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INVESTMENT CONDO - 14137 ROBERT PARIS CT



O F F E R I N G M E M O R A N D U M

TABLE OF CONTENTS



3

INVESTMENT OVERVIEW

Executive Summary
Investment Highlights

6

PROPERTY INFORMATION

Property Detail

8

MAPS

Regional Map
Retailer Map

11

FINANCIAL OVERVIEW

Income & Expenses
Rent Roll

14

BROKER INFO

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



14137 Robert Paris Court, Chantilly, VA 20151

OFFERING SUMMARY

SALE PRICE:	\$500,000
BUILDING SIZE:	1,450 SF
CAP RATE:	5.06%
NOI:	\$25,290
YEAR BUILT:	2006
ZONING:	I-3
MARKET:	Washington DC Metro
SUBMARKET:	Dulles 28 Corridor South

PROPERTY OVERVIEW

Investment office condo w/ long term tenant 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.

Smile Wellness Spa has been operating from this location since 2015 and has lease until Oct 2024. 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 (Smile Wellness Spa)
- Lease until Oct, 31 2024
- 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	14137 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

BUILDING INFORMATION

BUILDING SIZE	1,450 SF
NOI	\$25,290.85
CAP RATE	5.06%
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2006



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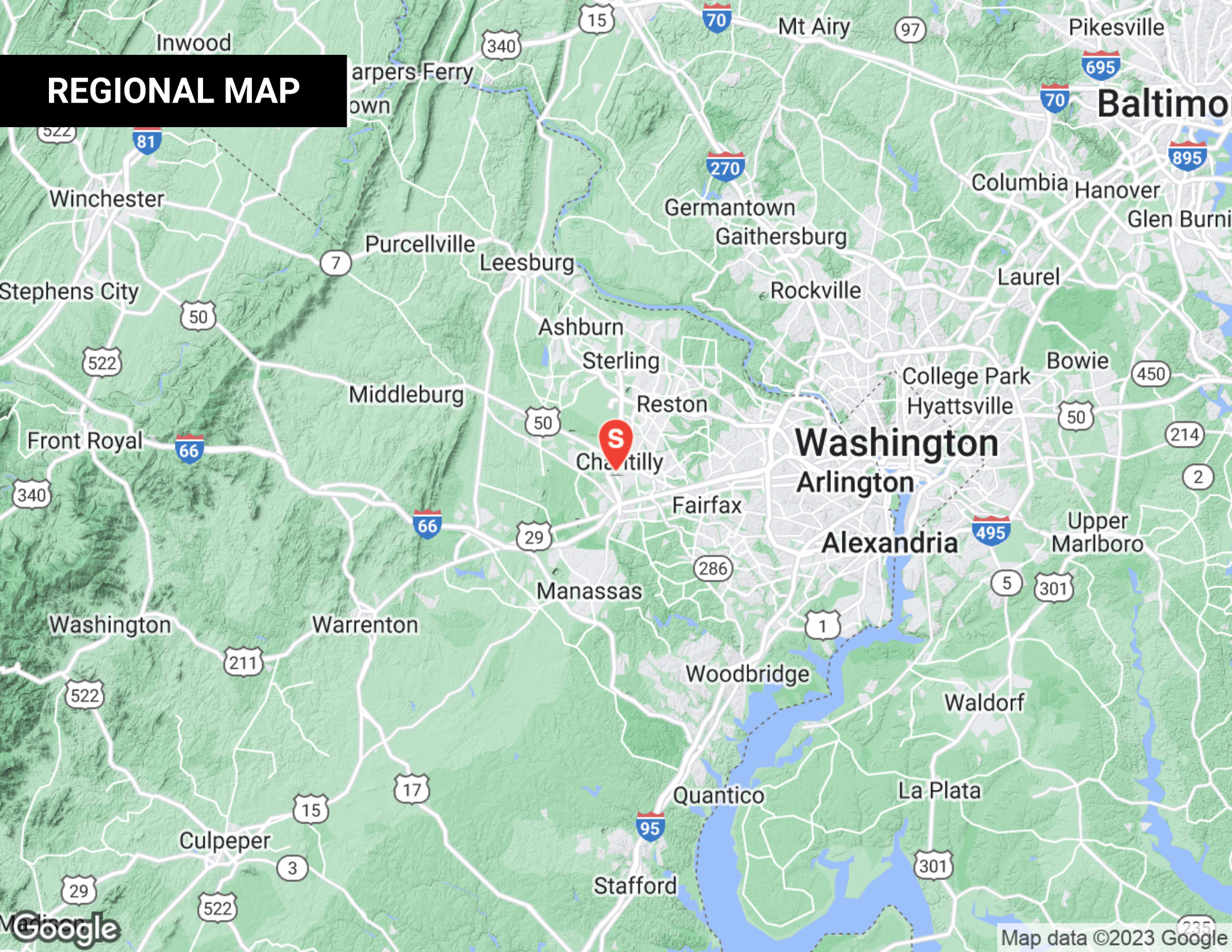
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SECTION 3

M A P S

REGIONAL MAP



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

14137 ROBERT PARIS CT - GROSS RENTAL INCOME	\$34,225
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NET INCOME	\$34,225
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EXPENSES SUMMARY

14137 ROBERT PARIS CT - ANNUAL CONDO FEE	\$4,250
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14137 ROBERT PARIS CT - 2022 PROPERTY TAX	\$4,684
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OPERATING EXPENSES	\$8,934
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NET OPERATING INCOME	\$25,291
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
14137 Robert Paris Court	Smile Well-Being Center	1,450 SF	100%	\$23.60	\$34,225	11/01/2019	10/31/2024



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SECTION 5

B R O K E R I N F O

JOE SERAFIN



JOE SERAFIN

Owner & Principal Broker

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Direct: 703.261.4809 | Cell: 703.994.7510

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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