



**Absolute NNN | Caritas Academy**

5003 Westone Plaza, Chantilly, VA 20151

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
TENANT & LEASE OVERVIEW	9
MAPS	13
AREA OVERVIEW	19
ABOUT US	22



# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	21,222 SF
<b>LOT SIZE:</b>	2.99 Acres
<b>LEASE COMMENCEMENT:</b>	Sept 1, 2023
<b>LEASE EXPIRATION:</b>	Aug 31, 2038
<b>RENT ESCALATIONS:</b>	3% Annually
<b>NOI:</b>	\$806,436
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	I-3
<b>SUBMARKET:</b>	Rt. 28/Dulles South

## PROPERTY OVERVIEW

Brand New 15 Year Absolute NNN Investment Offering! Caritas Academy was recently awarded the winner of 2023 Best Preschool by Northern Virginia Magazine and is one of the fastest growing early education providers in the Northern Virginia area. This turnkey investment offers a lucrative opportunity for investors seeking stable, passive income with NO landlord responsibilities. Boasting a strategic location in Fairfax County, excellent tenant, and a history of strong financial performance, this property is a remarkable addition to any real estate portfolio.

# INVESTMENT HIGHLIGHTS

- Absolute NNN Lease (no landlord responsibilities)
- Brand New 15-Year Lease Commencing 9/1/2023
- Excellent Location in Fairfax County, VA
- 3% Annual Rent Escalations
- Property size: 21,222 square feet
- Land area: 2.99 acres
- Licensed Capacity: 225
- Top-of-the-line construction with superior materials and design
- Over 3,600 New Homes within 1/2 Mile
- Personal and Corporate Guaranty



# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Absolute NNN   Caritas Academy
<b>STREET ADDRESS</b>	5003 Westone Plaza
<b>CITY, STATE, ZIP</b>	Chantilly, VA 20151
<b>COUNTY</b>	Fairfax
<b>MARKET</b>	Washington DC Metro
<b>SUB-MARKET</b>	Rt. 28/Dulles Corridor South
<b>ROAD TYPE</b>	Paved
<b>NEAREST HIGHWAY</b>	Route 28 & Dulles Toll Road
<b>NEAREST AIRPORT</b>	Dulles Airport

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	21,222 SF
<b>NOI</b>	\$806,436.00
<b>BUILDING CLASS</b>	A
<b>OCCUPANCY %</b>	100.0%
<b>TENANCY</b>	Single
<b>NUMBER OF FLOORS</b>	1
<b>AVERAGE FLOOR SIZE</b>	21,222 SF
<b>YEAR BUILT</b>	2007
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Excellent
<b>ROOF</b>	Rubber Membrane
<b>FREE STANDING</b>	Yes
<b>FLOOR COVERINGS</b>	Carpet/Tile
<b>EXTERIOR WALLS</b>	Block/Brick

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	NNN Investment
<b>PROPERTY SUBTYPE</b>	School
<b>ZONING</b>	I-3; Industrial Light Intensity
<b>LOT SIZE</b>	2.99 Acres
<b>APN #</b>	0443 06 0021A1
<b>POWER</b>	Yes

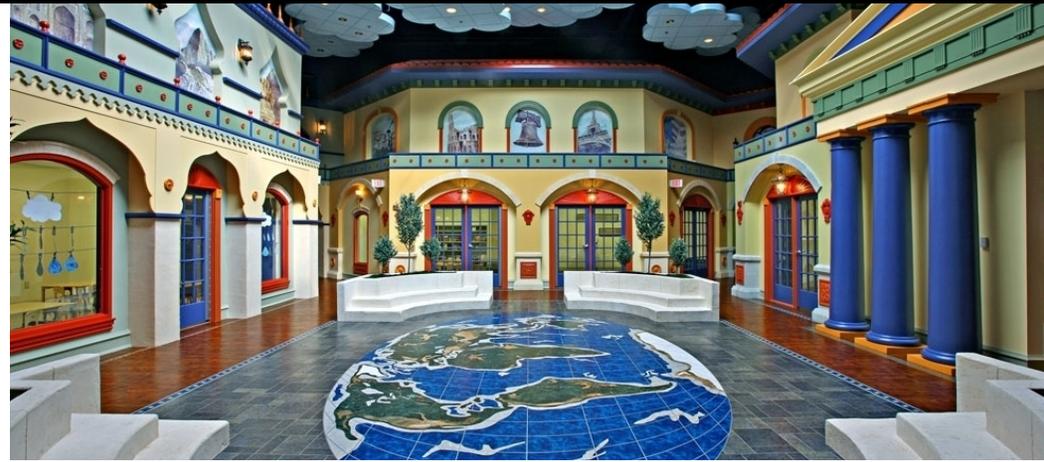
## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>NUMBER OF PARKING SPACES</b>	71

## UTILITIES & AMENITIES

<b>CENTRAL HVAC</b>	Yes
<b>GAS / PROPANE</b>	Yes

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





# TENANT & LEASE OVERVIEW

# TENANT INFORMATION

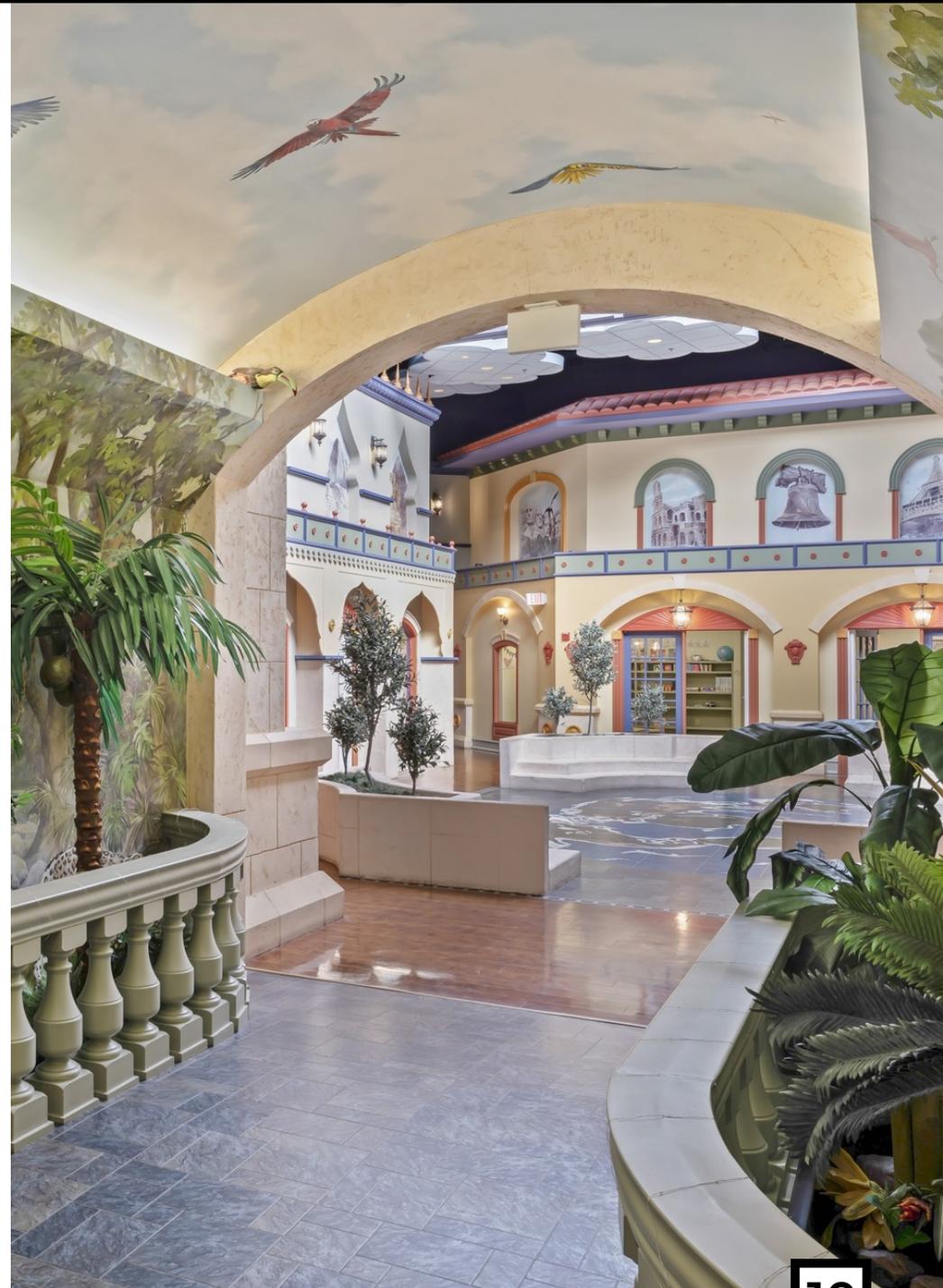


## Caritas Academy

A place where children succeed

<b>YEAR FOUNDED:</b>	2021
<b># OF LOCATIONS:</b>	3
<b>COMPANY:</b>	Private
<b>WEBSITE:</b>	<a href="https://caritaslearning.com/">https://caritaslearning.com/</a>

Caritas Academy is a STEAMin-3 early education provider for children ages 6 weeks to 12 years. The company's owner has an extensive background in education. He holds a certification in change leadership from Harvard University through a joint online program with their schools of business and education and worked in early childhood and PK-12 schools across Virginia, New Jersey, Pennsylvania, Maryland, Michigan, and New York. Caritas recently acquired the prior business at this location, BeanTree Learning at Westfields, which had been successfully operating since 2007.



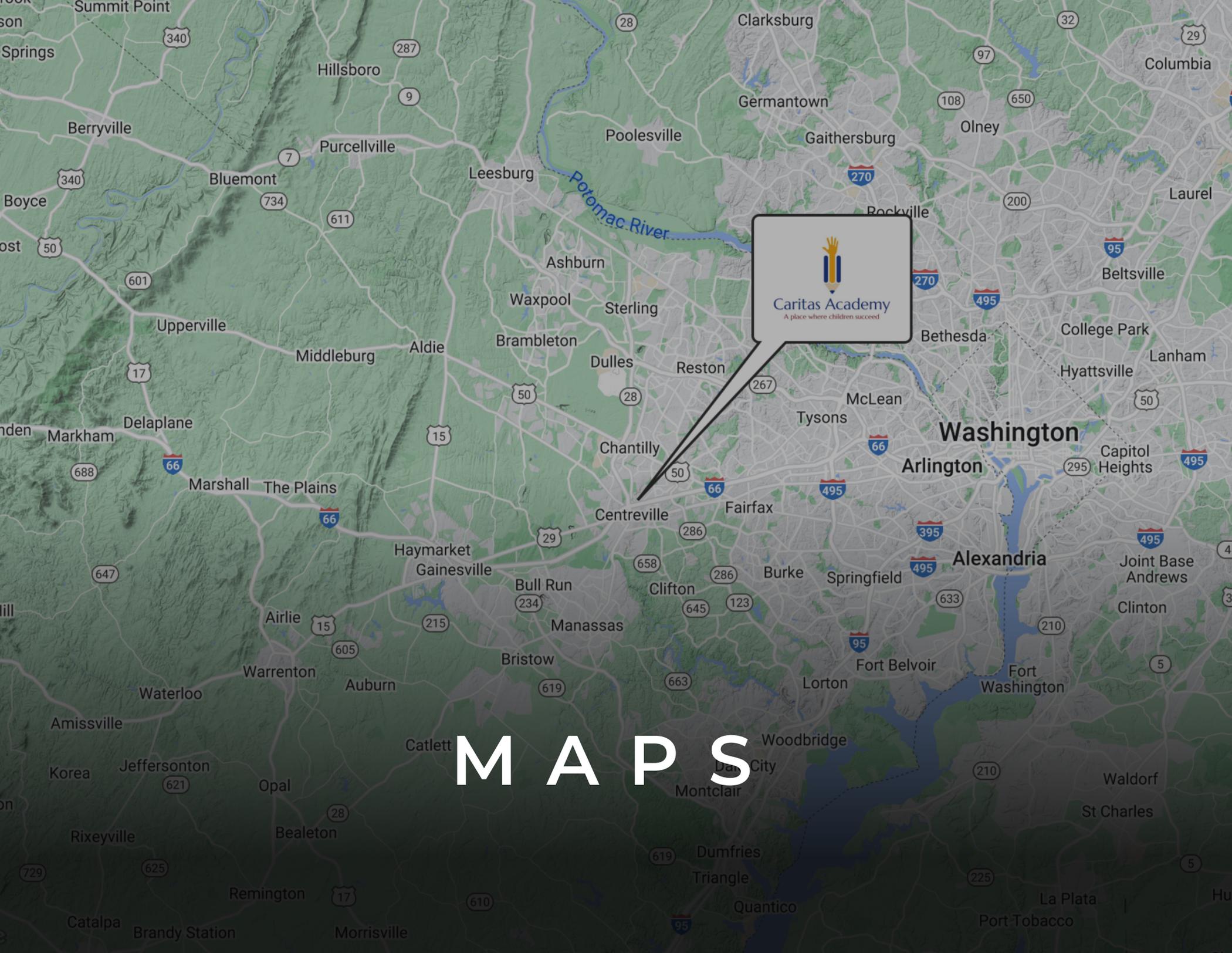
# LEASE SUMMARY

<b>TENANT:</b>	Caritas Academy
<b>BUILDING SIZE:</b>	21,222 SF
<b>BASE RENT:</b>	\$806,436
<b>RENT PER SQFT:</b>	\$38.00
<b>LEASE COMMENCEMENT:</b>	September 1, 2023
<b>LEASE EXPIRATION:</b>	August 31, 2038
<b>RENEWAL OPTIONS:</b>	1 x 5 Years
<b>RENT ESCALATIONS:</b>	3% Annually
<b>LEASE TYPE:</b>	Absolute NNN
<b>USE:</b>	Preschool/Early Education
<b>PROPERTY TAXES:</b>	Tenant Responsibility
<b>PROPERTY INSURANCE:</b>	Tenant Responsibility
<b>HVAC:</b>	Tenant Responsibility
<b>UTILITIES:</b>	Tenant Responsibility
<b>ROOF &amp; STRUCTURE:</b>	Tenant Responsibility
<b>FIRST RIGHT OF REFUSAL:</b>	No
<b>GUARANTOR:</b>	Personal & Corporate



# RENT SCHEDULE

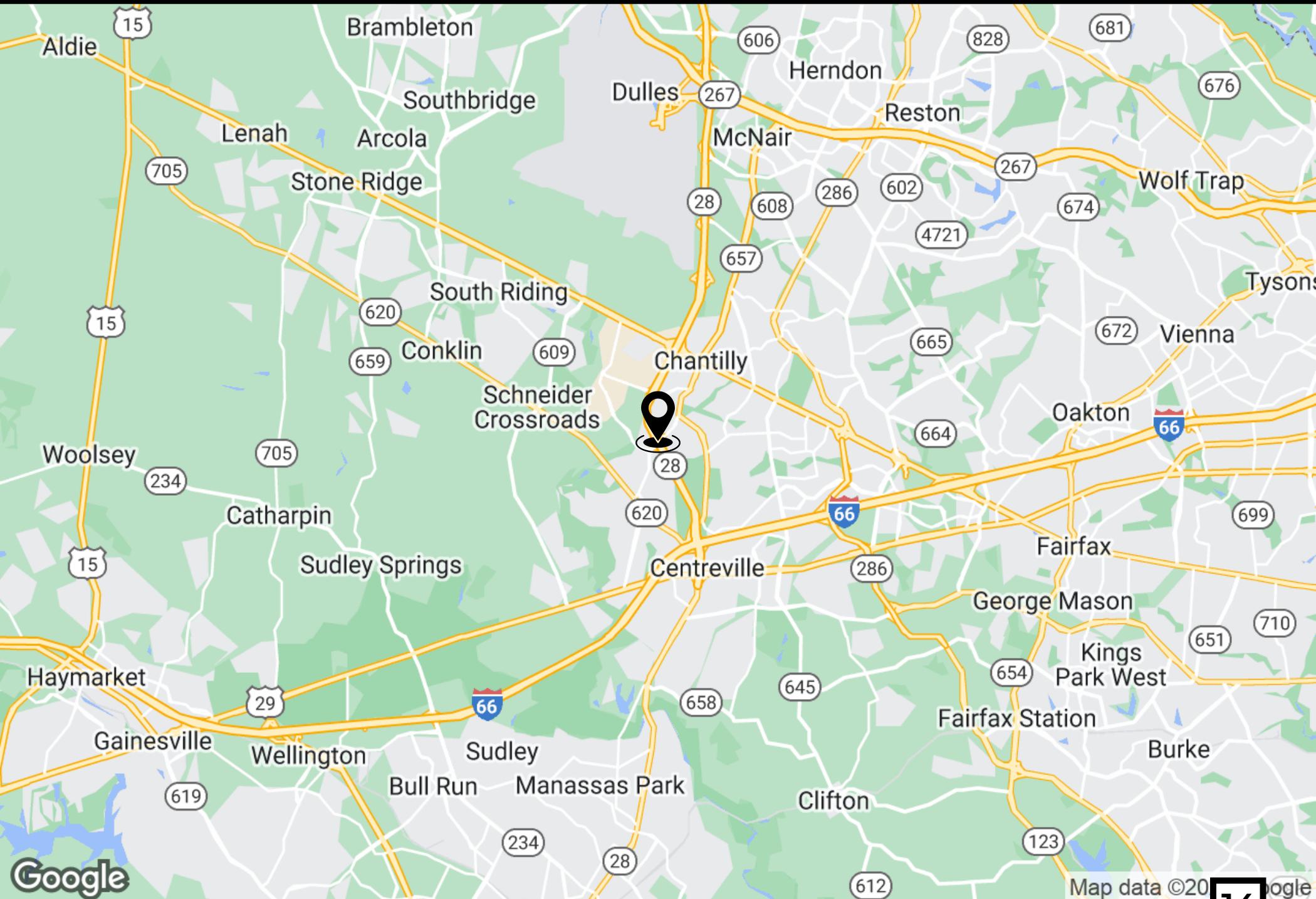
Year	Monthly Rent	Annual Rent	Rent Escalation
1	\$67,203.00	\$806,436.00	
2	\$69,219.09	\$830,629.08	3%
3	\$71,295.66	\$855,547.95	3%
4	\$73,434.53	\$881,214.39	3%
5	\$75,637.57	\$907,650.82	3%
6	\$77,906.70	\$934,880.35	3%
7	\$80,243.90	\$962,926.76	3%
8	\$82,651.21	\$991,814.56	3%
9	\$85,130.75	\$1,021,569.00	3%
10	\$87,684.67	\$1,052,216.07	3%
11	\$90,315.21	\$1,083,782.55	3%
12	\$93,024.67	\$1,116,296.03	3%
13	\$95,815.41	\$1,149,784.91	3%
14	\$98,689.87	\$1,184,278.45	3%
15	\$101,650.57	\$1,219,806.81	3%
<b>Tenant Renewal Option</b>			
16	\$104,700.08	\$1,256,401.01	3%
17	\$107,841.09	\$1,294,093.04	3%
18	\$111,076.32	\$1,332,915.83	3%
19	\$114,408.61	\$1,372,903.31	3%
20	\$117,840.87	\$1,414,090.41	3%



**Caritas Academy**  
A place where children succeed

# MAPS

# REGIONAL MAP



Google

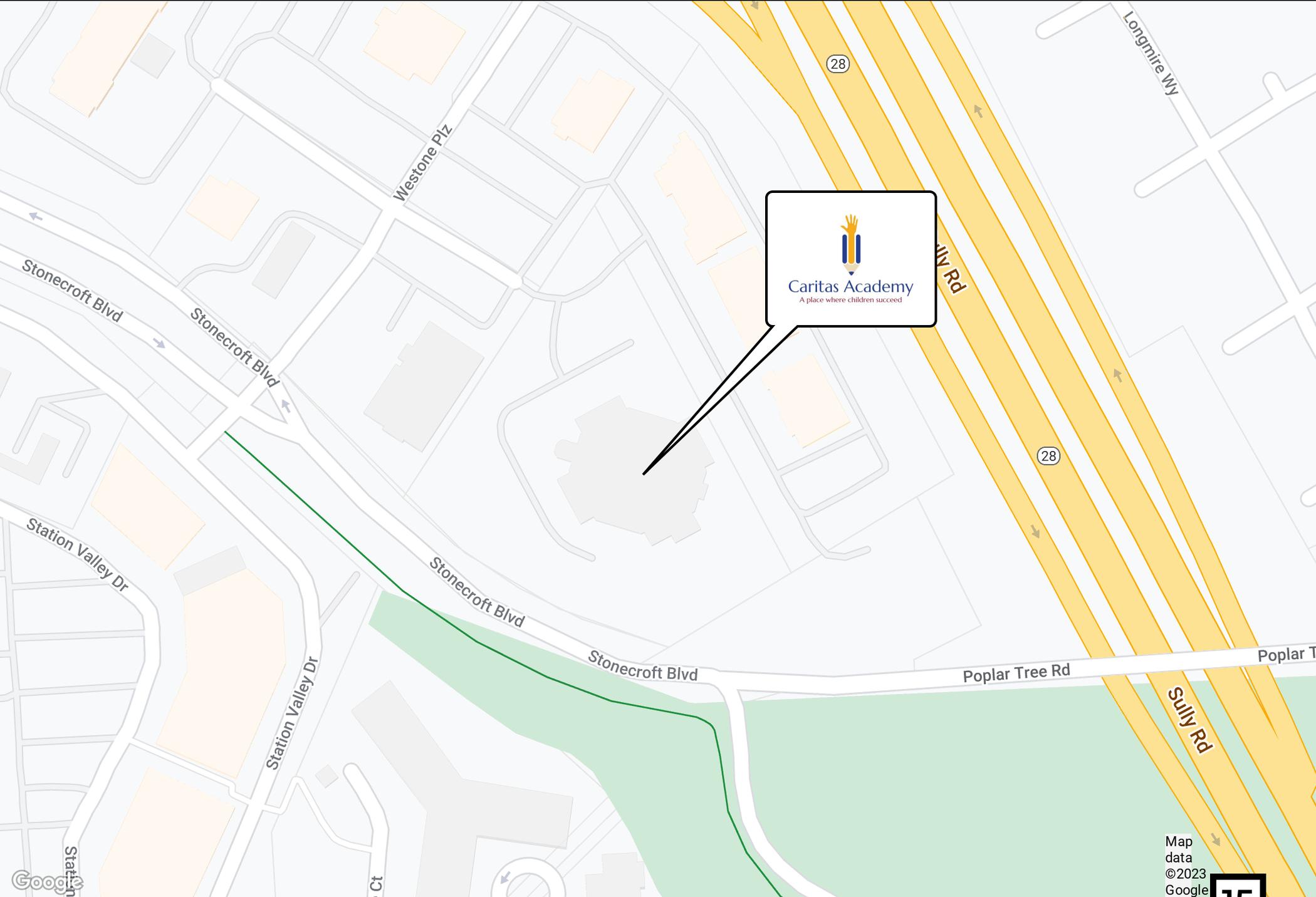
SERAFIN  
REAL ESTATE  
Commercial | Investment | Brokerage

Map data ©2014 Google

14

703.261.4809 | serafinre.com

# LOCATION MAP



**Caritas Academy**  
A place where children succeed

Map data ©2023 Google

# AERIAL & PARCEL MAP



Map data ©2023 Google Imagery ©2023 CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



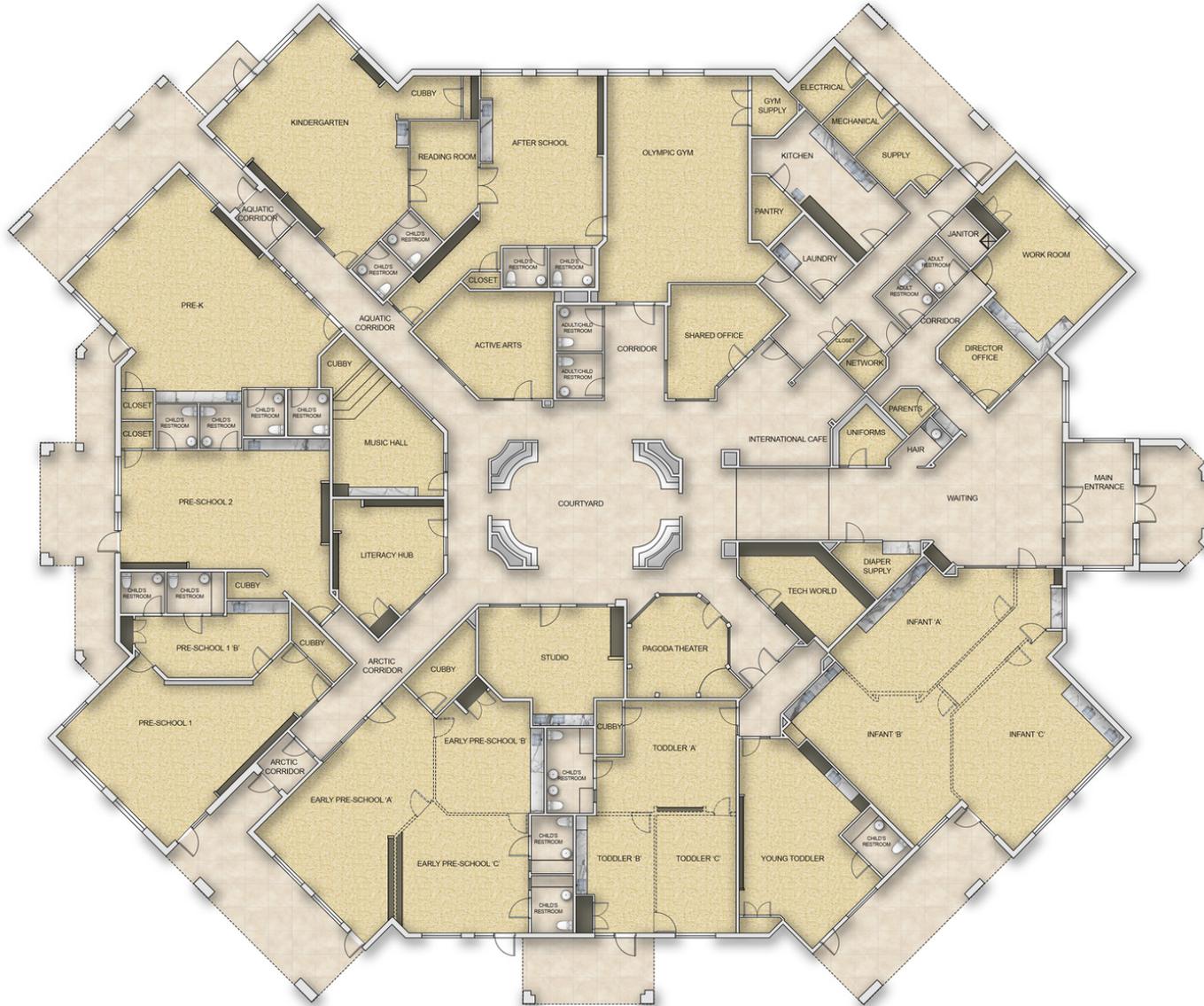
703.261.4809 | serafinre.com

# RETAILER MAP



# FLOOR PLANS

## VIDEO TOUR



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA= 21,222 SF

5003 Westone Plaza, Chantilly, VA 20151

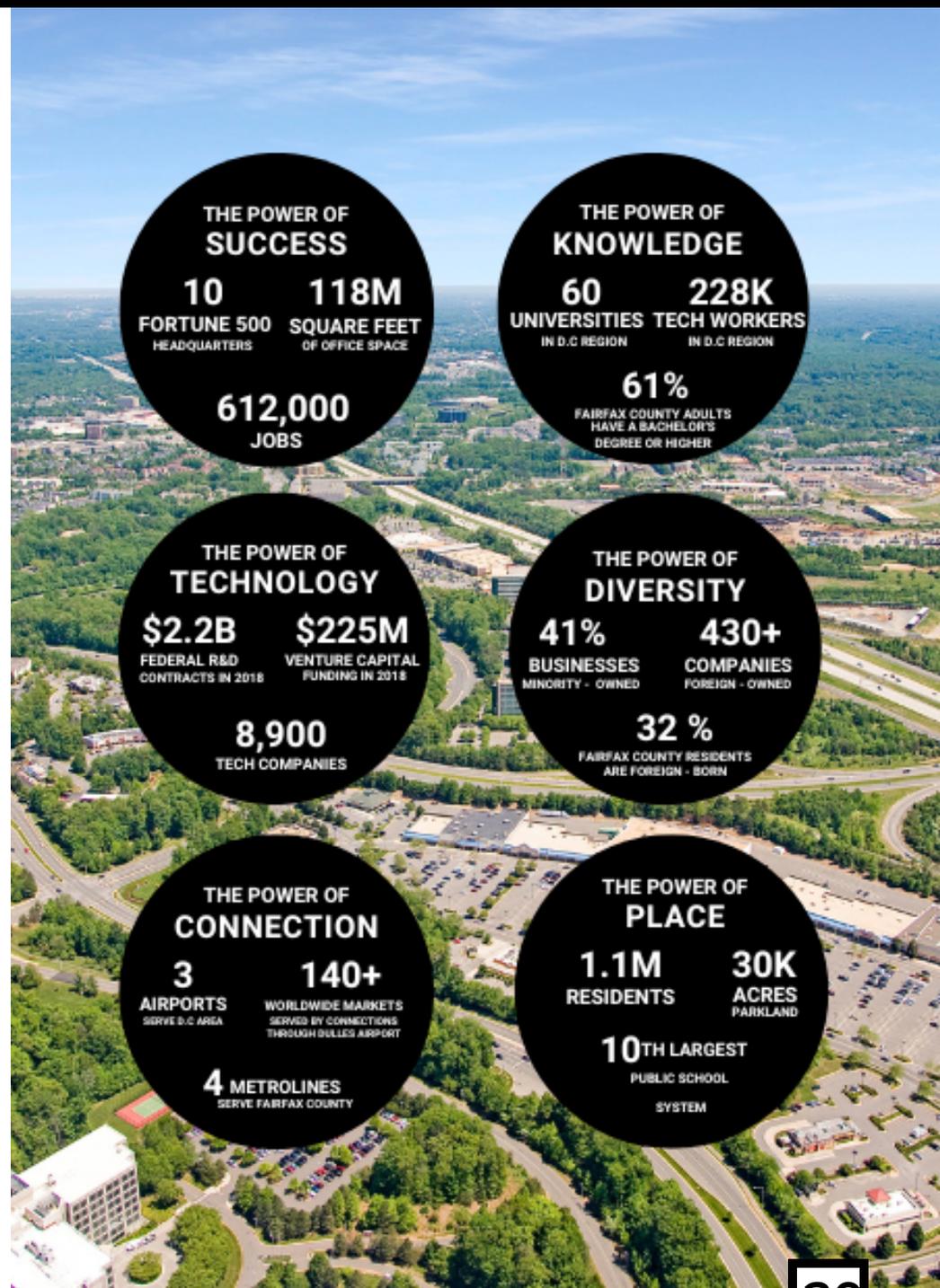


# AREA OVERVIEW

# ABOUT FAIRFAX COUNTY

## FAIRFAX COUNTY

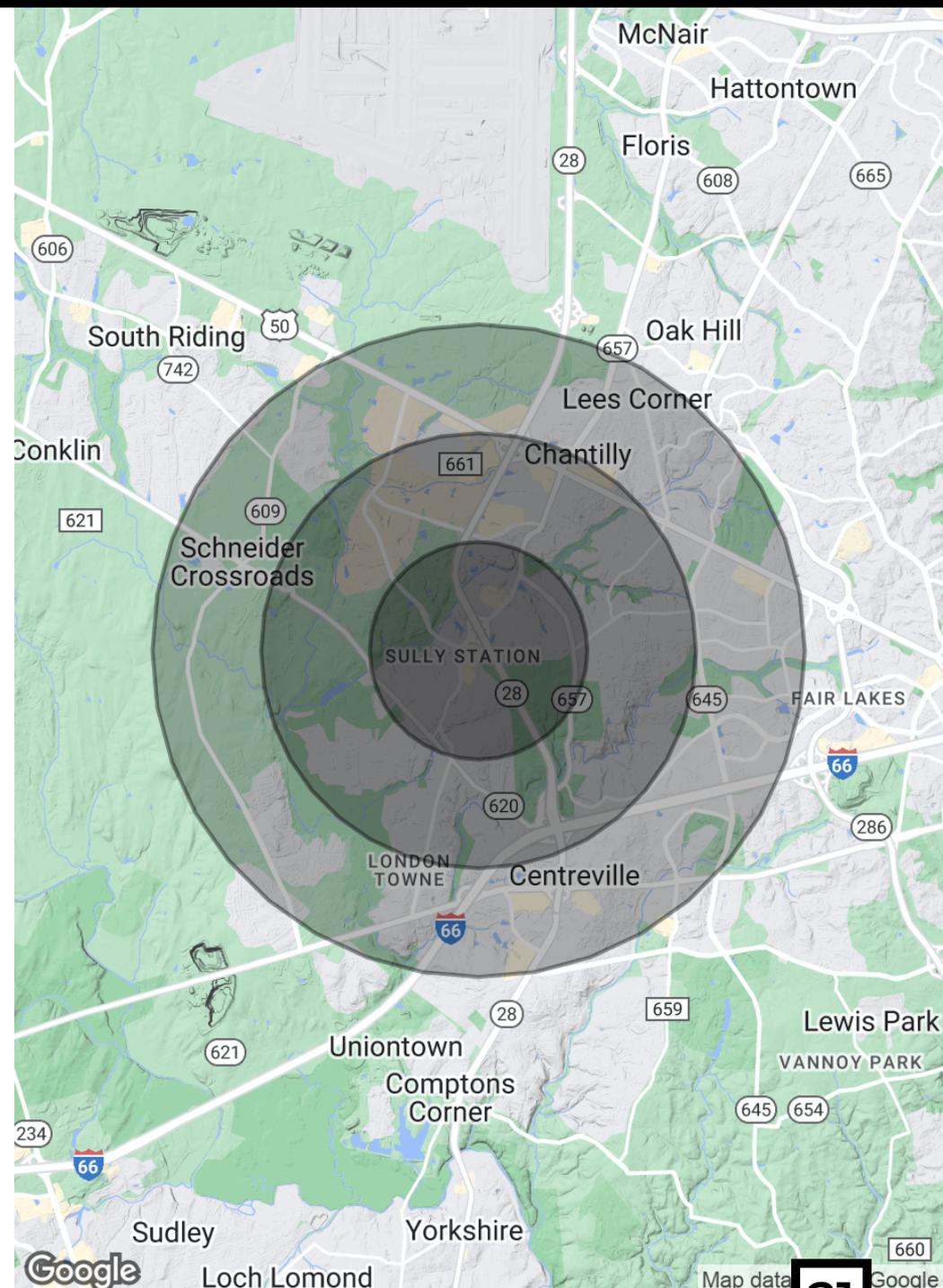
- Fairfax County is a U.S. home to more than 430 companies from 49 nations. And those companies have brought with them the best ideas from throughout the world. They're companies with vision and they're attracted to Fairfax County because:
- We're home to one of the world's largest clusters of technology 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



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	10,552	32,197	70,296
<b>AVERAGE AGE</b>	38.5	39.8	41.1
<b>AVERAGE AGE (MALE)</b>	35.7	38.4	40.3
<b>AVERAGE AGE (FEMALE)</b>	39.8	40.7	41.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,354	10,383	23,107
<b># OF PERSONS PER HH</b>	3.1	3.1	3.0
<b>AVERAGE HH INCOME</b>	\$137,610	\$167,007	\$181,348
<b>AVERAGE HOUSE VALUE</b>	\$401,744	\$508,856	\$576,580

\* Demographic data derived from 2020 ACS - US Census





**SRE**  
S E R A F I N  
REAL ESTATE  
Investment | Brokerage | Acquisition



Top-Selling  
Commercial Brokerage  
for Total Volume Sold  
in Loudoun County

A B O U T U S

# SRE

## S E R A F I N REAL ESTATE

Investment | Brokerage | Acquisition

### ABOUT SERAFIN REAL ESTATE

Serafin Real Estate is a locally owned and licensed commercial real estate brokerage firm located in Northern Virginia with a strong geographic focus in Loudoun County, Fairfax County, and Prince William County. 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.

Serafin Real Estate Inc.  
40834 Graydon Manor Lane  
Leesburg, VA 20175  
703.261.4809  
info@serafinre.com  
www.serafinre.com  
Licensed in the State of Virginia

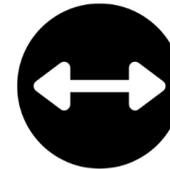


**#1** CRE BROKERAGE  
FOR TOTAL  
VOLUME SOLD



**\$533M**

SOLD TRANSACTIONS



**\$3M - \$30M**

AVG TRANSACTION SIZE



**\$100M**

LISTING INVENTORY



**\$53.8M**

SCHOOLS SOLD

# MEET THE TEAM (CUSTOM)

# SRE

## SERAFIN

### REAL ESTATE

Investment | Brokerage | Acquisition

703.261.4809

[info@serafinre.com](mailto:info@serafinre.com)

[www.serafinre.com](http://www.serafinre.com)



**JOE SERAFIN**

703.994.7510

[jserafin@serafinre.com](mailto:jserafin@serafinre.com)



**SEAN KLINE**

703.963.0608

[skline@serafinre.com](mailto:skline@serafinre.com)



**GRANT WETMORE**

703.727.2542

[gwetmore@serafinre.com](mailto:gwetmore@serafinre.com)

# PREFERRED CONTACTS

## TITLE COMPANIES

Loudoun Commercial Title  
John Mashack  
5 Wirt Street SW, Suite 200  
Leesburg, VA 20175  
(703)737-3800  
john@loudouncommercialtitle.com

Title 1 LLC  
Jane Lee  
10432 Balls Ford Road, Suite 313  
Manassas, VA 20109  
Telephone: (703) 881-7765  
jlee@title1dmv.com

## LENDERS

Bank of Clarke  
Doug Ward  
(571) 205-2639  
dward@bankofclarke.com

FVC Bank  
Sharon Ricciardi  
(571) 970-7324  
sricciardi@fvcbank.com

BCT Bank  
Lance Nobles  
703-488-8826  
Lnobles@mybct.bank

## ATTORNEYS & 1031 SERVICES

Tucker, Nong & Associates  
Lawrence Tucker, Esquire, MBA  
8133 Leesburg Pike, Suite 900  
Vienna, Virginia 22182  
DIRECT 240-888-4176  
www.tuckerlawpllc.com  
ltucker@tuckerlawpllc.com

Realty Exchange Corporation (1031 QI)  
Bill Horan  
7400 Heritage Village Plaza #101  
Gainesville, VA 20155  
(703) 754-9411  
<https://www.1031.us>

## FINANCIAL PLANNING

NY Life / Avenue Wealth  
Brad Burton  
8075 Leesburg Pike, Suite 400  
Vienna VA 22182  
Office: 703.287.2115  
brad@avenuewealth.com

## CPA & TAX SERVICES

Taxwise Financial  
ADEEL ZAFAR  
7960 Donegan Drive, SUITE 241  
MANASSAS, VA 20109  
PH: 703-368-7905  
FAX:703-368-7916  
email: adeel@taxwisecorp.com  
website: www.taxwisecorp.com

## PROPERTY INSURANCE

Brock Norton Insurance  
Jimmy Norton  
4221 Walney Rd, Suite 202  
Chantilly, VA 20151  
Office: 703-631-4500  
Fax: 703-631-7221  
Website: www.brocknorton.com  
Email: jimmy@brocknorton.com