31 PECKS LANE

31 Pecks Lane
Newtown, CT 06470

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31 PECKS LANE

PROPERTY INFO:

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.

PURCHASE PRICE:
$10,500,000.00

PROPERTY ADDRESS:
SUITE FULL BUILDING
31 PECKS LANE
NEWTOWN, CT 06470

YEAR BUILT:
1965

PROPERTY SIZE
136,506 SQ. FT.

LAND SIZE
23.95 ACRES

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PROPERTY OVERVIEW

Advantage Realty Commercial is pleased to present 31 Pecks Lane, Newtown, CT, a fully leased, approximately 136,506 SF industrial campus offered for sale at $10,500,000 / 10.13% CAP. Situated on 23.95 acres with parking for 350 cars, the property provides convenient access to Newtown, Monroe, Trumbull, Oxford, Southbury, Bethel, Danbury, Brookfield, and Shelton. Originally designed, built, and maintained for institutional ownership, the fully air-conditioned and sprinklered buildings offer a versatile mix of office, R&D, warehouse, and industrial space. On-site amenities include a deli/restaurant, vending area, and recreational field, creating a park-like environment that enhances tenant satisfaction and long-term occupancy stability.

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PROPERTY PHOTOS

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31 Pecks Lane Aerial 1-1-2023

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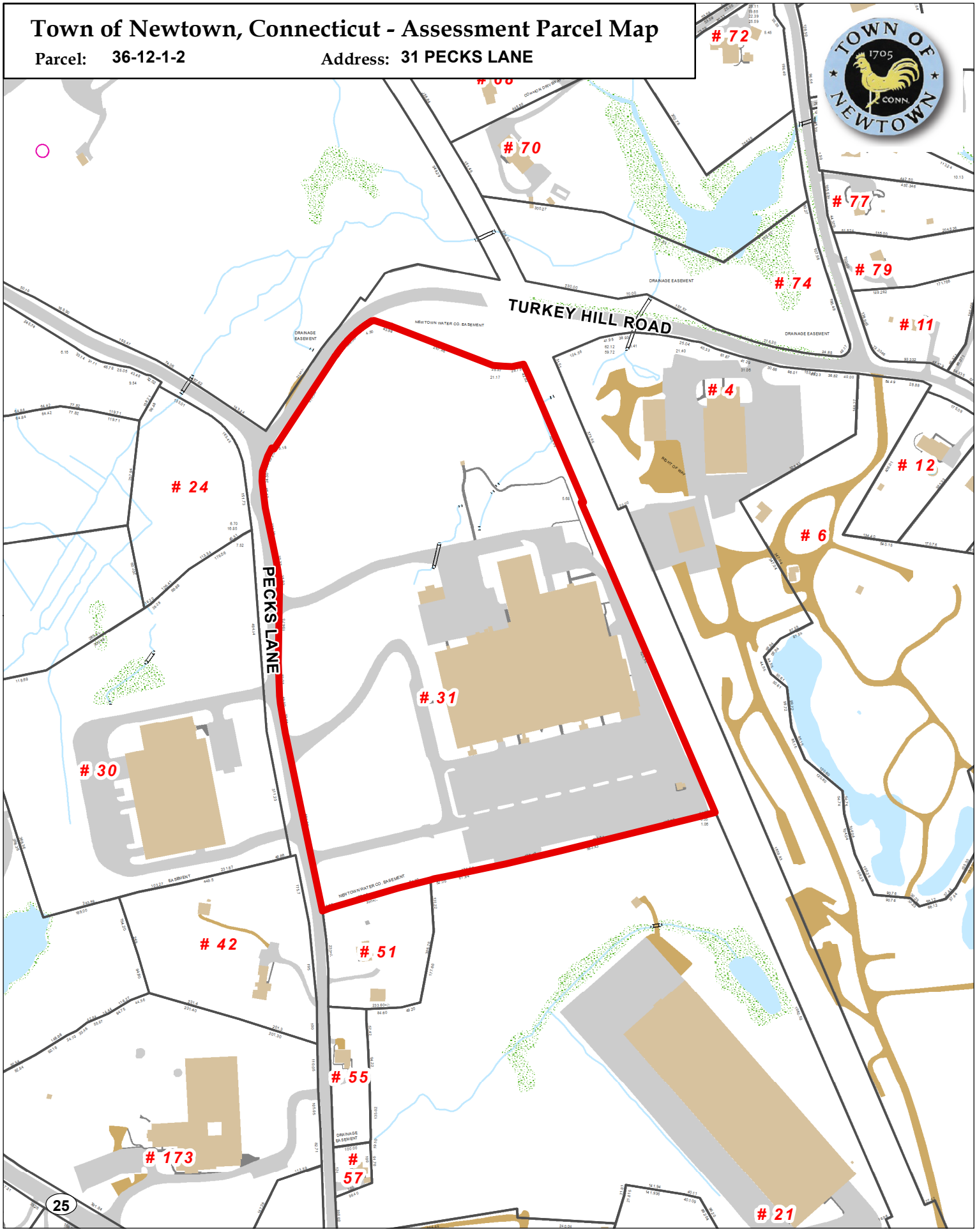
Town of Newtown, Connecticut - Assessment Parcel Map

Parcel: 36-12-1-2 **Address:** 31 PECKS LANE



Approximate Scale:

0 75 150 225 300 Feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Newtown and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced Nov 2020

31 PECKS LANE

31 Pecks Lane, Newtown, CT, 06470

5-Year Cash Flow Analysis

Fiscal Year Beginning June 2026

INITIAL INVESTMENT	
Purchase Price	$10,500,000
+ Acquisition Costs	$210,000
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$10,710,000

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 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	$1,468,113	$1,488,424	$1,504,170	$1,522,498	$1,562,802
- Turnover Vacancy	$0	$0	$0	$0	$0
- Rent Concessions	$0	$0	$0	$0	$0
Total Base Rental Income	$1,468,113	$1,488,424	$1,504,170	$1,522,498	$1,562,802
- General Vacancy / Credit Loss	$0	$0	$0	$0	$0
EFFECTIVE RENTAL INCOME	**$1,468,113**	**$1,488,424**	**$1,504,170**	**$1,522,498**	**$1,562,802**
+ Tenant Expense Reimbursements	$388,862	$391,446	$394,082	$396,770	$399,513
+ Other Income	$31,718	$32,670	$33,650	$34,659	$35,699
GROSS OPERATING INCOME (GOI)	**$1,888,693**	**$1,912,539**	**$1,931,901**	**$1,953,927**	**$1,998,014**
- Operating Expenses	$824,763	$841,259	$858,084	$875,245	$892,750
NET OPERATING INCOME (NOI)	**$1,063,930**	**$1,071,280**	**$1,073,817**	**$1,078,682**	**$1,105,264**
NET OPERATING INCOME (NOI)	$1,063,930	$1,071,280	$1,073,817	$1,078,682	$1,105,264
- 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	**$1,063,930**	**$1,071,280**	**$1,073,817**	**$1,078,682**	**$1,105,264**
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	9.93%	10.00%	10.03%	10.07%	10.32%
Return on Equity	8.89%	8.93%	8.91%	8.73%	8.64%
Equity Multiple	1.22	1.32	1.43	1.55	1.70

SALES PROCEEDS

Projected Sales Price (EOY 5)	**$13,469,000**
Cost of Sale	$673,450
Mortgage Balance 1st Lien	$0
Sales Proceeds Before Tax	**$12,795,550**

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	13.05%
Acquisition CAP Rate	10.13%
Year 1 Cash-on-Cash	9.93%
Gross Rent Multiplier	7.15
Price Per Square Foot	$76.92
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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31 PECKS LANE

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Tenant Rent Roll

Fiscal Year Beginning June 2026

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	ARCH Medical	54,483.00	Jan-21	Dec-30	120	$0.76	$9.18	$500,004
2	Efficient Lighting Consult.	1,552.00	Apr-25	Mar-30	60	$1.03	$12.31	$19,198
3	Chase Press	9,007.00	Sep-18	Sep-25	85	$0.80	$9.64	$87,999
4	Housatonic River Services	14,563.00	Sep-25	Aug-35	120	$0.86	$10.35	$154,118
5	Nick's Catering	1,414.00	Nov-23	Oct-28	60	$1.88	$22.51	$32,384
6	N. E. Computer Consultants	2,606.00	Aug-25	Jul-30	60	$0.89	$10.73	$28,661
7	Candlewood Fencing	4,725.00	Feb-22	Jan-27	60	$0.89	$10.69	$51,026
8	Coherent Ceramics, Inc	20,852.00	Aug-22	Jul-27	60	$0.98	$11.75	$251,088
9	All Star Transportation	1,900.00	Jul-22	Jun-27	60	$4.07	$48.90	$95,457
10 - M/M	Nizan Holdings	9,900.00	Jan-26	Dec-26	12	$0.98	$11.75	$117,779
11	Elidah Inc.	2,900.00	Aug-24	Jul-29	60	$0.94	$11.23	$33,372
12 - Parking	GPS Transport	0.00	Apr-24	Mar-27	36	$0.00	$0.00	$31,986
13 - Garage	AMS	1,836.00	May-23	Apr-28	60	$0.88	$10.59	$19,492
14	Natural Heals, Inc	4,000.00	Apr-25	Mar-30	60	$0.94	$11.33	$45,547
	Total Amount	129,738.00						$1,468,113

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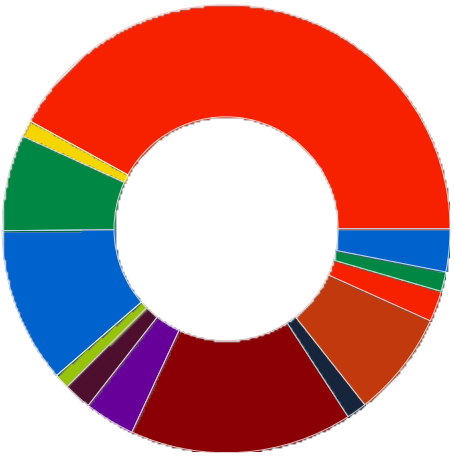
Fiscal Year Beginning June 2026

Tenant Occupancy



- ARCH Medical (41.99%)
- Efficient Lighting Consult. (1.2%)
- Chase Press (6.94%)
- Housatonic River Services (11.22%)
- Nick's Catering (1.09%)
- N. E. Computer Consultants (2.01%)
- Candlewood Fencing (3.64%)
- Coherent Ceramics, Inc (16.07%)
- All Star Transportation (1.46%)
- Nizan Holdings (7.63%)
- Elidah Inc. (2.24%)
- GPS Transport (0%)
- AMS (1.42%)
- Natural Heals, Inc (3.08%)

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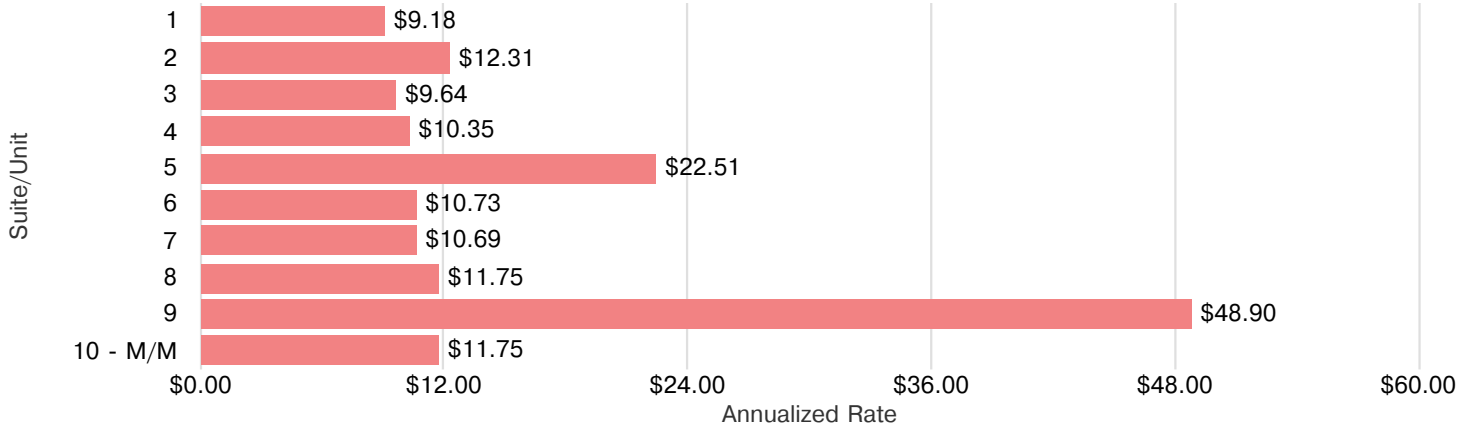
Fiscal Year Beginning June 2026

Rate Per Square Feet



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Annual Tenant Income Detail

Fiscal Year Beginning June 2026

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
1	ARCH Medical					
	Base Rent	$500,004	$500,004	$500,004	$500,004	$518,682
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$192,685	$192,685	$192,685	$192,685	$192,685
	+ Trash	$30,000	$30,000	$30,000	$30,000	$30,000
	Net Tenant Income	$722,689	$722,689	$722,689	$722,689	$741,366
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
2	Efficient Lighting Consult.					
	Base Rent	$19,198	$19,774	$20,367	$20,979	$21,608
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$4,200	$4,200	$4,200	$4,200	$4,200
	+ Trash	$4,340	$4,340	$4,340	$4,340	$4,340
	Net Tenant Income	$27,738	$28,314	$28,907	$29,519	$30,148
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
3	Chase Press					
	Base Rent	$87,999	$89,758	$91,554	$93,385	$95,252
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Trash	$1,800	$1,800	$1,800	$1,800	$1,800
	Net Tenant Income	$89,799	$91,558	$93,354	$95,185	$97,052
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
4	Housatonic River Services					
	Base Rent	$154,118	$158,742	$163,504	$168,409	$173,462
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$53,132	$54,194	$55,278	$56,384	$57,511
	+ Trash	$1,680	$1,680	$1,680	$1,680	$1,680
	Net Tenant Income	$208,930	$214,616	$220,462	$226,473	$232,653
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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Annual Tenant Income Detail

Fiscal Year Beginning June 2026

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
5	Nick's Catering					
	Base Rent	$32,384	$33,355	$28,916	$25,452	$25,452
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	Net Tenant Income	$32,384	$33,355	$28,916	$25,452	$25,452
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
6	N. E. Computer Consultants					
	Base Rent	$28,661	$29,521	$30,407	$31,319	$31,457
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Trash	$600	$600	$600	$600	$600
	Net Tenant Income	$29,261	$30,121	$31,007	$31,919	$32,057
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
7	Candlewood Fencing					
	Base Rent	$51,026	$52,557	$54,134	$55,758	$57,431
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	Net Tenant Income	$51,026	$52,557	$54,134	$55,758	$57,431
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
8	Coherent Ceramics, Inc					
	Base Rent	$251,088	$252,318	$258,627	$266,386	$274,377
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$76,076	$77,598	$79,150	$80,733	$82,347
	+ Trash	$2,373	$2,373	$2,373	$2,373	$2,373
	Net Tenant Income	$329,538	$332,289	$340,150	$349,492	$359,098
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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Fiscal Year Beginning June 2026

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
9	All Star Transportation					
	Base Rent	$95,457	$98,269	$98,504	$98,504	$98,504
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$8,951	$8,951	$8,951	$8,951	$8,951
	+ Trash	$1,200	$1,200	$1,200	$1,200	$1,200
	Net Tenant Income	$105,608	$108,420	$108,655	$108,655	$108,655
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
10 - M/M	Nizan Holdings					
	Base Rent	$117,779	$119,815	$119,815	$119,815	$119,815
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	Net Tenant Income	$117,779	$119,815	$119,815	$119,815	$119,815
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
11	Elidah Inc.					
	Base Rent	$33,372	$34,373	$35,405	$36,467	$37,561
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$9,425	$9,425	$9,425	$9,425	$9,425
	+ Trash	$1,200	$1,200	$1,200	$1,200	$1,200
	Net Tenant Income	$43,997	$44,998	$46,030	$47,092	$48,186
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
12 - Parking	GPS Transport					
	Base Rent	$31,986	$32,946	$33,934	$34,952	$36,001
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	Net Tenant Income	$31,986	$32,946	$33,934	$34,952	$36,001
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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Annual Tenant Income Detail

Fiscal Year Beginning June 2026

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
13 - Garage	AMS					
	Base Rent	$19,492	$20,077	$20,679	$21,300	$21,939
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	Net Tenant Income	$19,492	$20,077	$20,679	$21,300	$21,939
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

For the Year Ending		Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
14	Natural Heals, Inc					
	Base Rent	$45,547	$46,913	$48,320	$49,770	$51,263
	- Turnover Vacancy	$0	$0	$0	$0	$0
	- Rent Concessions	$0	$0	$0	$0	$0
	Tenant Exp Reimb. :					
	+ Electric	$1,200	$1,200	$1,200	$1,200	$1,200
	Net Tenant Income	$46,747	$48,113	$49,520	$50,970	$52,463
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

TOTAL	Base Rent	$1,468,113	$1,488,424	$1,504,170	$1,522,498	$1,562,802
	-Turnover Vacancy	$0	$0	$0	$0	$0
	-Rent Concessions	$0	$0	$0	$0	$0
	+ Tenant Exp Reimb.	$388,862	$391,446	$394,082	$396,770	$399,513
	Total Tenant Income	$1,856,975	$1,879,870	$1,898,252	$1,919,269	$1,962,315
	Tenant Improvements (TI)	$0	$0	$0	$0	$0
	Leasing Commission (LC)	$0	$0	$0	$0	$0

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Cash Flow Details

Fiscal Year Beginning June 2026

INCOME

For the Year Ending	Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	$1,468,113	$1,488,424	$1,504,170	$1,522,498	$1,562,802
- Turnover Vacancy	$0	$0	$0	$0	$0
- Rent Concessions	$0	$0	$0	$0	$0
Total Base Rental Income	$1,468,113	$1,488,424	$1,504,170	$1,522,498	$1,562,802
- General Vacancy / Credit Loss	$0	$0	$0	$0	$0
EFFECTIVE RENTAL INCOME (ERI)	**$1,468,113**	**$1,488,424**	**$1,504,170**	**$1,522,498**	**$1,562,802**
+ Tenant Expense Reimbursements	$388,862	$391,446	$394,082	$396,770	$399,513
+ Solar Payments	$16,170	$16,655	$17,155	$17,669	$18,199
+ Commission Income	$1,430	$1,473	$1,517	$1,563	$1,609
+ Late Fees	$13,550	$13,957	$14,375	$14,806	$15,251
+ Misc Income	$493	$508	$523	$539	$555
+ Prepaid Rent	$75	$77	$80	$82	$84
TOTAL OTHER INCOME	$31,718	$32,670	$33,650	$34,659	$35,699
GROSS OPERATING INCOME (GOI)	**$1,888,693**	**$1,912,539**	**$1,931,901**	**$1,953,927**	**$1,998,014**

EXPENSE DETAIL

Real Estate Taxes	$153,267	$156,332	$159,459	$162,648	$165,901
Property Insurance	$32,559	$33,210	$33,874	$34,552	$35,243
Repairs And Maintenance	$19,838	$20,235	$20,640	$21,053	$21,474
Electric	$498,027	$507,988	$518,147	$528,510	$539,081
Water & Sewer	$5,961	$6,081	$6,202	$6,326	$6,453
Natural Gas	$18,609	$18,982	$19,361	$19,749	$20,143
Snow Removal	$7,365	$7,512	$7,662	$7,815	$7,972
Accounting-legal-bank	$3,134	$3,196	$3,260	$3,326	$3,392
Janitorial	$26,600	$27,132	$27,675	$28,228	$28,793
Alarm	$6,516	$6,647	$6,780	$6,915	$7,054
Supplies	$4,721	$4,816	$4,912	$5,010	$5,110
Trash	$24,350	$24,837	$25,334	$25,841	$26,357
Heating & Cooling	$13,286	$13,552	$13,823	$14,100	$14,382
Landscape Maintenance	$10,529	$10,739	$10,954	$11,173	$11,397
TOTAL OPERATING EXPENSES	**$824,763**	**$841,259**	**$858,084**	**$875,245**	**$892,750**

NET OPERATING INCOME (NOI)	**$1,063,930**	**$1,071,280**	**$1,073,817**	**$1,078,682**	**$1,105,264**

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31 PECKS LANE

31 Pecks Lane, Newtown, CT, 06470

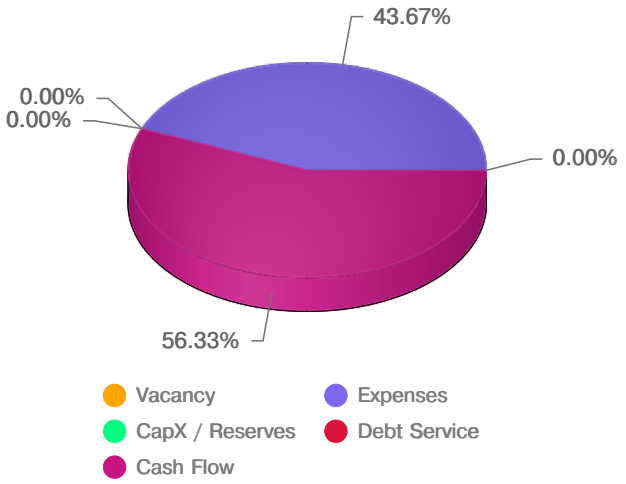
5-Year Cash Flow Analysis

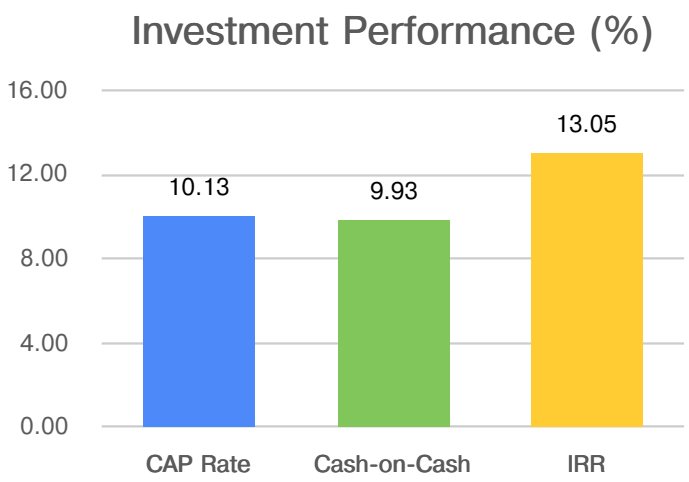
Fiscal Year Beginning June 2026

ASSUMPTION / INPUTS

Purchase Price	$10,500,000
Year 1 Potential Income	$1,468,113
Vacancy & Credit Loss	0.00%
Year 1 Expenses	$824,763
Acquisition CAP Rate	10.13%
Sale Price - CAP Rate	8.50%

Acquisition Costs	2.00%
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
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	($10,710,000)		0	$0		0	($10,710,000)
1	$1,063,930		1	$0		1	$1,063,930
2	$1,071,280		2	$0		2	$1,071,280
3	$1,073,817		3	$0		3	$1,073,817
4	$1,078,682		4	$0		4	$1,078,682
5	$13,900,814		5	$0		5	$13,900,814
Property IRR/Yield = 13.05%			Effective Loan Rate = N/A			Equity IRR / Yield = 13.05%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

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Property Description: 31 Pecks Lane, Newtown, CT

Executive Summary

Advantage Realty Commercial is pleased to present the exclusive opportunity to acquire 31 Pecks Lane, a premier multi-tenant commercial and industrial campus situated on 23.913 +/- acres in Newtown, Connecticut. This institutional-grade asset consists of a 134,165 rentable square foot main facility including a 2,400–2,500 square foot free-standing building. Originally designed and maintained for high-level institutional ownership, the campus offers a unique "work-live-play" industrial environment, featuring on-site soccer / softball fields, a common lunchroom / vending area, and an active on-site deli and restaurant.

Investment Highlights

- Robust Infrastructure: The facility is a "heavy-duty" industrial powerhouse, featuring 4,000 Amps of 480/277-volt power distributed throughout the building, suitable for advanced manufacturing and R&D.
- Fully Climate-Controlled & Protected: The main building is 100% air-conditioned and fully sprinklered, a critical requirement for institutional R&D and clean-room users.
- Exceptional Expansion Potential: With nearly 24 acres of land, the site offers significant "excess land" capable of supporting an estimated additional 60,000 to 80,000 square feet of building expansion or extensive outdoor storage and parking.
- Strategic Logistics Location: Located just off Route 25 and within five minutes of I-84 (Exits 10 & 11), the property offers seamless access to major commercial hubs including Danbury, Waterbury, and the Westchester/NYC corridor.

Technical Property Specifications

- Loading & Access: The facility features a central loading area with four (4) common loading docks, some of which are equipped with auto-levelers for efficient logistics.
- Ceiling Heights: Clear heights range from 12.5’ to 22’ clear, accommodating a variety of high-bay warehouse and manufacturing requirements.
- Utilities: The property is serviced by Town water and a large-scale engineered septic system. While currently gas HVAC upgrades are in progress to further modernize the asset.

- Green Initiatives & Security: The property features an extensive on-roof solar installation providing supplemental income and sustainability. The plans for the replacement of approximately 50,000 s.f. of new roof are underway.
- Parking: The campus includes a high-capacity parking lot capable of accommodating 350 cars. Two of the existing tenants use some of that parking for the parking of buses and trucks.

Tenant Profile & Operational Overview

The property is currently fully leased to a diversified roster of elite R&D, manufacturing, and service tenants, including Arch Medical, Coherent Ceramics (previously M Cubed Technologies), Housatonic River Enterprise Services (HRES), Chase Press, and Candlewood Fencing. Tenant spaces are individually demised and secure, with professional access to building amenities and bathrooms via indoor common areas. The property has historically operated at or near 100% occupancy, with recent 5-year lease commitments from users such as Heal Naturals and Efficient Lighting Consultants (ELC).

Financial Summary (2025 Actuals)

As of the 2025 fiscal year, the asset generated a Gross Operating Income of $ $1,865,884. Through professional management and efficient utility recovery structures, including the use of sub-metered electricity for major tenants, the property delivered a Net Operating Income (NOI) of $1,041,121. This stabilized performance, combined with significant development upside and high-tech infrastructure, positions 31 Pecks Lane as a signature investment opportunity in the Fairfield County industrial market providing a **CAP RATE of$9.92%.**

The following updated chart details the tenants at 31 Pecks Lane, including the requested month-to-month lease-back arrangement. This version adds a column to indicate the presence of a Personal Guarantee (PG) based on the provided lease documents and explicit "Lease Guaranty" riders.

Tenant Security Deposit & Personal Guarantee Chart

Tenant Name	Square Footage	Security Deposit	Personal Guarantee
Housatonic River (HRES)	14,563	$25,121.18	No (Entity Sign)
Chase Press	9,007	$12,600.00	No
Coherent Ceramics, Inc.	20,852	$8,901.33	No
Candlewood Fencing	4,725	$7,481.26	Yes
Heal Naturals, Inc.	4,000	$7,333.34	No
Elidah Inc.	2,900	$5,268.34*	No
Nick's Catering	1,414	$3,801.30	No
Efficient Lighting (ELC)	1,552	$3,091.06	No
N.E. Computer Solutions	2,606	$2,600.00	Yes
AMS Commercial Services	1,836	$2,558.16	No
All-Star Transportation	1,900	$11,592.74 (Est.)	No
GFS Transport, LLC	Office Area	Not Specified	No
Nizan Holdings (Lease Back)	9,900	$0.00	No
ARCH Medical	TBD	TBD	No
TOTAL HELD		$90,348.71	

Personal Guarantee Analysis

The following determination was made regarding personal guarantees:

- Explicit Guarantees: Only Candlewood Fencing and New England Computer Solutions have documented "Lease Guaranty" riders where an individual (Jeremy Goun and Teodoro J. Corona, respectively) has personally and unconditionally guaranteed the lease obligations.
- Joint and Several Liability Clause: Most recent leases (including HRES, ELC, Heal Naturals, Elidah, and GFS) include a "Joint and Several Liabilities" clause (Section 47) stating that all parties signing as Tenant are jointly and severally liable. However, because the individuals in these cases signed professional titles (e.g., "EVP," "Managing Partner," "Controller") on behalf of their respective LLCs or Corporations, they are generally treated as entity signatures rather than personal guarantees.
- Affiliate Status: The Nizan Holdings lease-back arrangement beginning January 1, 2026, involves the ownership entity itself; therefore, no security deposit or personal guarantee is required.

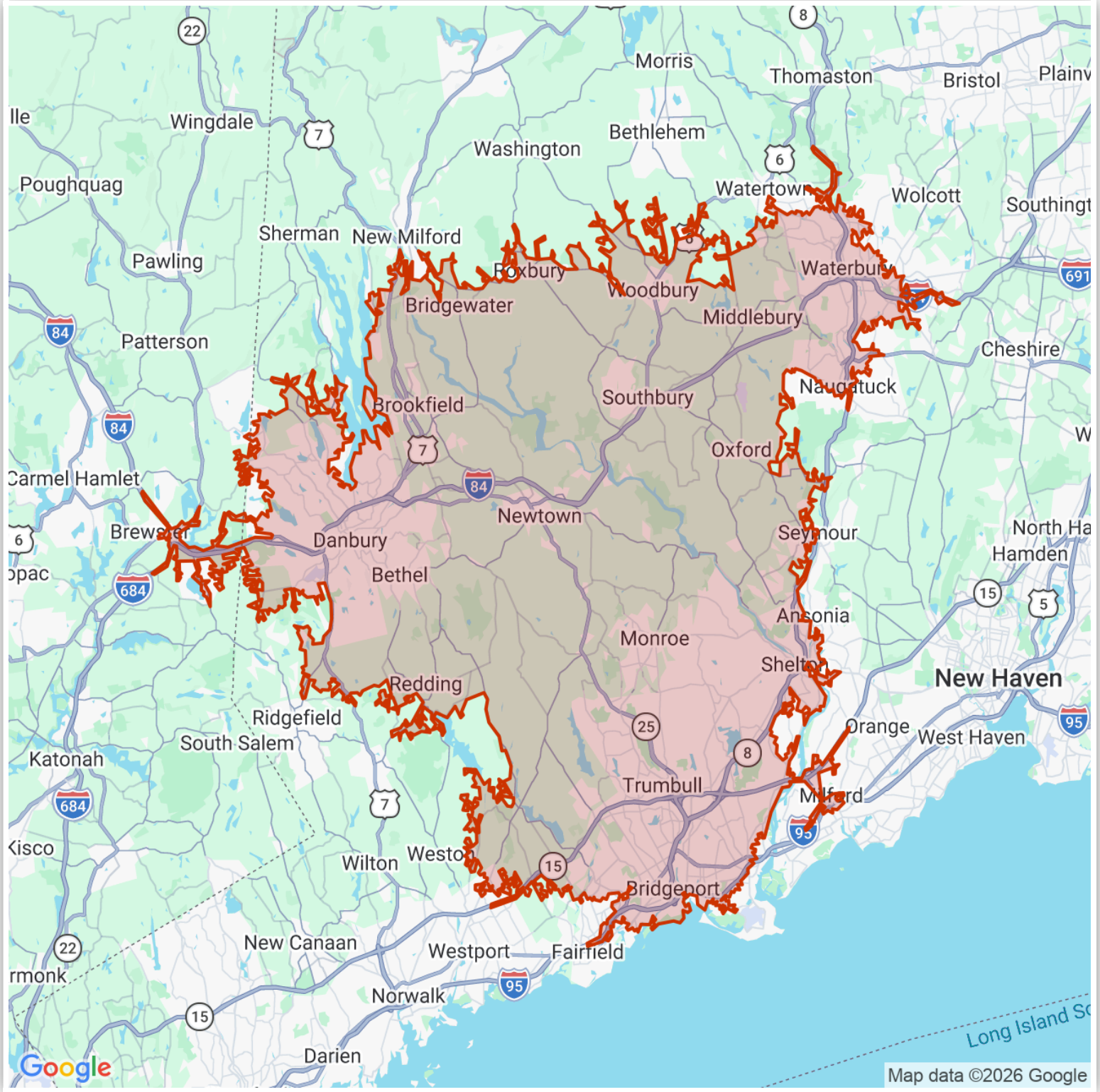
Original Lease Start – Current Term Start - Current Lease Expiration

Tenant Name	Original Start	Current Term Start	Expiration Date
AMS Commercial Services	May 1, 2018	May 1, 2023	April 30, 2028
All-Star Transportation, LLC	July 1, 2012	July 1, 2017	June 30, 2022*
Candlewood Fencing	February 1, 2022	February 1, 2022	February 28, 2027
Chase Press	August 15, 2018	August 15, 2018	September 14, 2025
Efficient Lighting Consultants (ELC)	April 1, 2025	April 1, 2025	March 31, 2030
Elidah Inc.	August 1, 2024	August 1, 2024	July 31, 2029
GFS Transport, LLC	April 1, 2024	April 1, 2024	March 31, 2027
Heal Naturals, Inc.	April 1, 2025	April 1, 2025	May 31, 2030
Housatonic River (HRES)	June 15, 2025	June 15, 2025	August 31, 2035
Coherent Ceramics, Inc.	July 1, 2012	August 1, 2022	July 31, 2027
New England Computer Solutions	June 15, 2011	July 1, 2020	June 30, 2025
Nick's Catering	October 1, 2016	November 1, 2018	October 31, 2023*
Nizan Holdings (Lease Back)	January 1, 2026	January 1, 2026	Month-to-Month
ARCH Medical			

Tenant Permitted Use & Business Profile

Tenant Name	Permitted Use (Per Lease)	Business Description
AMS Commercial Services	Office and equipment storage space for a construction contractor.	A commercial contractor specializing in snow removal and facility maintenance services.
All-Star Transportation, LLC	Administrative offices, dispatch facilities, and training rooms, including a designated parking area for up to 15 buses and a refueling station.	A regional provider of school bus transportation and logistics management.
Candlewood Fencing	Fencing classes and competition related thereto.	A specialized athletic training facility for competitive fencing instruction.
Chase Press	Office and manufacturing space for a printing company.	A commercial printing and marketing firm utilizing the campus for production and distribution.
Efficient Lighting Consultants (ELC)	Commercial, industrial, or wholesale distribution space and incidental uses.	A specialized firm providing energy-efficient lighting solutions, consulting, and wholesale distribution.
Elidah Inc.	Commercial, industrial, or wholesale distribution space and incidental uses.	A medical technology company focused on developing and distributing innovative healthcare devices.
GFS Transport, LLC	The parking area is solely for vehicles associated with business operations.	A transportation and logistics company requiring heavy-vehicle parking and centralized office support.
Heal Naturals, Inc.	Commercial, industrial, or wholesale distribution space and incidental uses.	A health and wellness brand involved in the production and distribution of natural supplements and products.
Housatonic River (HRES)	Athletic training center and incidental uses, including access to campus sports fields.	A large-scale sports and training organization providing facility access for various athletic disciplines and teams.
Coherent Ceramics, Inc.	Offices and the manufacture of high-precision ceramic and metal-matrix composite components.	A high-tech manufacturing firm producing advanced technical ceramics for R&D and industrial applications. Defense contractor.
New England Computer Solutions	Light manufacturing, assembly, and refurbishing computer systems and general administrative offices.	An IT services and hardware provider specializing in computer system maintenance, assembly, and lifecycle management.
Nick's Catering	Operation of a catering business, including food preparation, storage, and off-site services.	A commercial food service company that also operates the on-site deli and cafeteria for the building's tenants.
Nizan Holdings	Storage of building materials (per conversation history).	The current property owner is conducting a temporary lease-back arrangement for industrial material storage (per conversation history).
Arch Medical	Office and Manufacturing	Internation company manufacturing and distribution of medical devices – CNC machines.

Location/Study Area Map (Drive Time: 30 minutes)



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31 PECKS LANE

31 Pecks Lane, Newtown, CT, 06470

Infographic: Key Facts (Drive Time: 30 minutes)

KEY FACTS

594,619
Population

41.1 Median Age

2.6
Average Household Size

219,469
Total Households

EDUCATION

5.16%
No High School Diploma

17.24%
High School Graduate

14.52%
Some College

22.16%
Bachelor's/ Grad

BUSINESS

26,452
Total Businesses

271,984
Total Employees

EMPLOYMENT

33,842
Manufacturing Employees

47,147
Retail Trade Employees

13,879
Eating & Drinking Employees

15,241
Finance/Ins/Real Estate Emp

5.4% Unemployment Rate

INCOME

$90,299
Median Household Income

$48,723
Per Capita Income

$310,096
Median Net Worth

Households by Income

The largest group : $200,000+ (17.57%)
The smallest group : $25,000 - $34,999 (5.18%)

Indicator	Value(%)
< $15,000	9.53
$15,000 - $24,999	5.83
$25,000 - $34,999	5.18
$35,000 - $49,999	8.58
$50,000 - $74,999	12.16
$75,000 - $99,999	12.96
$100,000 - $149,999	17.22
$150,000 - $199,999	10.98
$200,000+	17.57

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POPULATION TRENDS AND KEY INDICATORS
30Minute Drive Time

594,619	223,515	41.1
Population	Households	Median Age
2.6	$90,299	$424,941
Avg Size Household	Median Household Income	Median Home Value
127	75	77.2
Wealth Index	Housing Affordability	Diversity Index

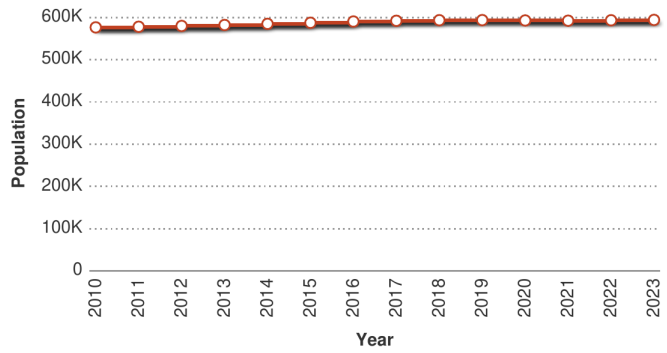
HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate
0.18%

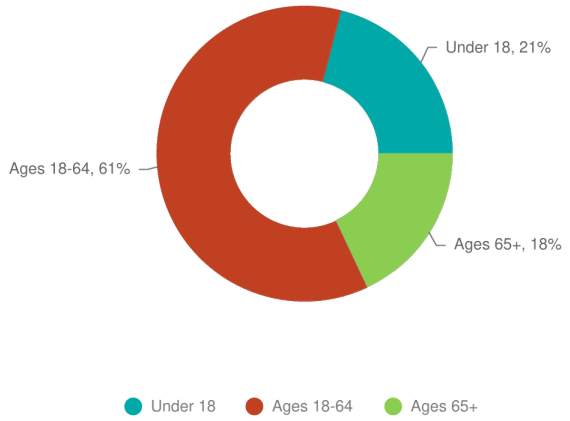
2024-2029 Forecasted Growth Rate
-0.17%

Household Population
578,555

Population Density
1,196



POPULATION BY AGE



DAYTIME POPULATION

546,166
2024 Total Daytime Population

288,681
2024 Daytime Pop: Residents

257,485
2024 Daytime Pop: Workers

1,103
2024 Daytime Pop Density

POPULATION BY GENERATION

G
5.24%
Greatest Gen: Born 1945/Earlier

B
19.99%
Baby Boomer: Born 1946 to 1964

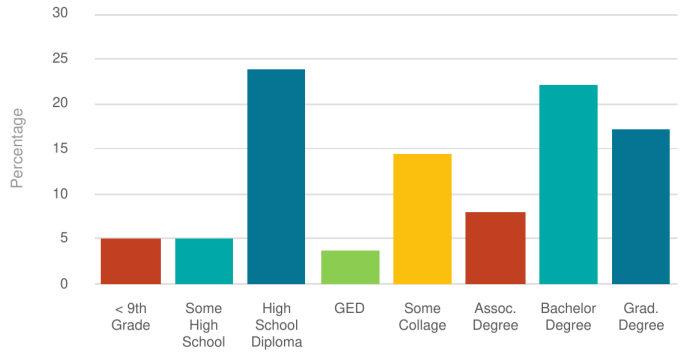
X
20.87%
Generation X: Born 1965 to 1980

M
22.76%
Millennial: Born 1981 to 1998

Z
22.56%
Generation Z: Born 1999 to 2016

A
8.58%
Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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J. Michael Struna

Founder, Principal & Lead Broker
Advantage Realty Commercial
Licensed Real Estate Broker – CT, NY, FL

Professional Profile

J. Michael Struna is the Founder, Principal, and Lead Broker of Advantage Realty Commercial, Inc., a commercial real estate brokerage firm serving Northern Fairfield County and the Greater Danbury region for nearly five decades. Mr. Struna co-founded Advantage Realty in 1978 with his wife, Patti Struna, and has been actively involved in the Northern Fairfield County commercial real estate market for more than four decades. Throughout his career he has specialized in the leasing, sale, and strategic marketing of industrial, office, retail, and investment properties. Advantage Realty's brokers and agents have been repeatedly recognized by the CoStar Group as one of the region's Top 10 Power Brokers in Westchester and Fairfield Counties.

Recent Representative Transactions

Industrial & Logistics Properties

- 31 Pecks Lane – Newtown, Connecticut – 134,500 SF multi-tenant industrial campus situated on approximately 22 acres.
- 44-46–48 Shelter Rock Road Portfolio – Danbury, Connecticut – 122,000 SF multi-building industrial campus; investor representation, leasing representation.
- 159 Grassy Plain Street – Bethel, Connecticut – 35,000 SF industrial building; investment sale and leasing representation.
- 80 Pickett District Road – New Milford, Connecticut – 63,000 SF industrial building; purchase rep and now leasing rep.

Office & Corporate Facilities

- 4 Mountain View Terrace – Danbury, Connecticut – 60,000 SF Class A office building; prior sale rep and current leasing assignment.
- 44 Old Ridgebury Road – Danbury, Connecticut – 120,000 SF Class A office building; leasing representation.

Specialty / Aviation Properties

- 45B Miry Brook Road – Danbury, Connecticut – 21,000 SF aviation facility with direct taxiway access to Danbury Municipal Airport. Represented previous buyer and recent sale.

Retail & Investment Sales

- 43 Main Street – New Milford, Connecticut – 21,000 SF retail investment property; current sales rep and previous leasing representation.
- 14 Highbridge Road – Newtown, Connecticut – 72,000 SF single-tenant investment property leased to a defense contractor: Seller representation

Medical / Institutional Leasing

- 73 Sand Pit Road – Danbury, Connecticut – major medical office building Owner leasing rep.

Land Sales

- 19-23 Trowbridge Drive – Bethel Connecticut – Represented the Town of Bethel in sale of 4 land parcels in the Towns economic development park.

Licenses

- Real Estate Broker – Connecticut
- Licensed Real Estate Broker – New York
- Licensed Real Estate Broker – Florida

Military Service

Mr. Struna is a veteran of the United States Air Force flying C-141 cargo aircraft and participated in the 1975 evacuation of Saigon (Operation Frequent Wind).

Professional Affiliations & Recognition

- CoStar Power Broker Award – Multiple Years
- National Commercial-Investment Real Estate Council
- National Association of Realtors
- Connecticut Association of Realtors
- Danbury Board of Realtors
- National Real Estate Brokers Council
- Connecticut Real Estate Brokers Council

- Commercial Investment Division – Connecticut Association of Realtors
- National Residential Sales Council
- Consolidated Multiple Listing Service - CMLS

Education & Professional Designations

- University of Minnesota – Bachelor of Arts, Industrial Education and Psychology
- GRI – Graduate, Realtor Institute
- CRB – Certified Real Estate Brokerage Manager
- CRS – Certified Residential Specialist
- CCIM Candidate – Certified Commercial Investment Member

Aviation Career & Certifications

- Captain – American Airlines (28 Years)
- Aircraft flown: Boeing 757, 767, 727 and DC-10
- Civilian Type rating – Citation 1 and Citation V Business Jets
- Airline Transport Pilot (ATP) Rating
- Flight Instructor Certification
- Flight Engineer Certification
- Seaplane Certification

Personal Interests

- Avid golfer – Member of Ridgewood Country Club and Bonita Bay Country Club
- Previous alpine ski racing enthusiast
- Previous tennis player
- Car enthusiast – Corvettes - ZR1 and Z06

ADVANTAGE REALTY COMMERCIAL

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