



Bethel - Industrial Investment

*159 Grassy Plain Street
Bethel, CT 06801*

Contact:

J. Michael Struna

Owner / Broker

Phone : 203-733-1290

License: REB 0662410

Email : mike@advantagerealtyinc.com

TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
AERIAL & LOCATION REPORT	4
159 GRASSY PLAIN STREET AERIAL	6
159 GRASSY PLAIN STREET VIEW	7
PROPERTY PHOTOS	8
INVESTMENT ANALYSIS - 5 YEAR BEFORE TAX	13
INVESTMENT ANALYSIS - 5-YEAR EXEC SUMMARY	20
DEMOGRAPHIC ANALYSIS	22



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.



BETHEL - INDUSTRIAL INVESTMENT

PROPERTY INFO:

PURCHASE PRICE:

\$3,250,000.00

PROPERTY ADDRESS:

*159 GRASSY PLAIN STREET
BETHEL, CT 06801*

YEAR BUILT:

1984

PROPERTY SIZE

35,160 SQ. FT.

LAND SIZE

3.00 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.

PROPERTY OVERVIEW

Owner / User / Investment Sale with one brand new lease in place. Offered for sale at \$3,250,000. with a Broker's Proforma NOI of \$306,960 and a cap rate of approximately 9.4%.

The property is located adjacent to the Clark Business Park on Route 53 in Bethel, CT., and conveniently only 10 minutes from I-84 at Exit 5. The property is in good condition - fully sprinklered - 4,000 amps of power with 85 parking spaces. Clean environmental inspections and reports are in place and available for review. This 35,160 s.f. manufacturing facility was built in 1984. The building is situated on 3 Acres. The taxes are low at \$34,717 for the 2025-2026 tax year. Property is serviced by public gas, municipal water, and municipal sewer. Give us a call!

Bethel - Industrial Investment

Bethel CT 06801



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.

BETHEL - INDUSTRIAL INVESTMENT

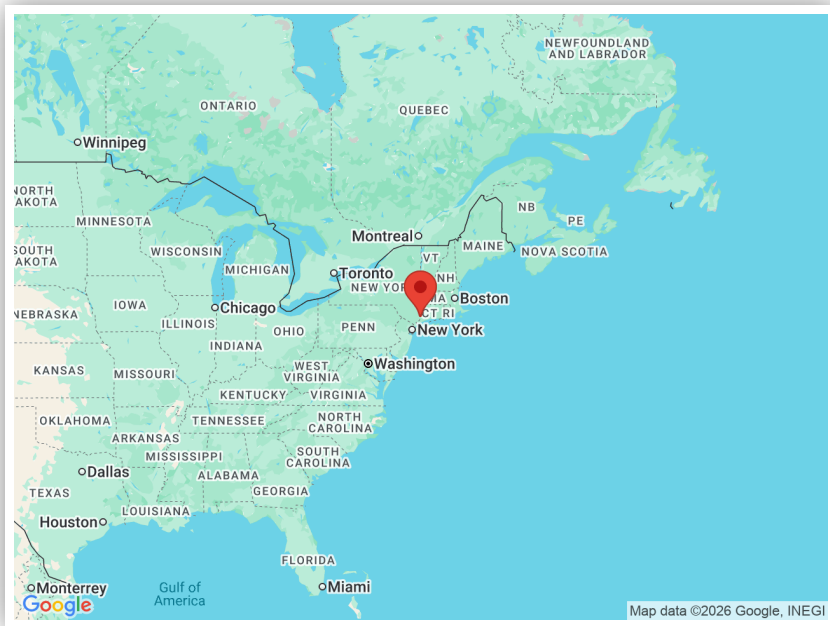
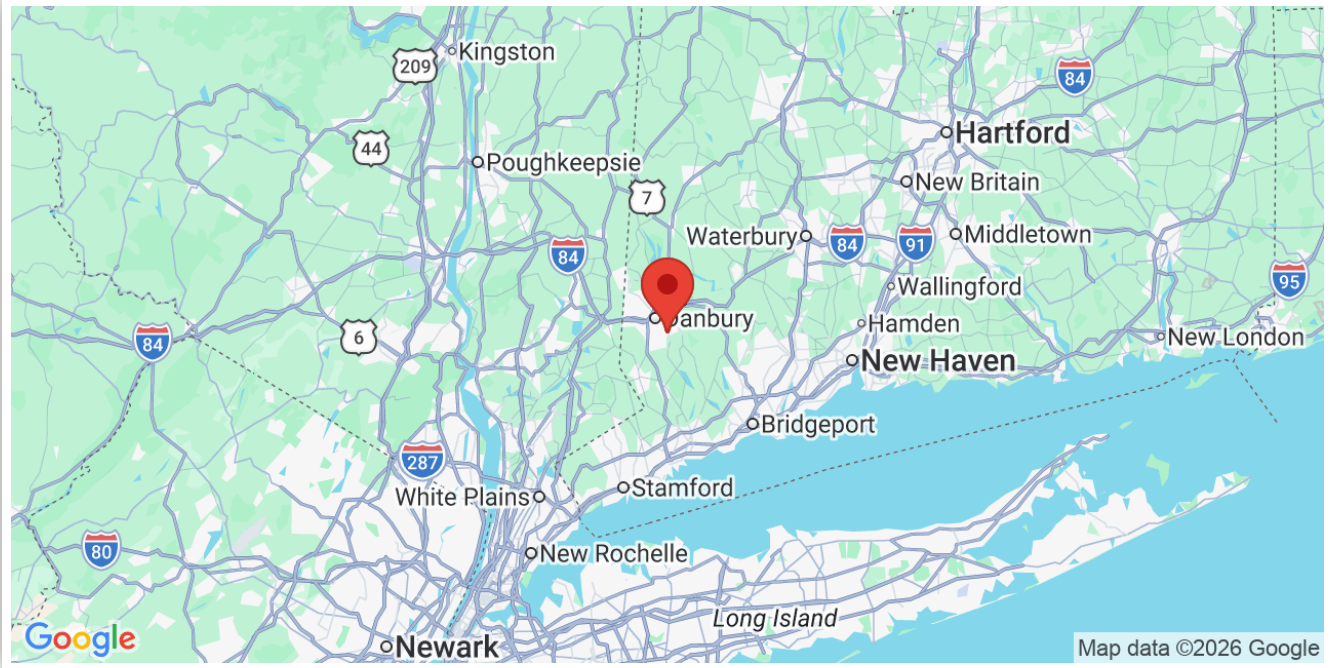
159 Grassy Plain Street, Bethel, CT, 06801

AREA LOCATION MAP



Bethel - Industrial Investment

159 Grassy Plain Street, Bethel, CT, 06801



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

AERIAL ANNOTATION MAP



Bethel - Industrial Investment 159 Grassy Plain Street, Bethel, CT, 06801



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

159 GRASSY PLAIN STREET AERIAL



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

159 GRASSY PLAIN STREET VIEW



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



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.

PROPERTY PHOTOS



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.

PROPERTY PHOTOS



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.

PROPERTY PHOTOS



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.

PROPERTY PHOTOS



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.

BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

5-YEAR CASH FLOW ANALYSIS



Fiscal Year Beginning December 2026

INITIAL INVESTMENT

Purchase Price	\$3,250,000
+ Acquisition Costs	\$65,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,315,000

MORTGAGE DATA

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

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
- Operating Expenses	\$96,690	\$99,591	\$102,578	\$105,656	\$108,825
NET OPERATING INCOME (NOI)	\$322,700	\$332,380	\$342,353	\$352,623	\$363,447
NET OPERATING INCOME (NOI)	\$322,700	\$332,380	\$342,353	\$352,623	\$363,447
- 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	\$322,700	\$332,380	\$342,353	\$352,623	\$363,447
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	9.73%	10.03%	10.33%	10.64%	10.96%
Return on Equity	8.69%	8.69%	8.69%	8.68%	8.68%
Equity Multiple	1.22	1.35	1.49	1.63	1.78

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$4,406,000
Cost of Sale	\$220,300
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$4,185,700

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	14.21%
Acquisition CAP Rate	9.93%
Year 1 Cash-on-Cash	9.73%
Gross Rent Multiplier	7.75
Price Per Square Foot	\$92.43
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

TENANT RENT ROLL



Fiscal Year Beginning December 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	New Tenant - Performa	18,660.00	May-26	Apr-31	60	\$1.06	\$12.73	\$241,699
2	Milocer, LLC	16,500.00	Jun-26	May-31	60	\$0.88	\$10.61	\$177,691
	Total Amount	35,160.00						\$419,390



J. Michael Struna
Owner / Broker

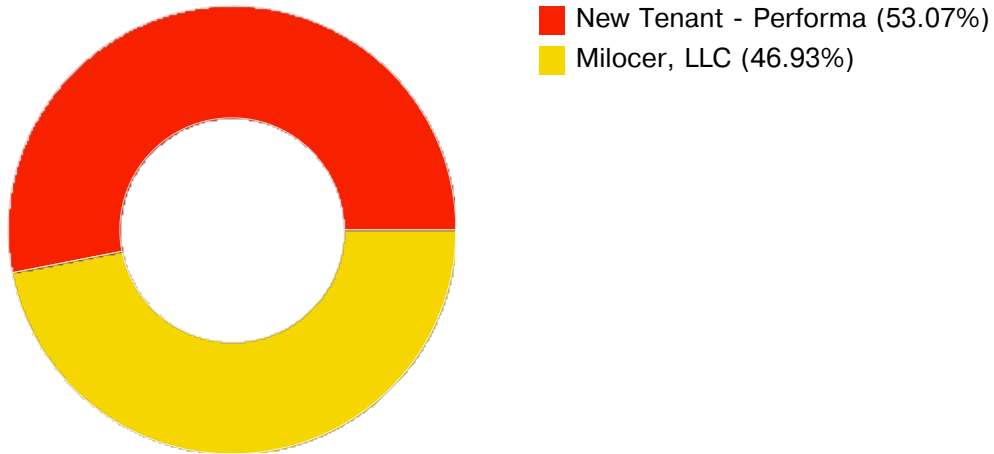
Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



Tenant Occupancy



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

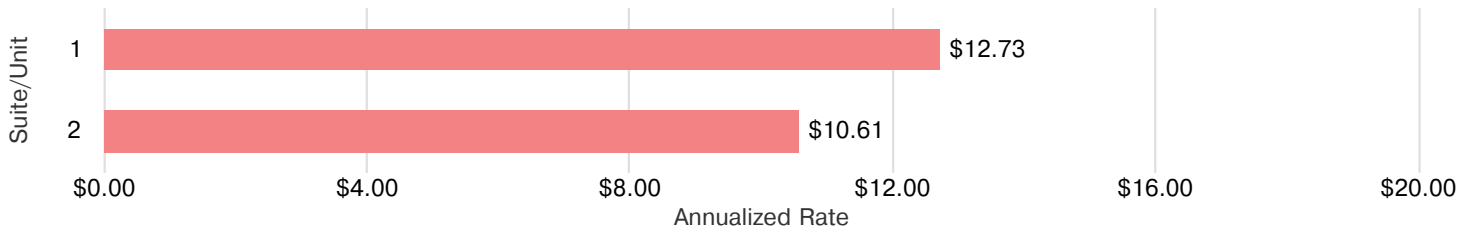
159 Grassy Plain Street, Bethel, CT, 06801

TENANT RENT ROLL



Fiscal Year Beginning December 2026

Rate Per Square Feet



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

ANNUAL TENANT INCOME DETAIL



Fiscal Year Beginning December 2026

For the Year Ending		Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031
1	New Tenant - Performa					
	Base Rent	\$241,699	\$248,950	\$256,418	\$264,111	\$272,278
	- 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	\$241,699	\$248,950	\$256,418	\$264,111	\$272,278
Tenant Improvements (TI)		\$0	\$0	\$0	\$0	\$0
Leasing Commission (LC)		\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031
2	Milocer, LLC					
	Base Rent	\$177,691	\$183,022	\$188,512	\$194,168	\$199,994
	- 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	\$177,691	\$183,022	\$188,512	\$194,168	\$199,994
Tenant Improvements (TI)		\$0	\$0	\$0	\$0	\$0
Leasing Commission (LC)		\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
	- 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	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
Leasing Commission (LC)		\$0	\$0	\$0	\$0	\$0



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury, CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

CASH FLOW DETAILS



Fiscal Year Beginning December 2026

INCOME

For the Year Ending	Year 1 Nov-2027	Year 2 Nov-2028	Year 3 Nov-2029	Year 4 Nov-2030	Year 5 Nov-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272
+ 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)	\$419,390	\$431,971	\$444,931	\$458,279	\$472,272

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$96,690	\$99,591	\$102,578	\$105,656	\$108,825
NET OPERATING INCOME (NOI)	\$322,700	\$332,380	\$342,353	\$352,623	\$363,447



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

5-YEAR CASH FLOW ANALYSIS

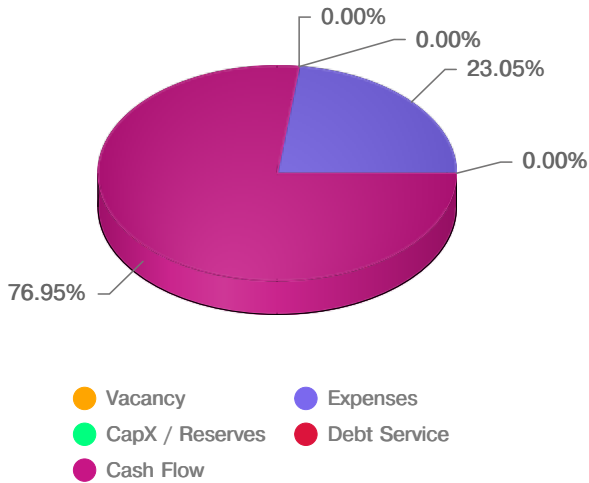


Fiscal Year Beginning December 2026

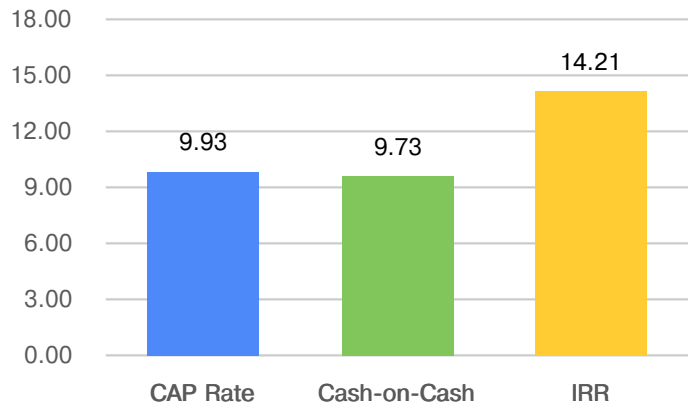
ASSUMPTION / INPUTS

Purchase Price	\$3,250,000
Year 1 Potential Income	\$419,390
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$96,690
Acquisition CAP Rate	9.93%
Sale Price - CAP Rate	8.50%

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%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$3,315,000)		0	\$0		0	(\$3,315,000)
1	\$322,700		1	\$0		1	\$322,700
2	\$332,380		2	\$0		2	\$332,380
3	\$342,353		3	\$0		3	\$342,353
4	\$352,623		4	\$0		4	\$352,623
5	\$4,549,147		5	\$0		5	\$4,549,147

Property IRR/Yield = 14.21% Effective Loan Rate = N/A Equity IRR / Yield = 14.21%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

KEY INVESTMENT FACTS



Fiscal Year Beginning December 2026

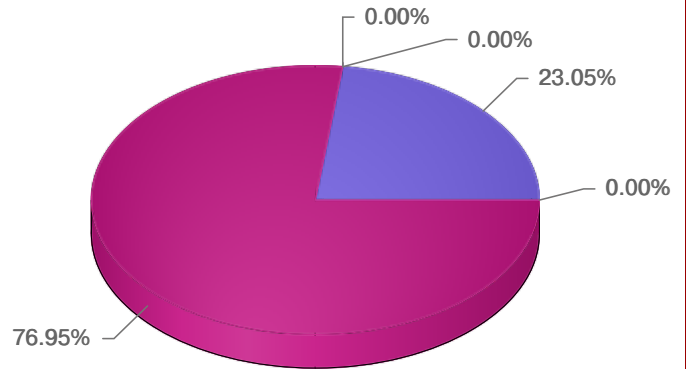


INITIAL INVESTMENT

Purchase Price	\$3,250,000
+ Acquisition Costs	\$65,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,315,000



CASH FLOW

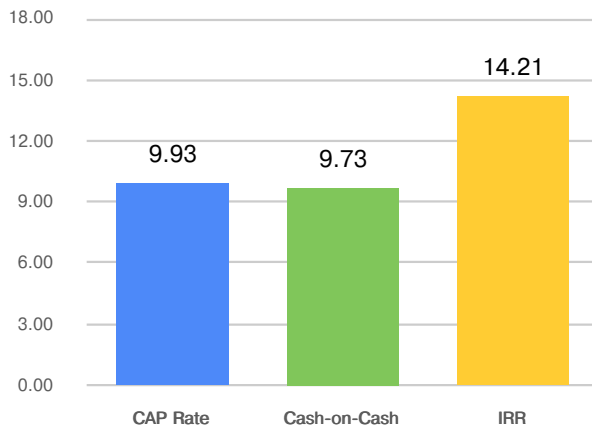


- Vacancy
- CapX / Reserves
- Cash Flow
- Expenses
- Debt Service



INVESTMENT PERFORMANCE

Investment Performance (%)



Internal Rate of Return (IRR)	14.21%
Acquisition CAP Rate	9.93%
Year 1 Cash-on-Cash	9.73%
Gross Rent Multiplier	7.75
Price Per Square Foot	\$92.43
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

For the Year Ending	Year 5 Nov-2031
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	\$472,272
- Turnover Vacancy	\$0
- Rent Concessions	\$0
Total Base Rental Income	\$472,272
- General Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$472,272
+ Tenant Expense Reimbursements	\$0
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$472,272
- Operating Expenses	\$108,825
NET OPERATING INCOME (NOI)	\$363,447
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
CASH FLOW BEFORE TAXES	\$363,447



J. Michael Struna
Owner / Broker

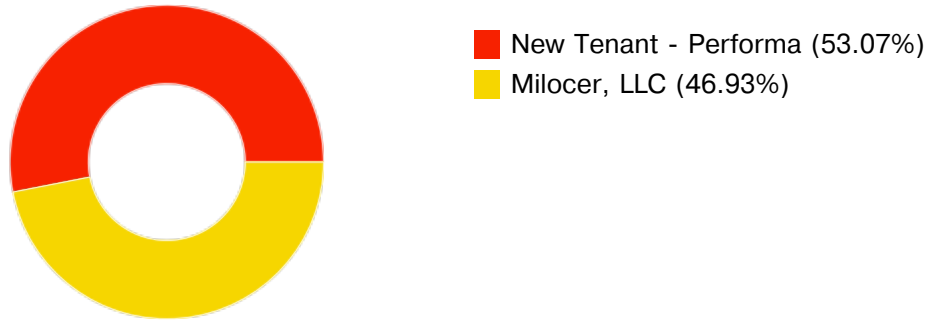
Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

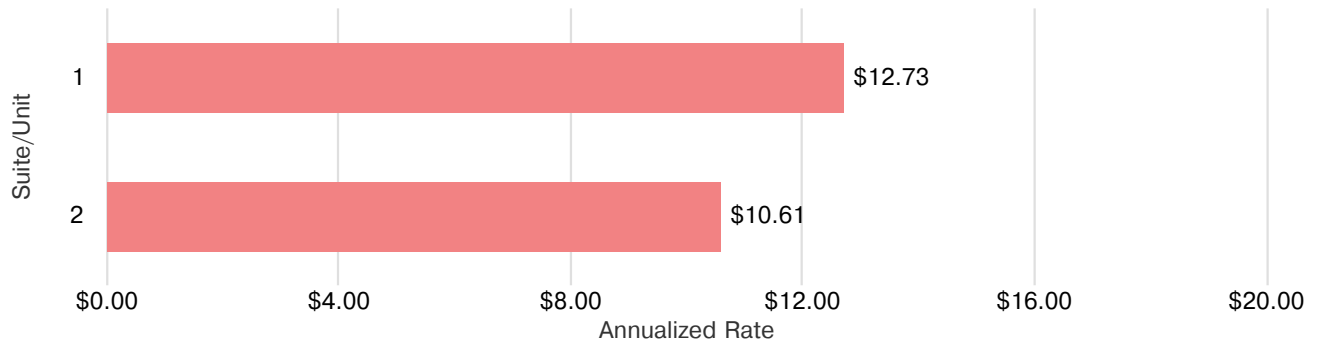
© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



TENANT OCCUPANCY



Rate Per Square Feet



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Advantage Realty Commercial nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

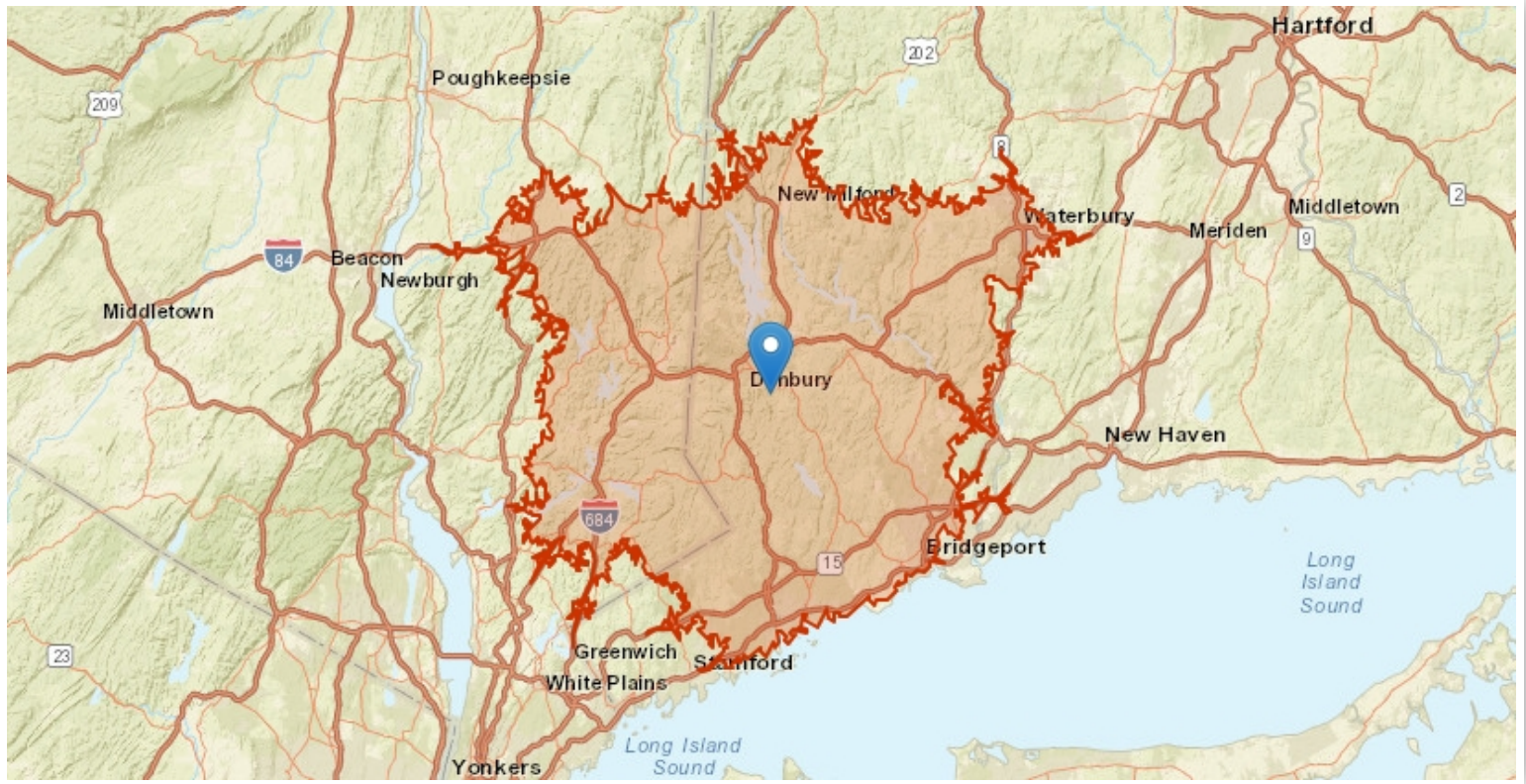
© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

LOCATION/STUDY AREA MAP (DRIVE TIME: 45 MINUTES)



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 45 MINUTES)



KEY FACTS

1,012,217
Population

41.9 Median Age

2.63
Average Household Size

370,534
Total Households

EDUCATION

4.07%
No High School Diploma

21.68%
High School Graduate

13.11%
Some College

26.46%
Bachelor's/ Grad

BUSINESS

51,224
Total Businesses

486,868
Total Employees

EMPLOYMENT

88,763
Retail Trade Employees

44,721
Manufacturing Employees

35,630
Finance/Ins/Real Estate Emp

25,508
Eating & Drinking Employees

5% Unemployment Rate

INCOME

\$106,570
Median Household Income

\$59,329
Per Capita Income

\$481,169
Median Net Worth

Households by Income

The largest group : \$200,000+ (25.04%) ■

The smallest group : \$25,000 - \$34,999 (4.41%) ■

Indicator	Value(%)	
< \$15,000	7.55	■
\$15,000 - \$24,999	4.69	■
\$25,000 - \$34,999	4.41	■
\$35,000 - \$49,999	7.37	■
\$50,000 - \$74,999	10.98	■
\$75,000 - \$99,999	11.98	■
\$100,000 - \$149,999	16.56	■
\$150,000 - \$199,999	11.42	■
\$200,000+	25.04	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.



BETHEL - INDUSTRIAL INVESTMENT

159 Grassy Plain Street, Bethel, CT, 06801

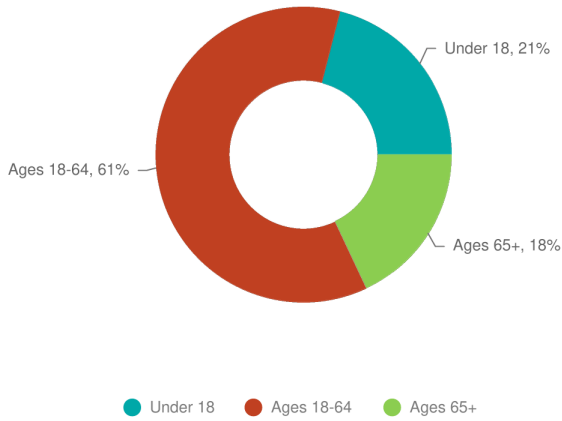
INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 45 MINUTES)



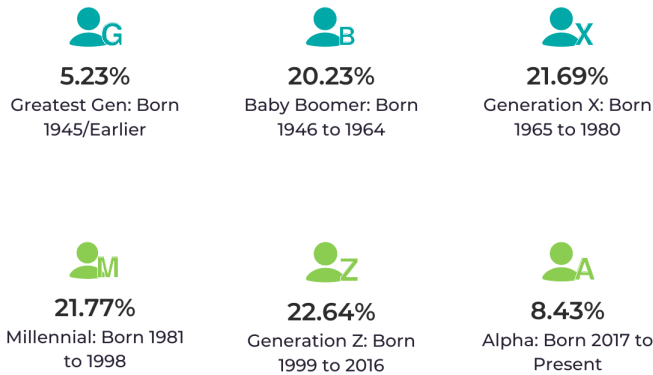
POPULATION TRENDS AND KEY INDICATORS 45Minute Drive Time

1,012,217 Population	375,525 Households	41.9 Median Age
2.63 Avg Size Household	\$106,570 Median Household Income	\$523,852 Median Home Value
159 Wealth Index	72 Housing Affordability	71.5 Diversity Index

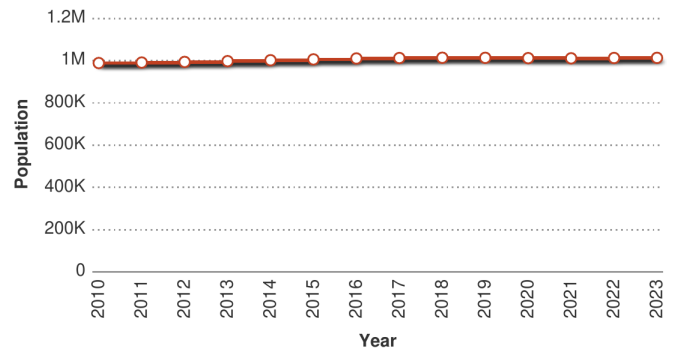
POPULATION BY AGE



POPULATION BY GENERATION



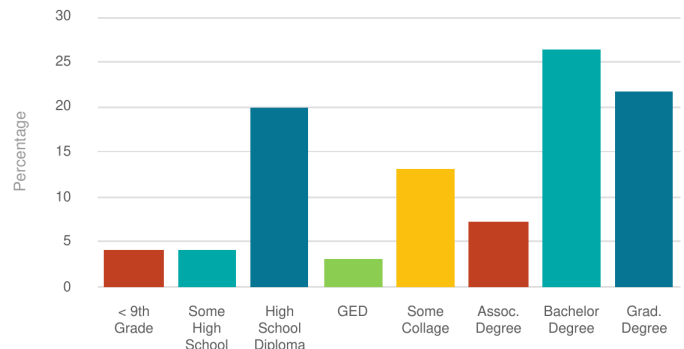
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.



J. Michael Struna
Owner / Broker

Advantage Realty Commercial
Phone: 203-733-1290
License: REB 0662410
Email: mike@advantagerealtyinc.com
www.advantagerealtyinc.com
22 Lower Lake Road, Danbury CT 06811

© Copyright 2011- 2026 CRE Tech, Inc. All Rights Reserved.





**Advantage Realty Inc.
Advantage Realty of Florida, LLC**

Broker Resume

Advantage Realty Inc. continues to be recognized and awarded by the COSTAR GROUP as one of the “Top 10 Power Brokers” in Westchester and Fairfield Counties. Advantage Realty Commercial continues to represent, sell, and lease the largest industrial and office projects in Northern Fairfield County.

Advantage Realty Commercial is a commercial real estate agency founded in 1978 by Mike and Patti Struna. Advantage Realty of Florida was founded in 2018. Patti is the company’s current President and co-owner. Patti has been involved in the real estate business for the past 31 years. J. Michael Struna is co-owner and Broker. He also has been active in the Housatonic Valley Region commercial real estate business for the past 35 years. George F. Walker, a seasoned and long term Real Estate Executive and Developer joined the firm in 2005 as Director of Corporate Development & Sales Associate. Chris Cosio is the Vice president of Real Estate Services and joined the firm 5 years ago. He brings with him problem-solving and B2B sales from 19 years at Gartner and IBM Advantage Realty Commercial continues to specialize in the leasing and sales of office, industrial, investment, retail, and “build to suit” properties in the Northern Fairfield County and specifically the Greater Danbury Area. The company continues to maintain its lead in market share as it has done for the past 35 years.

LEAD BROKER and OWNER – J. Michael Struna – 42 years in real estate brokerage

Professional Memberships & Networking:

- National Commercial-Investment Real Estate Council
- Danbury Board of Realtors
- National Real Estate Brokers Council
- Member of the Fairfield County Consolidated Multiple Listing Service
- Connecticut Association of Realtors
- National Association of Realtors
- National Residential Sales Council
- CT Real Estate Brokers Council
- Commercial Investment Division of CT Association of Realtors
- Representative to the CT Economic Development “Site-finder” council
- Speaker 1995 and 1996-Chamber of Commerce (Lease prep and site selection)
- Retired Captain with American Airlines -28 Years - Flying Boeing 757, 767, 727 and DC-10

• Industrial	• Office	• Retail	• Land	• Investments	• Business	• Residential
--------------	----------	----------	--------	---------------	------------	---------------

- Currently qualified in the Citation V business jet.

Community affiliations – J. Michael Struna

- Previously the Exclusive Broker for Town of Newtown’s Fairfield Hills Campus
- Town of Bethel Economic Development Outreach Committee
- Board of Directors of the Danbury Hospital Development Fund (10 Years)
- Danbury Hospital Development Fund- Investment Committee
- Danbury Hospital Executive Committee
- Previous two-time chairman Danbury Hospital Annual Campaign
- Previous chairman of annual Danbury Hospital auto raffle
- Member and Treasurer of the Interlude Board of Directors (Currently member of Advisory Committee)
- Active in the “City Center Danbury” redevelopment marketing program
- CT Economic Development “Site-finder” Representative
- Danbury Chamber of Commerce
- Bethel Chamber of Commerce
- Ridgefield Chamber of Commerce
- Richter Park Men’s Golf Club
- Member of the Ridgewood Country Club – 8 Handicap

Education/Designations-National Networks – J. Michael Struna

- BA - Degree in Industrial Education and Psychology University of Minnesota
- GRI - Realtors designation
- CRB - Certified Real Estate Broker management designation
- CRS - Certified Residential Specialist Designee
- CCIM-Certified Commercial Investment Member candidate
- BA Degree Industrial Education University of Minnesota
- Pilot-Holds Airline Transport Rating, Flight Instructor, Flight Engineer, Captain B-767, B757, B-727

Completed C.C.I.M. Courses – J. Michael Struna

- Marketing Techniques for leasing and Selling Commercial Properties
- Fundamentals of Real Estate Investment and Taxation
- Fundamentals of Location and Market Analysis
- Advanced Real Estate Taxation and Marketing
- The Impact of Human Behavior on Com-Investment Decision Making
- Portfolio Analysis in Commercial-Investment
- Regional seminar on lease negotiating strategies



ADVANTAGE REALTY COMMERCIAL

J. MICHAEL STRUNA, OWNER / BROKER



J. Michael Struna, Owner / Broker

Phone: 203-733-1290

Email: mike@advantagerealtyinc.com

License: REB 0662410



203-733-1290



mike@advantagerealtyinc.com



22 Lower Lake Road
Danbury, CT, 06811, United States

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.