

INVESTMENT CONDO - 14131 ROBERT PARIS CT



OFFERING MEMORANDUM



3

INVESTMENT OVERVIEW PROP

Executive Summary Investment Highlights 6

PROPERTY INFORMATION

Property Detail
Additional Photos

9

MAPS

Regional Map Retailer Map 12

FINANCIAL OVERVIEW

Income & Expenses Rent Roll 15

BROKER CONTACT

Joe Serafin



INVESTMENT OVERVIEW



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

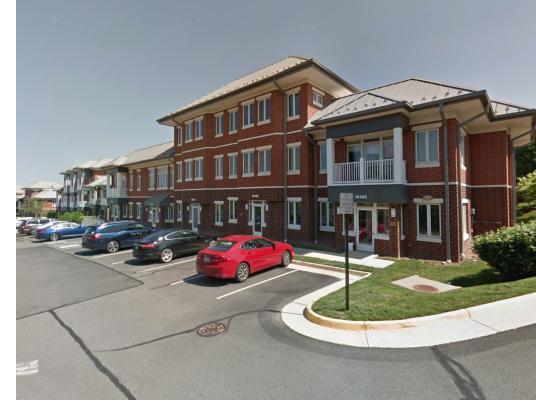
Newly renovated office condo located at Colonels Ridge Office Condominium in Chantilly, Fairfax County, VA, directly across the street from the new Wegmans and new Toll Brothers housing development (Commonwealth at Westfields). Ideally located near Rt. 28 and Walney Road. Ground floor unit with signage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







PROPERTY INFORMATION

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







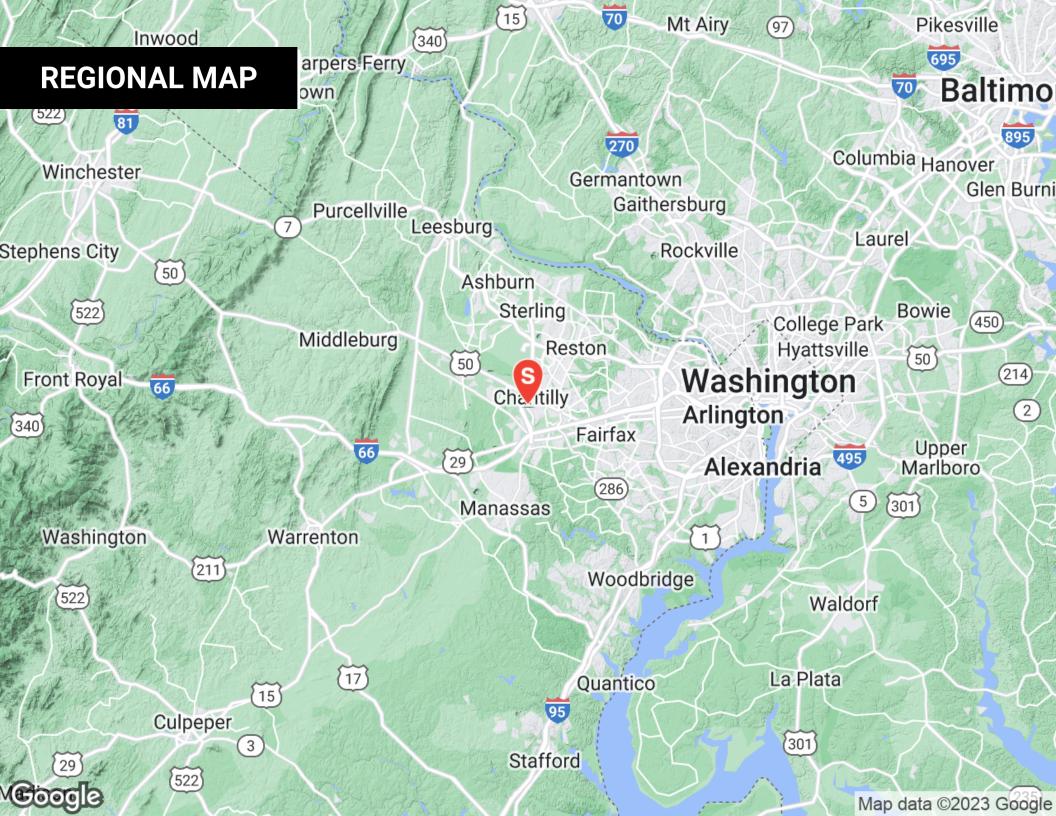








M A P S







-FINANCIAL OVERVIEW -

INCOME & EXPENSES

INCOME SUMMARY

14131 ROBERT PARIS CT - GROSS RENTAL INCOME	\$26,785
NET INCOME	\$26,785
EXPENSES SUMMARY	
14131 ROBERT PARIS CT - ANNUAL CONDO FEE	\$4,916
14131 ROBERT PARIS CT - 2020 PROPERTY TAX	\$4,139
OPERATING EXPENSES	\$9,055
NET OPERATING INCOME	\$17,731

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.





BROKER CONTACT

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.