

475 MCLAWS CIRCLE

Williamsburg, Virginia

OFFICE OR MEDICAL CONDOMINIUMS | FOR SALE



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475 MCLAWS CIRCLE

Williamsburg, Virginia

SUITES 1 & 2

OFFICE OR MEDICAL CONDOMINIUMS | FOR SALE

PROPERTY DETAILS

- Suite 1: 3,306 SF (\$512,430)
- Suite 2: 1,386 SF (\$214,830)
- Suite 1 & 2 combined: 4,692 SF (\$727,260)
- Formerly occupied by Peninsula Dermatology
- Functional floor plan design with generous window line
- Recently renovated ADA restrooms
- Located within established Busch Corporate Center adjacent to Kingsmill Resort
- Close proximity to Riverside Doctor's Hospital and Quarterpath mixed-use development
- Approximately 1 mile from I-64 (Exit 242)

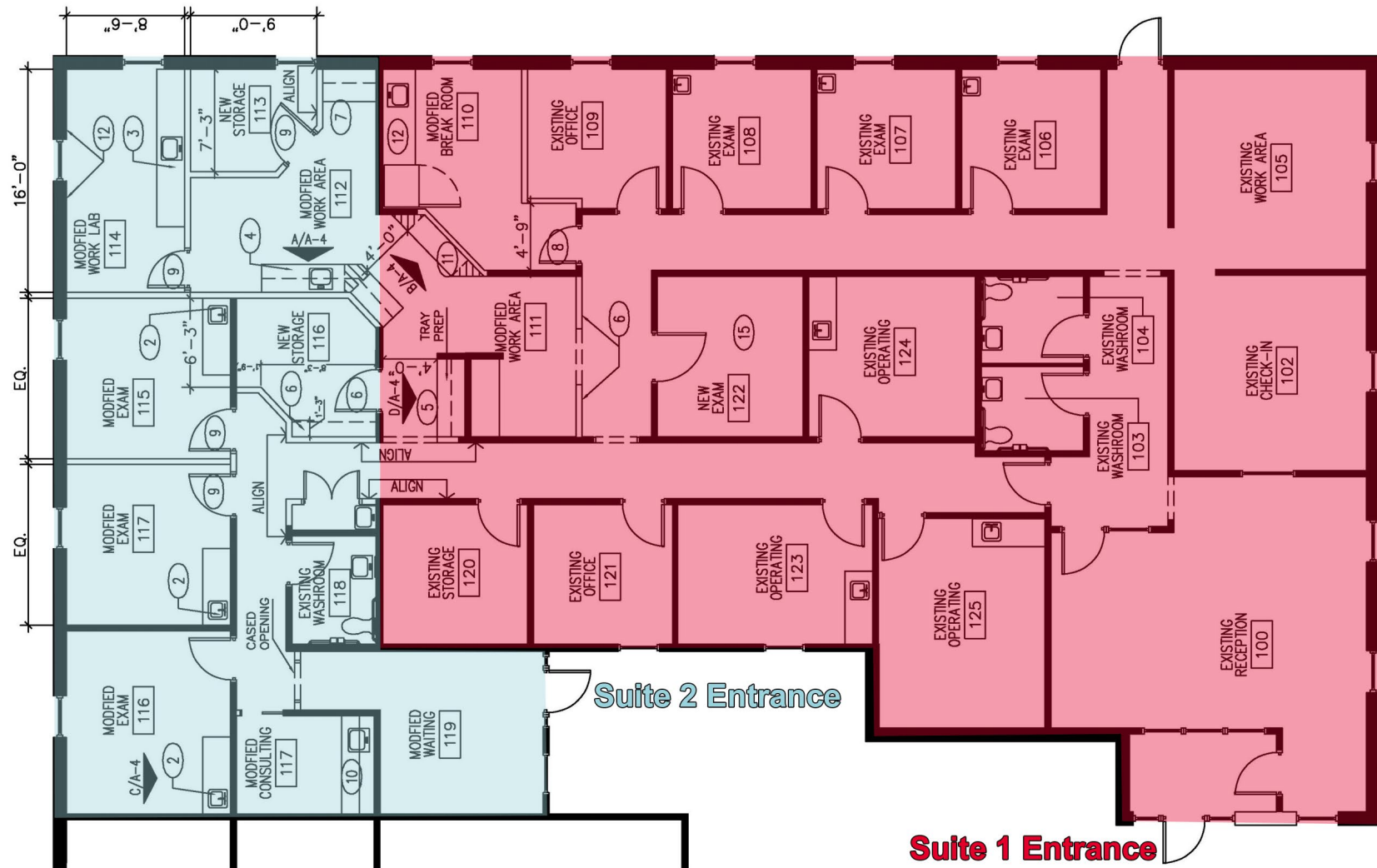


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Williamsburg, Virginia

SUITES 1 & 2

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Williamsburg, Virginia

SUITE 1

OFFICE OR MEDICAL CONDOMINIUMS | FOR SALE

CONCEPTUAL CASHFLOW SPREADSHEET

475 McLaws Circle, Suite 1, Williamsburg VA 23185

ESTIMATED INCOME

| Suite | Tenant | Rentable Sqft | PSF | Monthly | Annual Rent |
|-------|---------------------|------------------|------|-------------|-------------|
| 1 | OWNER USER | 3,306 | \$ - | \$ - | \$ - |
| | TOTAL INCOME | 3306 | | \$ - | \$ - |

ESTIMATED EXPENSES

| | | Monthly | Annual |
|------------------------------|----------------|--------------------|---------------------|
| Real Estate Taxes | \$ 1.05 | \$ 289.25 | \$ 3,471.00 |
| Condominium Association Dues | \$ 2.72 | \$ 749.33 | \$ 8,992.00 |
| Estimated Operating Expenses | \$ 3.02 | \$ 170.00 | \$ 10,000.00 |
| TOTAL EXPENSES | \$ 6.79 | \$ 1,208.58 | \$ 22,463.00 |

ESTIMATED NET OPERATING INCOME

\$ -

DEBT SERVICE

\$ 38,139

| | LTV | | |
|-----------------------------|-----|-------------------|-------|
| Financing | 80% | \$ 409,944 | |
| Down payment | 20% | \$ 102,486 | |
| Total Purchase Price | | \$ 512,430 | |
| PSF Purchase Price | | \$ 155 | |
| Rate | | 7.00% | 0.58% |
| Term | | 20 yrs | 240 |

Monthly payment **\$ 3,178.29**

Estimated Annual Ownership Cost \$ 60,602.50

Estimated Monthly Ownership Cost \$ 5,050.21

Estimated PSF Ownership Cost \$ 18.33

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Williamsburg, Virginia

SUITE 2

OFFICE OR MEDICAL CONDOMINIUMS | FOR SALE

CONCEPTUAL CASHFLOW SPREADSHEET

475 McLaws Circle, Suite 2, Williamsburg VA 23185

ESTIMATED INCOME

| Suite | Tenant | Rentable Sqft | PSF | Monthly | Annual Rent |
|---------------------|------------|---------------|------|-------------|-------------|
| 2 | OWNER USER | 1,386 | \$ - | \$ - | \$ - |
| TOTAL INCOME | | 1386 | | \$ - | \$ - |

ESTIMATED EXPENSES

| | | Monthly | Annual |
|------------------------------|----------------|------------------|--------------------|
| Real Estate Taxes | \$ 1.05 | \$ 120.83 | \$ 1,450.00 |
| Condominium Association Dues | \$ 2.72 | \$ 314.08 | \$ 3,769.00 |
| Operating Expenses | \$ 2.89 | \$ 170.00 | \$ 4,000.00 |
| TOTAL EXPENSES | \$ 6.65 | \$ 604.92 | \$ 9,219.00 |

ESTIMATED NET OPERATING INCOME

\$ -

DEBT SERVICE

\$ 15,990

| | LTV | | |
|----------------------|--------|------------|-------|
| Financing | 80% | \$ 171,864 | |
| Down payment | 20% | \$ 42,966 | |
| Total Purchase Price | | \$ 214,830 | |
| PSF Purchase Price | | \$ 155 | |
| Rate | 7.00% | | 0.58% |
| Term | 20 yrs | | 240 |

Monthly payment **\$ 1,332.46**

Estimated Annual Ownership Cost \$ 25,208.52

Estimated Monthly Ownership Cost \$ 2,100.71

Estimated PSF Ownership Cost \$ 18.19

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SUITES 1 & 2

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CONCEPTUAL CASHFLOW SPREADSHEET

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DEMOGRAPHICS (1 MILE)

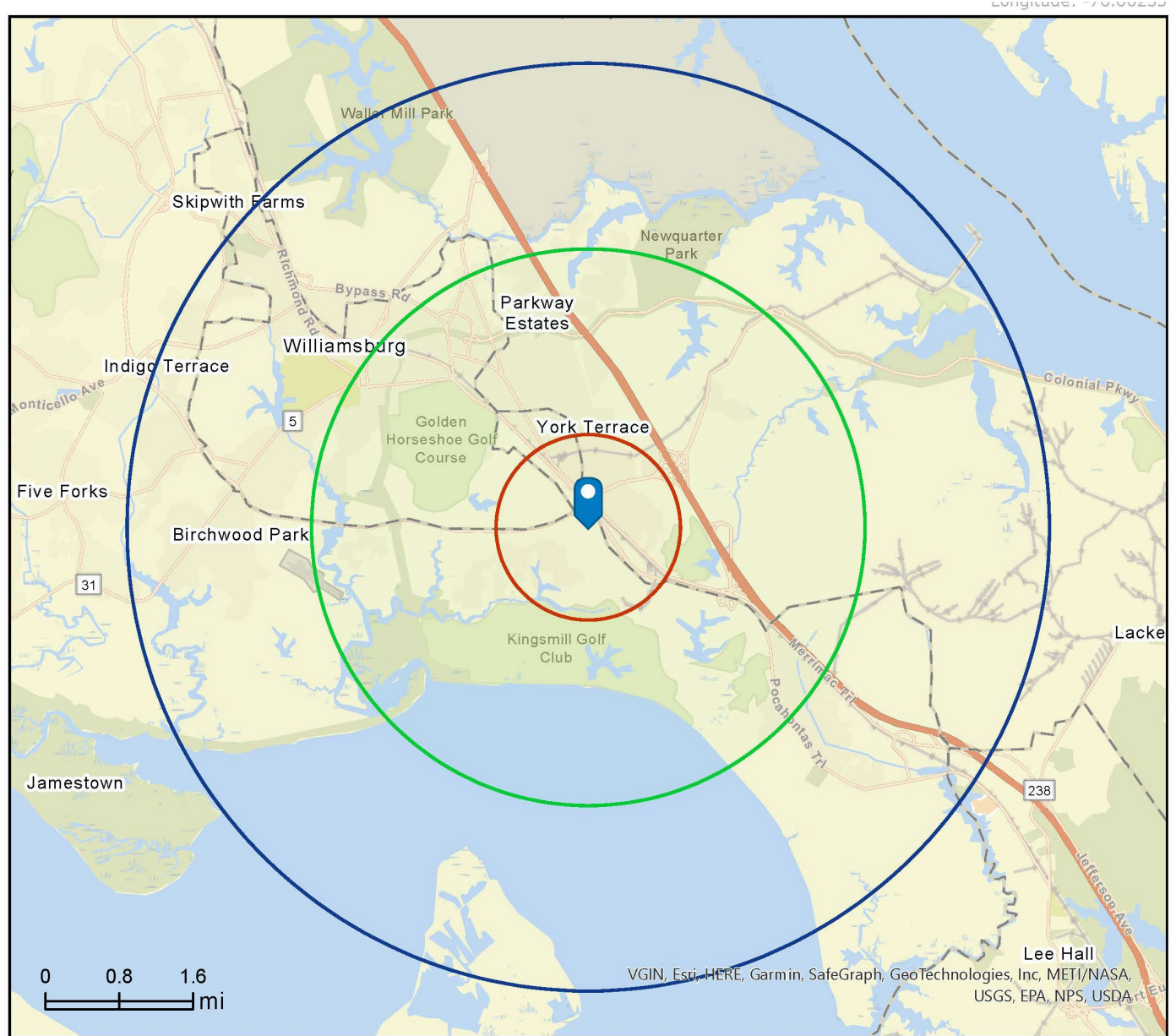
| | |
|-----------------------|-----------|
| Estimated Population: | 5,652 |
| Average HH Income: | \$138,789 |
| Number of Households: | 2,188 |
| Median Age: | 38.9 |

DEMOGRAPHICS (3 MILE)

| | |
|-----------------------|-----------|
| Estimated Population: | 21,876 |
| Average HH Income: | \$154,067 |
| Number of Households: | 8,729 |
| Median Age: | 40.7 |

DEMOGRAPHICS (5 MILE)

| | |
|-----------------------|-----------|
| Estimated Population: | 46,114 |
| Average HH Income: | \$135,976 |
| Number of Households: | 17,294 |
| Median Age: | 38.2 |



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For more information, please contact:

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