



NET LEASED INVESTMENT OPPORTUNITY
Geostructures | 413 Browning Court, Purcellville, VA 20132

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact Broker
BUILDING SIZE:	16,608 SF
CAP RATE:	5.78%
NOI:	\$318,000
RENT ESCALATIONS:	\$3,000 Annually
LEASE EXPIRATION:	December 31, 2027
RENEWAL OPTION:	1 x 5 Years

PROPERTY OVERVIEW

Serafin Real Estate is proud to offer this NN investment opportunity in Loudoun County, VA. Geostructures Inc. has been successfully operating since 1995 and was recently acquired by Terratest Group in 2018, a global leader covering all aspects of Geotechnical construction. The lease is in its 5th year of an initial 10-year lease, with one 5-year option to renew. Tenant is responsible for property taxes, repairs, and maintenance.

INVESTMENT HIGHLIGHTS

- NN Investment Opportunity
- Parent Company, Terratest Group, is Global Leader in Geotechnical Construction
- Geostructures Inc. Successfully Operating Since 1995
- Located in the Wealthiest County in the United States
- Highly-Desirable Industrial Zoning
- \$3,000 Annual Rent Increases
- 1 x 5 Year Renewal Option



PROPERTY DETAILS

SALE PRICE

CONTACT BROKER

LOCATION INFORMATION

BUILDING NAME	NN Geostructures
STREET ADDRESS	413 Browning Court
CITY, STATE, ZIP	Purcellville, VA 20132
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Purcellville Western Loudoun County
ROAD TYPE	Paved
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International

BUILDING INFORMATION

BUILDING SIZE	16,608 SF
NOI	\$318,000.00
CAP RATE	5.78
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF CRANES	1
CEILING HEIGHT	30 ft
MINIMUM CEILING HEIGHT	14 ft
NUMBER OF FLOORS	2
YEAR BUILT	2007
CONSTRUCTION STATUS	Existing

PROPERTY INFORMATION

PROPERTY TYPE	Net Leased Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PV:CM1 - PV:LOCAL SERVICE INDUSTRIAL
LOT SIZE	2.36 Acres
APN #	487154254000
POWER	Yes

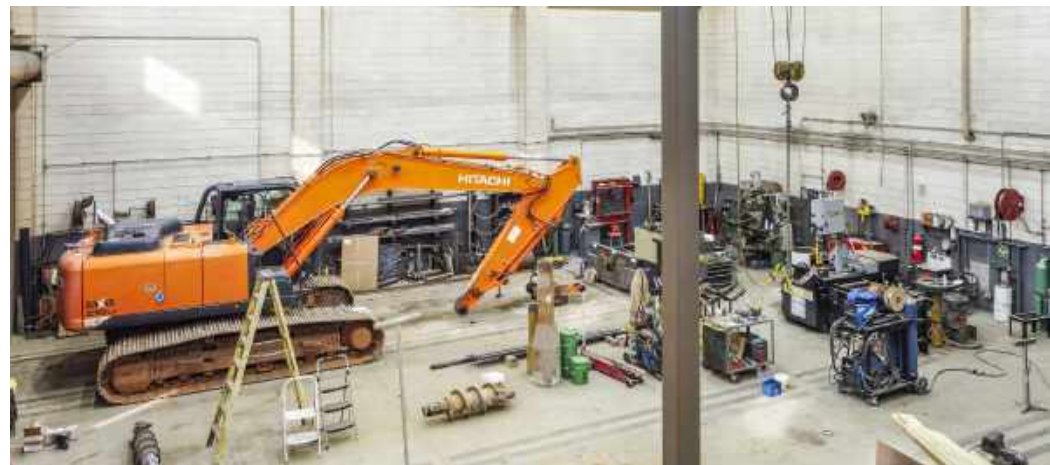
PARKING & TRANSPORTATION

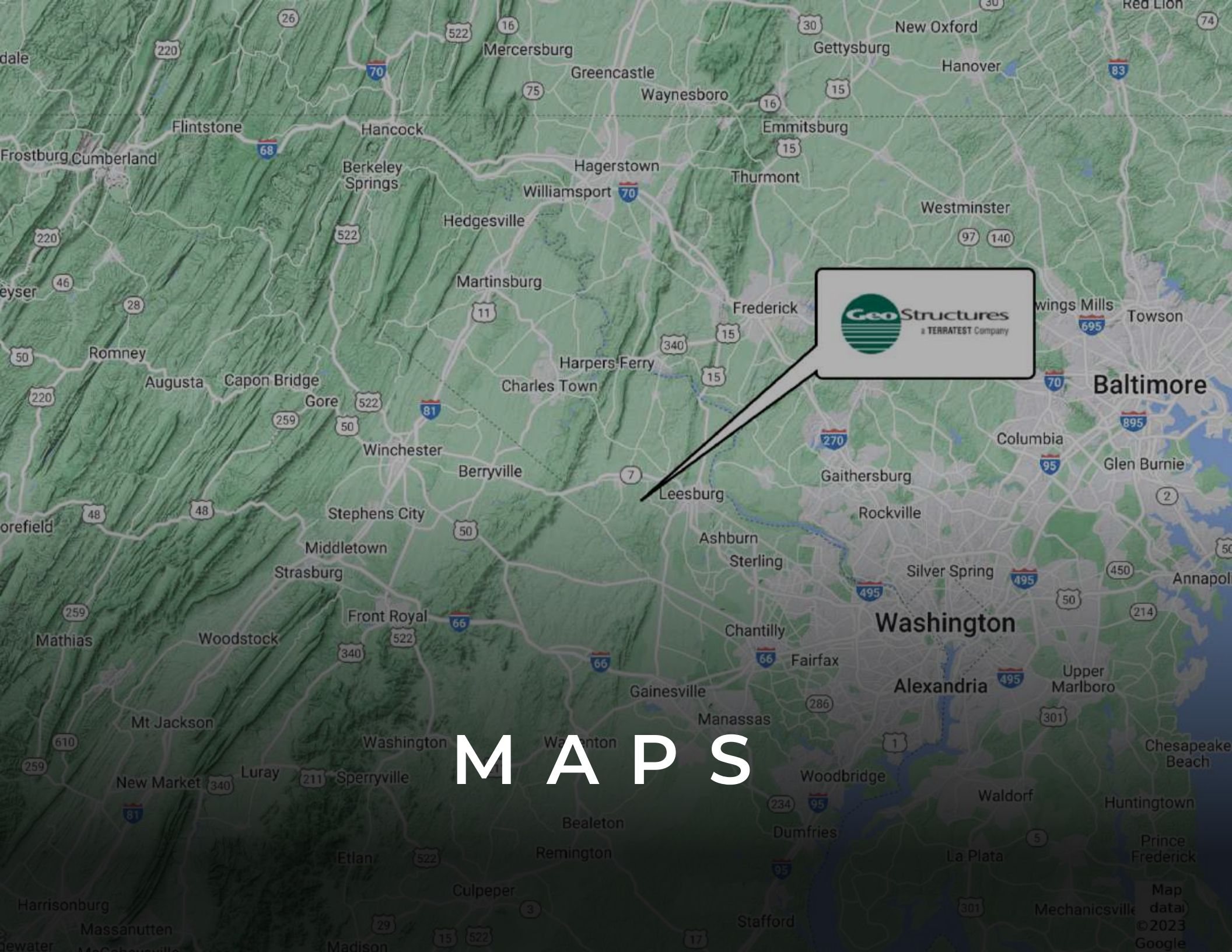
PARKING TYPE	Surface
PARKING RATIO	3.97
NUMBER OF PARKING SPACES	50

UTILITIES & AMENITIES

ELEVATORS	1
NUMBER OF ELEVATORS	1

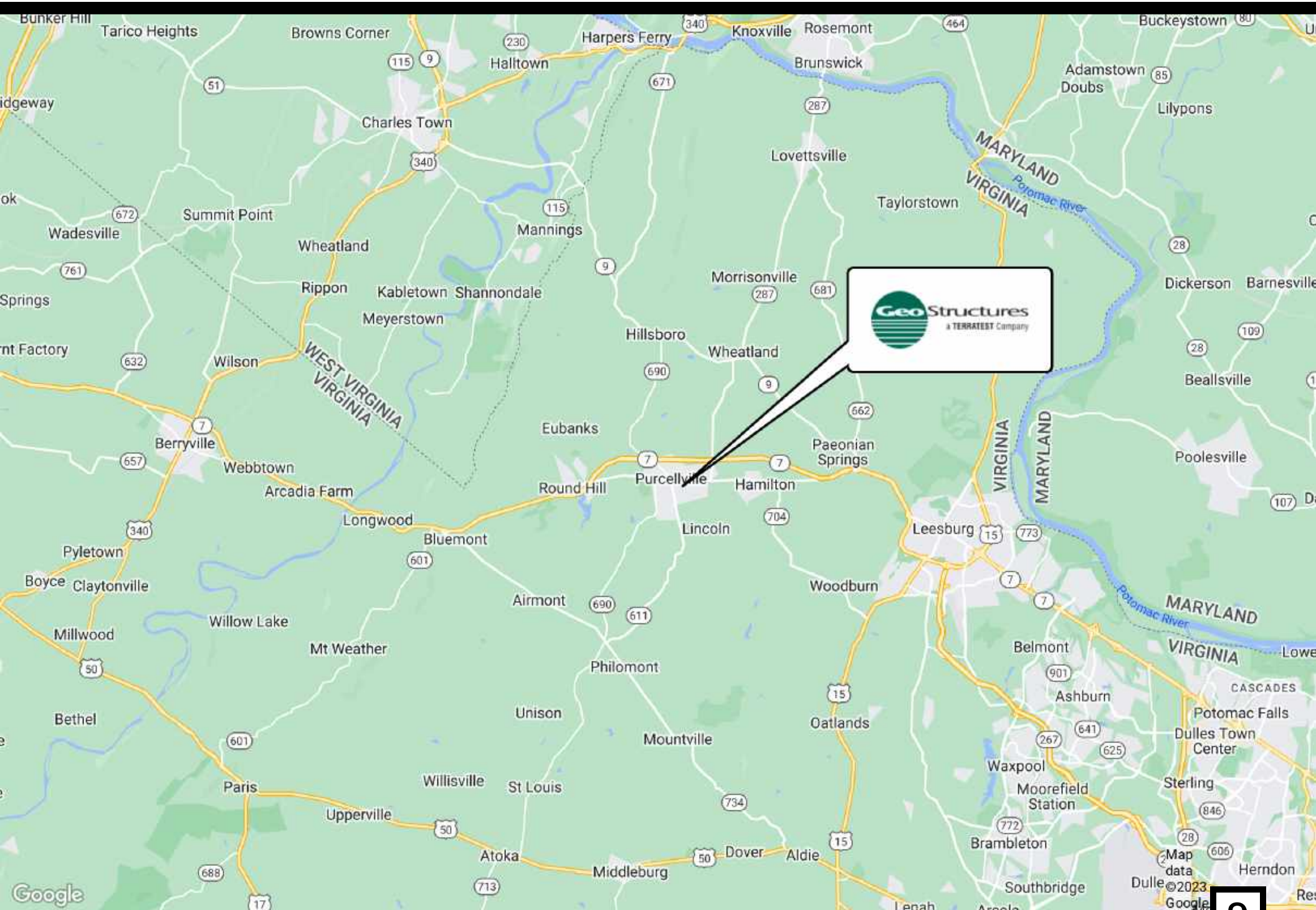
ADDITIONAL PHOTOS



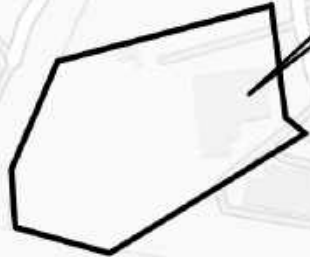
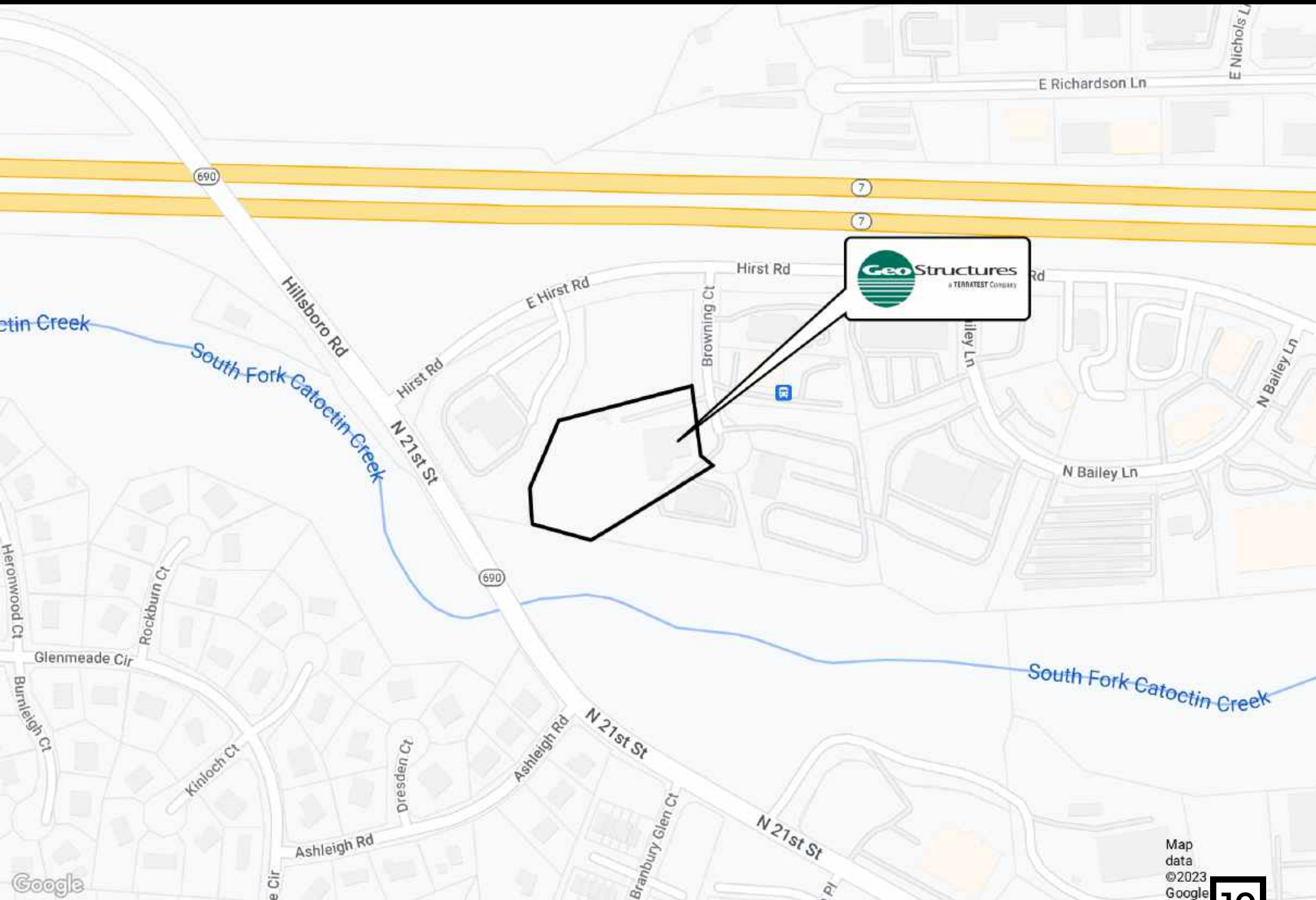


MAPS

REGIONAL MAP

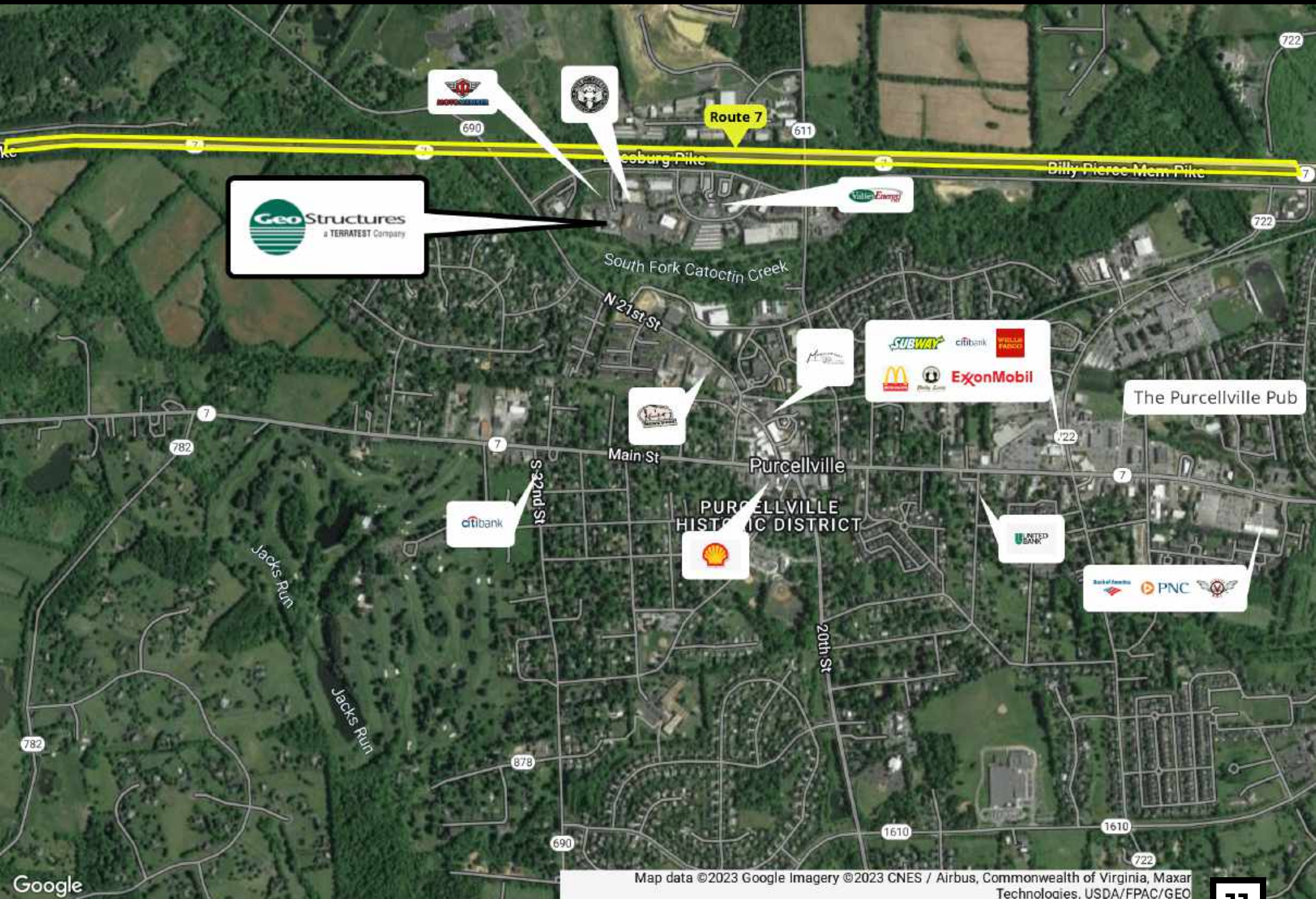


LOCATION MAP



Map data ©2023 Google

RETAILER MAP



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FLOOR PLANS

VIDEO TOUR



FLOOR 1



FLOOR 2

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.

AERIAL



Google 690

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TENANT & LEASE OVERVIEW

TENANT OVERVIEW



Structures
a TERRATEST Company

FOUNDED:	Geostructures Inc.
BRAND FOUNDED:	1995
PARENT COMPANY:	Terratest Company
# OF LOCATIONS:	35
INDUSTRY:	Geotechnical Works
GEOSTRUCTURES WEBSITE:	https://www.geostructures.com/
TERRATEST WEBSITE:	https://www.terratest.com/

ABOUT GEOSTRUCTURES INC AND TERRAREST

GeoStructures consists of geotechnical and structural engineers that provide marketing and design services in support of its sister company GeoConstructors (established in 1997). GeoConstructors provides design-build construction services for Foundation Support , Ground Improvement , Structures-Walls.

Terratest is an International Construction Group, leader in Special Foundations, Soil Improvement, Microtunneling and the Environmental Sector. Founded in 1959, they are one of the few companies in the world covering the entire range of Geotechnical Works offering comprehensive solutions to geotechnical



LEASE ABSTRACT

TENANT:	Ground Improvement Services Inc., Geostructures Inc., Geoconstructors Inc.
DBA:	Geostructures
TENANT USE OF PREMISES:	Construction & Engineering Services
PREMISES:	16,608 SF
CURRENT BASE RENT:	\$324,000
RENT PER SF:	\$19.51
LEASE COMMENCEMENT:	January 1, 2018
LEASE EXPIRATION:	December 31, 2027
RENEWAL OPTIONS:	1 x 5 Years
RENT ESCALATIONS:	\$3,000 Annually
LEASE TYPE:	NN
PROPERTY TAXES:	Tenant Responsibility
MAINTENANCE:	Tenant Responsibility
PROPERTY INSURANCE:	Landlord Responsibility
ROOF:	Landlord Replacement w/ Amortized Tenant Reimbursement
STRUCTURE:	Landlord Replacement w/ Amortized Tenant Reimbursement
HVAC:	Landlord Replacement w/ Amortized Tenant Reimbursement
UTILITIES:	Tenant Responsibility
FIRST RIGHT OF REFUSAL:	No
GUARANTOR:	Corporate & Personal



RENT SCHEDULE

Effective Date	Monthly Rent	Annual Rent	
January 1, 2018	\$25,500.00	\$306,000.00	
January 1, 2019	\$25,750.00	\$309,000.00	
January 1, 2020	\$26,000.00	\$312,000.00	
January 1, 2021	\$26,250.00	\$315,000.00	
January 1, 2022	\$26,500.00	\$318,000.00	
January 1, 2023	\$26,750.00	\$321,000.00	
January 1, 2024	\$27,000.00	\$324,000.00	<--- Current Year
January 1, 2025	\$27,250.00	\$327,000.00	
January 1, 2026	\$27,500.00	\$330,000.00	
January 1, 2027	\$27,750.00	\$333,000.00	
Renewal Option			
January 1, 2028	\$28,000.00	\$336,000.00	
January 1, 2029	\$28,250.00	\$339,000.00	
January 1, 2030	\$28,500.00	\$342,000.00	
January 1, 2031	\$28,750.00	\$345,000.00	
January 1, 2032	\$29,000.00	\$348,000.00	



AREA OVERVIEW

ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."



CITY INFORMATION

ABOUT PURCELLVILLE, VIRGINIA

Purcellville is a town in Loudoun County, Virginia, United States. Purcellville is the major population center for Western Loudoun and the Loudoun Valley. Today, many of the older structures remaining in Purcellville reflect the Victorian architecture popular during the early 20th century.

The Town of Purcellville is the hub of western Loudoun County. Located just 25 miles from Dulles International Airport and just over 50 miles to the heart of Washington, D.C., Purcellville is a small Town with a lot of activity. Loudoun County, with over 360,000 residents, is one of the fastest growing counties in the nation, and it boasts the highest household median income for counties in the nation.

Purcellville is an award-winning town of nearly 9,200 residents located in Loudoun County, approximately 40 miles west of Washington, DC. It has been honored for its green initiatives, most recently with the prestigious Siemens Sustainability Award for Small Communities.

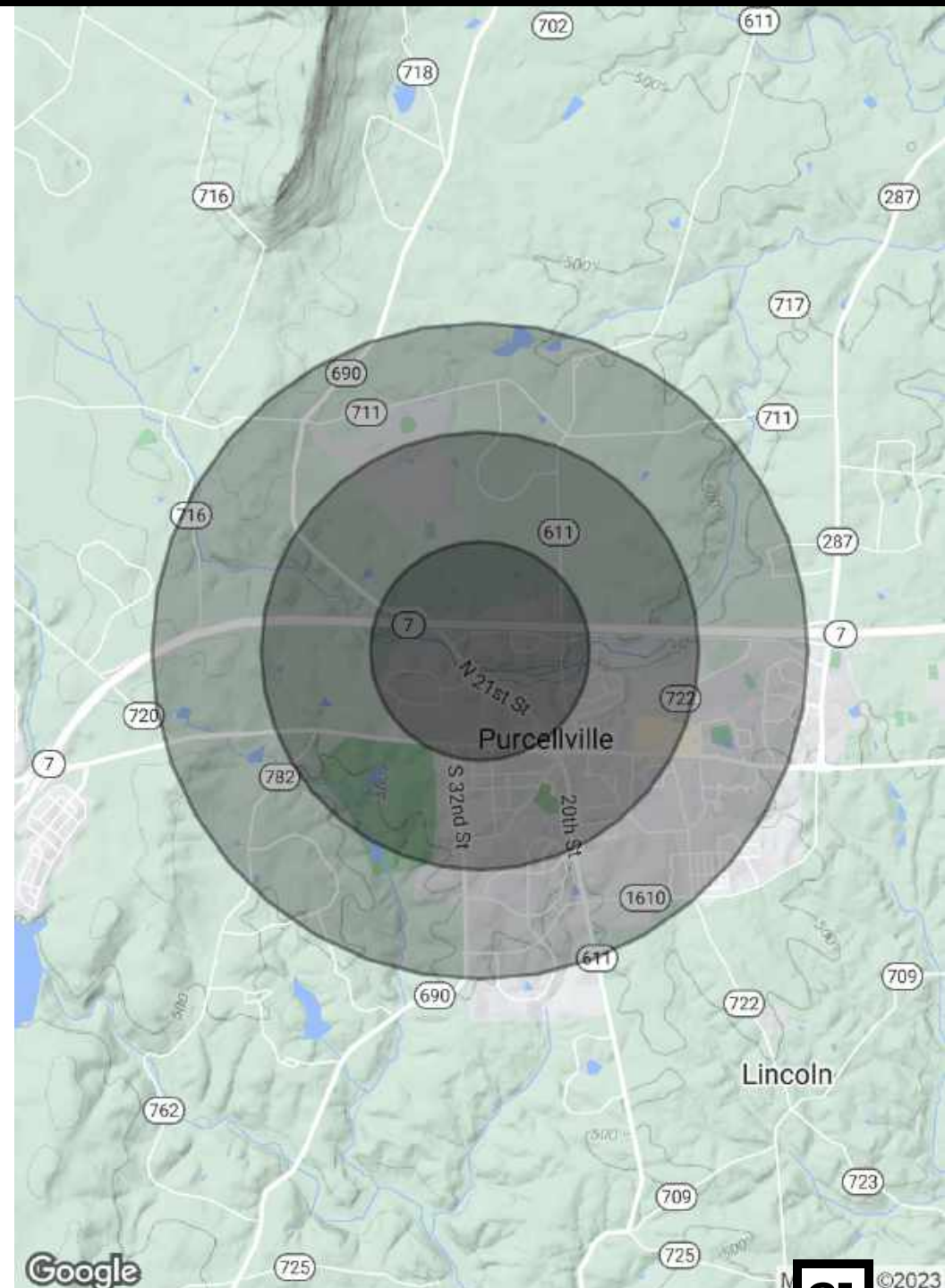
(c) Wikipedia, purcellvilleva.gov



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,178	4,251	8,795
AVERAGE AGE	38.2	38.2	37.6
AVERAGE AGE (MALE)	34.2	34.8	35.0
AVERAGE AGE (FEMALE)	43.0	42.0	40.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	384	1,378	2,837
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$150,313	\$152,588	\$150,741
AVERAGE HOUSE VALUE	\$496,464	\$494,086	\$486,465

* Demographic data derived from 2020 ACS - US Census





SRE
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Investment | Brokerage | Acquisition



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

A B O U T U S



ABOUT SERAFIN REAL ESTATE

Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. 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

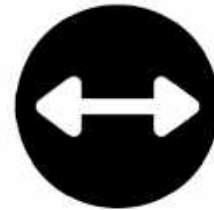


#1 CRE BROKERAGE
FOR TOTAL
VOLUME SOLD



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

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.

Serafin Real Estate

40834 Graydon Manor Lane
Leesburg, VA 20175
703.261.4809
serafinre.com



GRANT WETMORE

Sales & Acquisitions

gwetmore@serafinre.com

Direct: 703.261.4809 | **Cell:** 703.727.2542

PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial real estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant serves as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

He resides in Round Hill, Virginia with his wife, Tansy and their three boys.

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Leesburg, VA 20175

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