



398 Wythe Creek Rd Poquoson, VA

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PREPARED BY ANTHONY HOPKINS
SAMSON PROPERTIES





ANTHONY HOPKINS
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Aerial Photo

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SUMMARY

ANTHONY HOPKINS
SAMSON PROPERTIES

PRICING

List Price - \$999,000

CAP - 6.28%

Current Annual Rent - \$62,742.72

PROPERTY DESCRIPTION

Gross Leasable Area - 8,075 SF

Lot Size - 1.00 Acres

Year Built -1994

LEASE SUMMARY

Lease Type - Double Net

Landlord Responsibility - Roof, Structure, HVAC, Utility Connections, Parking Lot/Sidewalks

Tenant Reimburses - Real estate taxes, insurance

Lease Commencement - 10/26/1994

Lease Expiration - 12/31/24

INVESTMENT OVERVIEW

CASH FLOW

For the Year Ending	Year 1 Aug-2021	Year 2 Aug-2022	Year 3 Aug-2023	Year 4 Aug-2024	Year 5 Aug-2025
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$62,743	\$62,743	\$62,743	\$62,743	\$67,797
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$62,743	\$62,743	\$62,743	\$62,743	\$67,797
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$62,743	\$62,743	\$62,743	\$62,743	\$67,797
+ Tenant Expense Reimbursements	\$10,885	\$10,912	\$10,940	\$10,968	\$10,997
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$73,628	\$73,655	\$73,683	\$73,711	\$78,794
- Operating Expenses	\$12,635	\$12,689	\$12,743	\$12,798	\$12,854
NET OPERATING INCOME (NOI)	\$60,993	\$60,966	\$60,940	\$60,913	\$65,940
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- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$38,298	\$38,298	\$38,298	\$38,298	\$38,298
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0

NYSE - AAP - Advance Auto Parts, Inc. (Advance) is an American automotive aftermarket parts provider.

Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it-yourself (DIY) customers. As of July 13, 2019, Advance operated 4,912 stores and 150 Worldpac branches in the United States and Canada. The Company also serves 1,250 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands.

The company's stores and branches offer a broad selection to brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks.

TENANT OVERVIEW

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Poquoson Demographics

Population

12,582
4,617 Households

Income (2021)

Median
Household - \$112,026

Per Capita - \$44,265

Economy

63% of population
aged 16+ in Civilian
Labor Force

Race/Ethnicity

93.1% White
1.5% African American
1.8% Asian/Pacific Islander



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Listing Brokerage

Samson Properties
14291 Park Meadow Dr Suite 500
Chantilly, VA 20151

Listing Agent

Anthony Hopkins
703.999.3390
anthonyhopkinsrealestate@gmail.com

**Exclusive
Listing**