

FOR SALE

MULTI-UNIT INVESTMENT OPPORTUNITY
MIXED USE WITH AUTOMOTIVE REPAIR

11200

Catharpin Road

SPOTSYLVANIA, VA 22553



CATHARPIN RD

PINY BRANCH RD

SPECIFICATIONS

Price:	\$995,400
NOI:	\$82,545
Cap Rate:	8.29%
Units:	5

INVESTMENT SUMMARY


Spotsylvania County, VA
Fredericksburg Region

MARKET



5 Units

IMPROVEMENTS



11200 Catharpin Rd.
Spotsylvania, VA

LOCATION



THE OFFERING

Current NOI: \$82,545

Pro Forma NOI: \$116,145

Unit Size: House 1: 3bd / 2ba
House 2: 2bd / 1ba
House 3: 3bd / 1ba
Lower Shop: 1,300 SF
Top Shop: 1,950 SF

Lease Type Flat Rate + Utilities

Occupancy: 100%

Lot Size 2.76 AC

Property Type Commercial / Residential

HIGHLIGHTS

Located off Catharpin Rd. in Spotsylvania

5 unit property that requires low maintenance

Fully leased providing strong cash flow

Mix of residential homes and commercial buildings

Potential to enhance income through rent increases

FINANCIALS



ASKING PRICE

\$995,400

CURRENT NOI

\$82,545

CURRENT CAP RATE

8.29%

PRO FORMA NOI

\$116,145

RENT ROLL

UNIT	ADDRESS	CURRENT / MO.	PRO FORMA / MO.	LEASE EXP.
House #1	11200 Catharpin Rd	\$2,000	\$2,200	Jul 2027
House #2	11202 Knightly Way	\$1,250	\$1,800	Apr 2027
House #3	11203 Knightly Way	\$900	\$1,350	Apr 2027
Top Shop	11200 Catharpin Rd	\$1,550	\$2,750	Aug 2027
Lower Shop	11146 Catharpin Rd	\$2,900	\$3,300	Aug 2028
TOTAL MONTHLY RENT		\$8,600	\$11,400	

FINANCIAL BREAKDOWN

CURRENT

Annual Income	\$103,200
Annual Expenses	(\$20,655)
Net Operating Income	\$82,545
CAP RATE @ ASKING PRICE	8.29%

PRO FORMA

Annual Income	\$136,800
Annual Expenses	(\$20,655)
Net Operating Income	\$116,145
CAP RATE @ ASKING PRICE	11.67%

ANNUAL EXPENSES

Taxes	Insurance	Repairs
\$2,755	\$4,400	\$13,500

Asking Price: \$995,400 | Current Cap Rate: 8.29% | Pro Forma Cap Rate: 11.67%

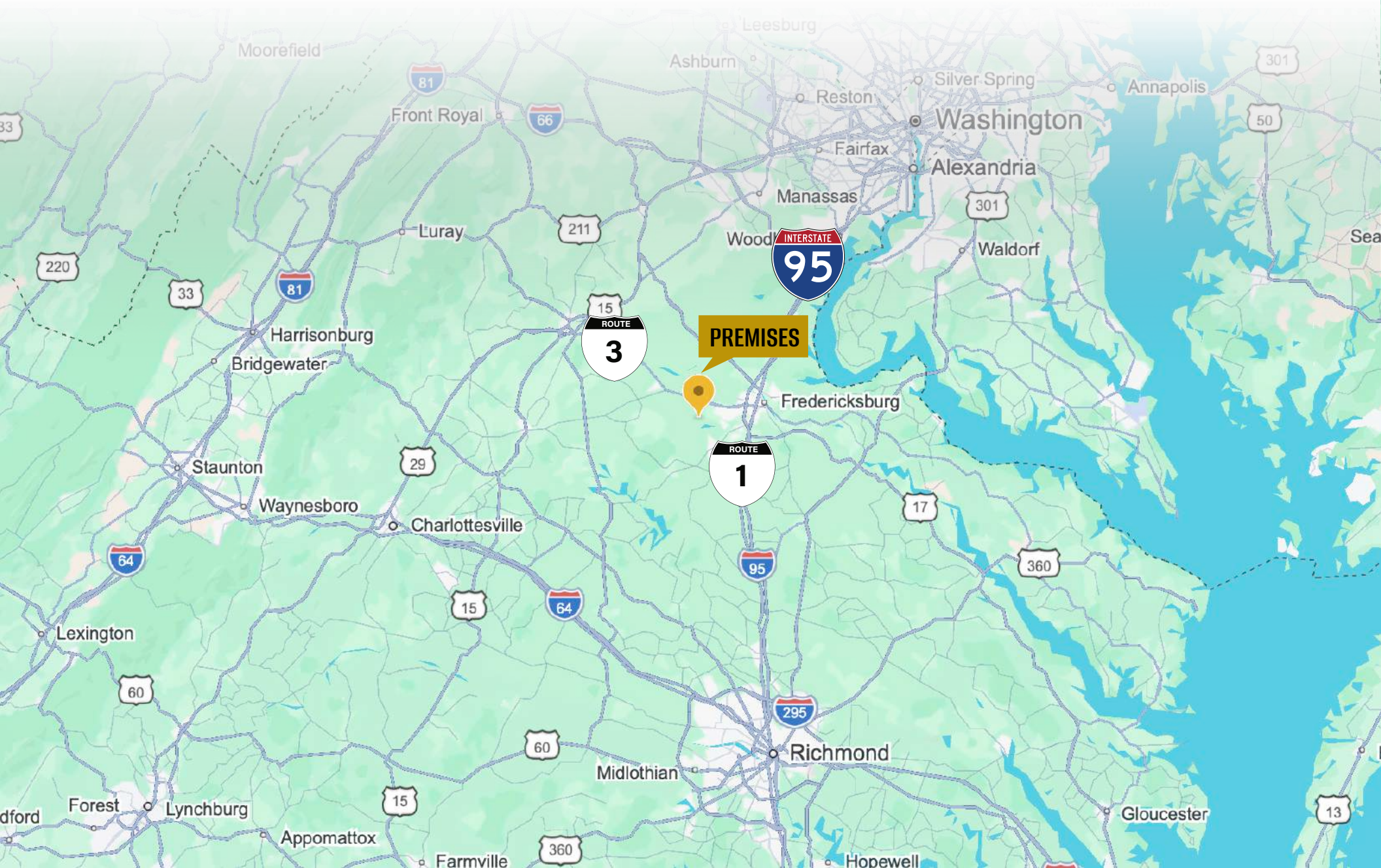
PROPERTY PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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