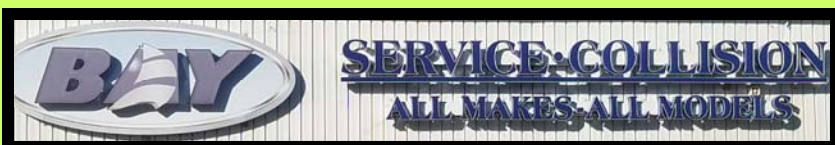
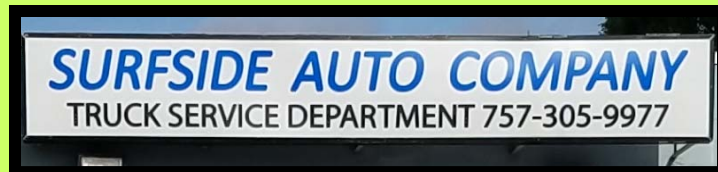
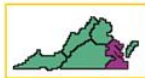




Offering  
16 Parcel Portfolio  
21 leases  
Norfolk, Virginia



**JCF**  Real Estate  
Since 1957 Owners  
Developers

**Lawrence E. Fleder**

757-623-1062 ext. 213 Jaffe Caplan Fleder  
757-622-2753 (fax) 4701 Columbus St.  
757-620-6656 (cell) Suite 300  
Lakebarb4@aol.com Virginia Beach, VA  
23462

## 16 Properties\* / 21 leases Norfolk, Virginia

The ultimate buyer of these properties gains the opportunity to hit the ground running and be actively engaged in oversight and implementation of a proven real estate portfolio. This cluster of occupied real estate is not a coupon clipping venture.

Besides net operating income of approximately \$1,250,000.00, these closely held locally owned real estate holdings involve the full gambit of landlord responsibilities:

Marketing signage and social media, interviewing prospects, lease drafting, zoning preservation, intermittent (not daily) maintenance and vendor selection and bidding for items like roofs or expansions, insurance coverage, rent collection, real estate tax payments or protests, annual IRS reporting and distribution of profits to owner(s) / investor(s).

The redacted rent roll on page iii provides basic information with current rent rates available after signing a confidentiality agreement and basic introductions to each other.

For more information:

[www.loopnet.com/Listing/6414-E-Virginia-Beach-Blvd-Norfolk-VA/16955297/](http://www.loopnet.com/Listing/6414-E-Virginia-Beach-Blvd-Norfolk-VA/16955297/)

### History of 16 Parcel Portfolio

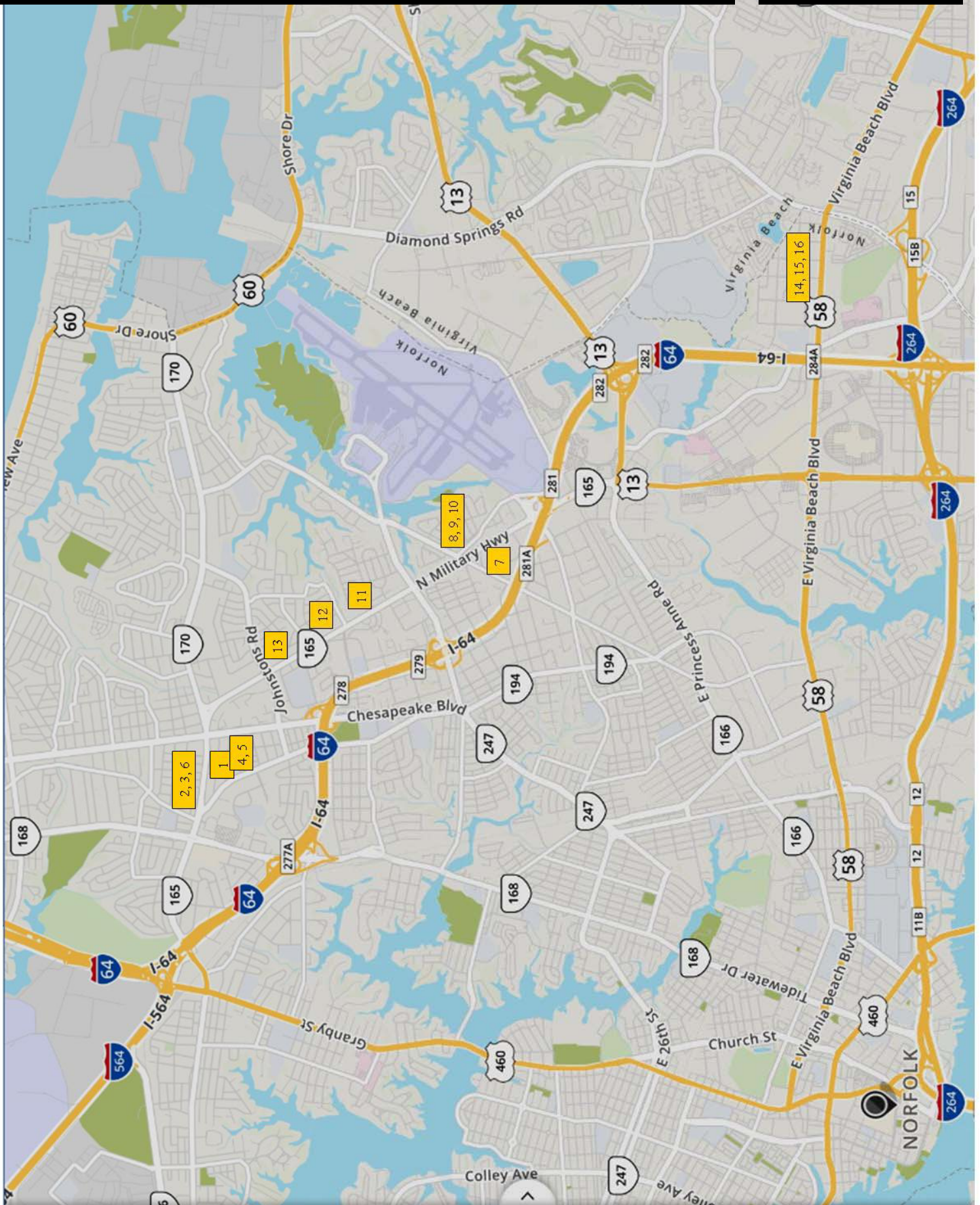
Alan Fleder (1914 - 2003) and his brother, Harry (1919 - 2000), started their business careers as furniture merchants in 1945 in downtown Norfolk, Virginia. As the business grew and the post World War II population expanded into suburbs they acquired small suburban locations with the intention of opening additional furniture stores beyond the 3 downtown stores. Many of these parcels had great highway exposure and attracted automobile dealerships and related service facilities. Proximity to the Norfolk International Airport (“ORF”) was conducive to national car rental brands.

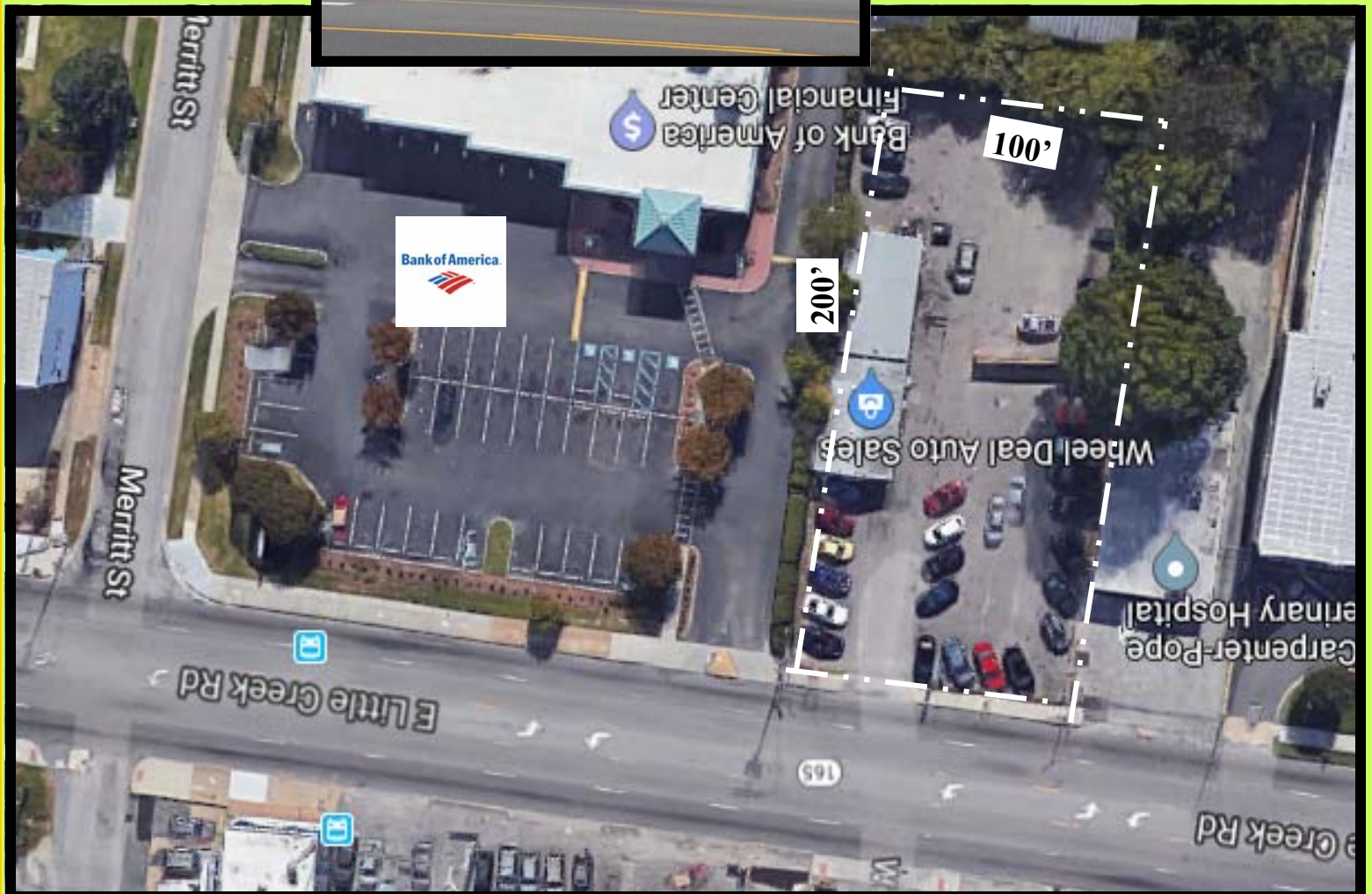
Today the users include Avis Car Rent, Leslie’s Pool Supplies, car and truck repair, transmission repair, car stereo installation and used car dealerships.

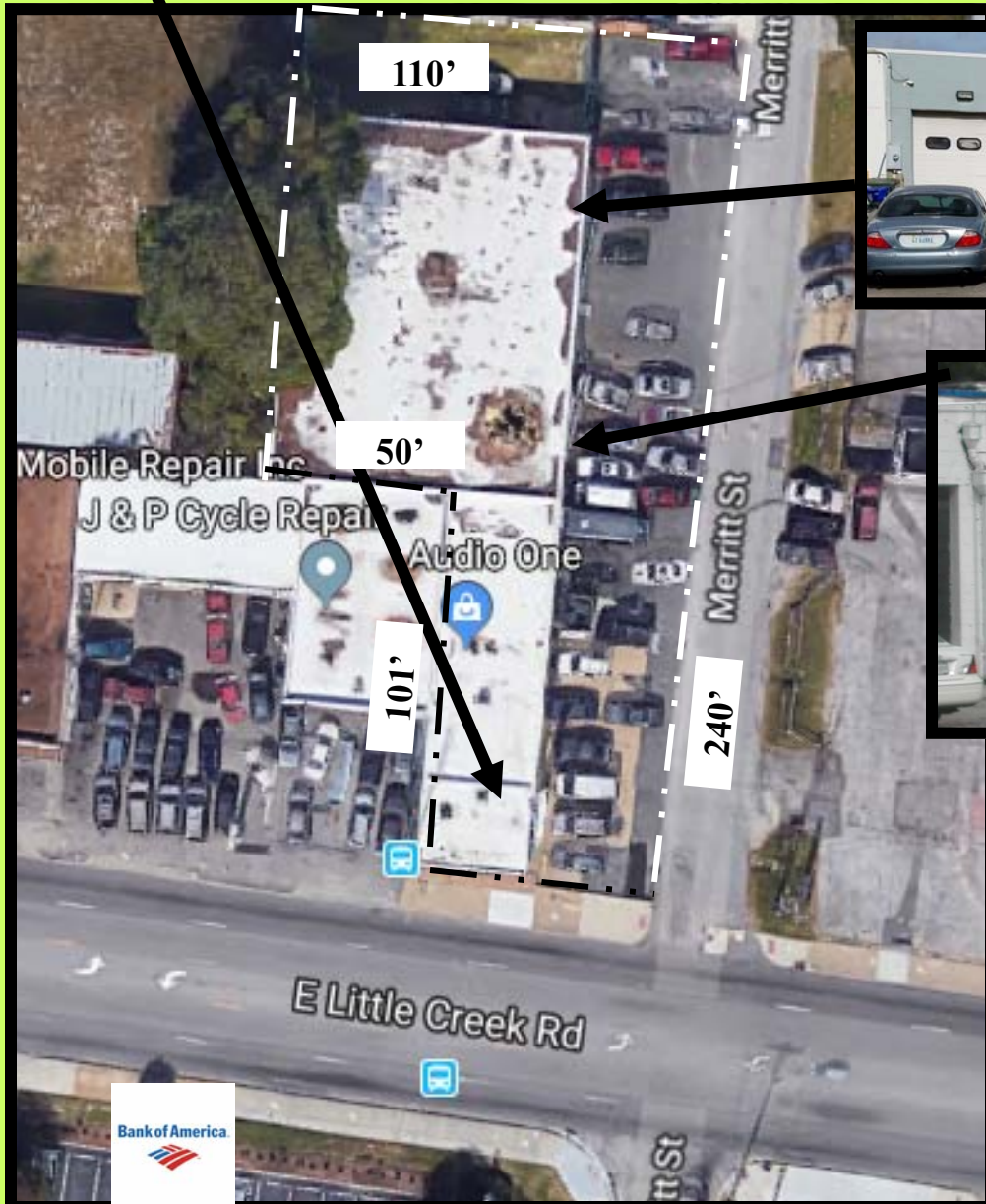
<b>Financials</b>			
Monthly NOI	\$104,693	\$104,693	\$104,693
Yearly NOI	\$1,256,317	\$1,256,317	\$1,256,317
Avg. Annual Increase	x 1.03	x 1.03	x 1.03
Cap Rate	<u>4%</u>	<u>5%</u>	<u>6%</u>
Sales Price	\$31,407,929	\$25,126,343	\$20,938,619

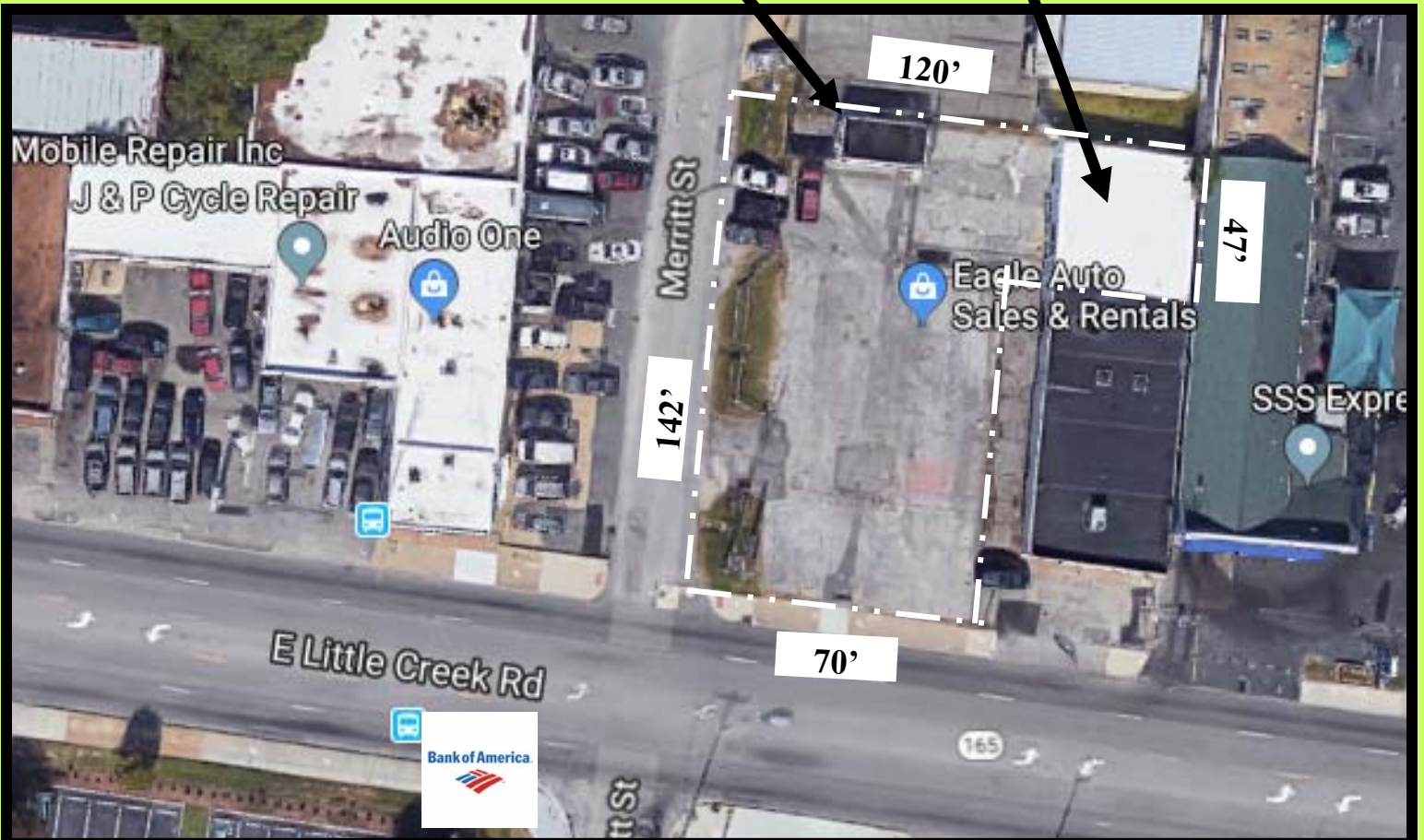
14.85

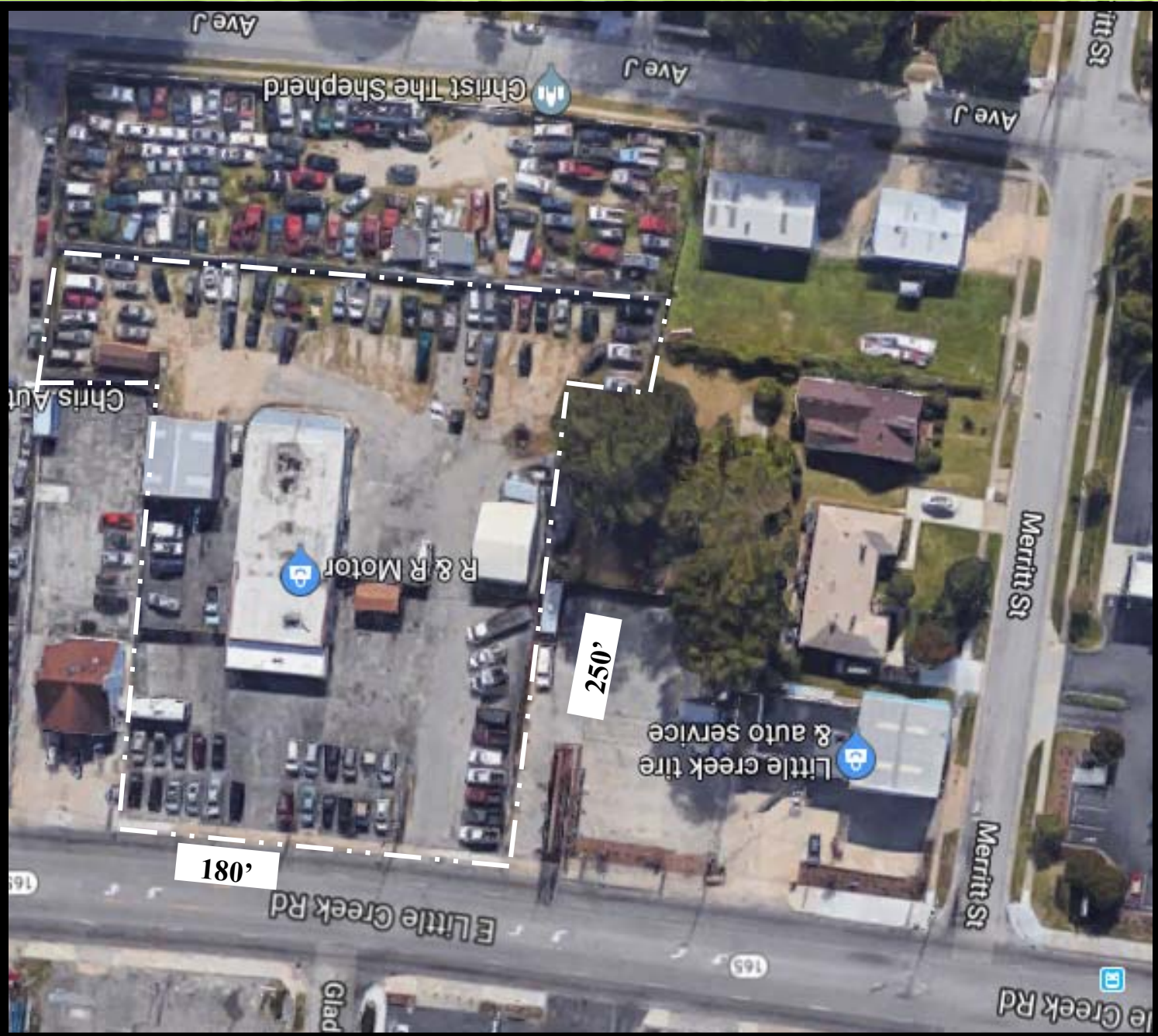
	<b>Address</b>	<b>Acres</b>	<b>Lease Start</b>	<b>Lease End</b>	<b>Rent Incr.</b>	<b>Incr. Amt.</b>
Page 1	881 LCR	0.46	7/3/2014	4/30/2022	5/1/2022	3% LCR
Page 2	894 LCR	0.47	1/24/2000	12/31/2024	1/1/2023	3% East Little Creek Rd
Page 2	894 LCR	incl.	11/11/2005	10/29/2022	N/A	N/A
Page 2	894 LCR	incl.	6/9/2016	6/30/2022	7/1/2022	\$100
Page 3	900A LCR	0.28	10/28/2016	11/30/2022	12/1/2022	3%
Page 3	900B LCR	incl.	7/1/2020	6/30/2022	7/1/2022	3%
Page 4	919 LCR	0.83	9/1/1979	3/31/2023	1/1/2023	3%
Page 5	Ave J	0.7	3/10/2017	3/31/2022	4/1/2022	3%
Page 6	946 LCR	0.23	8/11/2011	9/30/2023	10/1/2022	3%
Page 7	3335 NMH	0.77	12/1/2020	11/30/2023	12/1/2022	3%
Page 8	3430 NMH	0.8	9/15/1975	8/31/2025	9/1/2022	3% NMH
Page 9	3444 NMH	0.98	8/1/1996	7/31/2025	9/1/2022	3% North Military Hwy
Page 10	3462 NMH	1.16	8/1/1996	8/31/2025	9/1/2022	3%
Page 11	3530 NMH	0.6	11/1/2018	10/31/2023	11/1/2022	3%
Page 12	6939-50 NMH	3.62	9/1/1964	5/31/2022	6/1/2022	3%
Page 13	7044 NMH	0.69	5/22/2018	9/30/2022	8/1/2022	3%
Page 14	6414 VBB	0.46	1/23/1984	10/31/2027	11/1/2022	1.50%
Page 15a	6420 VBB	0.44	10/1/1980	8/31/2023	8/1/2022	3% VBB
Page 15b	6430 VBB	0.28	5/9/1997	12/31/2022	1/1/2023	3% East Virginia Beach
Page 15c	6440 VBB	0.91	6/25/2002	3/31/2023	2/1/2023	1.50% Boulevard
Page 16	6530 VBB	1.17	10/27/2000	3/31/2023	4/1/2022	1.50%



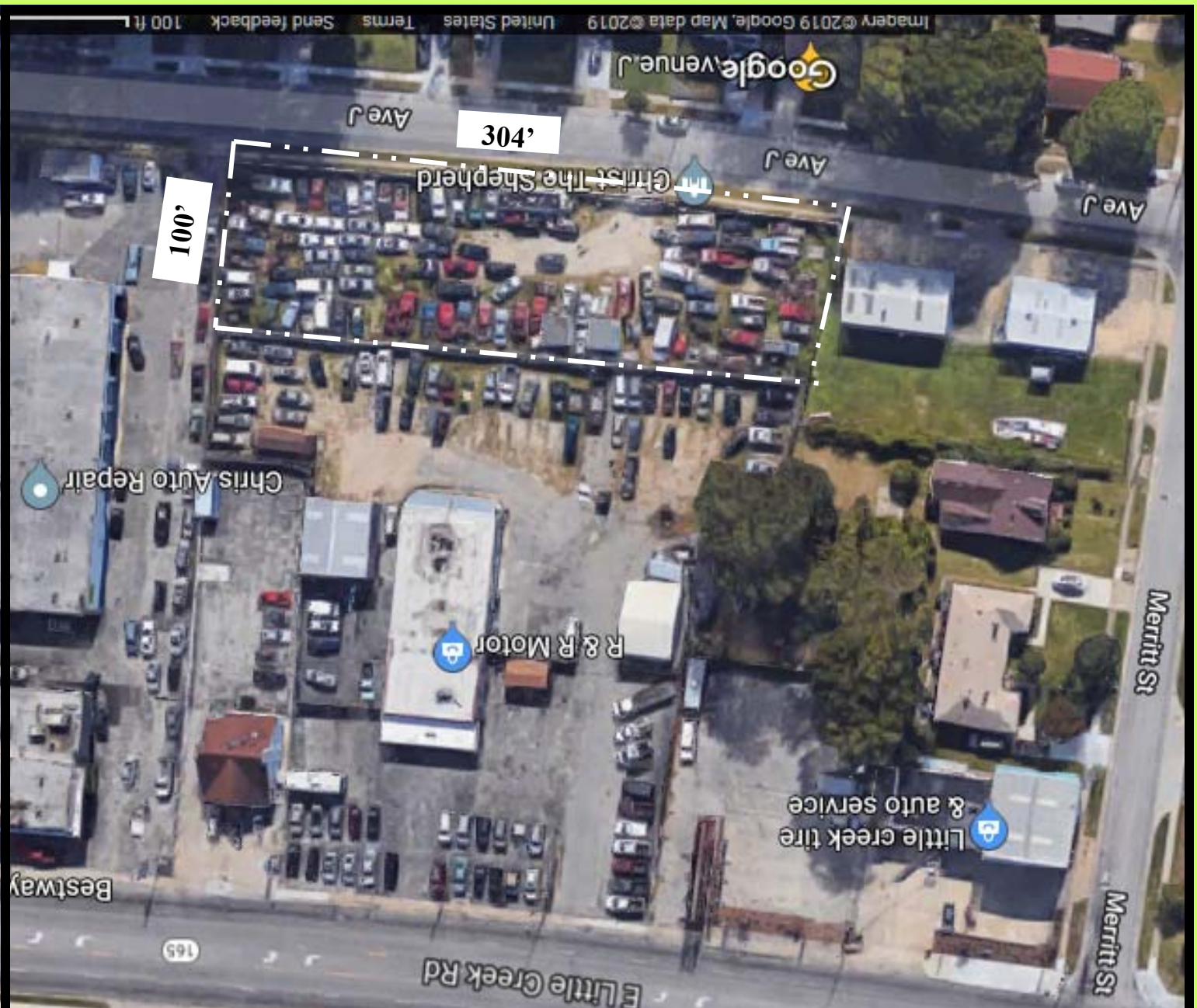


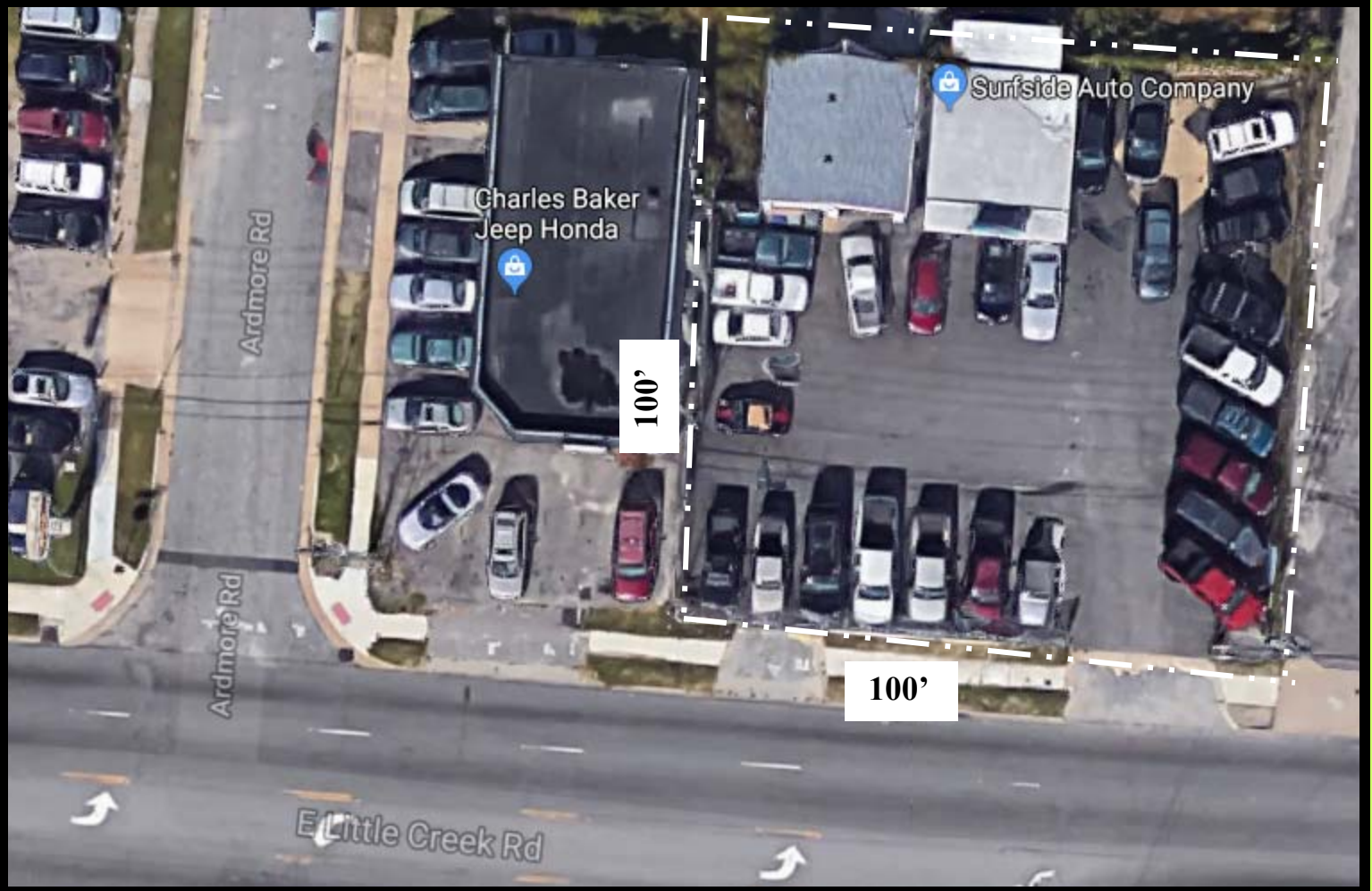






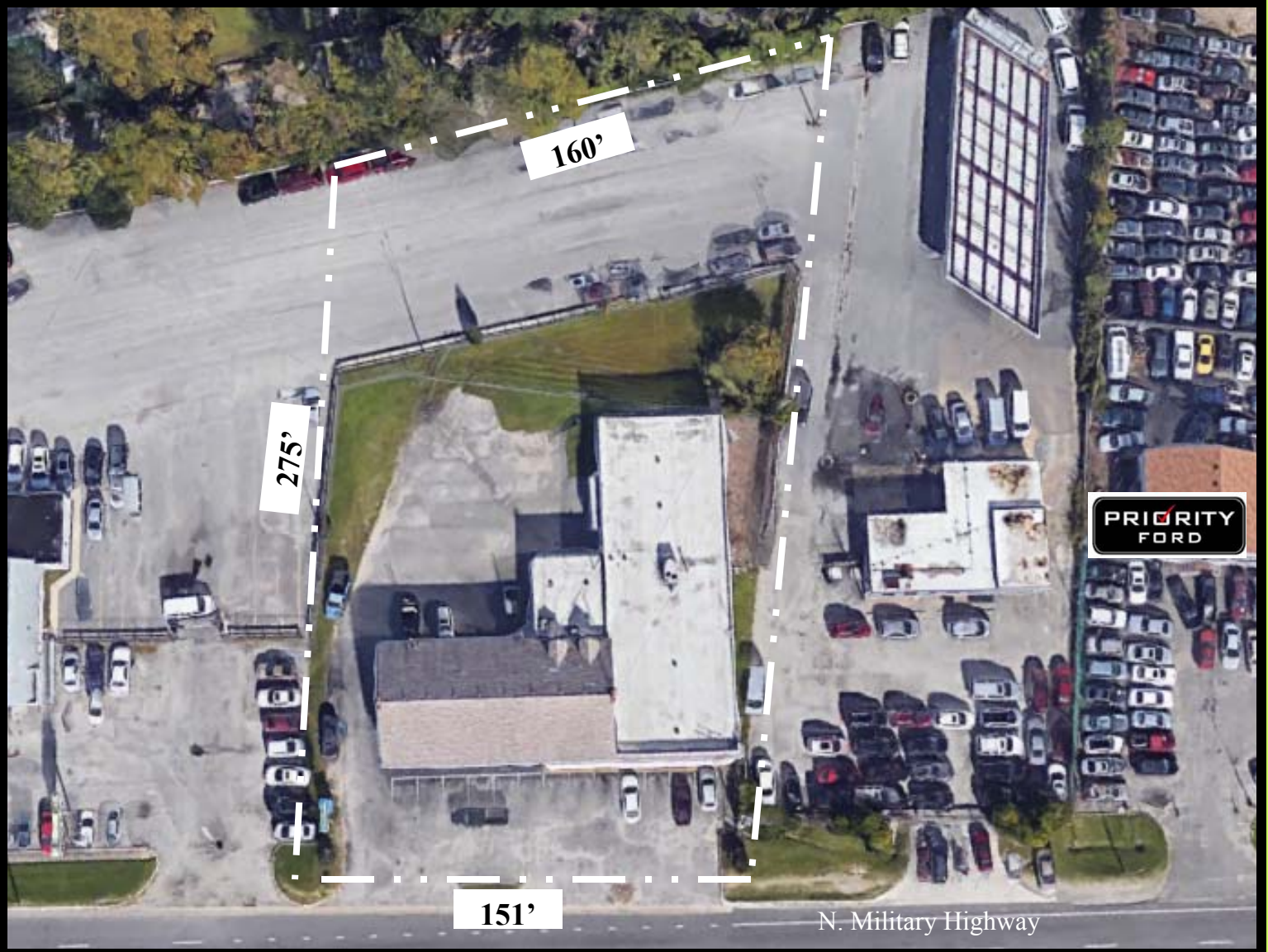




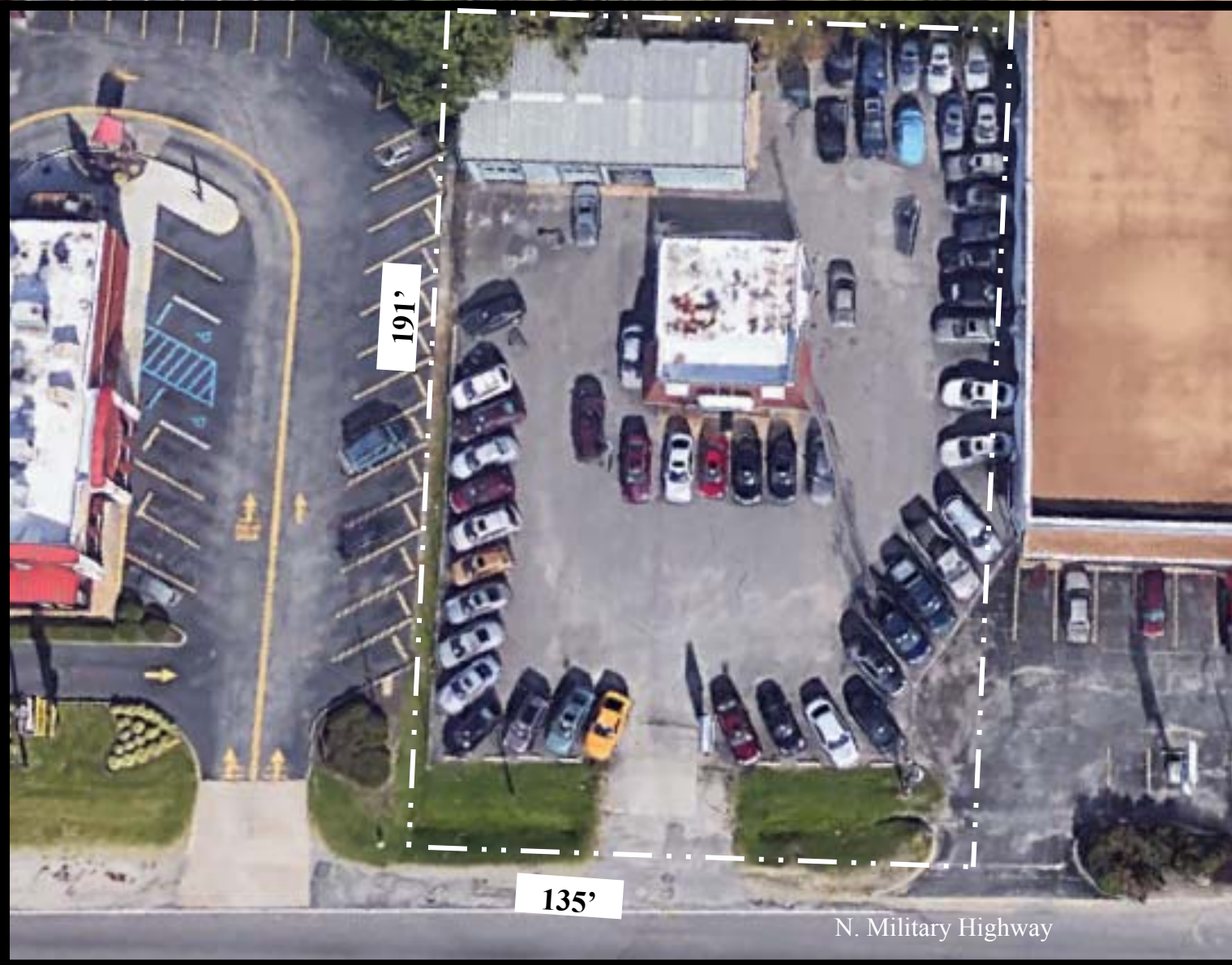










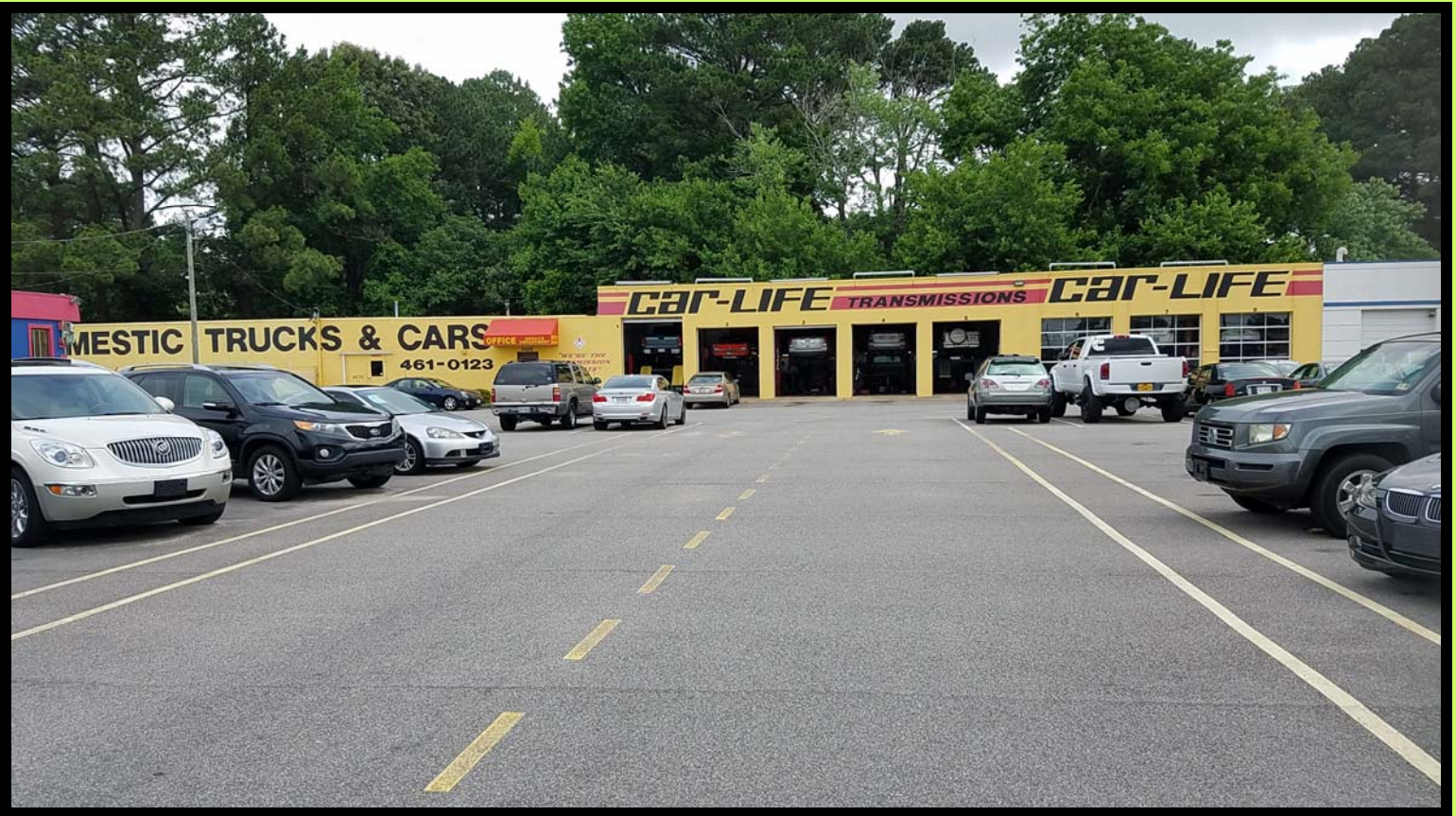


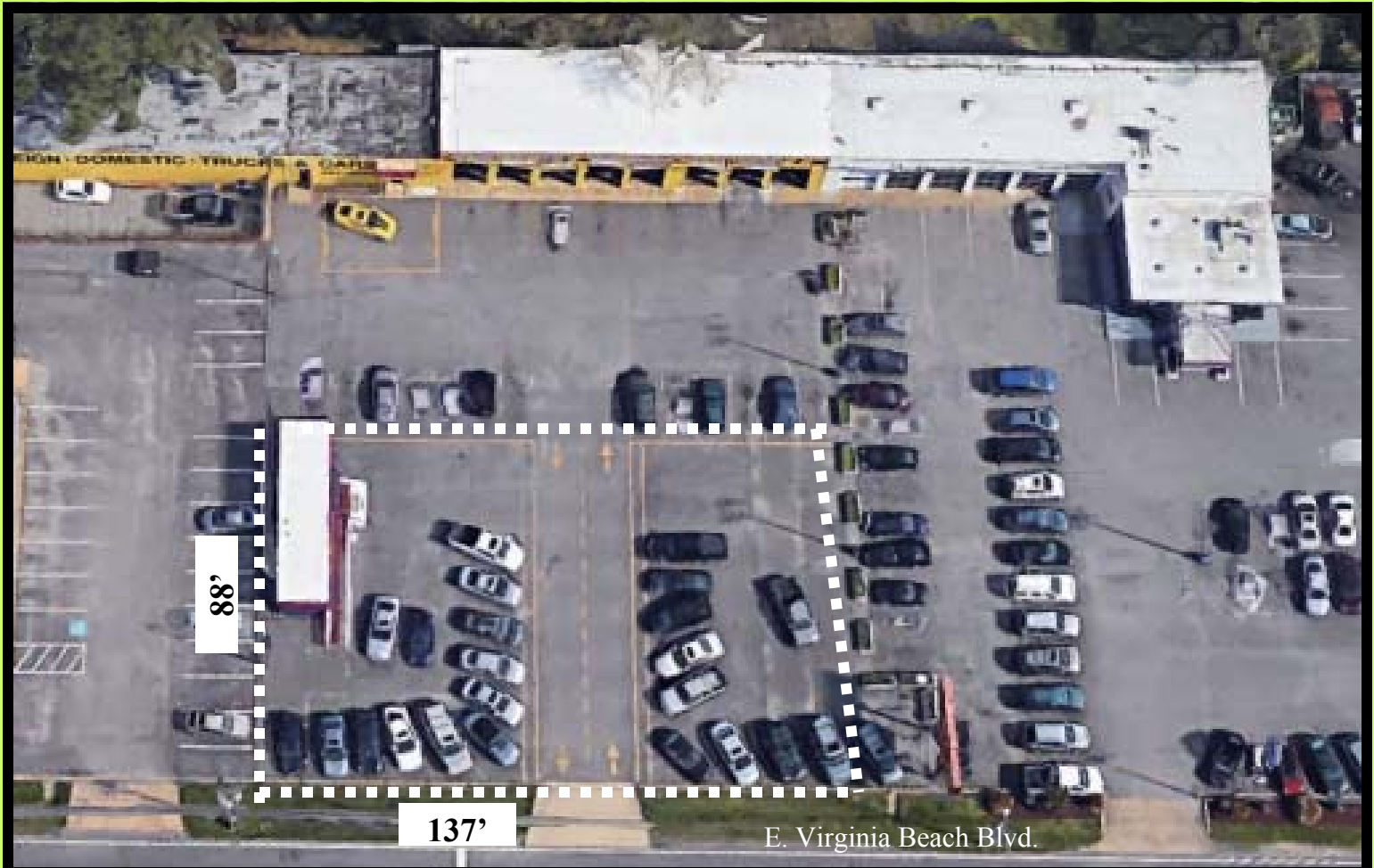




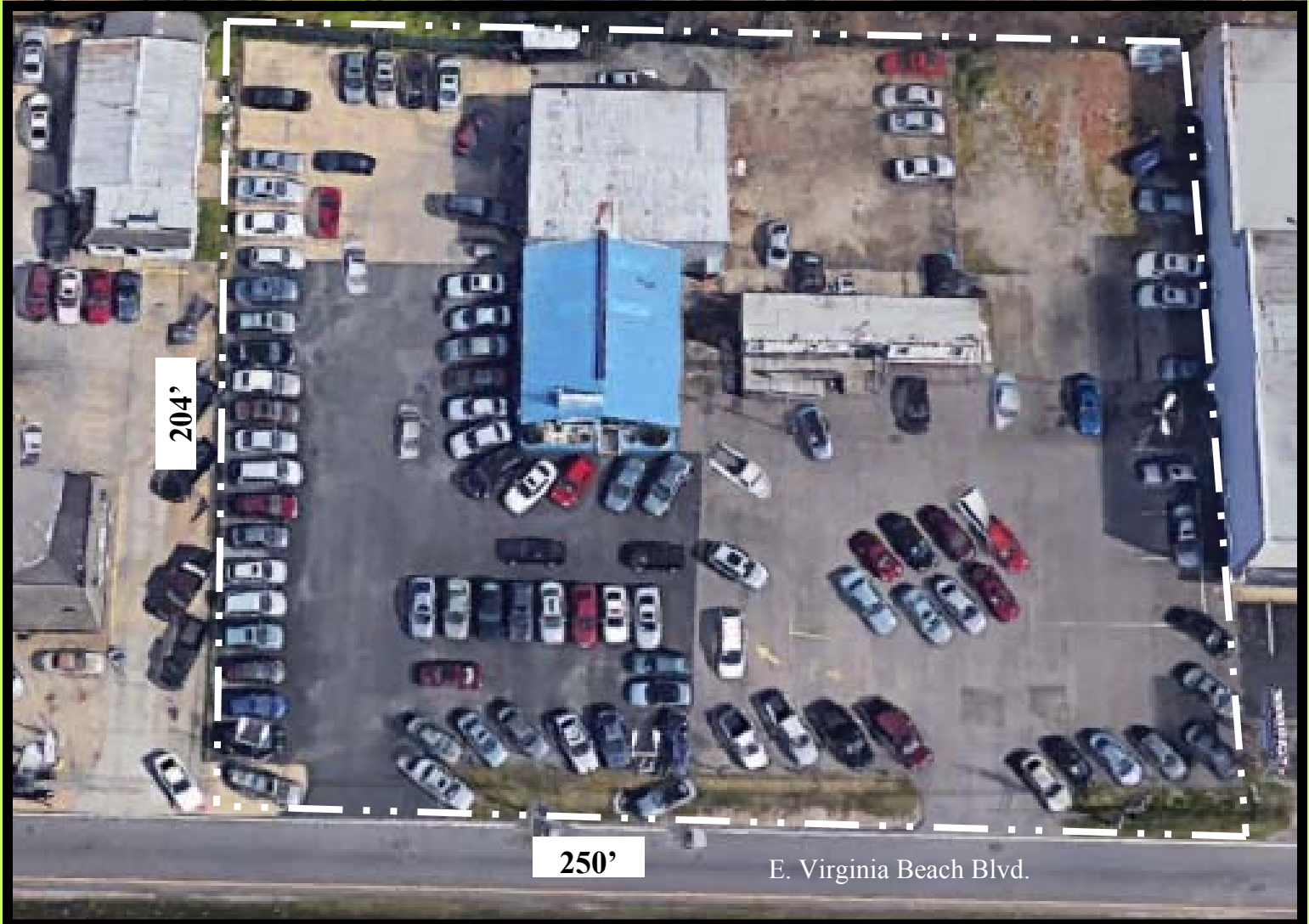






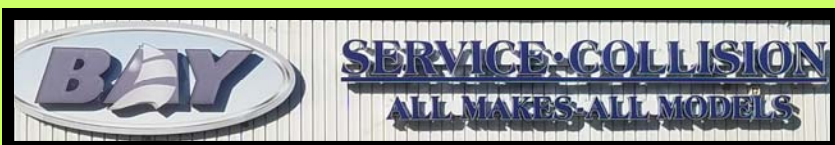


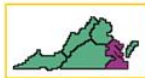






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