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Investment | Brokerage | Acquisition

INVESTMENT OFFICE CONDO PORTFOLIO



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SERAFIN REAL ESTATE

About Us
Joe Serafin
Preferred Contacts

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

EXECUTIVE SUMMARY



OFFERING SUMMARY

LIST PRICE:	\$900,000
TOTAL UNIT SIZES:	
NUMBER OF UNITS:	2
PRICE / SF:	\$324.32
GROSS INCOME	\$63,010
CAP RATE:	4.78%
NOI:	\$43,021
YEAR BUILT:	2006
ZONING:	I-3
MARKET:	Washington DC Metro
SUBMARKET:	Dulles 28 Corridor South

PROPERTY OVERVIEW

This 2-unit office condominium investment portfolio is 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. Ideally located near Rt. 28 and Walney Road. Ground floor units with signage and property manager in place. Ample parking. Tenants have paid on-time and in-full. Both tenants have been long term. The lease on Molly Maids has a two-year renewal option.

Disclosure: Owner is a licensed real estate broker in Virginia.

PROPERTY HIGHLIGHTS

- Includes 2 Fully Leased Office Condos
- Gross Combined Income: \$61,010.28
- Lease Expirations: 10/31/2024 & 10/31/2023
- NOI Combined: \$43,021.39
- Long-Term Tenants

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Colonels Ridge Office Condominium
STREET ADDRESS	14137 & 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

PORTFOLIO INFORMATION

GROSS INCOME	\$63,010
NET INCOME	\$43,021
CAP RATE	4.78%
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2006

PROPERTY HIGHLIGHTS

- Includes 2 Fully Leased Office Condos
- Gross Combined Income: \$61,010.28
- Lease Expirations: 10/31/2024 & 10/31/2023
- NOI Combined: \$43,021.29
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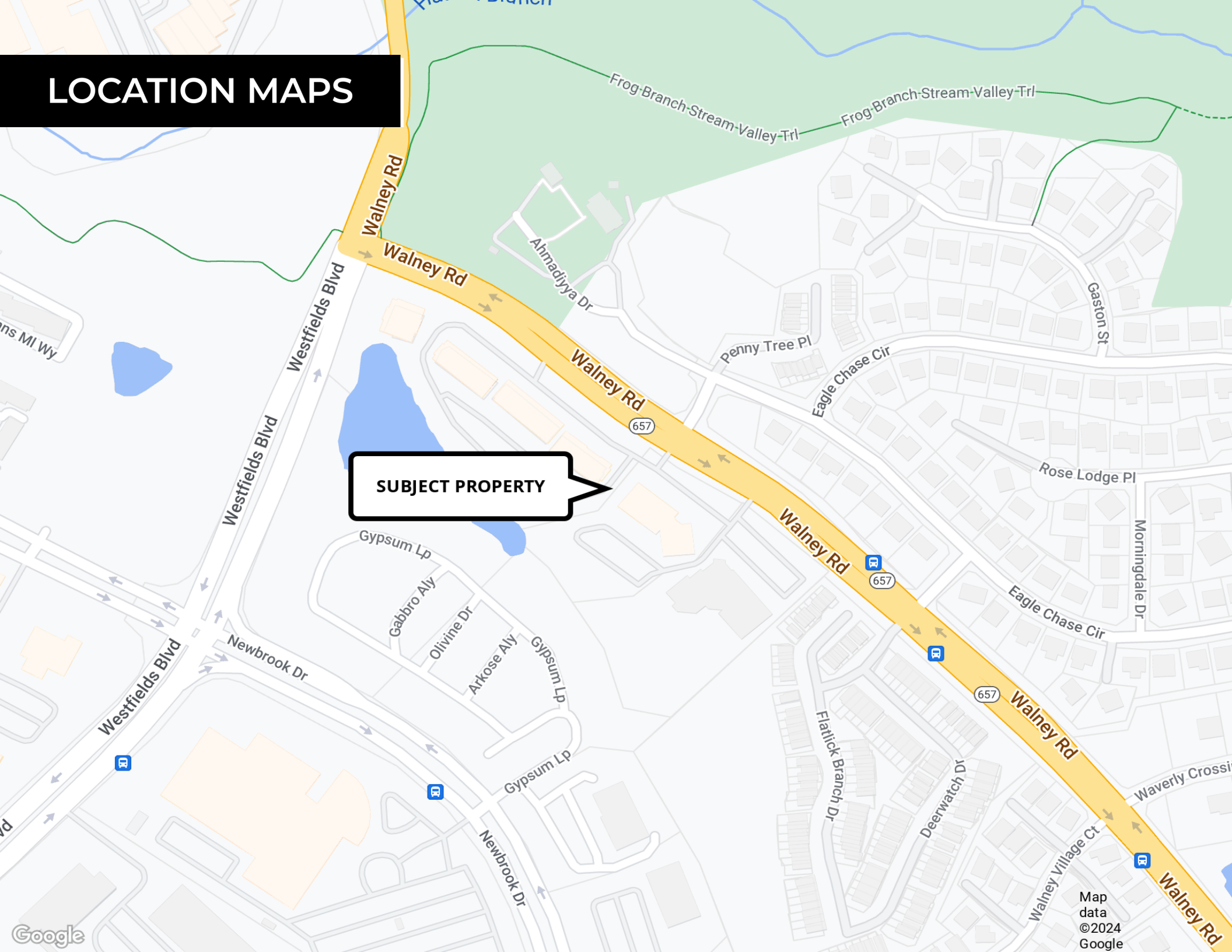
L O C A T I O N I N F O R M A T I O N

REGIONAL MAP



SUBJECT PROPERTY

LOCATION MAPS



SUBJECT PROPERTY

RETAILER MAP




DULLES
INTERNATIONAL

Evergreene
HOMES


TARGET






UNITED STATES
POSTAL SERVICE

Walmart


DUNKIN'
DONUTS **BB&T** **WELLS FARGO**

Toll Brothers
America's Luxury Home Builder

Wegmans

SUBJECT PROPERTY

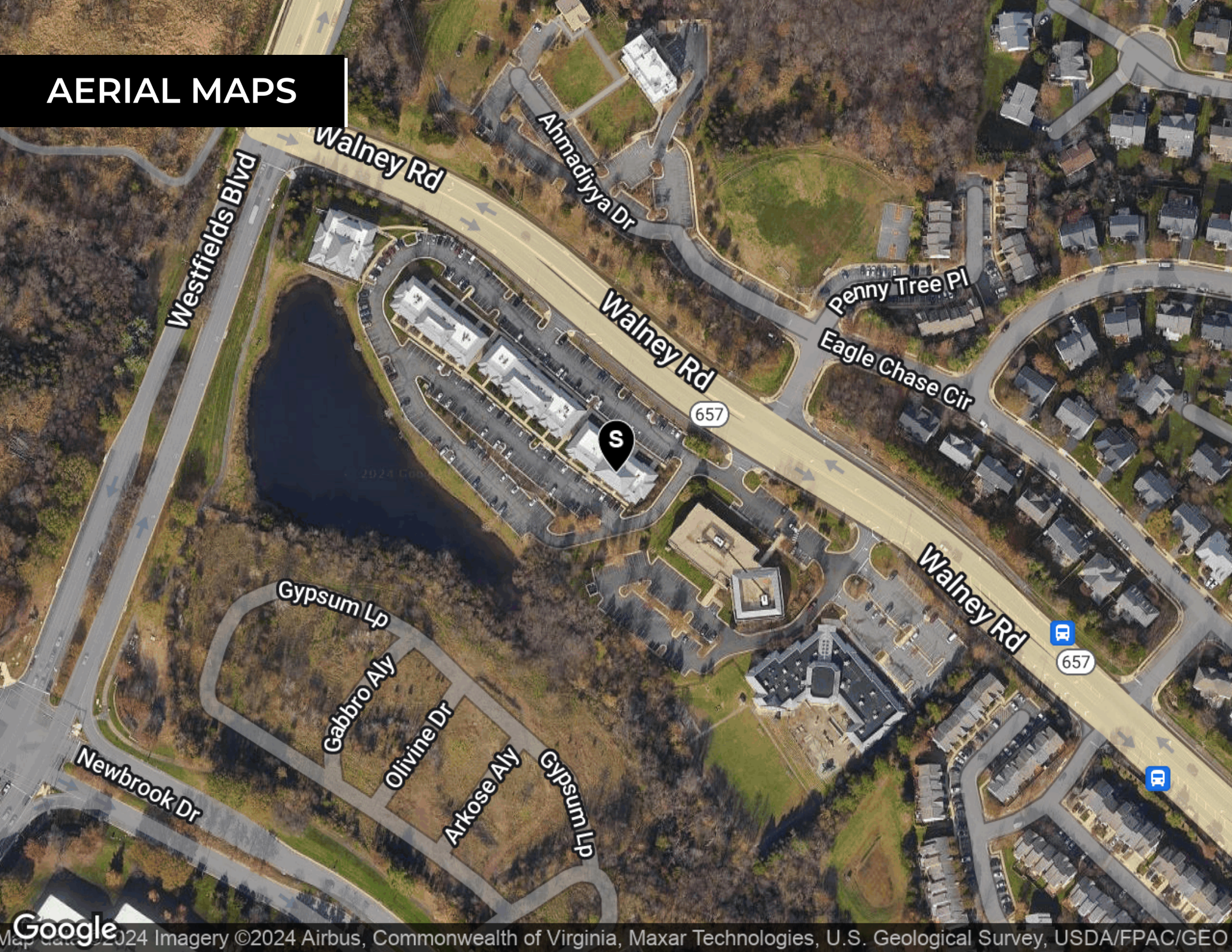
Van Metre


PNC

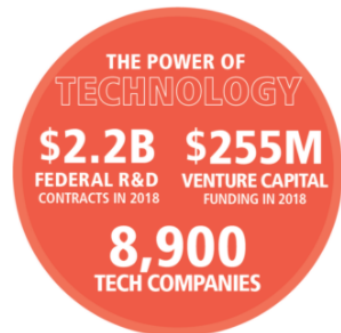
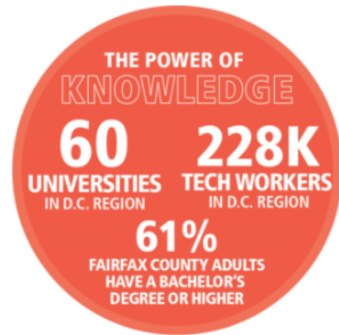
SULLY STATION

LENNAR STANLEY & MARTIN
HOMES

AERIAL MAPS



FAIRFAX COUNTY INFORMATION



ABOUT FAIRFAX COUNTY

- Fairfax County is a U.S. home to more than 430 companies from 49 nations. And those companies have brought with them the best ideas from throughout the world. They're companies with vision and they're attracted to Fairfax County because:
- We're home to one of the world's largest clusters of technology firms and related services;
- We have a state-of-the-art technology infrastructure;
- Ours is one of the largest commercial office markets in the U.S.;
- From here, businesses have access to a regional market of more than 6 million people;
- Our proximity to the U.S. federal government creates unparalleled opportunities;
- Our proximity to international financial institutions, the diplomatic community and embassies makes it easier to do business here; and,
- There are direct links to global markets through Washington Dulles International Airport. On a typical day, Dulles has flights to almost 150 destinations around the world

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- F I N A N C I A L A N A L Y S I S -

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$900,000
PRICE PER SF	\$324.32
CAP RATE	4.78%
CASH-ON-CASH RETURN (YR 1)	4.78 %
TOTAL RETURN (YR 1)	\$43,021

OPERATING DATA

GROSS INCOME	\$61,010
OPERATING EXPENSES	\$17,988
NET OPERATING INCOME	\$43,021
PRE-TAX CASH FLOW	\$43,021

INCOME & EXPENSES

INCOME SUMMARY

14137 ROBERT PARIS CT - GROSS RENTAL INCOME	\$34,224
14131 ROBERT PARIS CT - GROSS RENTAL INCOME	\$26,785
GROSS INCOME	\$61,010

EXPENSE SUMMARY

14137 ROBERT PARIS CT - ANNUAL CONDO FEE	\$4,249
14137 ROBERT PARIS CT - 2020 PROPERTY TAX	\$4,684
14131 ROBERT PARIS CT - ANNUAL CONDO FEE	\$4,915
14131 ROBERT PARIS CT - 2020 PROPERTY TAX	\$4,139
GROSS EXPENSES	\$17,988
NET OPERATING INCOME	\$43,021

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF PORTFOLIO	PRICE PER SF/YR
SMILE WELL-BEING CENTER	14137	1,450	11/01/2019	10/31/2024	\$34,225	52.25	\$23.60
MOLLY MAIDS	14131	1,325	11/01/2020	10/31/2023	\$26,785	47.75	\$20.22
TOTALS/AVERAGES		2,775			\$61,010		\$21.99

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ABOUT US

ABOUT US

\$500M+

in Sales Volume
by Firm owner

Over

16

Years

Of Experience

Specializing in

\$3M -

\$20M

Price Range

Over

\$39M

Of Childcare
Centers Sold
since 2018

Serafin Real Estate is a licensed commercial real estate brokerage firm where we help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate. When you list your property with us, we use the latest advanced technology to market your property effectively and reach an audience of targeted, and most importantly, qualified, buyers....locally, nationally, and even internationally. My team and I put your property in the best foot forward to make sure it's presented in the best way possible.

Market knowledge is key, which is why we have a specific concentration in Loudoun, Fairfax, and Prince William County, with a defined niche in high-end commercial investment property. This allows us to have deep understanding of the current commercial real estate activity, pricing, and forecast. We are highly experienced in accurately evaluating a commercial property to best serve our client. We have obtained some of the highest price per square foot prices for our seller clients by positioning their properties appropriately and marketing them efficiently.

Joe Serafin 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 lifelong 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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JOE SERAFIN



JOE SERAFIN

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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.

Serafin Real Estate

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