



# 7535 Little River Turnpike, Suite 201A

Annandale, VA 22003

# Contents

Investment Overview.....	03
Financial Analysis.....	08
Regional Overview .....	10

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# Property Tour & Offer Process

## PROPERTY VISITATION

Prospective purchasers will be afforded the opportunity to visit the Property during prescheduled tours. Tours will include access to a representative sample of units as well as common areas. To not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

## AVAILABLE TOUR DATES:

To schedule your tour of the property please contact **Donivan Okolita** at **202.793.2374** or [DOkolita@greysteel.com](mailto:DOkolita@greysteel.com).

## OFFER SUBMISSION:

Offers should be submitted in the form of a non-binding Letter of Intent to **Donivan Okolita** via email: [DOkolita@greysteel.com](mailto:DOkolita@greysteel.com). Terms and conditions of Purchasers' offer should at the minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of Purchaser qualifications and proof of funds



## Deal Team Contacts



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01

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# Investment Overview

Investment Highlights .....	04
Property Details .....	05
Property Aerial .....	06
Local Map.....	07

# Investment Highlights

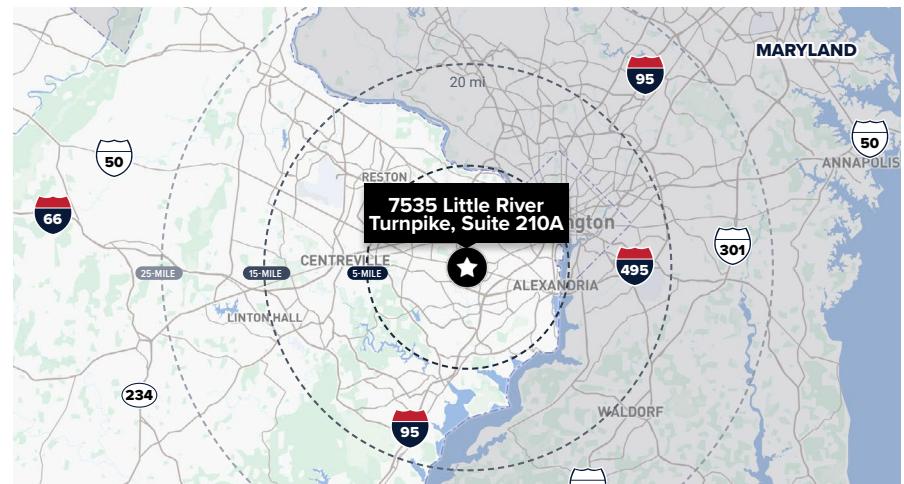
7535 Little River Turnpike, Suite 201A, Annandale, VA 22003

## KEY PROPERTY ATTRIBUTES

- 1,578 SF office condo strategically located just outside of Washington, DC and right off the I-495 beltway.
- Open layout offers versatile space utilization, making it ideal for medical practitioners and business professionals.
- Owner/Users can use favorable SBA financing with as little as 10-20% down.
- Ample parking is located on site.

## INVESTMENT SUMMARY

<b>Price</b>	\$375,000
<b>Offering Type</b>	Office Condo
<b>Rentable SF</b>	1,578 SF
<b>Price/SF</b>	\$237.64
<b>Pro Forma NOI</b>	\$35,632.19
<b>Pro Forma Cap Rate</b>	9.50%
<b>Zoning</b>	C-2
<b>Year Built</b>	1980



# 7535 Little River Turnpike, Suite 201A

Annandale, VA 22003



1,578  
**RENTABLE SQUARE FEET**



# Office Condo

## OFFERING TYPE



# Annandale

## SUBMARKET



50,976  
**TRAFFIC COUNT**

PROPERTY DETAILS		CONSTRUCTION & UTILITIES METERING	
Zoning	C-2	Construction Type	Cinder Block/Concrete Block/Brickcrete
Year Built	1980	Exterior Construction	Brick/Insulite
Tenant Type	Single Tenant	Roof Construction	Other
Total Commercial Units	1	Water/Sewer Metering	Single
Total Commercial SF	1,578 SF	Electricity Metering	Single
Parking Spaces	262	Gas Metering	Single
HVAC	Central	TAXES & OWNERSHIP	
Fire Protection	VA Code	Ownership Type	Fee Simple
		Current Assessed Value	\$354,380
		Proposed Assessed Value	\$354,380
		Tax Rate	1.28%
		Current Tax Bill	\$4,539.61
		Projected Tax Bill	\$4,539.61



# Property Aerial



# Local Map



02

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## Financial Analysis

Income & Expenses and Pricing Summary..... 09

# Income & Expenses and Pricing Summary

Tenant (SF)	Pro Forma Revenue		
	Rent/SF	Monthly Rent	Annual Rent
Unit 201A - Mod. Gross (1,578 SF)	\$28.00	\$3,682	\$44,184
Total/Avg.	\$28.00	\$3,682	\$44,184
Pro Forma			
Operating Revenue	Total	\$/SF	%PMR
Unit 201A Potential Rent	\$44,184	\$28.00	100.0%
Vacancy/Collection Loss	(\$2,209)	(\$1.40)	(5.0%)
Expense Reimbursement	\$10,271	\$6.51	23.2%
Effective Gross Revenue	\$52,246	\$33.11	118.2%
Total Potential Rent	\$44,184	\$28.00	100.0%
Total Vacancy/Collection Loss	(\$2,209)	(\$1.40)	(5.0%)
Total Reimbursements	\$10,271	\$6.51	23.2%
Total Other Income	-	-	-
Total Effective Gross Revenue	\$52,246	\$33.11	118.2%
Operating Expenses	Total	\$/SF	%EGR
Real Estate Tax	(\$4,540)	(\$2.88)	(8.69%)
Insurance	(\$1,262)	(\$0.80)	(2.42%)
Utilities	-	-	-
Repairs & Maintenance	-	-	-
Condo Fee	(\$10,812)	(\$6.85)	(20.69%)
Total Expenses	(\$16,614)	(\$10.53)	(31.80%)
Net Operating Income	\$35,632	\$22.58	68.20%

## Notes and Assumptions

Expenses	LL is responsible for real estate taxes and insurances.
Expense Reimbursements	Tenant reimburses for condo fee.
Condo Fee	The condo fee of \$901/mo covers utilities, repairs & maintenance, and CAM expenses.

Pricing Summary		
Purchase Price		\$375,000
Price/SF		\$238
Pro Forma NOI		\$35,632
Pro Forma Cap Rate		9.50%

Cash Flow Analysis		
	SBA Financing	Pro Forma
Down Payment (%)	10%	30%
Down Payment (\$)	\$37,500	\$112,500
Loan	\$337,500	\$262,500
Interest Rate	6.25%	6.25%
Amortization (Yrs)	25	25
Annual Debt Service	\$26,717	\$20,780
Annual Debt Service Net of Retail rent (SBA)	\$8,916	-
CFADS	-	\$14,853
ROE	-	13.20%
DSCR	-	1.71X

Investment Summary		
Rentable SF		1,578 SF

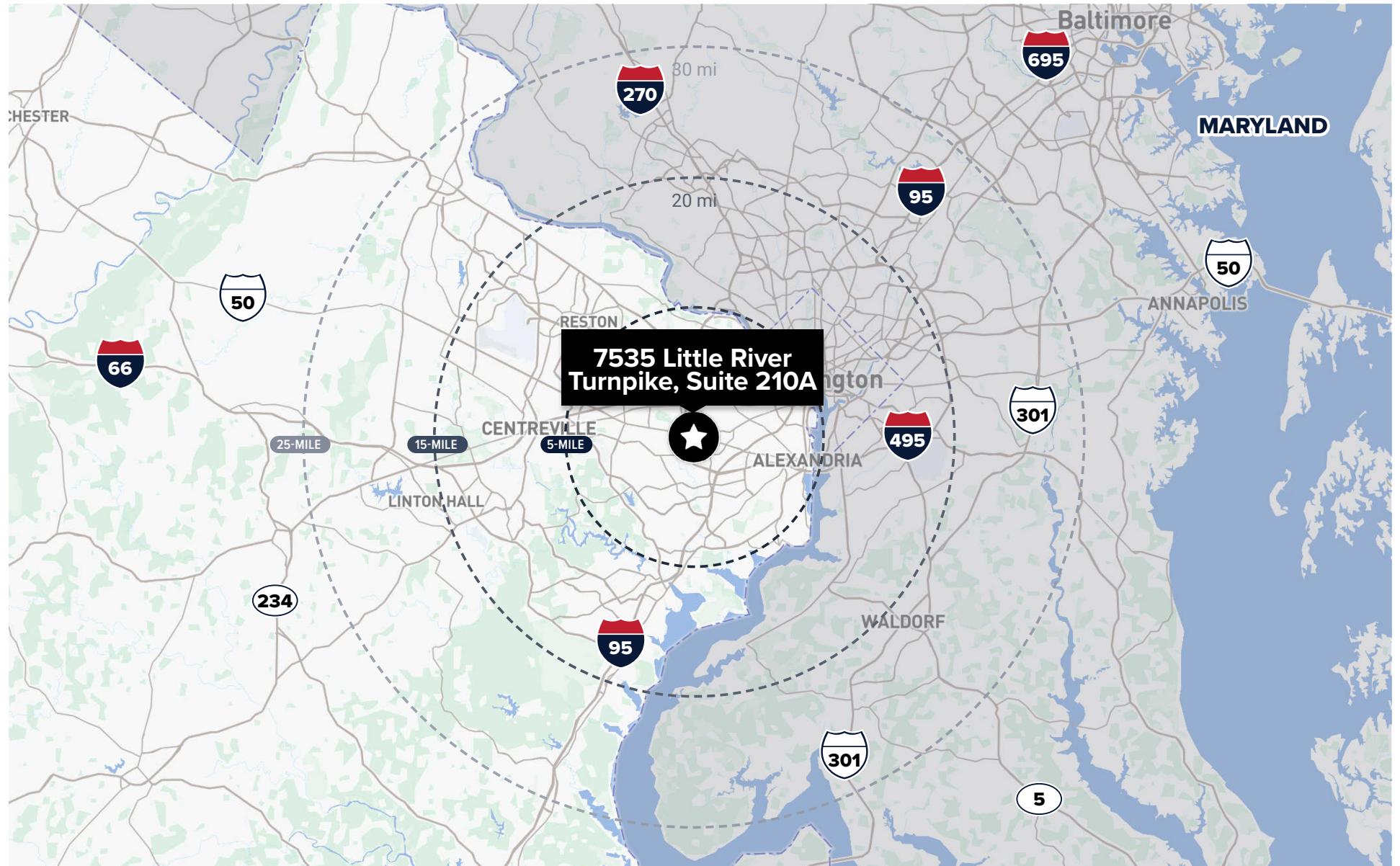
## 03

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## Regional Overview

Regional Map.....	11
Market Overview.....	12
Submarket Overview .....	13
Recent Accolades.....	14
Economic Highlights.....	15
Demographics & Income Profile report .....	16

# Regional Map



# Market Overview

## Washington, DC MSA

The Washington, DC MSA, home to over 6.5 million residents, is recognized as one of the nation's most resilient and economically stable regions.

Anchored by the federal government yet driven increasingly by a diverse private sector that now comprises 78% of employment, the metro benefits from a highly educated workforce, with 55% of residents holding at least a bachelor's degree.

1st

**COLLEGE-EDUCATED  
TALENT IN THE US**

Source: Esri

11

**FORTUNE 500 COMPANY  
HQ'S IN DC METRO**

Source: Fortune

6.5M

**2025 RESIDENTS**

Source: Esri

7th

**LARGEST MSA IN THE US**

Source: Esri

\$2.1B

**2024 RETAIL SALES  
VOLUME**

Source: CoStar

\$714.7B

**METRO GDP – 2023**

Source: BEA

The region remains a major economic powerhouse, reaching a GDP of \$714.7 billion in 2023.

Investment activity is strong, with multifamily sales surpassing \$6.1 billion in 2024, while continued growth in office, retail, and industrial sectors underscores the area's enduring stability and appeal.



### MAJOR GROWTH SECTORS

▲ 8.4%

Mining, Logging, and Construction

▲ 2.4%

Education & Health Services

▲ 1.6%

Other Services



+7.5%

### GDP GROWTH

Year over year, current dollars



3.38M

**TOTAL NON-FARM  
EMPLOYMENT**



4.3%

**UNEMPLOYMENT RATE**

source: US Bureau of Labor and Statistics as of August 2025

# Submarket Overview

## Annandale, VA

Annandale, Virginia is a diverse and well-connected community in Fairfax County, known for its central location and strong suburban character.

Often considered the heart of Northern Virginia, Annandale offers convenient access to major employment hubs via I-495, I-395, and multiple Metrobus routes, making it popular with commuters.

The area features a mix of established neighborhoods, parks, and locally owned businesses, with Mason District Park and Green Spring Gardens providing green space and recreation.

Annandale is also recognized for its food scene, particularly its concentration of Korean restaurants and markets, which contribute to the community's cultural appeal. Strong schools, stable residential options, and proximity to Washington, DC make Annandale an attractive place to live and work.

**43K+** **2.1M** **\$28.73**  
**RESIDENTS** **OFFICE SF** **MARKET ASKING RENT/SF**

Source: Esri

Source: CoStar

source: World Population Review

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# Recent Accolades

Washington, DC

## #1 City for Women in Tech

Source: SmartAsset

## #1 City for Public Transportation

Source: SmartAsset

## #1 Metro for Economic Strength Data

Source: Politico

## #1 Hardest-Working Cities in America

Source: WalletHub

## #1 Best Big-City Park System In the Nation

Source: Trust for Public Land

## #1 Women's Employment and Earnings

Source: Institute for Women's Policy Research

## #1 City in the World for Entrepreneurial Talent

Source: Global Talent Competitiveness Index

## #1 City in the Nation for LEED-Certified SF Per Capita

Source: U.S. Green Building Council

## #2 Metro with the Most ENERGY STAR Certified Buildings

Source: U.S. Environmental Protection Agency



# Economic Highlights

## Inova Health

0.1 miles

Northern Virginia's largest nonprofit healthcare system, operating multiple hospitals and specialty centers and employing more than 20,000 healthcare professionals across the region.



## Northrop Grumman

2.5 miles

Leading global aerospace and defense contractor specializing in cybersecurity, space systems, and advanced military technology, with more than 100,000 employees worldwide.



## Deloitte

4.7 miles

Global professional services firm providing consulting, audit, tax, and risk advisory services, with a workforce of more than 450,000 professionals worldwide and more than 16,000 locally.



## Capital One

6.5 miles

One of the nation's largest banks and a major credit card issuer, and one of the largest employers in the county, supporting nearly 12,000 jobs across technology, finance, and operations.



## Amazon Headquarters

8.4 miles

Major global e-commerce and cloud computing company, operating Amazon Web Services (AWS) and employing over one million people globally across logistics, tech, and corporate roles.



# Demographic & Income Profile Report

## TOTAL RESIDENTIAL POPULATION

RADIUS	2025	2030
1 Mile	24,817	25,019
3 Miles	121,177	120,751
5 Miles	440,212	444,341



## TOTAL EMPLOYEES

RADIUS	2025
1 Mile	14,350
3 Miles	68,789
5 Miles	251,554



## RENTER OCCUPIED HOUSING UNITS

RADIUS	2025	2030
1 Mile	4,078	3,936
3 Miles	12,242	11,560
5 Miles	63,459	62,676



## MEDIAN AGE

RADIUS	2025	2030
1 Mile	36.8	37.9
3 Miles	39.6	40.6
5 Miles	38.8	39.8



## MEDIAN HOUSEHOLD INCOME

RADIUS	2025	2030
1 Mile	\$94,221	\$108,012
3 Miles	\$141,957	\$164,034
5 Miles	\$131,736	\$153,771



## AVERAGE HOUSEHOLD INCOME

RADIUS	2025	2030
1 Mile	\$132,187	\$148,260
3 Miles	\$176,933	\$196,751
5 Miles	\$173,027	\$191,679



## PER CAPITA INCOME

RADIUS	2025	2030
1 Mile	\$41,815	\$46,604
3 Miles	\$58,719	\$65,034
5 Miles	\$62,478	\$68,935



# Contacts

## and Contributors

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