



Investment on the Green

*43 Main Street
New Milford, CT 06776*

Contact:

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Owner / Broker

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INVESTMENT ON THE GREEN

PROPERTY INFO:

PURCHASE PRICE:

\$2,700,000.00

PROPERTY ADDRESS:

*43 MAIN STREET
NEW MILFORD, CT 06776*

YEAR BUILT:

1970

PROPERTY SIZE

21,150 SQ. FT.

LAND SIZE

1.01 ACRES

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY OVERVIEW

This investment property is available for sale at \$2,700,000, with an actual Cap Rate of 8.36%. The Net Operating Income of currently leased spaces for 2026 is expected to be \$220,574. 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.

Recent improvements include front and rear facades and display windows, all visible from the popular activity area known as the New Milford Green. Additional upside income opportunity: There is 3,480 s.f. of upper-level space available for lease. At \$10 s.f. Cap increases to 9.6%

Investment on the Green

New Milford CT 06776



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Fiscal Year Beginning December 2026

INITIAL INVESTMENT

Purchase Price	\$2,700,000
+ Acquisition Costs	\$54,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$2,754,000

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 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	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
- Operating Expenses	\$74,766	\$77,009	\$79,319	\$81,699	\$84,150
NET OPERATING INCOME (NOI)	\$225,781	\$230,818	\$238,151	\$242,487	\$237,978
NET OPERATING INCOME (NOI)	\$225,781	\$230,818	\$238,151	\$242,487	\$237,978
- 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	\$225,781	\$230,818	\$238,151	\$242,487	\$237,978
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	8.20%	8.38%	8.65%	8.80%	8.64%
Return on Equity	8.24%	8.16%	8.27%	8.58%	8.24%
Equity Multiple	1.08	1.19	1.30	1.37	1.48

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$3,039,000
Cost of Sale	\$151,950
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$2,887,050

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	9.31%
Acquisition CAP Rate	8.36%
Year 1 Cash-on-Cash	8.20%
Gross Rent Multiplier	8.98
Price Per Square Foot	\$127.66
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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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	Domino's Pizza	2,252.00	Nov-18	Oct-28	120	\$1.77	\$21.24	\$47,930
2	Physical Therapy	3,483.00	Dec-21	Nov-28	84	\$1.55	\$18.58	\$64,714
3	Johana's Restaurant	1,861.00	Sep-18	Aug-28	120	\$1.93	\$23.15	\$43,351
3A	Joanna's Catering	4,000.00	Feb-22	Jan-29	84	\$0.94	\$11.31	\$46,199
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	\$1.84	\$22.03	\$69,552
7	Future Tenant (M to M)	3,840.00	Jan-26	Dec-30	60	\$0.00	\$0.00	\$0
Total Amount		19,781.00						\$300,547



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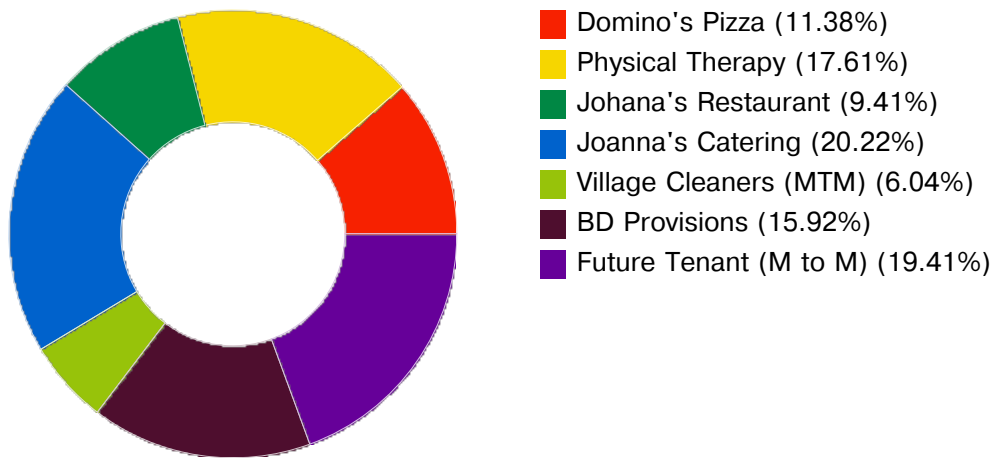
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Fiscal Year Beginning December 2026

Tenant Occupancy



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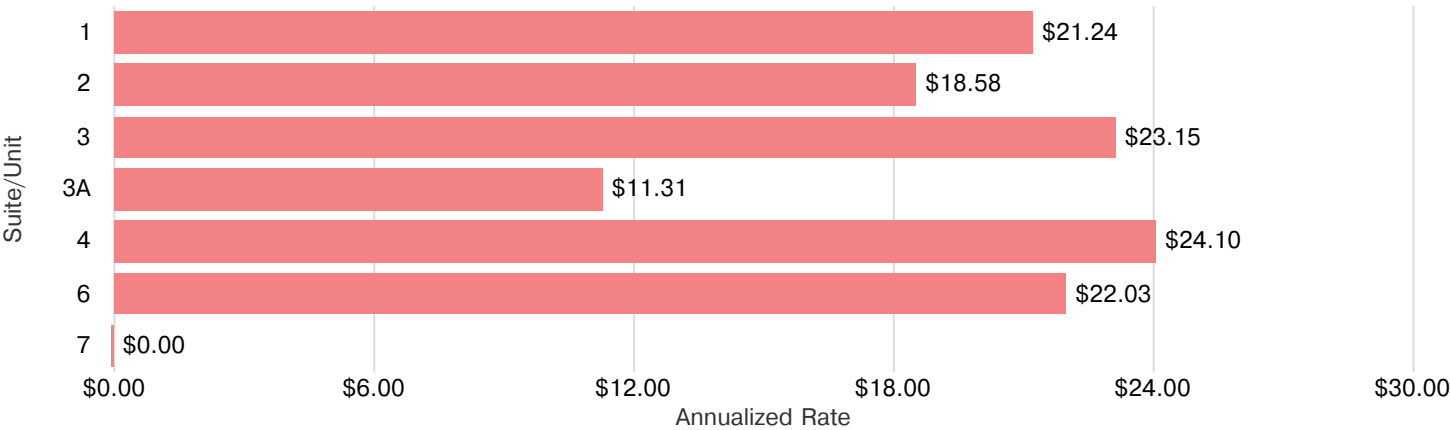
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Rate Per Square Feet



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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	Domino's Pizza					
	Base Rent	\$47,930	\$49,539	\$55,289	\$56,671	\$58,088
	- 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	\$47,930	\$49,539	\$55,289	\$56,671	\$58,088
	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	Physical Therapy					
	Base Rent	\$64,714	\$66,656	\$67,000	\$69,010	\$71,080
	- 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	\$64,714	\$66,656	\$67,000	\$69,010	\$71,080
	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
3	Johana's Restaurant					
	Base Rent	\$43,351	\$44,187	\$44,550	\$45,664	\$46,805
	- 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	\$43,351	\$44,187	\$44,550	\$45,664	\$46,805
	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
3A	Joanna's Catering					
	Base Rent	\$46,199	\$47,354	\$48,758	\$50,021	\$51,271
	- 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	\$46,199	\$47,354	\$48,758	\$50,021	\$51,271
	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
4	Village Cleaners (MTM)					
	Base Rent	\$28,800	\$28,800	\$28,800	\$28,800	\$28,690
	- 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	\$28,690
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



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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
6	BD Provisions					
	Base Rent	\$69,552	\$71,291	\$73,073	\$74,020	\$66,193
	- 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	\$69,552	\$71,291	\$73,073	\$74,020	\$66,193
	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
7	Future Tenant (M to M)					
	Base Rent	\$0	\$0	\$0	\$0	\$0
	- 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	\$0	\$0	\$0	\$0	\$0
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
	-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	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



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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	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128
+ 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)	\$300,547	\$307,827	\$317,470	\$324,186	\$322,128

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$74,766	\$77,009	\$79,319	\$81,699	\$84,150
NET OPERATING INCOME (NOI)	\$225,781	\$230,818	\$238,151	\$242,487	\$237,978



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5-YEAR CASH FLOW ANALYSIS

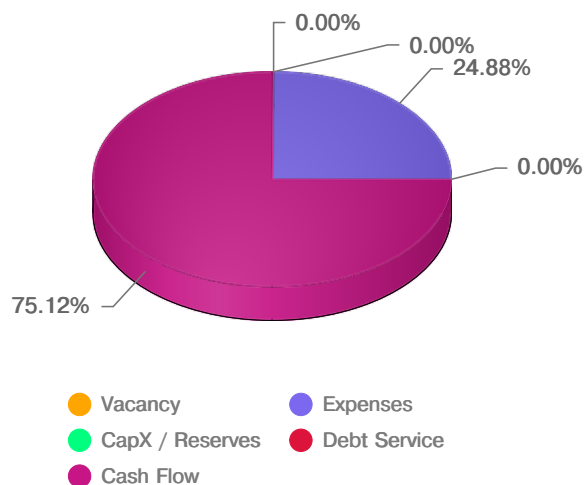


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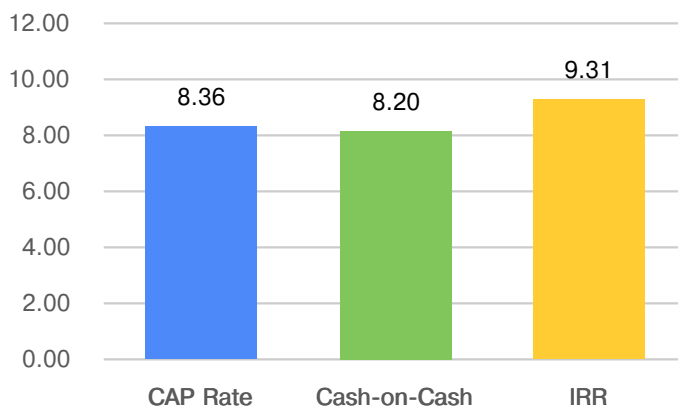
ASSUMPTION / INPUTS

Purchase Price	\$2,700,000
Year 1 Potential Income	\$300,547
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$74,766
Acquisition CAP Rate	8.36%
Sale Price - CAP Rate	8.00%

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	(\$2,754,000)	0	\$0	0	(\$2,754,000)
1	\$225,781	1	\$0	1	\$225,781
2	\$230,818	2	\$0	2	\$230,818
3	\$238,151	3	\$0	3	\$238,151
4	\$242,487	4	\$0	4	\$242,487
5	\$3,125,028	5	\$0	5	\$3,125,028
Property IRR/Yield = 9.31%		Effective Loan Rate = N/A		Equity IRR / Yield = 9.31%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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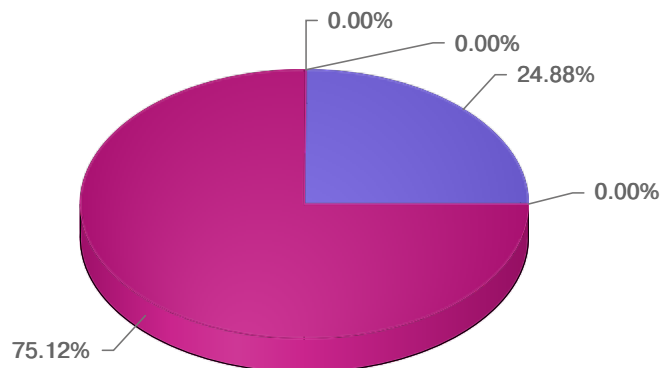


INITIAL INVESTMENT

Purchase Price	\$2,700,000
+ Acquisition Costs	\$54,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$2,754,000



CASH FLOW

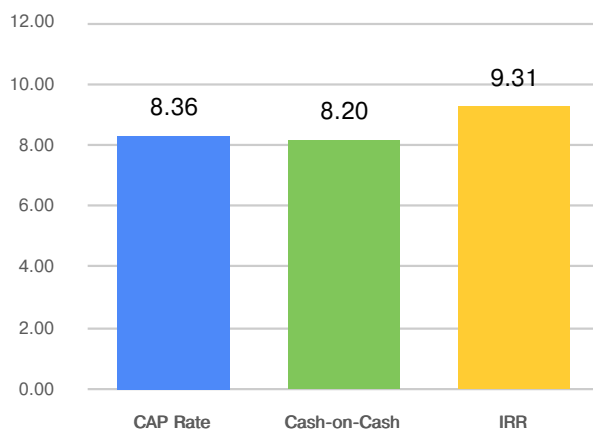


- Vacancy
- Expenses
- CapX / Reserves
- Debt Service
- Cash Flow



INVESTMENT PERFORMANCE

Investment Performance (%)



Internal Rate of Return (IRR)	9.31%
Acquisition CAP Rate	8.36%
Year 1 Cash-on-Cash	8.20%
Gross Rent Multiplier	8.98
Price Per Square Foot	\$127.66
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	\$322,128
- Turnover Vacancy	\$0
- Rent Concessions	\$0
Total Base Rental Income	\$322,128
- General Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$322,128
+ Tenant Expense Reimbursements	\$0
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$322,128
- Operating Expenses	\$84,150
NET OPERATING INCOME (NOI)	\$237,978
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
CASH FLOW BEFORE TAXES	\$237,978



J. Michael Struna
 Owner / Broker

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 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.

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Fiscal Year Beginning December 2026

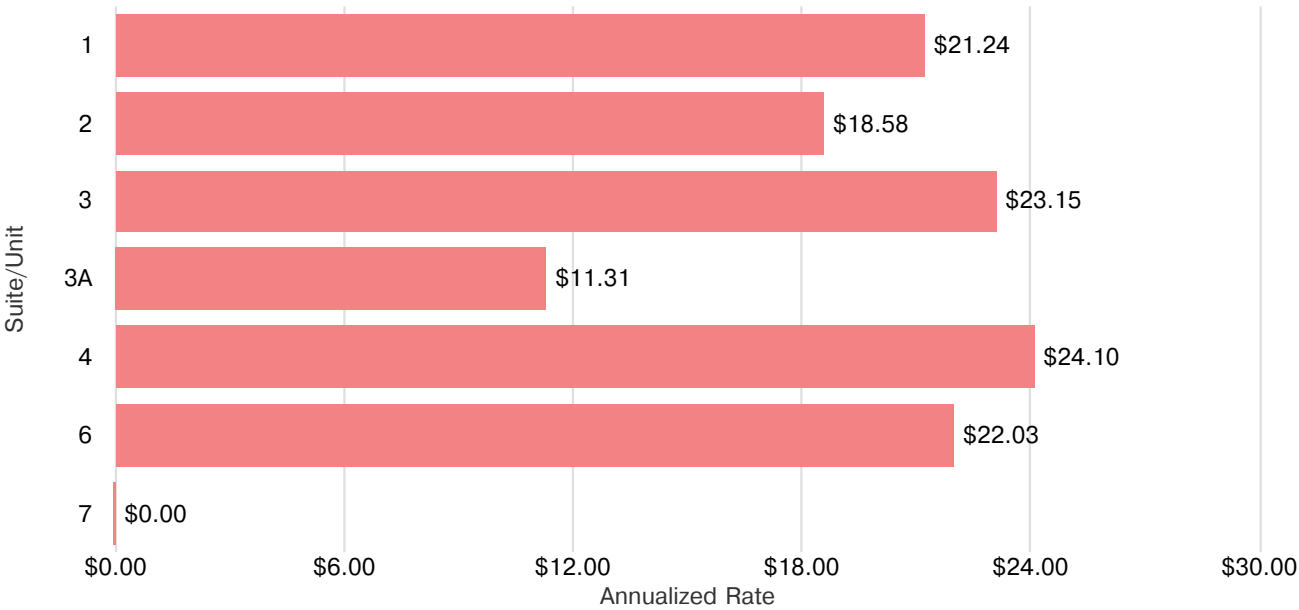


TENANT OCCUPANCY



- Domino's Pizza (11.38%)
- Physical Therapy (17.61%)
- Johana's Restaurant (9.41%)
- Joanna's Catering (20.22%)
- Village Cleaners (MTM) (6.04%)
- BD Provisions (15.92%)
- Future Tenant (M to M) (19.41%)

Rate Per Square Feet



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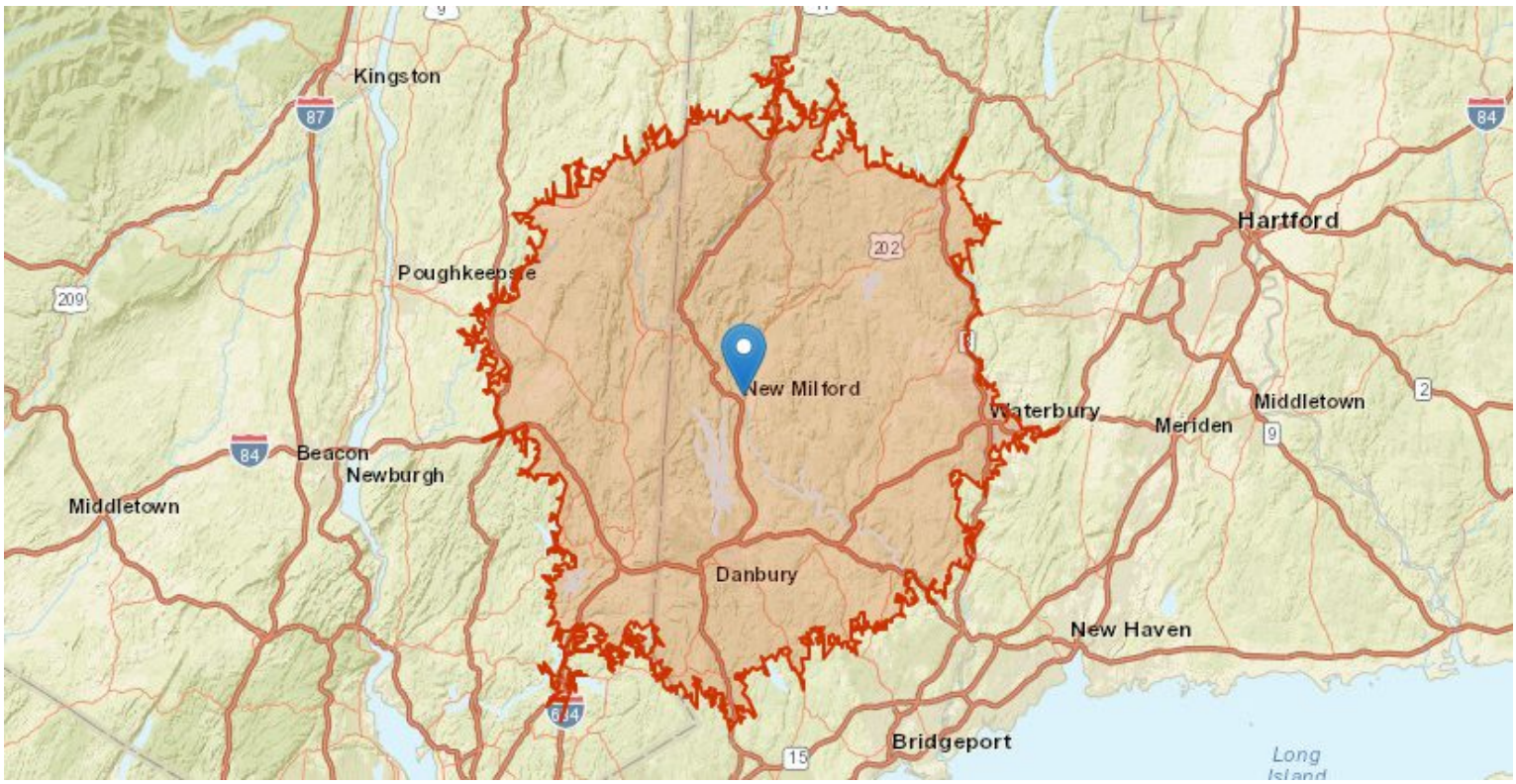
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INVESTMENT ON THE GREEN

43 Main Street, New Milford, CT, 06776

LOCATION/STUDY AREA MAP (DRIVE TIME: 35 MINUTES)



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INVESTMENT ON THE GREEN

43 Main Street, New Milford, CT, 06776

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 35 MINUTES)

KEY FACTS

276,620

Population

44.5 Median Age



2.48

Average Household Size

104,933

Total Households

EDUCATION

4.4%

No High School Diploma



19.45%

High School Graduate



14.88%

Some College



25.52%

Bachelor's/Grad

BUSINESS



15,041

Total Businesses



136,259

Total Employees

EMPLOYMENT

20,464

Retail Trade Employees

16,632

Manufacturing Employees

7,244

Eating & Drinking Employees

6,433

Finance/Ins/Real Estate Emp

4.4%

Unemployment Rate

INCOME



\$116,796

Median Household Income



\$62,172

Per Capita Income



\$628,795

Median Net Worth

Households by Income

The largest group : \$200,000+ (25.5%) ■

The smallest group : \$15,000 - \$24,999 (3.54%) ■

Indicator	Value(%)	
< \$15,000	5.35	
\$15,000 - \$24,999	3.54	
\$25,000 - \$34,999	4.04	
\$35,000 - \$49,999	7.48	
\$50,000 - \$74,999	12.44	
\$75,000 - \$99,999	10.56	
\$100,000 - \$149,999	17.36	
\$150,000 - \$199,999	13.73	
\$200,000+	25.5	



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INVESTMENT ON THE GREEN

43 Main Street, New Milford, CT, 06776

INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 35 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 35 Minute Drive Time

276,620

Population

108,605

Households

44.5

Median Age

2.48

Avg Size Household

\$116,796

Median Household
Income

\$483,579

Median Home Value

154

Wealth Index

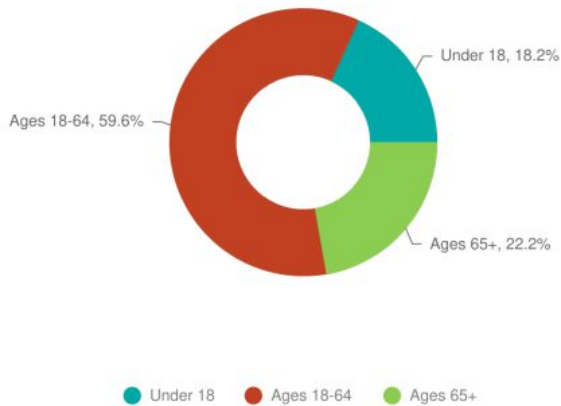
90

Housing Affordability

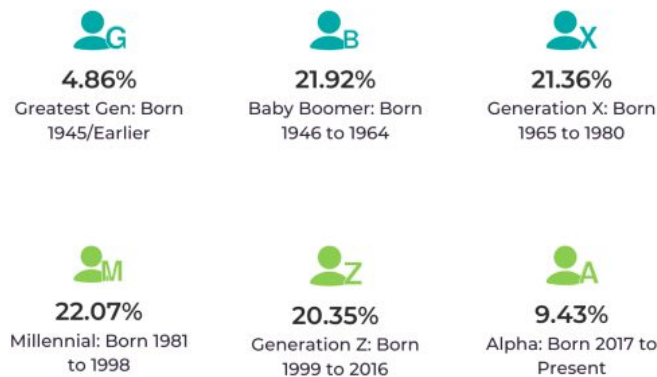
64.4

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

0.11%

2026-2031
Forecasted
Growth Rate

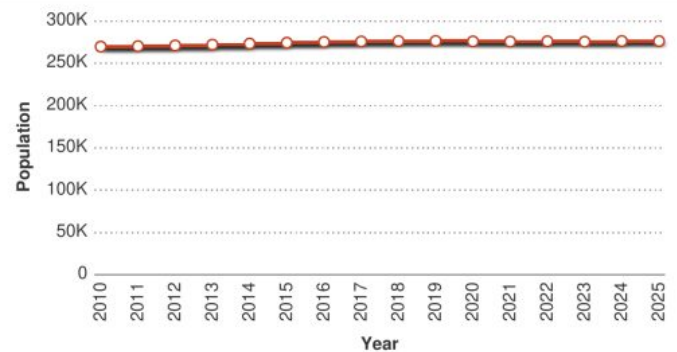
0.01%



Household
Population
270,081



Population
Density
434



DAYTIME POPULATION



260,716

2026 Total Daytime Population



129,950

2026 Daytime Pop: Residents



130,766

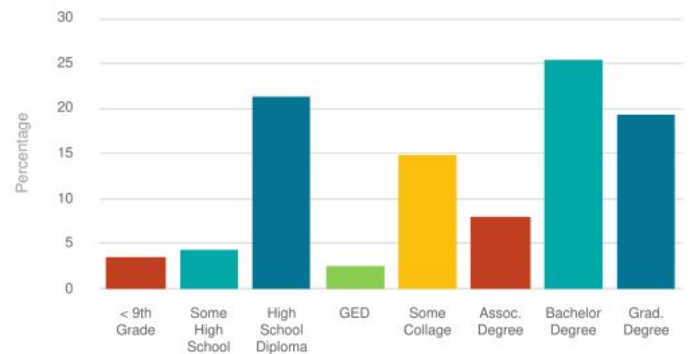
2026 Daytime Pop: Workers



408

2026 Daytime Pop Density

POPULATION BY EDUCATION



TheAnalyst^{PRO}

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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
-

The Commercial Real Estate Specialist Connecticut and Florida

ARC – Rev. 1/1/2020

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

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