

"FERRARIS
MEET FLIGHTS"

50-52 Miry Brook Road
Danbury, CT 06810



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"FERRARIS MEET FLIGHTS"

PROPERTY INFORMATION

Purchase Price
\$4,975,000.00

Property Address
50-52 Miry Brook Road
Danbury, CT 06810

Year Built
1973

Property Size
40,460 Sq. Ft.

Land Size
2.91 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

Park your money where the Ferraris play! In Danbury's exotic auto cluster, this 40,460 SF industrial site at 50 Miry Brook Rd sits among luxury car pros, near highways & the airport. In this auto cluster is currently "American Metal" restoration and storage, Glickenhause Racing, Audi and Porsche service center, British car restoration and repair, Exotic car restoration and repair, Speed Sport Tuning, and perfect for auto builds, storage, or high-octane ventures. With Danbury's market shifting into overdrive, this is your chance to grab a front-row seat (and maybe a test drive) in CT's hottest industrial scene. Don't get left behind!

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PROPERTY DETAILS

Danbury Airport - Industrial /Office Property for Sale

This exceptional property, located adjacent to Danbury Airport, is now available for purchase at \$4,975,000. Offering a strategic location and outstanding features, the property provides unparalleled convenience with immediate access to I-84 (East/West) and Route 7 (North/South). Just minutes from the Danbury Fair Mall, it is ideally positioned to serve businesses and clients from New York State, Westchester County, lower Fairfield County, and surrounding areas.

Property Overview:

- Improvements: 40,460 s.f. industrial and office
- Lot Size: 2.91 acres of beautifully landscaped grounds with 110 parking spaces.
- Zoning: IL-40 (Industrial Zone).
- Utilities: City water, septic, natural gas, full HVAC, and sprinklers.

Front Building:

- Front Building (50 Miry Brook):
- 7,440 SF of office and industrial space across two floors.
- Features include a dedicated loading dock, a fully air-conditioned space, and great views of the airport from the second floor.
- Ideal for light assembly, R&D, or businesses requiring office and industrial functionality.
- Natural Light: Large windows provide ample natural lighting throughout.

Rear Building:

- 29,868 SF of industrial space with a drive-in door and dock.
- Designed for flexibility to meet a variety of operational needs.
- Power: Equipped with 2,000-amp, 120/208-volt, 3-phase power with multiple sub-panels.
- Ceiling Heights: 10' ceilings
- Natural Light: Large windows provide ample natural lighting throughout.

PROPERTY DETAILS

Location Highlights:

Nestled in a thriving hub for car enthusiasts, the property is near North American Motor Car, Porsche Audi Dealership, Mercedes Dealership, Jim Glickenhaus Exotic Car Manufacturing Facility, and Speed Sport Tuning. Its central location provides excellent access to Ridgefield, Danbury, Bethel, Brookfield, and towns along the Route 7 corridor.

Ideal Uses:

Perfectly suited for all car uses, including repair, Exotic car storage, detailing shop, plus contractors, R&D, light assembly, or any business requiring proximity to the airport and significant parking availability.

Additional Opportunity:

The property's buildings can be leased separately or combined for expanded use, offering versatility for investors or end-users.

For More Information:

To schedule a tour and learn more about this exceptional property today:

Call J. Michael Struna at 203-733-1290 (mike@AdvantageRealtyInc.com)

Call Chris Cosio at 203-524-8635 (Chris@AdvantageRealtyInc.com)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



"FERRARIS
MEET FLIGHTS"



PROPERTY PHOTOS



"FERRARIS MEET FLIGHTS"

5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

| | |
|---------------------------|--------------------|
| Purchase Price | \$4,975,000 |
| + Acquisition Costs | \$99,500 |
| - Mortgage(s) | \$0 |
| + Loan Fees Points | \$0 |
| Initial Investment | \$5,074,500 |

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 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 | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| - Turnover Vacancy | \$0 | \$0 | \$0 | \$0 | \$0 |
| - Rent Concessions | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Base Rental Income | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| - General Vacancy / Credit Loss | \$0 | \$0 | \$0 | \$0 | \$0 |
| EFFECTIVE RENTAL INCOME | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| + Tenant Expense Reimbursements | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Other Income | \$0 | \$0 | \$0 | \$0 | \$0 |
| GROSS OPERATING INCOME (GOI) | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| - Operating Expenses | \$111,265 | \$114,603 | \$118,041 | \$121,582 | \$125,230 |
| NET OPERATING INCOME (NOI) | \$376,576 | \$385,465 | \$394,620 | \$404,049 | \$422,374 |
| NET OPERATING INCOME (NOI) | \$376,576 | \$385,465 | \$394,620 | \$404,049 | \$422,374 |
| - 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 | \$376,576 | \$385,465 | \$394,620 | \$404,049 | \$422,374 |
| 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 | 7.42% | 7.60% | 7.78% | 7.96% | 8.32% |
| Return on Equity | 8.23% | 8.23% | 8.22% | 8.06% | 8.22% |
| Equity Multiple | 0.98 | 1.07 | 1.17 | 1.30 | 1.40 |

SALES PROCEEDS

| | |
|----------------------------------|--------------------|
| Projected Sales Price (EOY 5) | \$5,409,000 |
| Cost of Sale | \$270,450 |
| Mortgage Balance 1st Lien | \$0 |
| Sales Proceeds Before Tax | \$5,138,550 |

INVESTMENT PERFORMANCE

| | |
|-------------------------------|----------|
| Internal Rate of Return (IRR) | 8.00% |
| Acquisition CAP Rate | 7.57% |
| Year 1 Cash-on-Cash | 7.42% |
| Gross Rent Multiplier | 10.20 |
| Price Per Square Foot | \$122.96 |
| 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 | Cannondale Generator | 18,496.00 | Jan-26 | Dec-30 | 60 | \$0.98 | \$11.75 | \$220,045 |
| 2 | Vacant - For Lease | 14,524.00 | Jan-26 | Dec-30 | 60 | \$1.06 | \$12.75 | \$187,496 |
| M to M | Practical Skills Clinic | 3,720.00 | Jun-25 | May-30 | 60 | \$1.19 | \$14.33 | \$53,301 |
| M to M | Connected Consumer Fuel | 3,720.00 | Sep-25 | Aug-30 | 60 | \$0.60 | \$7.26 | \$27,000 |
| | Total Amount | 40,460.00 | | | | | | \$487,841 |

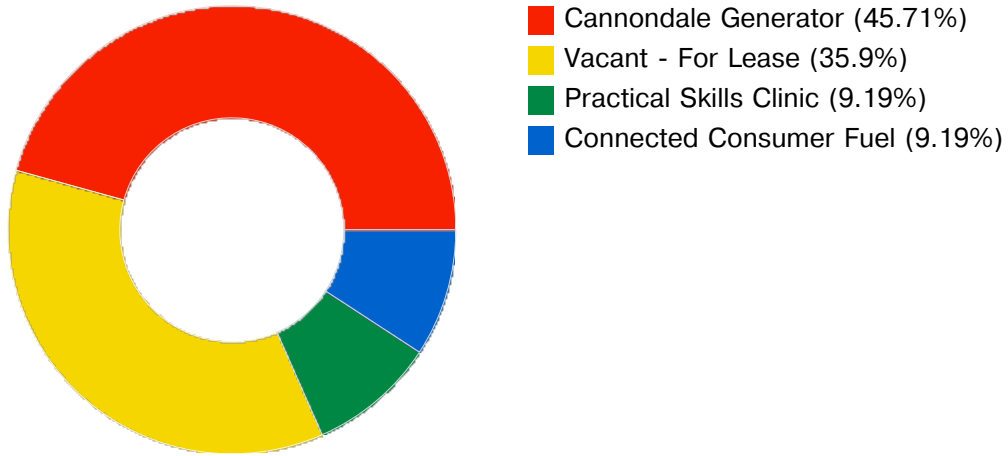


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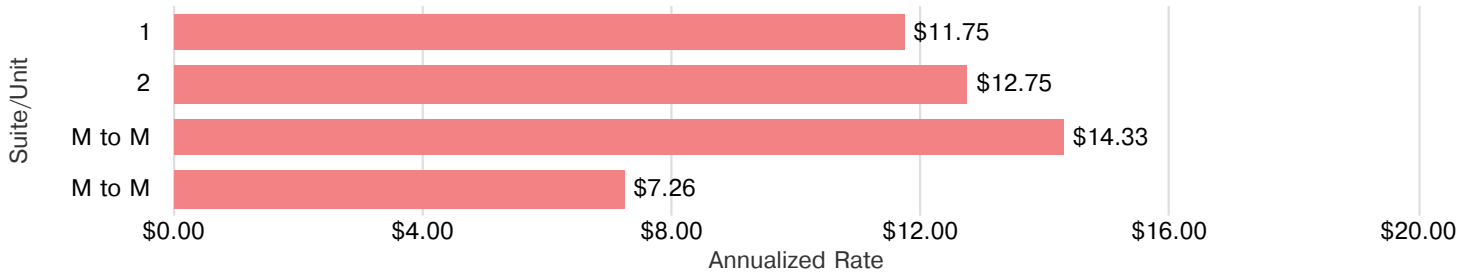
TENANT RENT ROLL

Tenant Occupancy



TENANT RENT ROLL

Rate Per Square Feet



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ANNUAL TENANT INCOME DETAIL

| 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 | Cannondale Generator | | | | | |
| | Base Rent | \$220,045 | \$226,646 | \$233,445 | \$240,449 | \$244,799 |
| | - 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 | \$220,045 | \$226,646 | \$233,445 | \$240,449 | \$244,799 |
| 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 | Vacant - For Lease | | | | | |
| | Base Rent | \$187,496 | \$193,121 | \$198,914 | \$204,882 | \$212,355 |
| | - 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 | \$187,496 | \$193,121 | \$198,914 | \$204,882 | \$212,355 |
| 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 |
|--------------------------|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| M to M | Practical Skills Clinic | | | | | |
| | Base Rent | \$53,301 | \$53,301 | \$53,301 | \$53,301 | \$55,800 |
| | - 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 | \$53,301 | \$53,301 | \$53,301 | \$53,301 | \$55,800 |
| 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 |
|--------------------------|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| M to M | Connected Consumer Fuel | | | | | |
| | Base Rent | \$27,000 | \$27,000 | \$27,000 | \$27,000 | \$34,650 |
| | - 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 | \$27,000 | \$27,000 | \$27,000 | \$27,000 | \$34,650 |
| Tenant Improvements (TI) | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Leasing Commission (LC) | | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | |
|--------------------------------|---------------------------------|-----------|-----------|-----------|-----------|-----------|
| TOTAL | Base Rent | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| | -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 | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| | Tenant Improvements (TI) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Leasing Commission (LC) | | \$0 | \$0 | \$0 | \$0 | \$0 |



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CASH FLOW DETAILS

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 | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| - Turnover Vacancy | \$0 | \$0 | \$0 | \$0 | \$0 |
| - Rent Concessions | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Base Rental Income | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| - General Vacancy / Credit Loss | \$0 | \$0 | \$0 | \$0 | \$0 |
| EFFECTIVE RENTAL INCOME (ERI) | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |
| + 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) | \$487,841 | \$500,068 | \$512,661 | \$525,631 | \$547,604 |

EXPENSE DETAIL

| | | | | | |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL OPERATING EXPENSES | \$111,265 | \$114,603 | \$118,041 | \$121,582 | \$125,230 |
| NET OPERATING INCOME (NOI) | \$376,576 | \$385,465 | \$394,620 | \$404,049 | \$422,374 |



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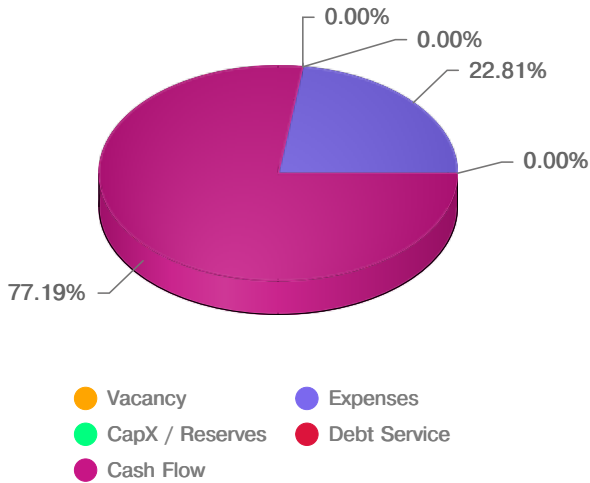
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5-YEAR CASH FLOW ANALYSIS

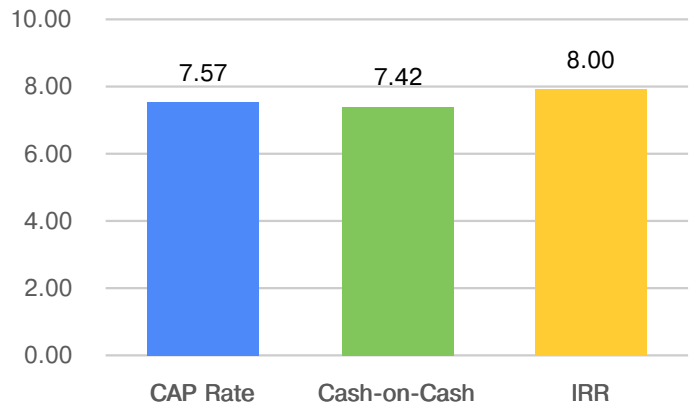
ASSUMPTION / INPUTS

| | |
|-------------------------|-------------|
| Purchase Price | \$4,975,000 |
| Year 1 Potential Income | \$487,841 |
| Vacancy & Credit Loss | 0.00% |
| Year 1 Expenses | \$111,265 |
| Acquisition CAP Rate | 7.57% |
| Sale Price - CAP Rate | 8.00% |

| | |
|-------------------------------|-------|
| Acquisition Costs | 2.00% |
| Annual Income Increase | 0.00% |
| Other Income Increase | 3.00% |
| 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 | (\$5,074,500) | 0 | \$0 | 0 | (\$5,074,500) |
| 1 | \$376,576 | 1 | \$0 | 1 | \$376,576 |
| 2 | \$385,465 | 2 | \$0 | 2 | \$385,465 |
| 3 | \$394,620 | 3 | \$0 | 3 | \$394,620 |
| 4 | \$404,049 | 4 | \$0 | 4 | \$404,049 |
| 5 | \$5,560,924 | 5 | \$0 | 5 | \$5,560,924 |

Property IRR/Yield = 8.00%
Effective Loan Rate = N/A
Equity IRR / Yield = 8.00%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage





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CONTACT



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