

PORTFOLIO FOR SALE

2 COLONIAL PL

Newport News, VA 23601



PROPERTY DESCRIPTION

This portfolio contains five properties. The properties are in mixed use zoned, but have been occupied for residential use for many years. The portfolio is being sold below appraised value and is being sold "as is, where is". An information package can be obtained once a Confidentiality Agreement has been signed. The properties are tenant occupied, and the tenants are not to be disturbed. This property is best for an investor that has the ability to secure the property with cash, and has knowledge and skills in construction or access construction assistance, as the value add component of the investment is improving the property. The location is excellent, and with improvements for this portfolio can perform well to resale, and/or retain for rental income. Contingencies for financing and/or bank appraisals will not be accepted. Owner financing is not available.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.34 Acres
Building Size:	5,395 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	61,937	157,477	231,473
Total Population	145,597	386,190	584,344
Average HH Income	\$90,140	\$96,536	\$99,897

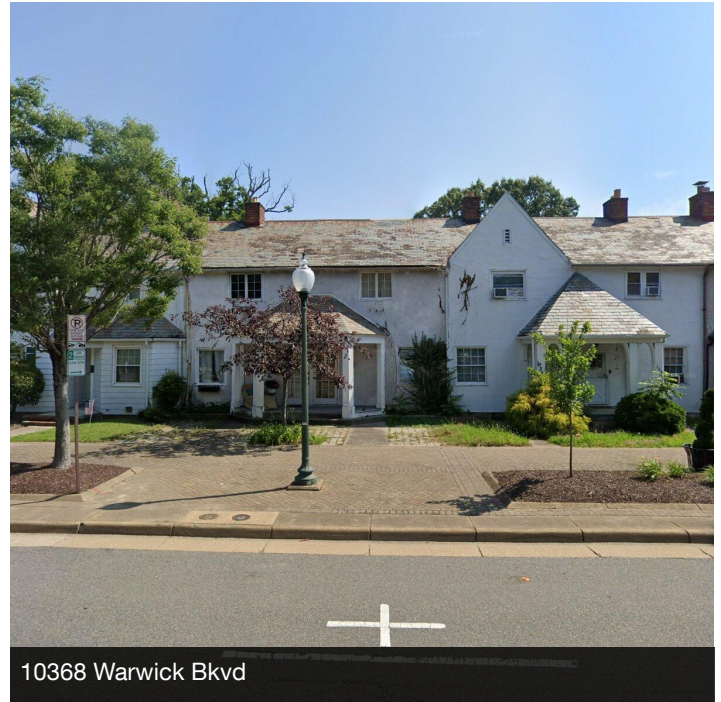
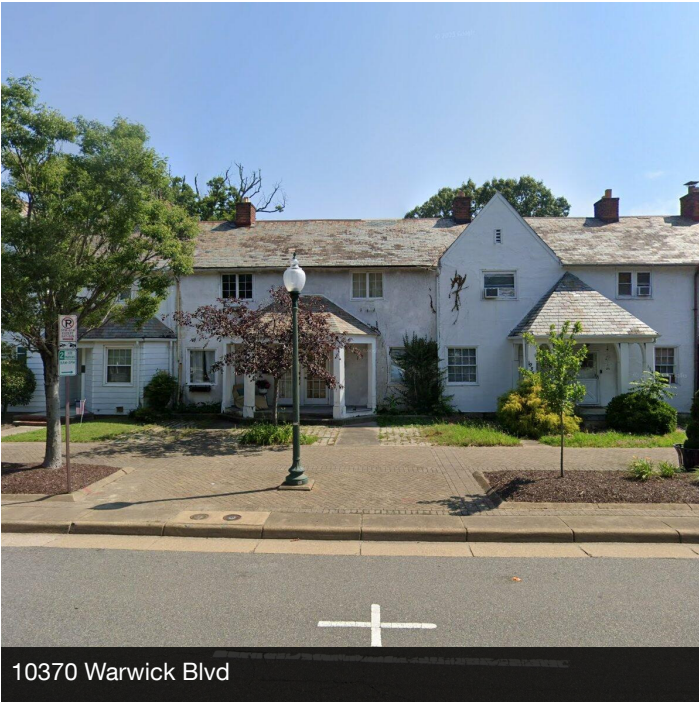
John Wilson
(757) 880-9085



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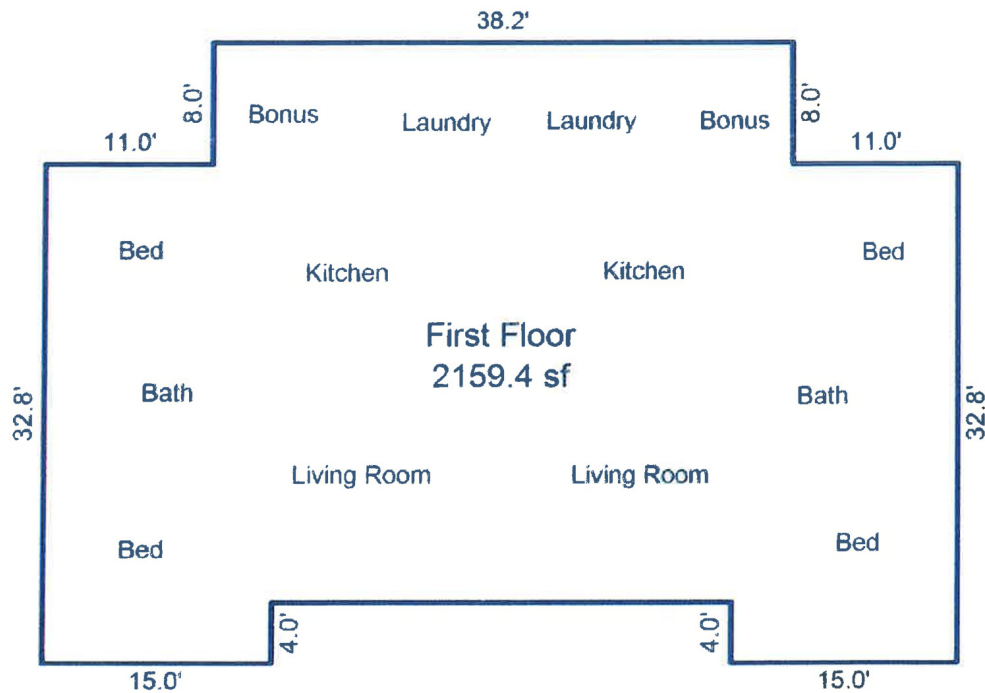
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10370 Warwick Blvd

10368 Warwick Blvd



107 Tyler ave

111 Tyler Ave

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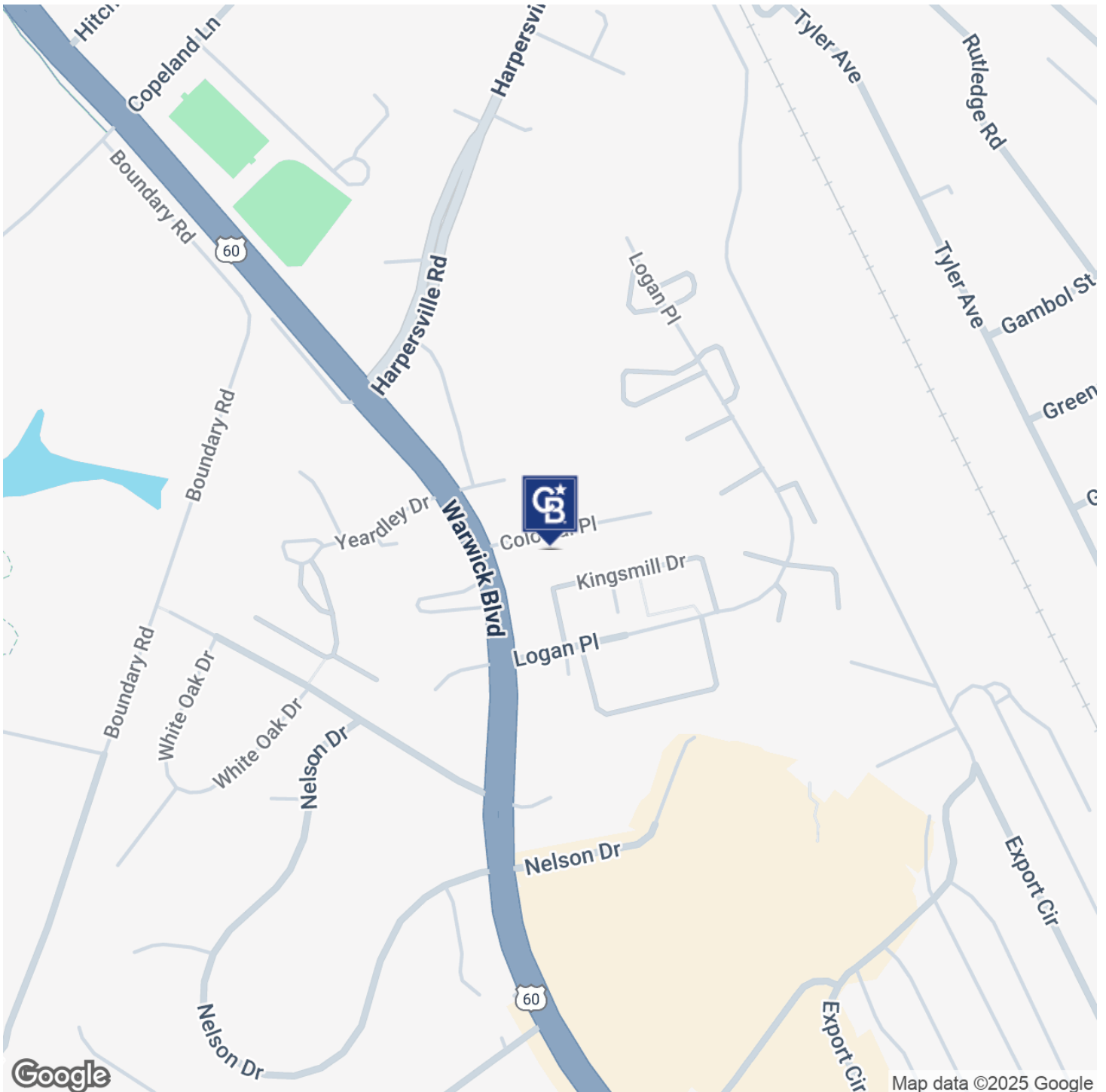


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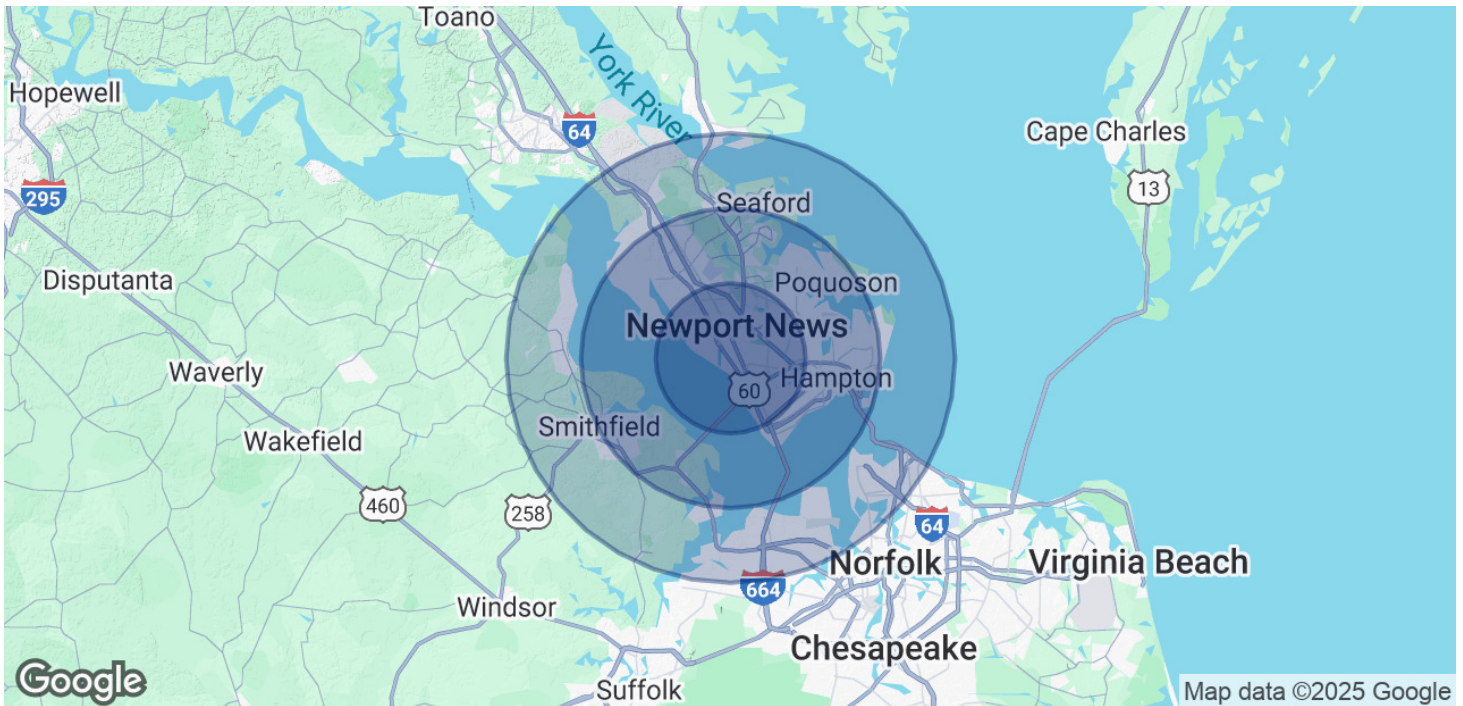


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	145,597	386,190	584,344
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	61,937	157,477	231,473
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$90,140	\$96,536	\$99,897
Average House Value	\$296,568	\$313,242	\$338,634

Demographics data derived from AlphaMap

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