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INVESTMENT CONDO - 14131 ROBERT PARIS CT



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BROKER CONTACT

Joe Serafin

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SECTION 1

I N V E S T M E N T O V E R V I E W

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$420,000
BUILDING SIZE:	1,325 SF
CAP RATE:	4.22%
NOI:	\$17,730
YEAR BUILT:	2006
RENOVATED:	2022
ZONING:	I-3

PROPERTY OVERVIEW

Newly renovated office condo located at Colonels Ridge Office Condominium in Chantilly, Fairfax County, VA, directly across the street from the new Wegmans and new Toll Brothers housing development (Commonwealth at Westfields). Ideally located near Rt. 28 and Walney Road. Ground floor unit with signage and property manager in place. Ample parking.

Molly Maids of Western Fairfax County has been operating from this location since 2012 and has lease until Oct 2023, with one 2-yr option to renew. Long term tenant, 100% on-time rent payments.

Owner is a licensed real estate broker in Virginia.

INVESTMENT HIGHLIGHTS

- Condo Being Sold as Investment w/ Lease in Place
- Long Term Tenant (Molly Maids of Western Fairfax)
- Lease until Oct, 31 2023
- 1 x 2 Year Option to Renew
- Immediate Cash Flow for the Investor



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SECTION 2

P R O P E R T Y I N F O R M A T I O N

PROPERTY DETAIL

LOCATION INFORMATION

BUILDING NAME	Colonels Ridge Office Condominium
STREET ADDRESS	14131 Robert Paris Court
CITY, STATE, ZIP	Chantilly, VA 20151
COUNTY	Fairfax
MARKET	Washington DC Metro
SUB-MARKET	Dulles 28 Corridor South
NEAREST AIRPORT	Dulles Airport

PROPERTY INFORMATION

UNIT SIZE	1,325 SF
NOI	\$17,730.54
CAP RATE	4.22%
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2006
YEAR LAST RENOVATED	2022
FREE STANDING	No



ADDITIONAL PHOTOS



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SECTION 3

M A P S

RETAILER MAP

   

 
 
 



  

Fairfax County Supervisors Board

Sully Government Center

  


VA-28



Commonwealth Place at Westfields

Fairfax County Government

SULLY STATION

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SECTION 4

— F I N A N C I A L O V E R V I E W —

INCOME & EXPENSES

INCOME SUMMARY

14131 ROBERT PARIS CT - GROSS RENTAL INCOME	\$26,785
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NET INCOME	\$26,785
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EXPENSES SUMMARY

14131 ROBERT PARIS CT - ANNUAL CONDO FEE	\$4,916
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14131 ROBERT PARIS CT - 2020 PROPERTY TAX	\$4,139
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OPERATING EXPENSES	\$9,055
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NET OPERATING INCOME	\$17,731
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
14131 Robert Paris Ct	Molly Maids	1,325 SF	\$20.22	\$26,785	03/02/2012	10/31/2023

Molly Maids has 1 option to renew for two years.



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SECTION 5

B R O K E R C O N T A C T

JOE SERAFIN



JOE SERAFIN

Owner & Principal Broker

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PROFESSIONAL BACKGROUND

Joe is a 17-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

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