



BEACON'S ECONOMY IS DIVERSE

Beacon is one of the Hudson Valley's strongest revival stories, evolving from a post-industrial river town into a thriving hub of arts, dining, and entrepreneurial energy. Numerous galleries, boutiques, and chef-driven restaurants now line the Main Street. Restaurants are the largest business category in Beacon, with 74 establishments listed in the Chamber of Commerce directory. High-end and specialty restaurants often integrate with local culture, such as pairing fine dining with nearby galleries.

The city has maintained its Aa2 Moody's bond rating, making it one of the highest ratings among Hudson Valley communities. The state-backed, mixed-income multiple dwelling development at Beacon's Metro-North Station is one of the latest investments to dramatically expand the city's economic prospects.

Residential demand remains consistently high, fueled by limited inventory, strong community amenities, and steady population growth. Commercial demand mirrors this strength, with businesses seeking space in a market known for reliable foot traffic and sustained economic momentum. Beacon's natural setting, its walkability, convenient transit access, and cultural vibrancy continue to attract new residents, investors, and visitors year-round.

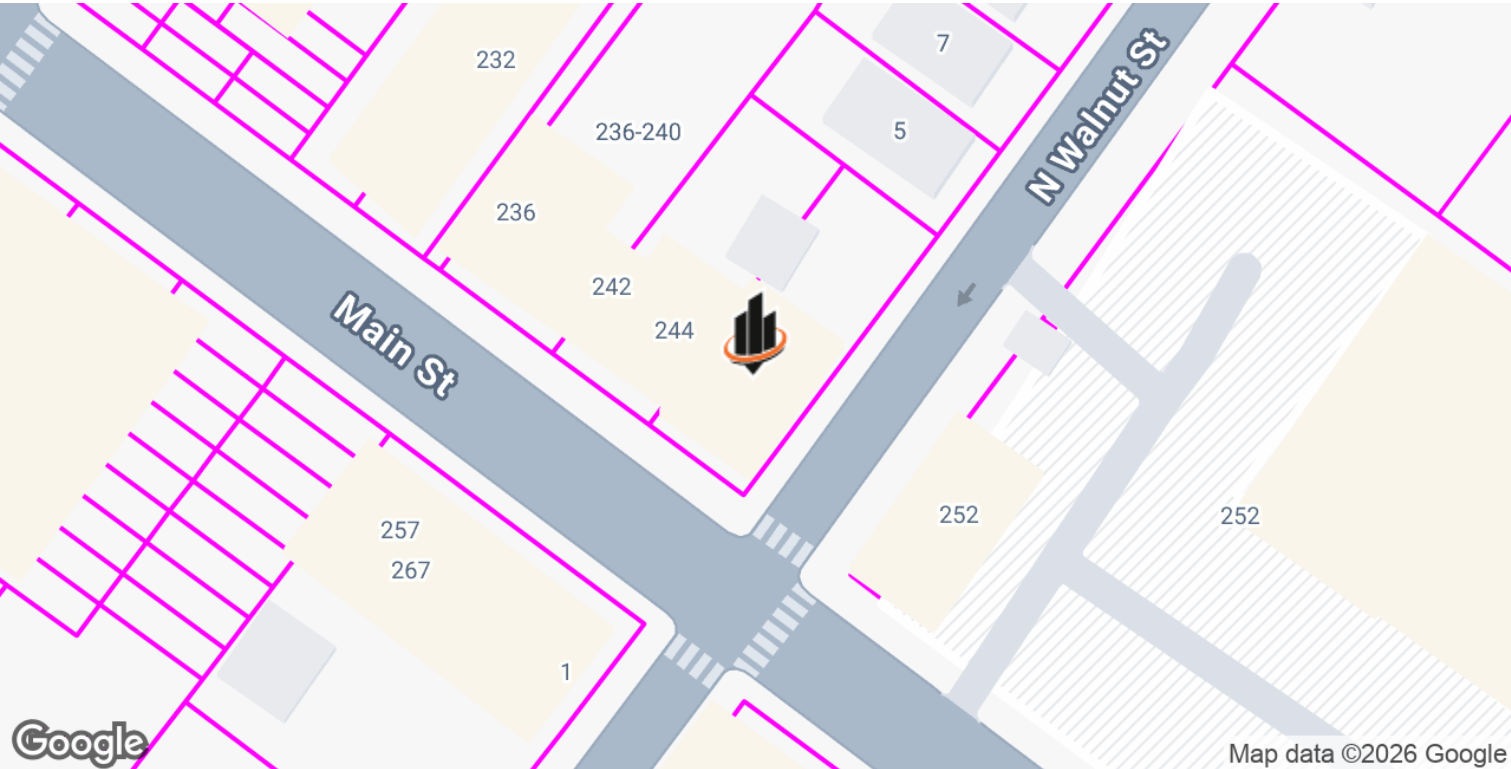
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LOCATION MAP



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ADVISOR BIO 1



NILGUN FOLEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Nilgun Foley joined SVN Deegan-Collins Commercial Realty in 2019. She has a strong background in finance and business development. Raised in Istanbul, Turkey, and college-educated in the U.S., Nilgun lived and worked in Istanbul, Boston, London and Frankfurt prior to returning to the tri-state area with her family. Her professional experience spans multinational corporations such as Bank of Boston and Lafarge S.A.; mid-size family owned service sector players such as Tuyap Inc.; and independent consultancy assignments for financial intermediaries and community banks in Connecticut and New York.

Nilgun started her commercial real-estate career in Stamford, CT and was with NAI Mertz in Southern NJ prior to joining SVN's Hudson Valley office. At SVN, she joined forces with SVN Hospitality Council to promote SVN's Hospitality Brokerage Group in the State of NY and beyond through the relationships she continues to forge with hoteliers, investors, lenders, and specialty brokers. Nilgun is highly adept at finding her bearings swiftly and relies on her wide-spectrum of experience in various business sectors in very different markets. She has a deep understanding of credit & financial analysis and is experienced in volatile markets. Nilgun's well-developed client engagement skills place her in an excellent position to deliver exceptional solutions locally and nationally.

EDUCATION

Skidmore College – B.A. in Economics, Phi Beta Kappa

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PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

MEMBERSHIPS

Commercial and Investment Real Estate Institute
New York Commercial Association of Realtors

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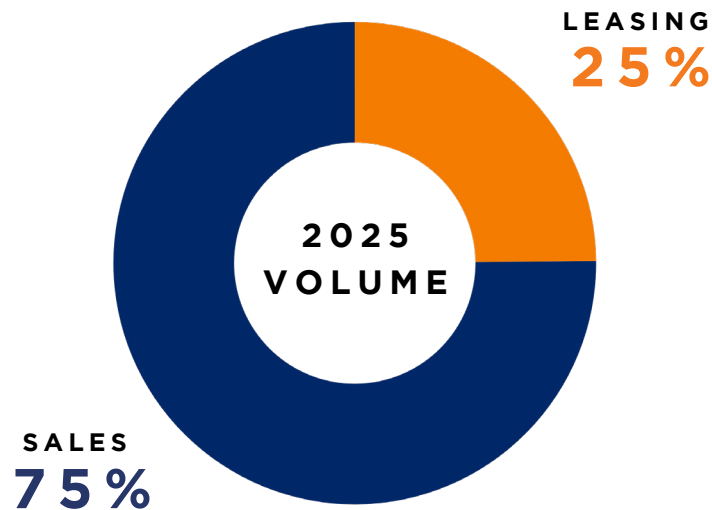
SVN[®] Benchmarks

USA | 2025

THE SVN ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has **more offices in the United States than any other commercial real estate firm**, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our **global coverage and amplified outreach to traditional, cross-market**, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture**. We proactively promote properties and collaborate with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together**.



200+
OWNERS

2,000+
ADVISORS & STAFF

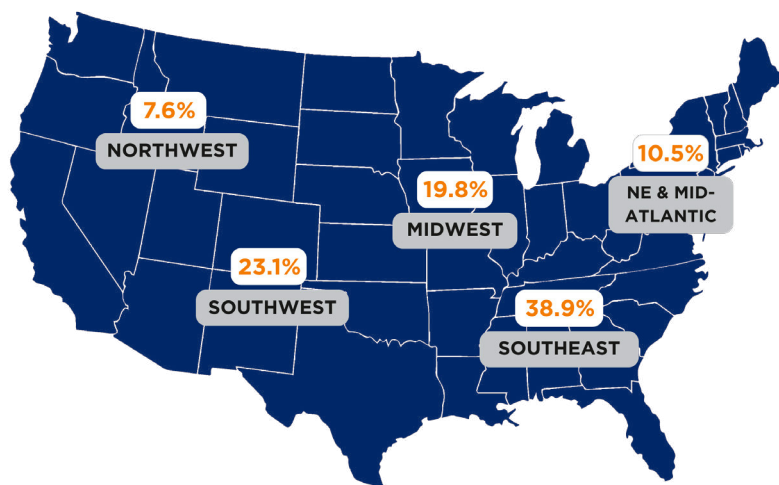
\$13.2 B
TOTAL VALUE OF SALES
& LEASE TRANSACTIONS

SVN[®] Benchmarks

USA | 2025

TRANSACTION VOLUME

United States National Distribution*



CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation
- Accelerated Sales
- Capital Markets

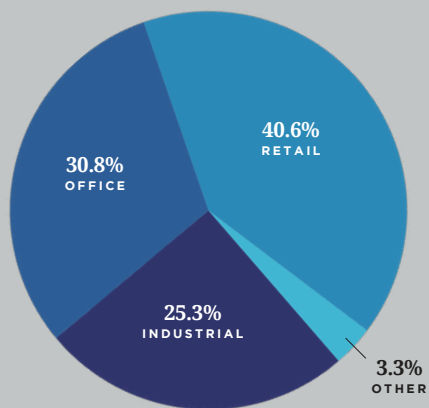
SPECIALITY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

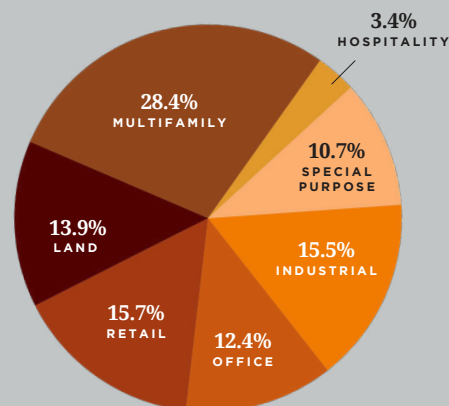
PRODUCT TYPE

national distribution by product volume***

LEASING



SALES



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.