

FOR SALE

313 - 319 2ND AVE, QUANTICO VA 22134
HARBOR VIEW APARTMENTS



Presented by:

Fatimah Wilson 703.660.4825 | fatimah@tartanproperties.com



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FOR SALE

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HARBOR VIEW APARTMENTS

TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	\$1,580,000
Building Size:	8,000 SF
Number of Buildings:	2
Lot Size:	0.057 Acres
Total Number of Units:	16
Price / SF:	\$198
Cap Rate:	6.5%
NOI:	\$102,811
Year Built:	1945
Parking:	No dedicated parking

PROPERTY OVERVIEW

Harbor View Apartments is a 16-unit multifamily asset consisting of two eight-unit buildings, ideally located steps from Marine Corps Base Quantico—one of the most stable rental demand drivers in the region. The property totals approximately 8,000 SF, offering investors predictable cash flow supported by military/government tenancy, consistent occupancy, and measurable expense efficiency.

Operations are streamlined with tenant-paid electric and gas while ownership covers water, minimizing utility exposure and improving expense control. Ownership has also made ongoing system upgrades including multiple HVAC replacements, furnace and water heater installations, and interior turnover improvements, supporting reduced near-term capex needs and smoother asset management for the next owner.

With an in-place NOI of ±\$102,811, Harbor View provides a strong entry yield at the asking basis, with runway for value creation through unit modernization and incremental rent growth. This acquisition presents an opportunity to step into a well-maintained, cash-flowing asset in a supply-constrained market with sticky tenant demand and minimal new rental product delivery in the immediate area.

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- 16-Unit Multifamily Asset | ±8,000 SF
- Attractive Basis & Yield: Priced \$1.58M → \$197.50/SF | \$93,750-\$98,750 per door - 6.5% Cap rate
- In-Place NOI: ~\$102,811 annually
- 10 of 16 HVAC units replaced within past 3 years
- Recent capital improvements including HVAC, furnace, water heater replacements & interior refinishing → Reduced short-term capital exposure
- Tenant-paid electric & gas | Water included in rent
- Stable occupancy supported by Quantico Marine Base workforce
- Operationally efficient, low-complexity management structure
- Upside potential via interior upgrades & strategic rent repositioning
- Walkable to VRE, retail, dining, and base access
- Suitable for value-add operators, cash-flow buyers, or long-term hold investors
- New roof to be completed pre-closing or credited to buyer, reducing near-term capital expenditures

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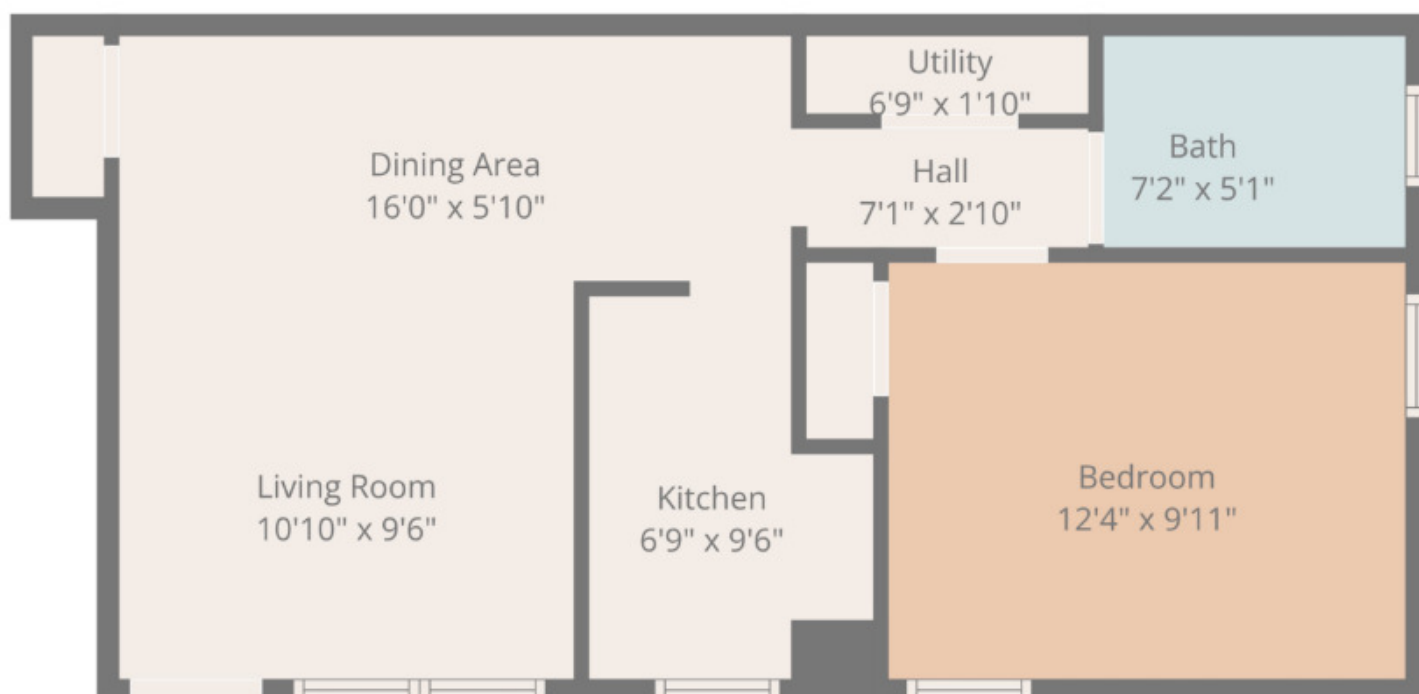


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TYPICAL UNIT LAYOUT

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TOTAL: 477 sq. ft
1st floor: 477 sq. ft
EXCLUDED AREAS: WALLS: 49 sq. ft

Floor Plan Created By Cubikasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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INCOME SUMMARY

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INCOME SUMMARY

Gross Scheduled Rent	\$174,987
Other Income (Late Fees/Refunds)	\$241
Vacancy Cost	\$0
GROSS INCOME	\$175,228

EXPENSES SUMMARY

Property Management	\$12,794
Real Estate Taxes	\$11,566
Insurance	\$4,129
Utilities - Water + Common Area Electric	\$4,642
Repairs & Maintenance (incl. HVAC & General Repairs)	\$18,299
Admin/Leasing/Legal/Misc. Expenses	\$6,987
OPERATING EXPENSES	\$58,417

NET OPERATING INCOME	\$102,811
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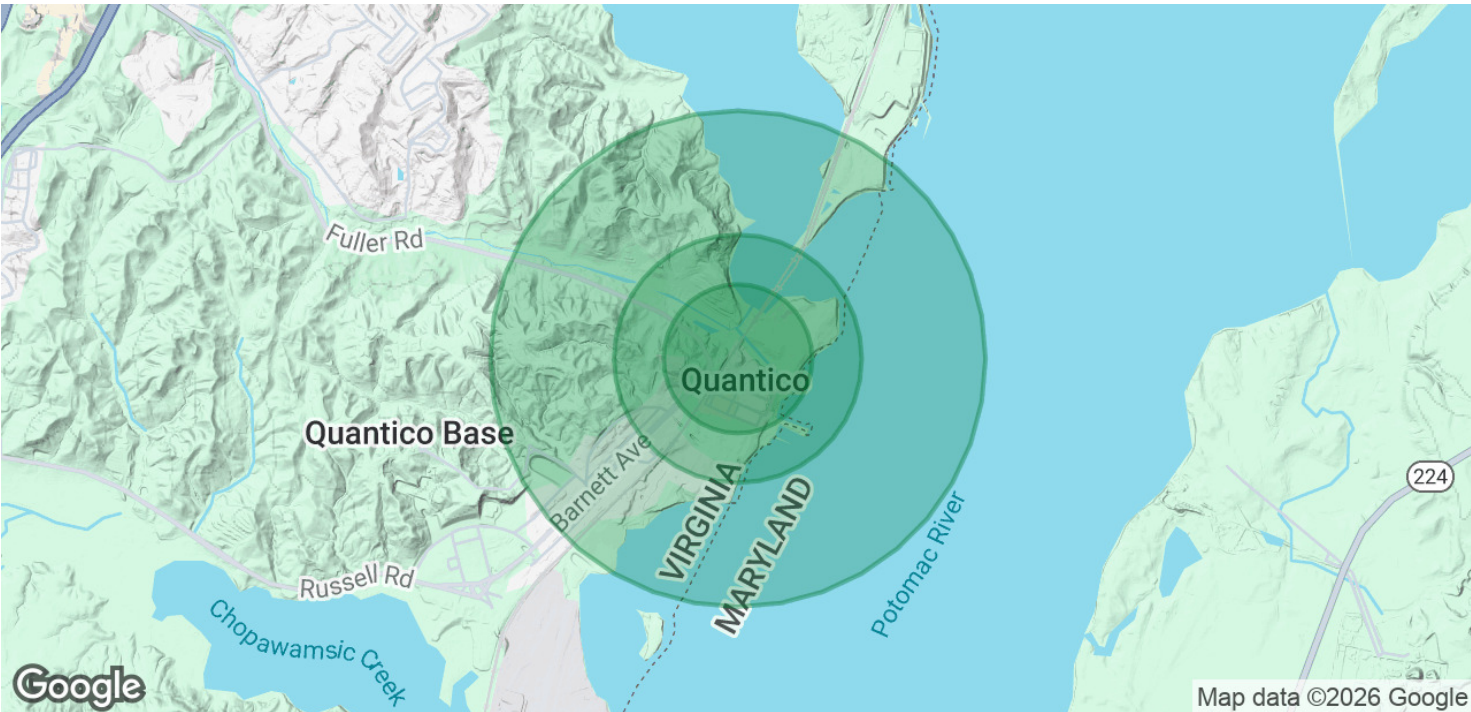
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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	385	809	1,641
Average Age	40	37	31
Average Age (Male)	41	38	31
Average Age (Female)	39	36	30
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	212	388	525
# of Persons per HH	1.8	2.1	3.1
Average HH Income	\$84,980	\$92,846	\$89,546
Average House Value	\$288,091	\$287,635	\$259,018

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETING BY:



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