



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

OFFICE CONDOS

FOR SALE

INVESTMENT PROPERTY

9430 Forestwood Ln. Suite 201 & 204

Manassas, VA



HIGHLIGHTS

- Two Office Condos totaling 5,106 SF
 - State of VA Tenant occupies 3,631 SF
 - Remaining 1,475 SF leased by Duvall Wheeler, CPA Firm
 - Both 5 year Full Service leases (which expire in 2022) with two 5 year options to extend
 - NOI - \$88,324
 - 6% CAP Rate
- Elevator Building
- Plentiful Parking
- Zoned B-1, Professional Business Office
- Close Proximity to Prince William Hospital

SALE PRICE:
\$1,472,067

WWW.WEBER-RECTOR.COM

COLEMAN RECTOR
(703) 366-3189

COLEMAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street, Manassas, VA 20110

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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FINANCIAL INFORMATION

UNIT	Unit 201 & Unit 204 (Portion)	Unit 204 (Duvall)	
Tenant	WIC	DuVall Wheeler	
Lease Expiration	July 2022	July 2022	
SQFT	3631	1520	
Rent (SF)	\$25.00	\$25.00	
Rent (Annual)	\$90,775	\$38,000	
Vacancy	\$1,816	\$760	2.0%
EGI	\$88,960	\$37,240	
Expenses			
HOA Fees (\$110/mo)	\$7,200	\$2,400	
Utilities	\$7,262	\$3,040	
Taxes	\$9,000	\$3,000	
Internet			
Maintenance/Cleaning	\$5,174	\$0	
Insurance	\$600	\$200	
Management			
Total Operating Expenses	\$29,236	\$8,640	
Expense Ratio	33%	23%	
Net Operating Income	\$59,724	\$28,600	\$88,324

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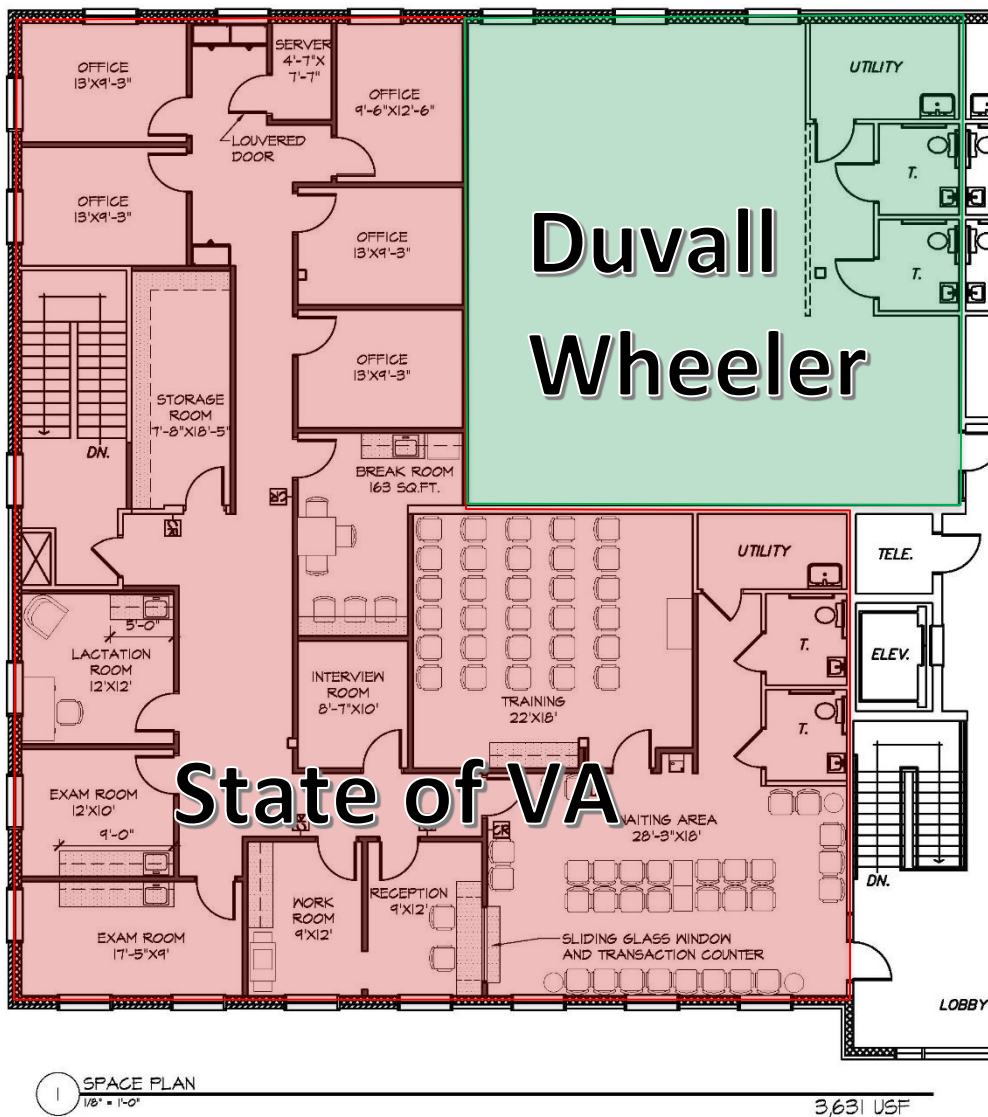
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FLOOR PLAN (STATE TENANT)



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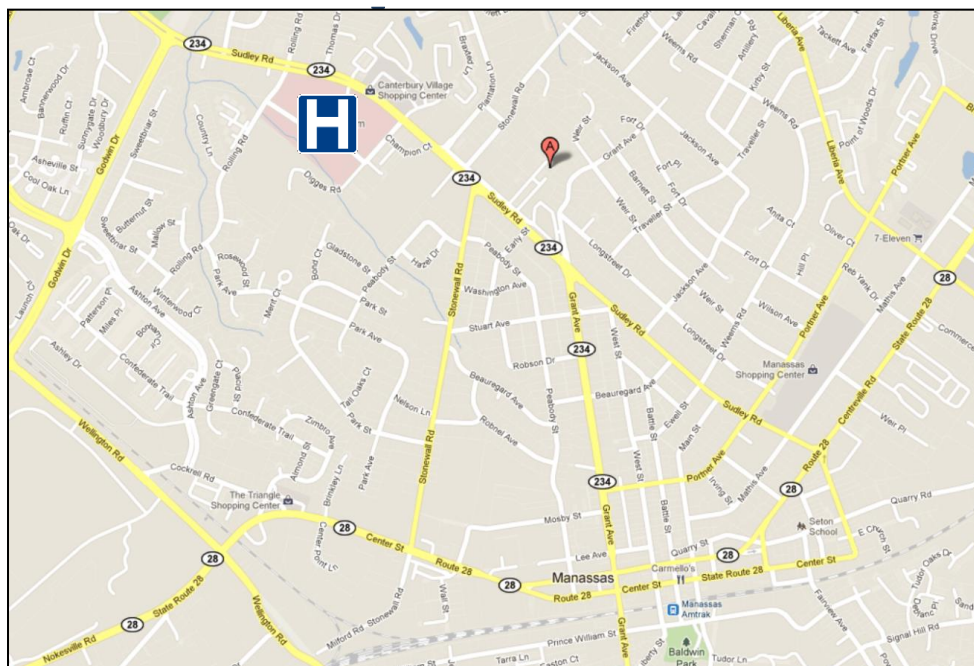
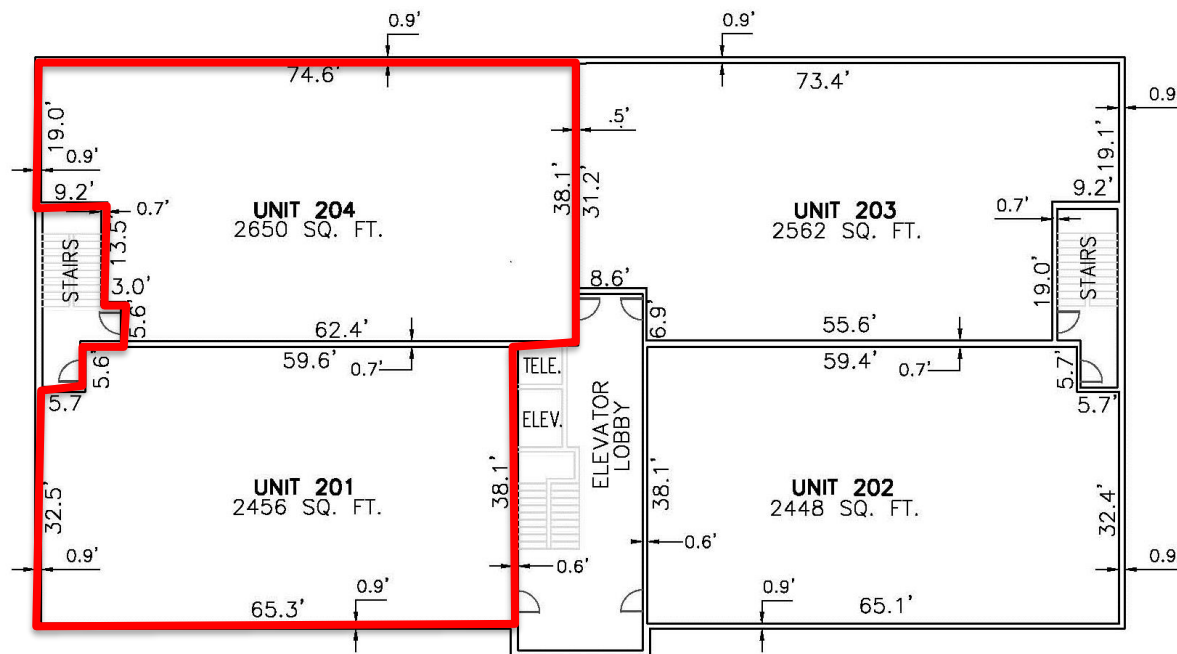
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