

Ladysmith Professional Center

8051 Prosperity Way
Ruther Glen VA 22546



HIGHLIGHTS:

- » Prime I-95 location between Richmond and Fredericksburg in a high-growth corridor with 3,500+ homes planned and major employers nearby.
- » 100% leased medical/office asset to Mary Washington Healthcare and Health Connect America (KEYS Academy), providing stable, essential-service tenancy with rent escalations.
- » Strong demand fundamentals driven by \$575M+ in regional healthcare and government investment.
- » High-visibility Route 1 frontage near retail, dining, and daily services.



Exclusively Marketed by:

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PROPERTY SUMMARY

Number of Tenants	2 + Parking Lot
Building SF	16,800
Land SF	162,479
Year Built	2008
Parcel #	52D-2-15
Zoning Type	B-1
Building Class	B
Number of Parking Spaces	150
Parking Ratio	5.00/1,000 SF

INVESTMENT SUMMARY

Price	\$3,150,000
Price PSF	\$187.50
Occupancy	100%
NOI (2025)	\$256,609
NOI (Year 1)	\$233,893
CAP RATE (2025)	8.15%
CAP RATE (Year 1)	7.43%
CASH ON CASH (2025)	9.11%
CASH ON CASH (Year 1)	6.71%

PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$945,000
Loan Amount	\$2,205,000
Interest Rate	6.00%
Loan Terms	5
Annual Debt Service	\$170,490
Loan to Value	70%
Amortization Period	25 Years

INCOME	2025		YEAR 1	
Gross Scheduled Rent Floor 1	\$168,164	51.9%	\$174,204	51.8%
Gross Scheduled Rent Floor 2	\$153,228	47.3%	\$159,353	47.4%
Gross Scheduled Rent Parking Lot	\$2,600	0.8%	\$2,600	0.8%
Effective Gross Income	\$323,992		\$336,157	
Less Expenses	\$67,383	20.79%	\$102,264	30.42%
Net Operating Income	\$256,609		\$233,893	
Annual Debt Service	\$170,490		\$170,490	
Cash flow	\$86,119		\$63,403	
Debt Coverage Ratio	1.51		1.37	

EXPENSES	2025	YEAR 1
Real Estate Taxes	\$17,703	\$24,570
Insurance	\$4,884	\$4,884
Utilities	\$41,743	\$42,996
Management Fee		\$13,446
Contract Services Total	\$3,053	\$3,144
Reserves		\$2,664
Repairs & Maintenance		\$10,560
Total Operating Expense	\$67,383	\$102,264
Annual Debt Service	\$170,490	\$170,490
Expense / SF	\$4.01	\$6.09
% of EGI	20.79%	30.42%

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Offering Memorandum for 8051 Prosperity Way, a 16,800-square-foot, two-story, fully leased office/medical building located in Ruther Glen, Virginia. The property delivers stable cash flow from two long-term tenants with contractual rent escalations and is strategically positioned in the growing Ladysmith submarket between Richmond and Fredericksburg.

The first floor is leased to MEDICORP, the real estate arm of Mary Washington Healthcare, a nonprofit regional healthcare system founded in 1899. Mary Washington Healthcare operates two hospitals with a combined 571 beds, multiple emergency departments, and more than 50 healthcare and wellness facilities, providing strong credit characteristics and essential-service tenancy. The second floor is occupied by Health Connect America (KEYS Academy), a multi-state provider of behavioral and mental health services, including a licensed K–12 special education day school.

Located in an underserved and rapidly developing corridor, the property benefits from strong tenant demand, scheduled rent growth, and expanding regional investment—making 8051 Prosperity Way a compelling opportunity offering secure income and long-term growth potential.