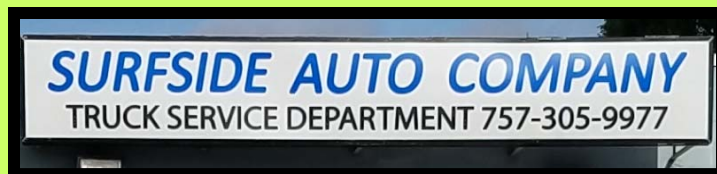


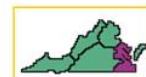


Offering
16 Parcel Portfolio
21 leases
Norfolk, Virginia



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Since 1957



Real Estate
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Lawrence E. Fleder

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Lakebarb4@aol.com

Jaffe Caplan Fleder
4701 Columbus St.
Suite 300
Virginia Beach, VA
23462

16 Properties / 21 leases Norfolk, Virginia

The buyer of these properties gains a proven real estate portfolio generating net operating income of approximately \$1,250,000.00. 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.

Many of these parcels have great highway exposure and attract automobile dealerships and related service facilities. Proximity to the Port Of Norfolk and Norfolk International Airport (“ORF”) is conducive to national car rental brands. The users include Avis Car Rent, Leslie’s Pool Supplies, car and truck repair, transmission repair, car stereo installation and used car dealerships.

For more information:

www.loopnet.com/Listing/6414-E-Virginia-Beach-Blvd-Norfolk-VA/16955297/



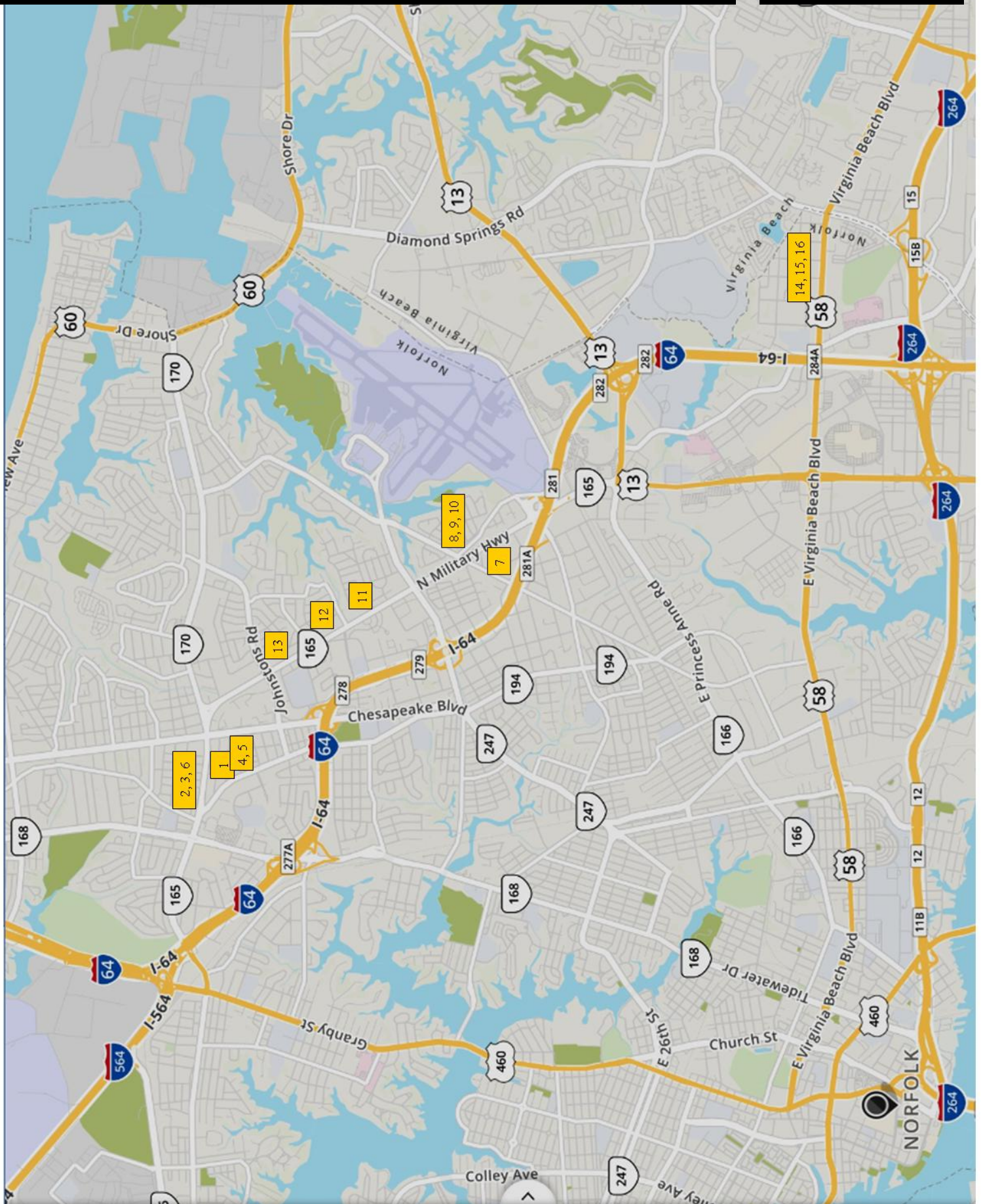
Rent Roll of 21 Leases on 16 Parcels

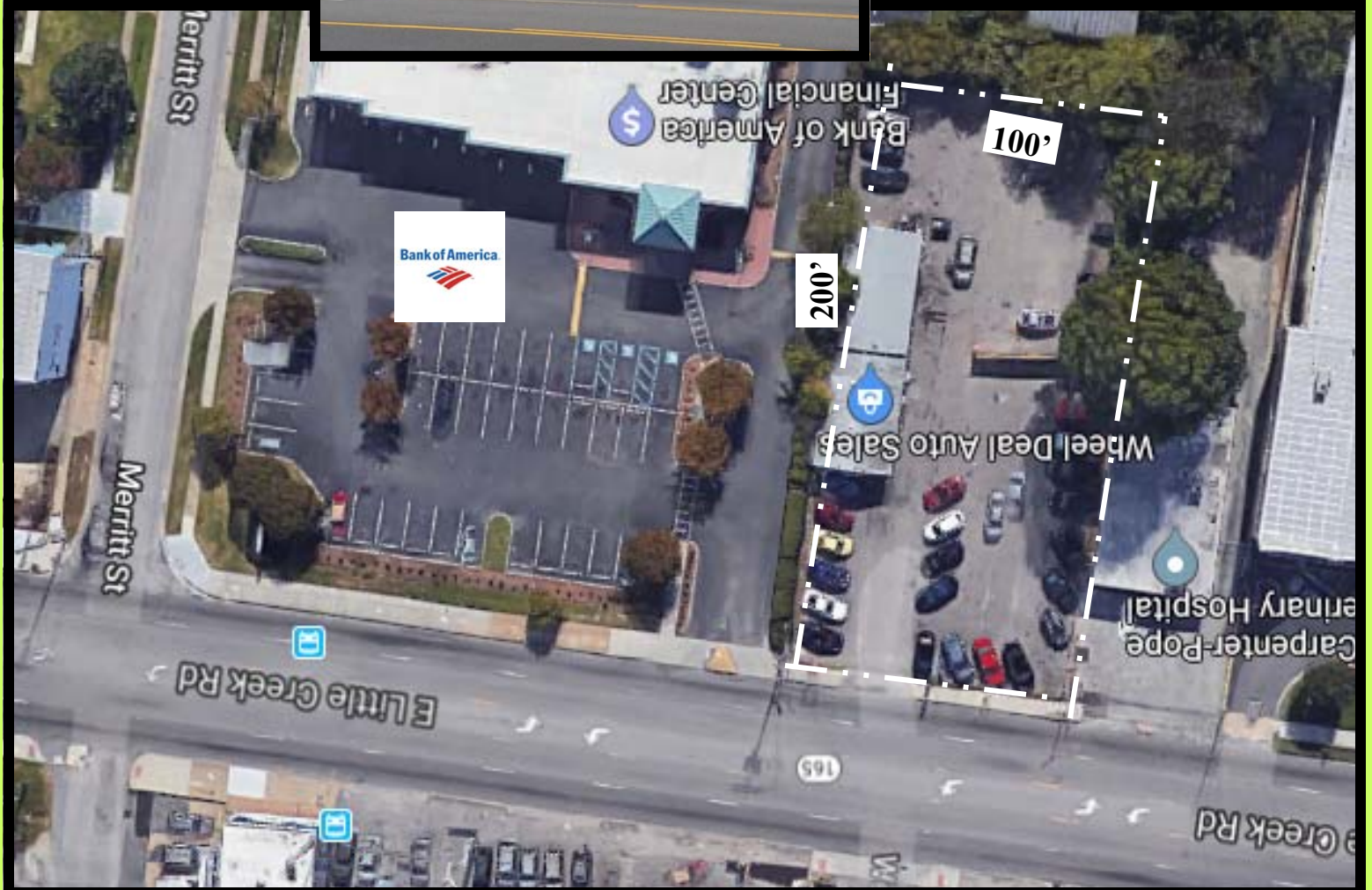
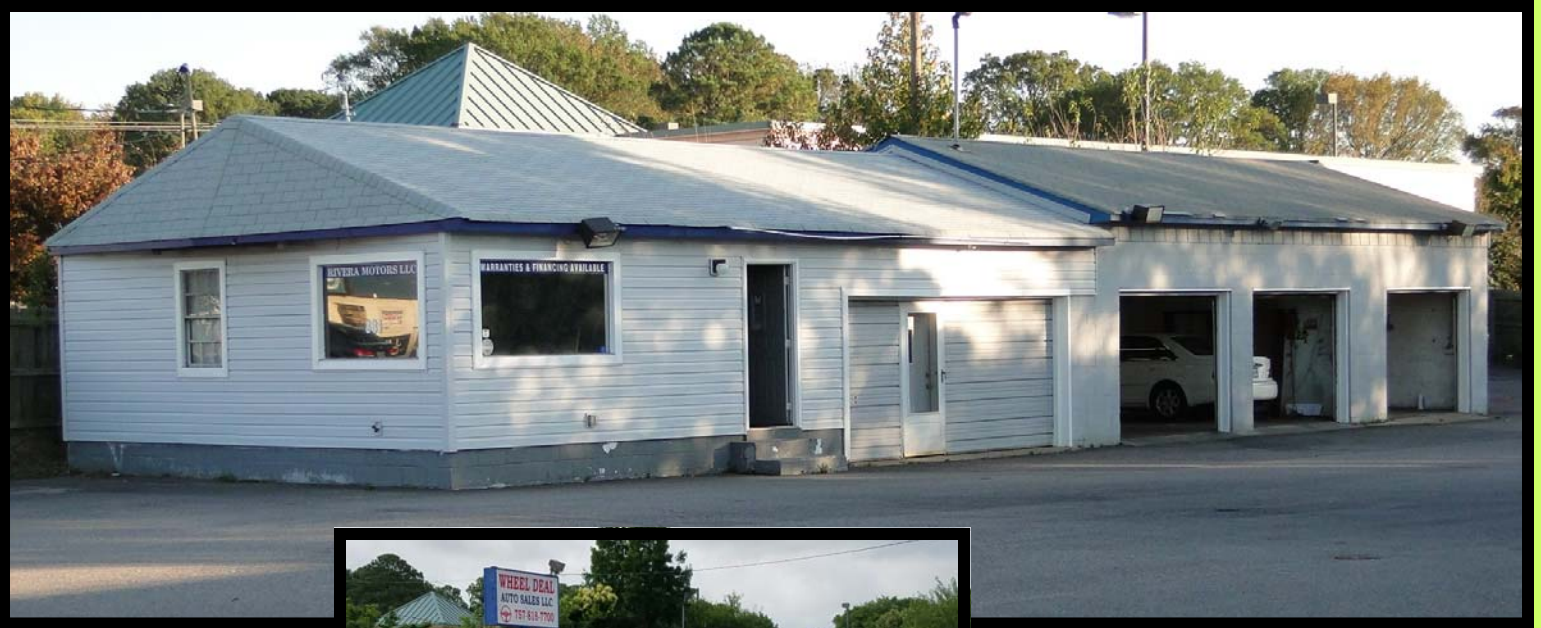
Page iii

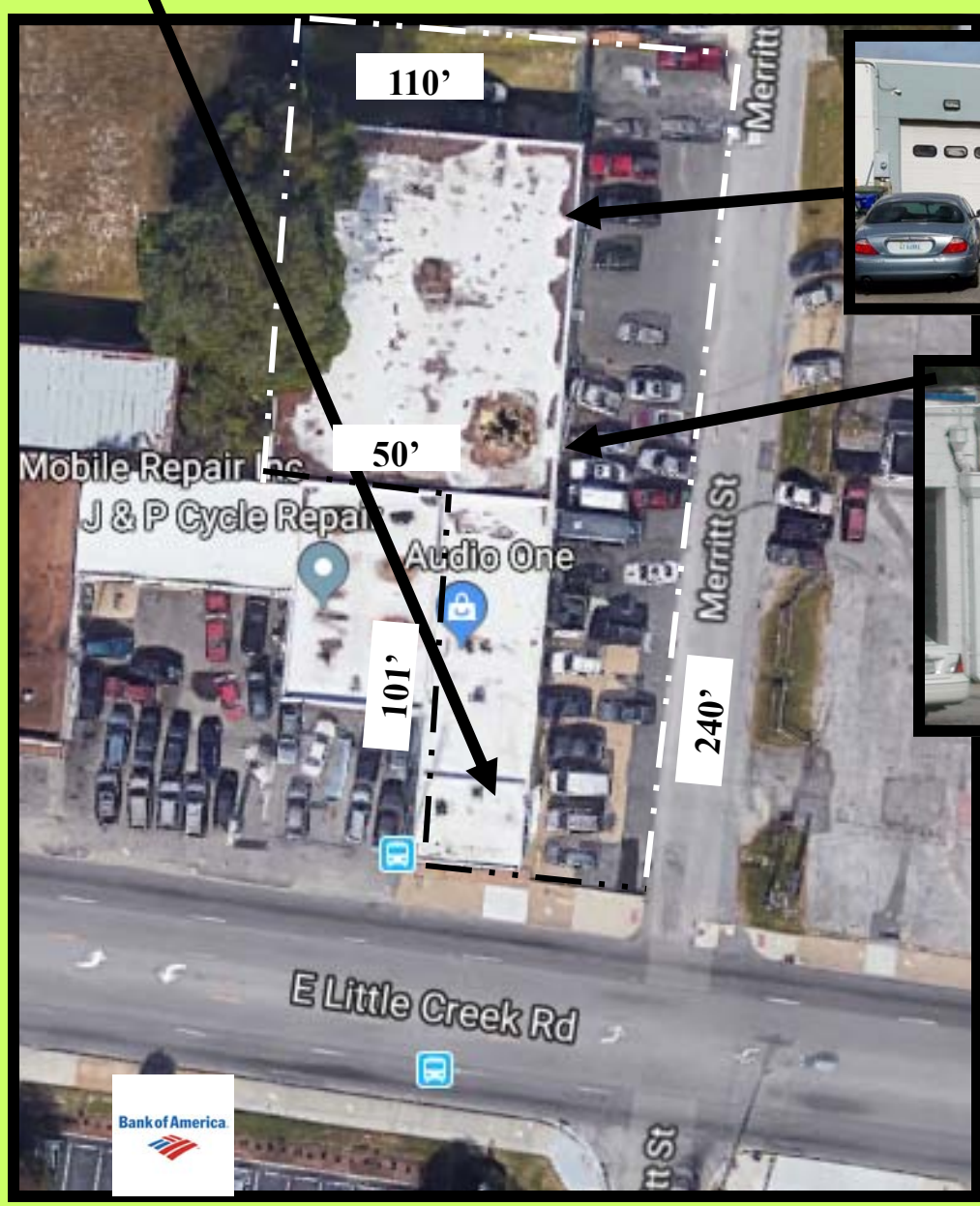
Financials			
Monthly NOI	\$104,693	\$104,693	\$104,693
Yearly NOI	\$1,256,317	\$1,,256,317	\$1,256,317
Avg. Annual Increase	x 1.03	x 1.03	x 1.03
Cap Rate	<u>4%</u>	<u>5%</u>	<u>6%</u>
Sales Price	\$31,407,929	\$25,126,343	\$20,938,619

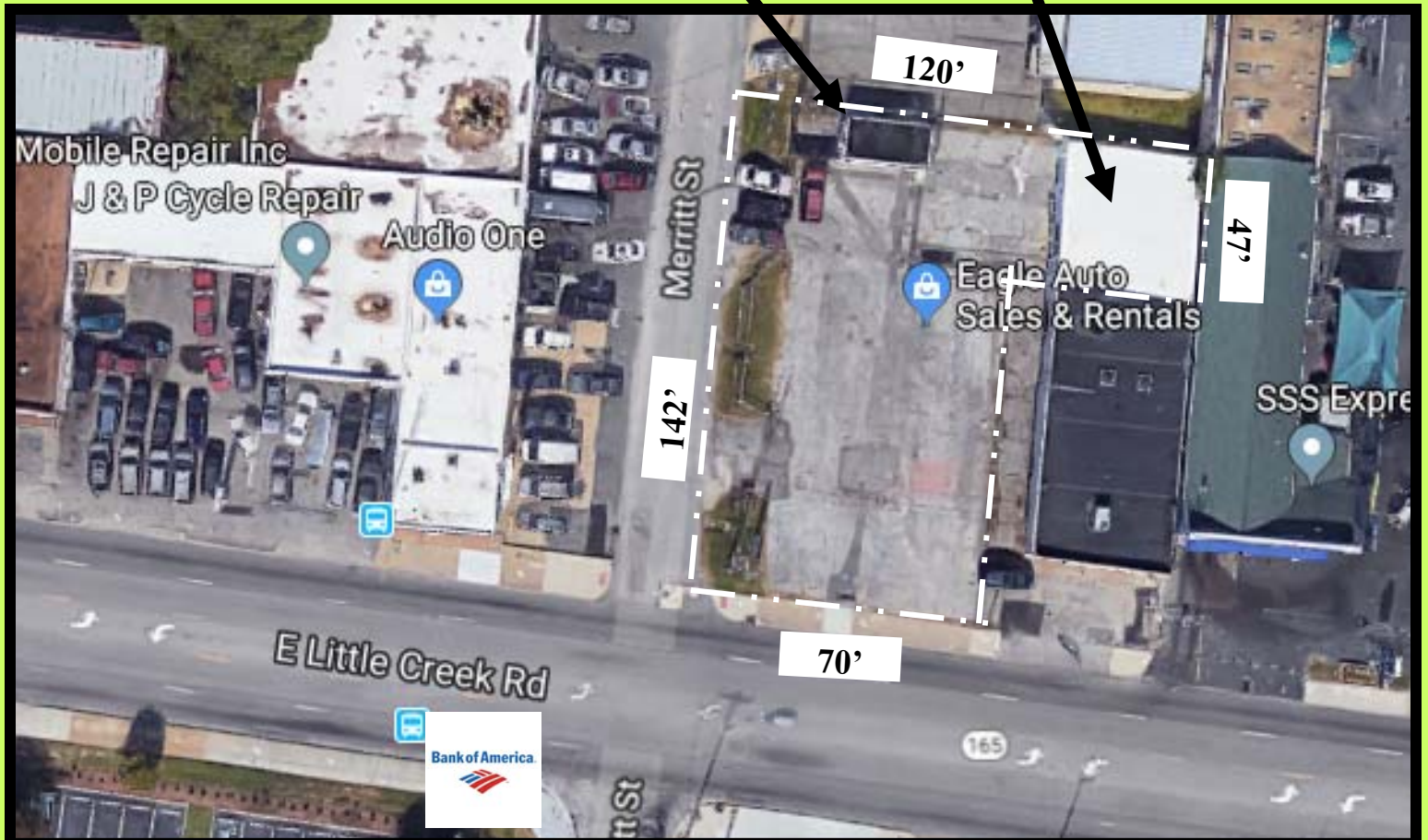
14.85

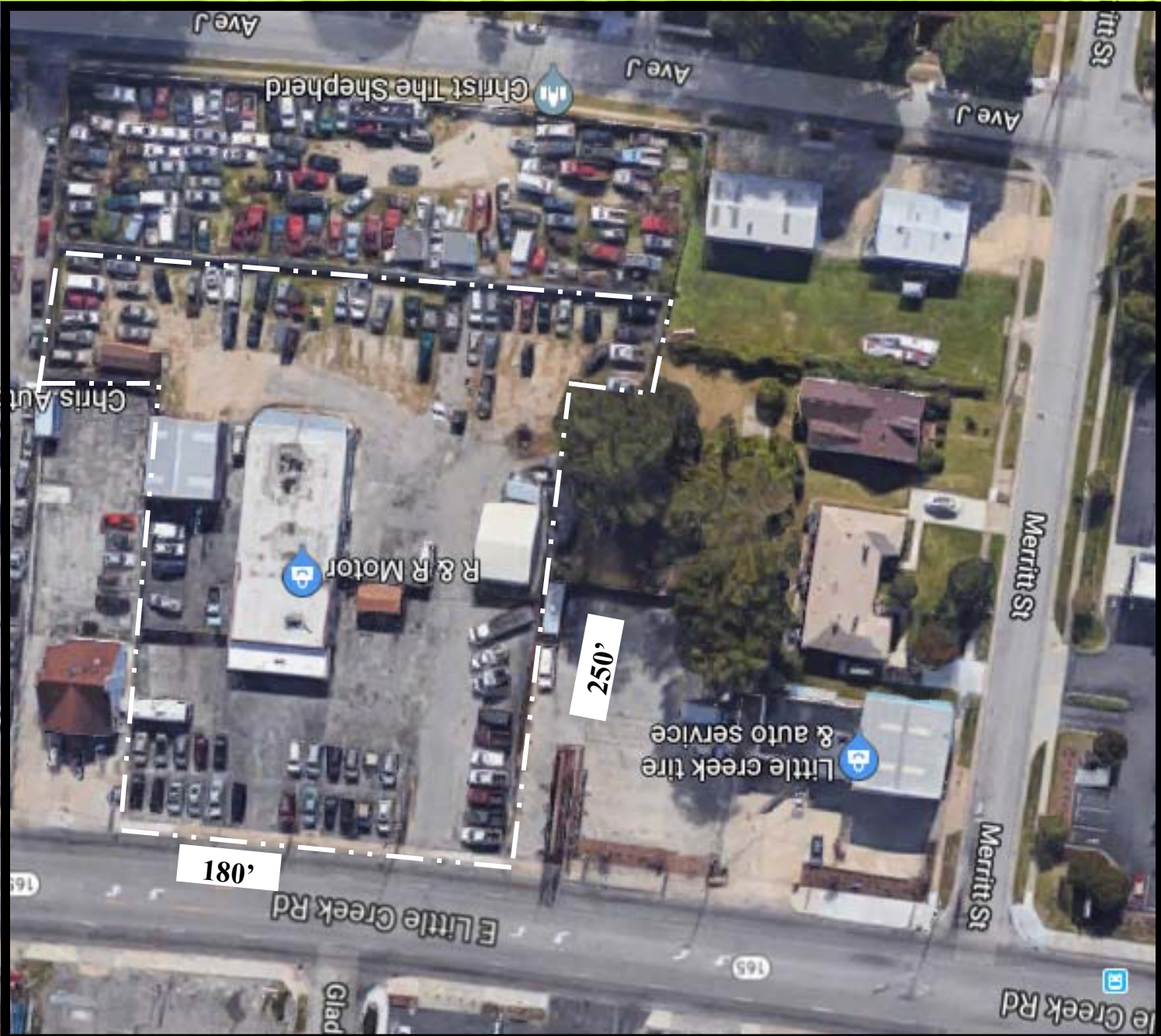
	Address	Acres	Lease Start	Lease End	Rent Incr.	Incr. Amt.
Page 1	881 LCR	0.46	7/3/2014	4/30/2022	5/1/2022	3% LCR
Page 2	894 LCR	0.47	1/24/2000	12/31/2024	1/1/2023	3% East Little Creek Rd
Page 2	894 LCR	incl.	11/11/2005	10/29/2022	N/A	N/A
Page 2	894 LCR	incl.	6/9/2016	6/30/2022	7/1/2022	\$100
Page 3	900A 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%

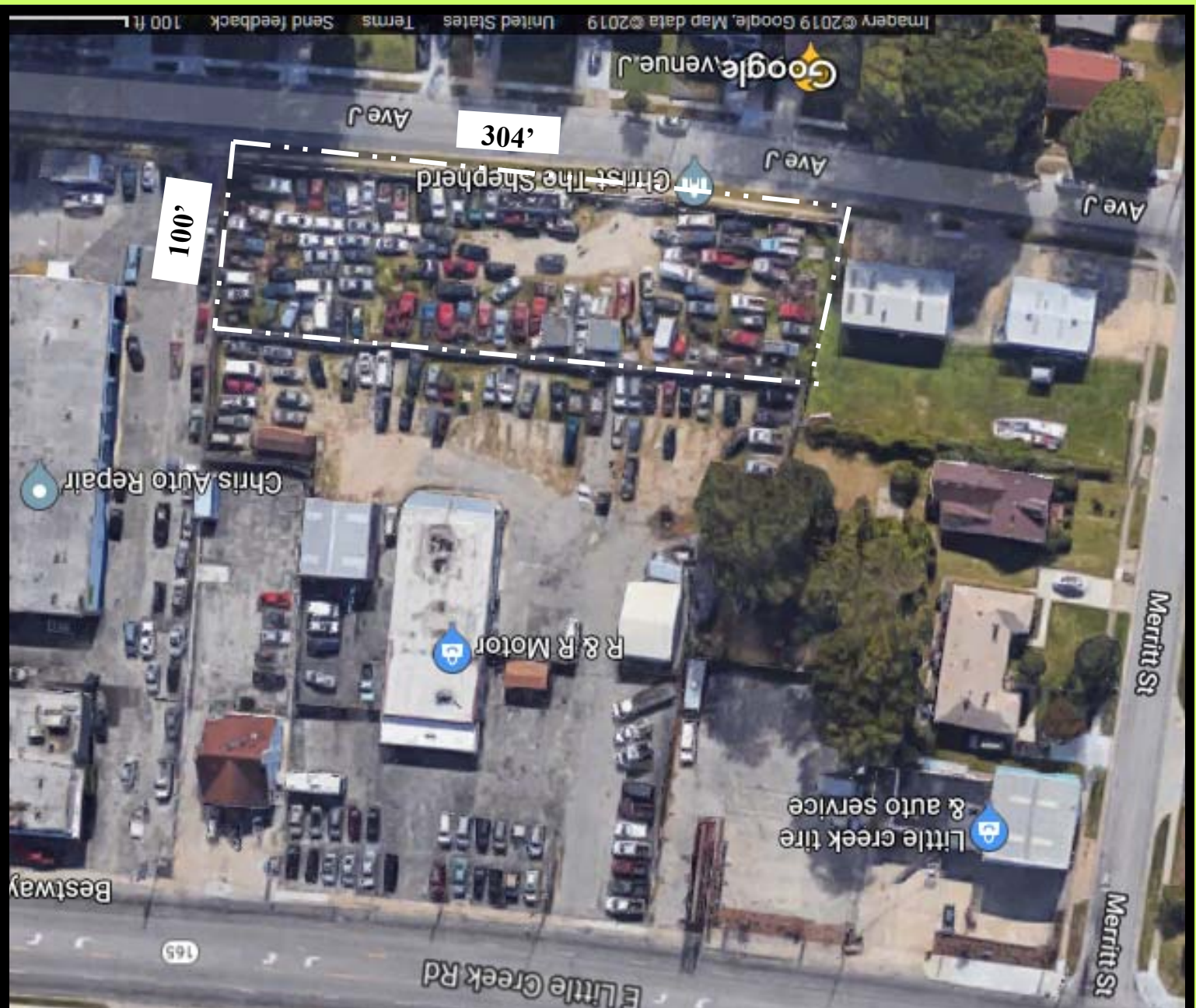


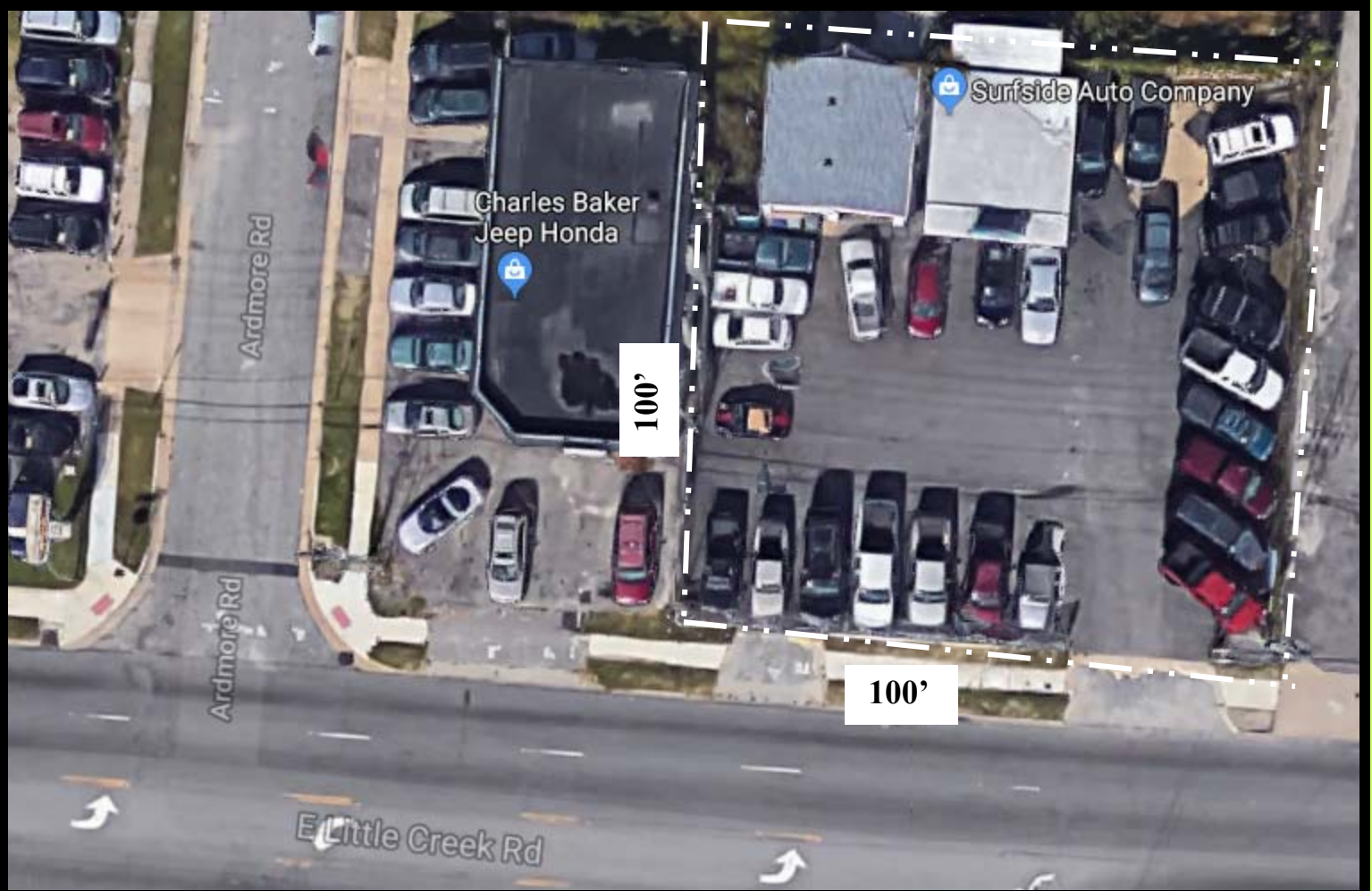






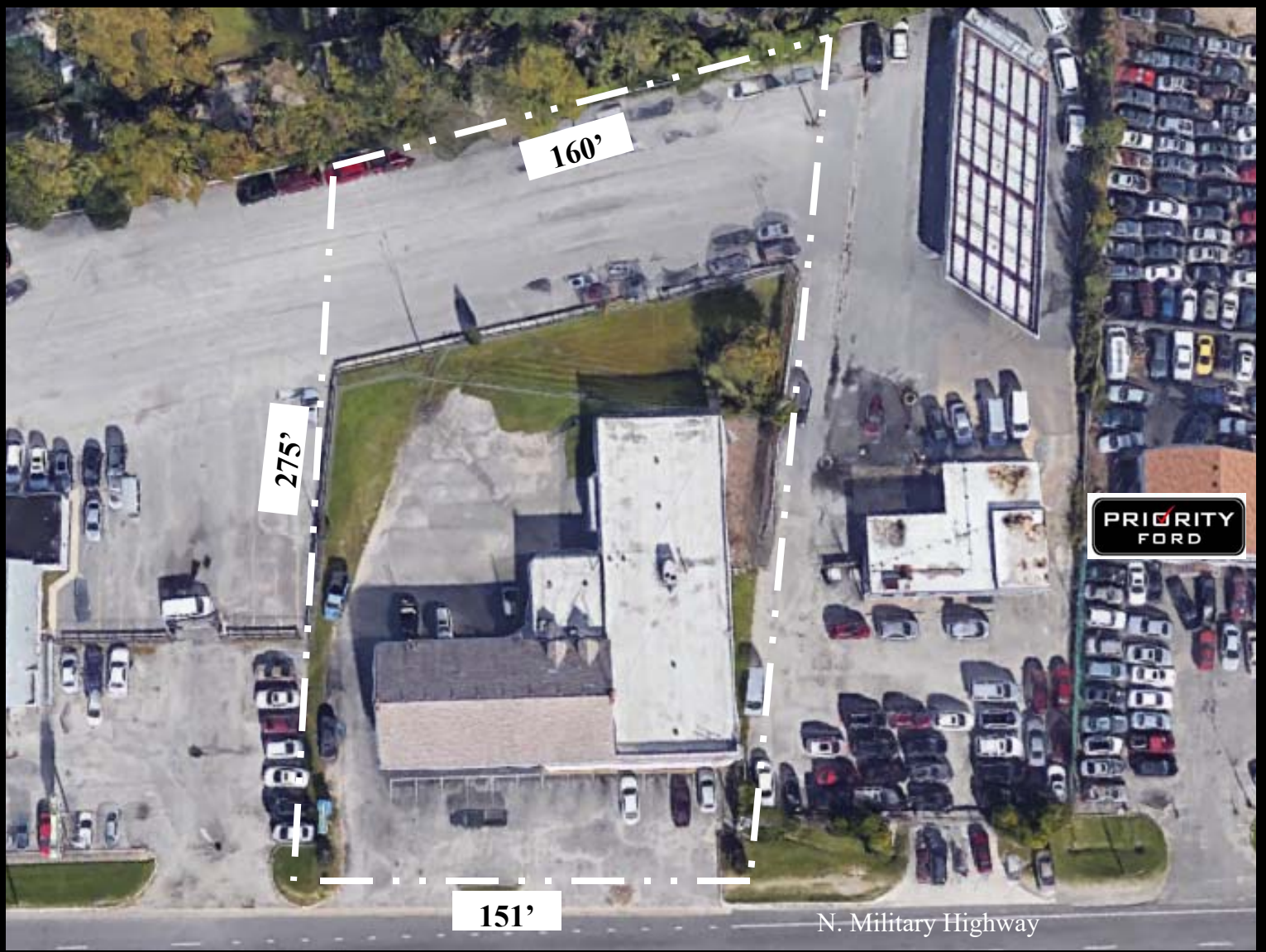




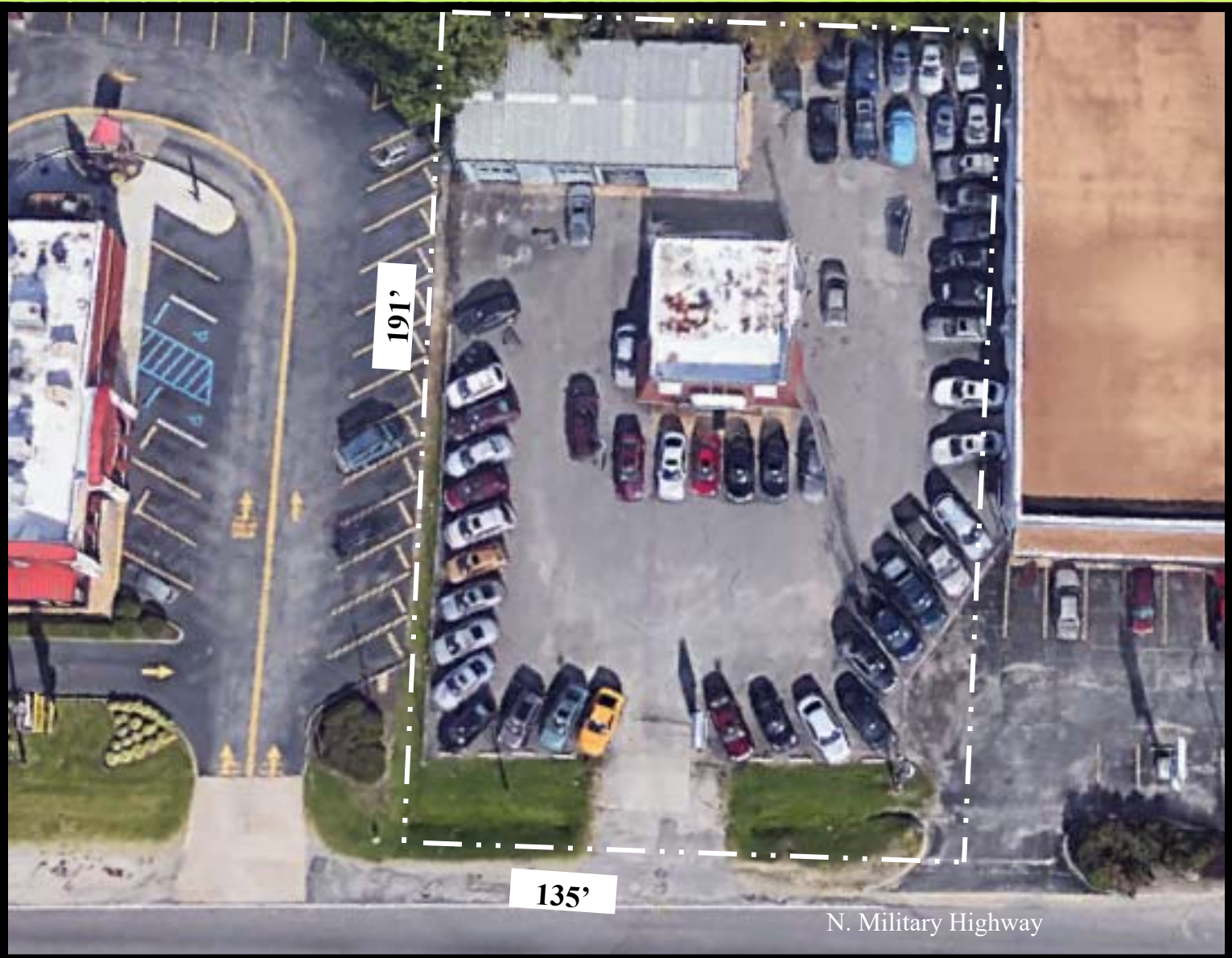














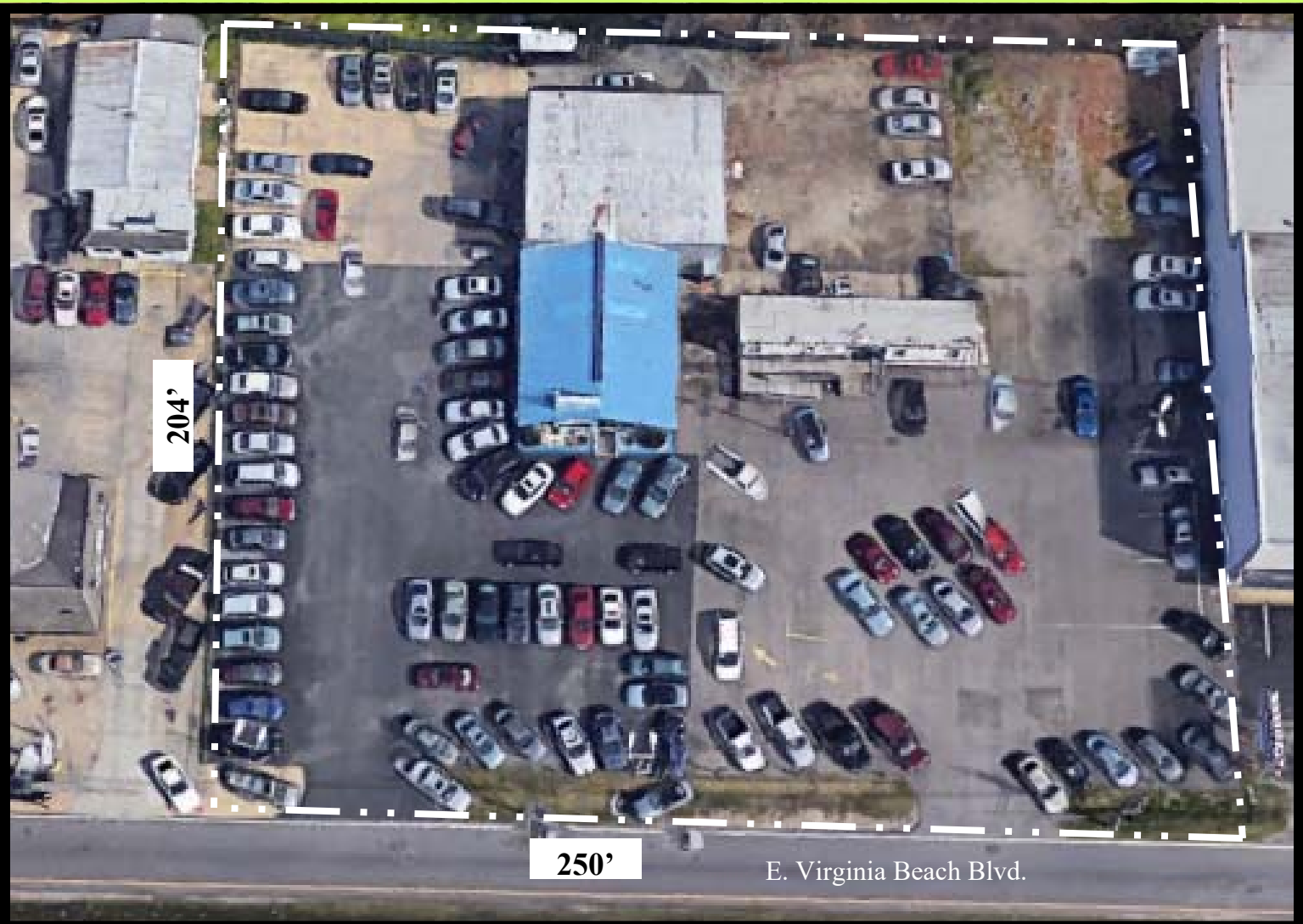






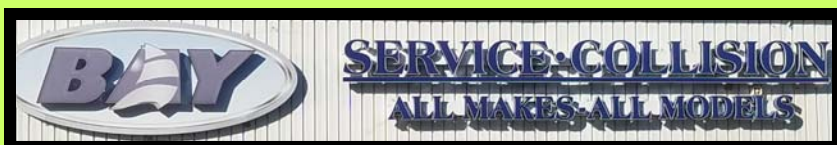
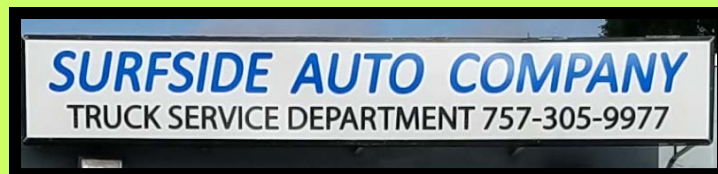






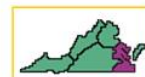


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