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## **Atherton & Assoc. completes \$1.02 million sale of 7,500 s/f building**

November 18, 2010 - Connecticut

Bryan Atherton, CCIM, president of Atherton & Associates Commercial Properties and 2011 president of CT CCIM Chapter, brokered the \$1.02 million sale of 7 Berkshire Rd. Atherton's knowledge of the Newtown and Fairfield County commercial markets and local business trends assisted in the sale of this property. Atherton's knowledge of Internal Rate of Return analysis was a vital tool that assisted him in preparing a comprehensive financial analysis for the investor. The purchaser, 890 Realty Company LLP, a local real estate investor, saw great upside potential with the financial analysis model to add to his existing real estate portfolio. The seller was 7 Berkshire Rd. LLC.

The 7,500 s/f multi tenant building consists of two tenants; 5,000 s/f leased to a preschool and 2,500 s/f leased to a Yoga and wellness studio.

The transaction required no financing and was purchased by the buyer in cash at closing.

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