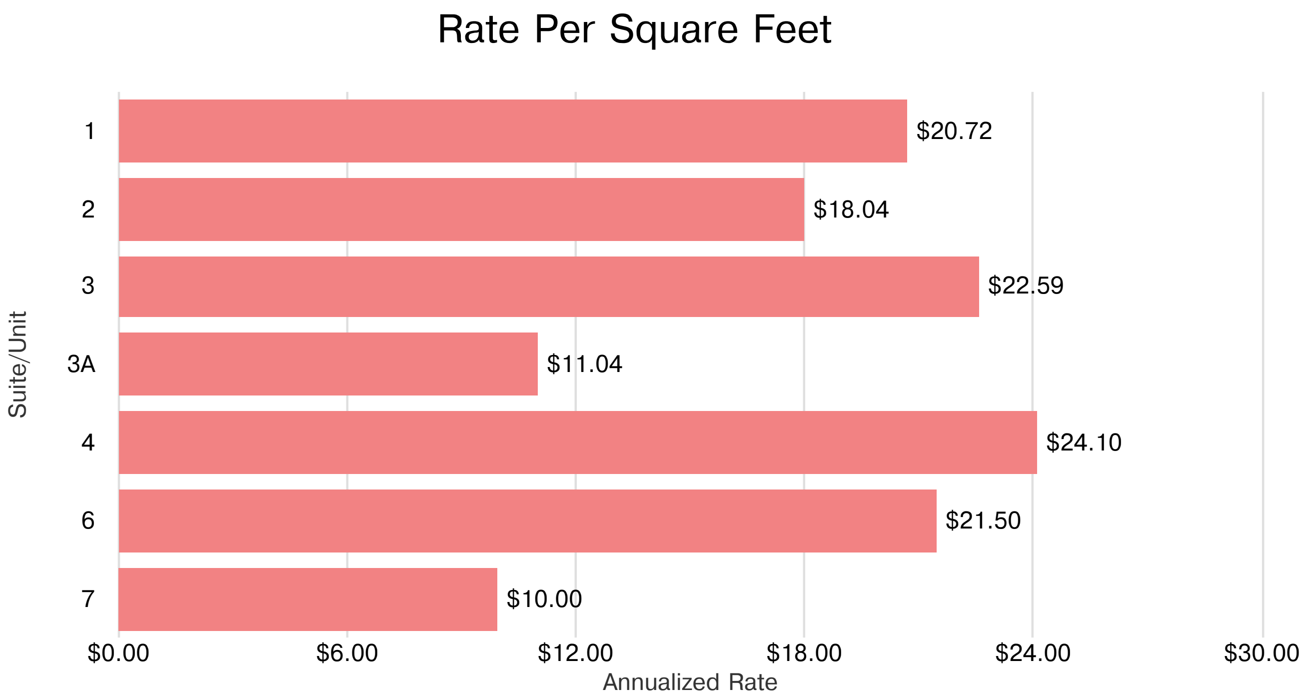
TENANT RENT ROLL

TENANT OCCUPANCY





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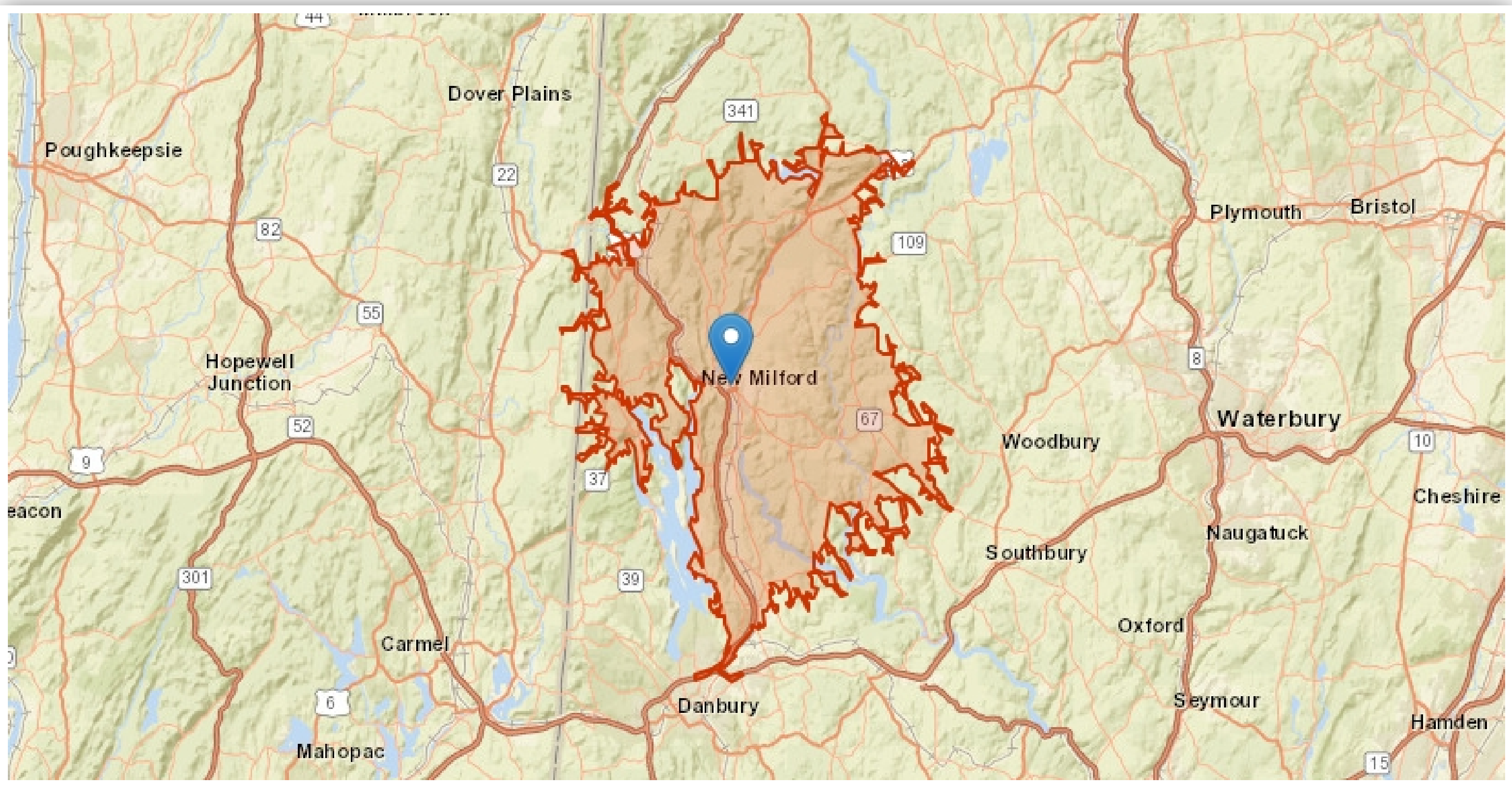
LOCATION/STUDY AREA MAP (DRIVE TIME: 20 MINUTES)



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