



RELIGIOUS FACILITY

5001 Backlick Rd.
Annandale, VA 22003

OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



Josh Velez
Associate Broker
Direct: 5714372030
josh@soldbyjvelez.com
License #: 0225068623

RELIGIOUS FACILITY

5001 BACKLICK RD.
ANNANDALE, VA 22003

Samson Properties
8521 Leesburg Pike
Vienna, VA 22182
Office: 5713781346

Built By: www.crebuilder.com



PROPERTY SUMMARY

Offering Price	\$13,500,000.00
Building SqFt	19,292 SqFt
Year Built	1972, 1935
Lot Size (acres)	3.55
Parcel ID	071-4-01-0021, 071-4-01-0022, 071-4-01-0021-A
Zoning Type	OTHER / UNKNOWN, Residential
County	Fairfax
Frontage	0.00 Ft
Coordinates	38.815497, -77.186127

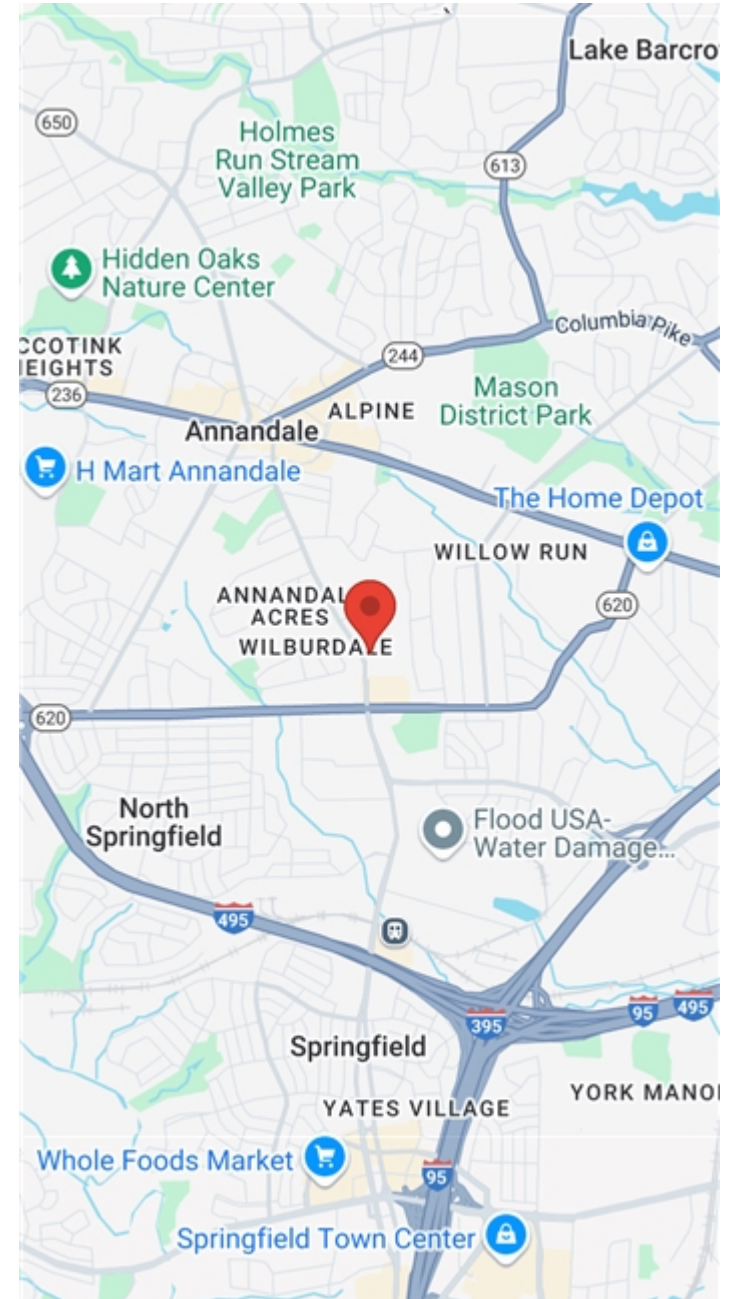
INVESTMENT SUMMARY

Samson Properties, on behalf of the Owner, is pleased to offer for sale Religious Facility, a special purpose property conveniently located in Annandale, VA. Religious Facility is strategically located on Backlick Rd. The subject property sits on three parcels combine for 3.56 acres in centrally located Annandale, VA. Parcel one: 5001 Backlick Rd= 5,444 sq ft 1.62 acres, Zone: R-2 (Residential 2 D/C) Parcel two: 5011 Backlick Rd= 12,600 sq ft 1.58 acres, Zone: R-2 (Residential 2 D/C) Parcel three: 4957 Sunset Ln= 1,248 sq ft .34 acres, Zoning: R-2 (Residential 2 D/C).



INVESTMENT HIGHLIGHTS

- Property is strategically located in Annandale with direct frontage on Backlick Rd The opportunity is being offered for \$13,500,000.00.
- Lighted Parking Lot with Ample Parking.
- Two Ingress/Egress Points.





LOCATION HIGHLIGHTS

- Excellent Visibility from Backlick Rd and Surrounding Businesses.
- Religious Facility is strategically located on a hard corner with tremendous traffic count.
- Located on Backlick Rd, a major thoroughfare and premier location.

RENT ROLL

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$13,500,000.00
Year 1 NOI	\$(30,142.00)
Year 1 Cap Rate	-0.22%
Year 1 Leveraged Cash / Cash Return	0.00%

General Information

Analysis Period	1
Analysis Start Date	01/22/2025
Market Rent/SF	\$0.00

Exit

Expense Breakdown

Property Tax	\$30,142.00
Total Expenses	\$30,142.00

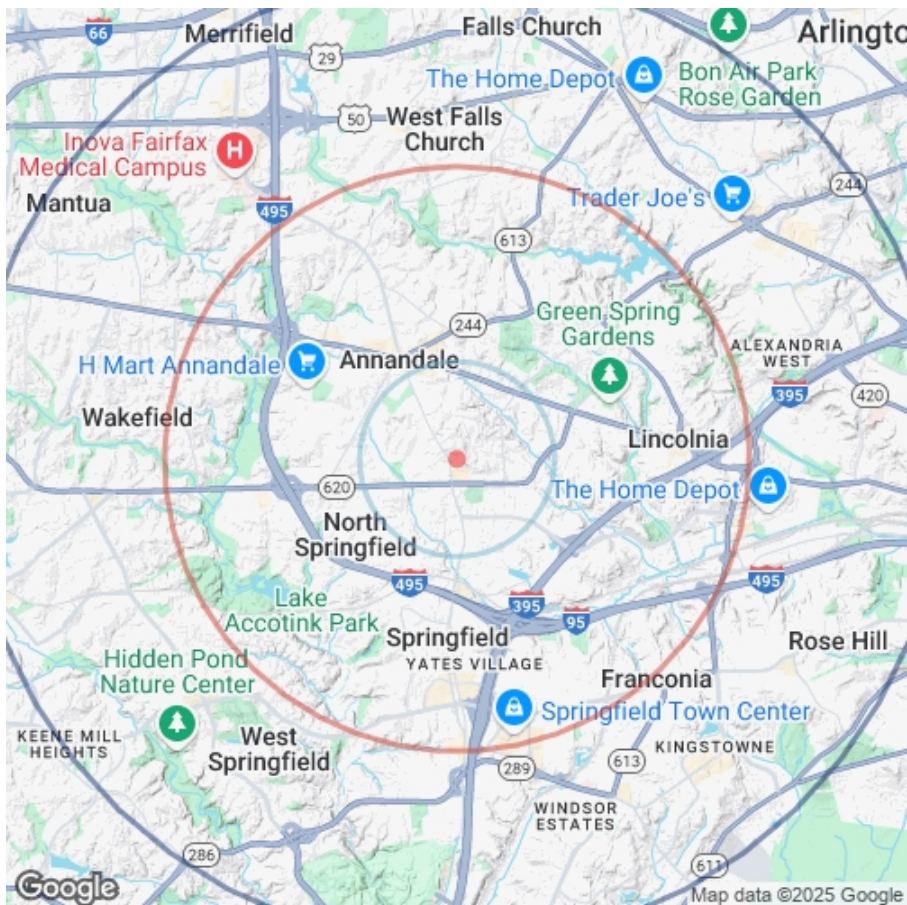
CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
OPERATING EXPENSES		
PROPERTY TAX	\$30,142.00	\$30,142.00
TOTAL OPERATING EXPENSES	\$30,142.00	\$30,142.00
NET OPERATING INCOME	\$(30,142.00)	\$(30,142.00)
CAP RATE		-0.22%



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,156	122,620	389,207
2010 Population	12,289	131,559	418,486
2024 Population	12,652	134,699	439,403
2029 Population	12,622	135,304	441,138
2024-2029 Growth Rate	-0.05 %	0.09 %	0.08 %
2024 Daytime Population	9,897	114,312	388,942



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	190	1,771	7,759
\$15000-24999	49	1,507	5,453
\$25000-34999	95	1,840	6,426
\$35000-49999	139	2,639	8,744
\$50000-74999	288	5,484	18,361
\$75000-99999	418	5,594	19,211
\$100000-149999	682	8,759	31,535
\$150000-199999	744	7,393	24,629
\$200000 or greater	1,244	11,502	42,860
Median HH Income	\$ 153,018	\$ 120,312	\$ 121,314
Average HH Income	\$ 178,873	\$ 162,538	\$ 168,064

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,859	45,372	151,222
2010 Total Households	4,050	47,318	162,164
2024 Total Households	3,849	46,488	164,980
2029 Total Households	3,815	46,758	165,418
2024 Average Household Size	3.2	2.87	2.65
2024 Owner Occupied Housing	3,035	30,064	95,321
2029 Owner Occupied Housing	3,069	30,466	96,689
2024 Renter Occupied Housing	814	16,424	69,659
2029 Renter Occupied Housing	746	16,292	68,729
2024 vacant Housing	171	1,960	8,788
2024 Total Housing	4,020	48,448	173,768



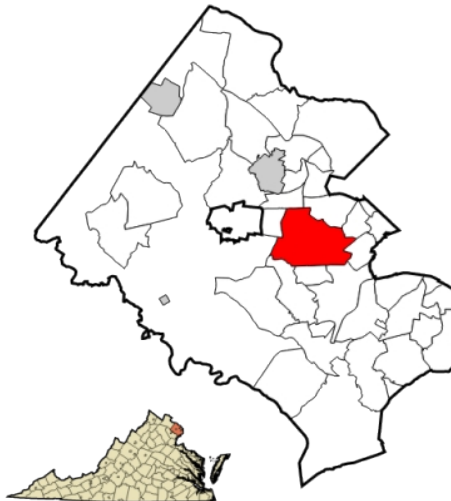
HAPPY
CHRISTMAS

Tune to
88.1



ABOUT ANNANDALE

Annandale is a census-designated place (CDP) in Fairfax County, Virginia. The population of the CDP was 43,363 as of the 2020 United States Census. It is home to the oldest and largest branch of the Northern Virginia Community College system, and to one of the D.C. area's Koreatowns.



CITY OF ANNANDALE	
County	Fairfax
AREA	
City	7.9 sq mi
Land	7.9 sq mi
Elevation	361 ft
POPULATION	
Population	43,363
Density	5,516.90 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SAMSON PROPERTIES and it should not be made available to any other person or entity without the written consent of SAMSON PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SAMSON PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SAMSON PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SAMSON PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has SAMSON PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take

EXCLUSIVELY PRESENTED BY:

Josh Velez

Associate Broker

Direct: 5714372030

josh@soldbyjvelez.com

License #: 0225068623

Built By:
www.crebuilder.com

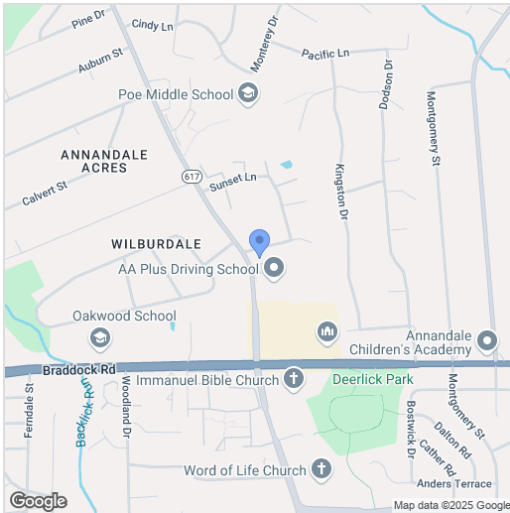
Samson Properties
8521 Leesburg Pike
Vienna, VA 22182
office: 5713781346

Agent 360

5001 Backlick Rd, Annandale, VA 22003-0

Unincorporated

Tax ID 0714 01 0021



Summary Information

Owner: Church La Biblia Ministries Inc
Owner Address: 5001 Backlick Rd
Owner City State: ANNANDALE VA
Owner Zip+4: 22003-6011
Owner Occupied: Yes
Company Owner: CHURCH LA BIBLIA MINISTRIES INC
Owner Carrier Rt: C056

Property Class: Exempt/Inst
Annual Tax: \$11,161
Record Date: 08/14/09
Book: 20652
Page: 1118
Tax Record Updated: 06/20/24

Geographic Information

County: Fairfax, VA
Municipality: Unincorporated
High Sch Dist: Fairfax County Public Schools
Tax ID: 0714 01 0021
Tax Map: 50006
Tax ID Alt: 0714 01 0021
Old Tax ID: 71-4-1- -21

Sub Plot Page: 714
Sub District: 5
Legal Subdivision: SPRINGFIELD PARSONAGE AN

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$11,161	Taxable Total Asmt:	\$963,410
County Tax:	\$10,839	Taxable Land Asmt:	\$526,000	Special Tax:	\$323
Asmt As Of:	2024	Taxable Bldg Asmt:	\$437,410		
		State/County Tax:	\$10,838		

Exempt Class: 50

Class Code: EXEMPT

Lot Characteristics

County Desc:	BUILDABLE-AVERAGE LO	SQFT:	70,741	Zoning:	120
Pavement Desc:	NA	Acres:	1.6240	Zoning Desc:	R-2(RESIDENTIAL 2 DU/AC)

Building Characteristics

Residential Design:	1 Story	Total Baths:	1.0	Basement Type:	Full
Stories:	1.00	Exterior:	Brick/Stone	Garage Type:	None
Abv Grd Fin SQFT:	5,444	Stories Desc:	01	Gas:	Not Available
Model:		Roof:	Shingle - Composite	Water:	Connected
Part Baths:	2	Heat Delivery:	Forced Air	Sewer:	Connected
Fireplace Total:	0	Elec:	Hooked-Up	Year Built:	1972
		Property Class Code:	710	Total Garage SQFT:	0
				Interior Floor:	CARPET OR CARPET/TILE
				Other Amenities:	AIR COND
Sec 1 Construction:		Sec 1 Area:		Sec 1 Story Type:	1

Codes & Descriptions

Land Use:	710 Churches, Synagogues
County Legal Desc:	SPRINGFIELD PARSONAGE AND CH
Use Type:	Church
Exempt Desc:	Exempt
County Land Desc:	BUILDABLE-AVERAGE LO

MLS History

MLS Number	Category	Status	Status Date	Price
VAFX2120992	COM	Active	04/08/23	\$13,500,000

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is

for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 01/21/2025 11:31 PM

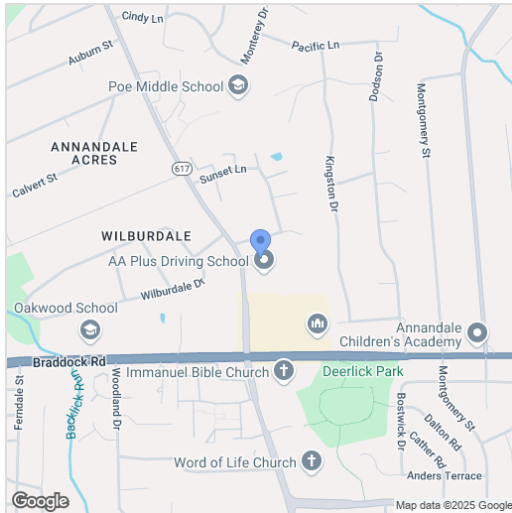


Agent 360

5011 Backlick Rd, Annandale, VA 22003

Unincorporated

Tax ID 0714 01 0022



Summary Information

Owner: Church La Biblia Ministries Inc
Owner Address: 5001 Backlick Rd
Owner City State: ANNANDALE VA
Owner Zip+4: 22003-6011
Company Owner: CHURCH LA BIBLIA MINISTRIES INC
Owner Carrier Rt: C056

Property Class: Exempt/Inst
Annual Tax: \$12,127
Record Date: 08/14/09
Book: 20652
Page: 1118
Tax Record Updated: 06/18/24

Geographic Information

County: Fairfax, VA
Municipality: Unincorporated
High Sch Dist: Fairfax County Public Schools
Tax ID: 0714 01 0022
Tax Map: 50006
Tax ID Alt: 0714 01 0022
Old Tax ID: 71-4-1- -22

Sub Plot Page: 714
Sub District: 5
Legal Subdivision: SPRINGFIELD

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$12,127	Taxable Total Asmt:	\$1,046,700
County Tax:	\$11,776	Taxable Land Asmt:	\$527,000	Special Tax:	\$351
Asmt As Of:	2024	Taxable Bldg Asmt:	\$519,700		
		State/County Tax:	\$11,775		

Exempt Class: 50
Class Code: EXEMPT

Lot Characteristics

County Desc:	BUILDABLE-AVERAGE LO	SQFT:	68,916	Zoning:	120
Pavement Desc:	NA	Acres:	1.5821	Zoning Desc:	R-2(RESIDENTIAL 2 DU/AC)

Building Characteristics

Residential Design:	3+ Story	Total Baths:	3.0	Garage Type:	None
Stories:	3.00	Exterior:	Brick/Stone	Gas:	Not Available
Abv Grd Fin SQFT:	12,600	Stories Desc:	03	Water:	Connected
Model:		Roof:	Shingle - Composite	Sewer:	Connected
Part Baths:	6	Heat Delivery:	Forced Air	Year Built:	1972
Fireplace Total:	0	Elec:	Hooked-Up	Total Garage SQFT:	0
		Property Class	753	Interior Floor:	VINYL TILE
		Code:		Other Amenities:	AIR COND
Sec 1 Construction:		Sec 1 Area:		Sec 1 Story Type:	3

Codes & Descriptions

Land Use:	753 Private Schools-k Thru 12 Or Combination
County Legal Desc:	SPRINGFIELD
Exempt Desc:	Exempt
County Land Desc:	BUILDABLE-AVERAGE LO
Use Type:	School

MLS History

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is

for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 01/21/2025 11:32 PM

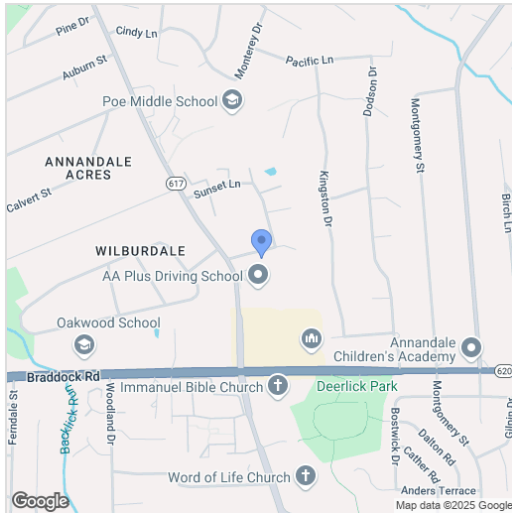


Agent 360

4957 Sunset Ln, Annandale, VA 22003-0

Unincorporated

Tax ID 0714 01 0021A



Summary Information

Owner: Church La Biblia Ministries Inc
Owner Address: 5001 Backlick Rd
Owner City State: ANNANDALE VA
Owner Zip+4: 22003-6011
Company Owner: CHURCH LA BIBLIA MINISTRIES INC
Owner Carrier Rt: C056

Property Class: Residential
Annual Tax: \$6,854
Record Date: 08/14/09
Book: 20652
Page: 1118
Tax Record Updated: 06/19/24

Geographic Information

County: Fairfax, VA
Municipality: Unincorporated
High Sch Dist: Fairfax County Public Schools
Tax ID: 0714 01 0021A
Tax Map: 50006
Tax ID Alt: 0714 01 0021A
Old Tax ID: 71-4-1- -21A

Sub Plot Page: 714
Sub District: 5
Legal Subdivision: SPRINGFIELD

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$6,854	Taxable Total Asmt:	\$591,680
County Tax:	\$6,656	Taxable Land Asmt:	\$441,000	Special Tax:	\$198
Asmt As Of:	2024	Taxable Bldg Asmt:	\$150,680		
		State/County Tax:	\$6,656		

Exempt Class: 50
Class Code: EXEMPT

Lot Characteristics

County Desc:	BUILDABLE-AVERAGE LO	SQFT:	15,000	Zoning:	120
Pavement Desc:	NA	Acres:	0.3444	Zoning Desc:	R-2(RESIDENTIAL 2 DU/AC)

Building Characteristics

Residential Type:	Single/Det	Bed Rooms:	4	Basement Type:	Full
Residential Design:	1 Story	Full Baths:	2	Garage Type:	None
Stories:	1.00	Total Baths:	2.5	Gas:	Not Available
Abv Grd Fin SQFT:	1,248	Other Rooms:	REC ROOM - 275 SQ FT	Water:	Connected
Model:		Exterior:	Shingle - Abestos	Sewer:	Connected
Part Baths:	1	Stories Desc:	01	Year Built:	1935
Fireplace Total:	0	Roof:	Shingle - Composite	Total Garage SQFT:	0
		Heat Delivery:	Forced Air	Interior Floor:	CARPET OR CARPET/TILE
		Elec:	Hooked-Up	Other Amenities:	AIR COND
		Property Class Code:	011		
Sec 1 Construction:		Sec 1 Area:		Sec 1 Story Type:	1

Codes & Descriptions

Land Use:	011 Single Family Detached
County Legal Desc:	SPRINGFIELD
Exempt Desc:	Exempt
County Land Desc:	BUILDABLE-AVERAGE LO
Use Type:	Single Dwelling Or Patio House

MLS History

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is

for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 01/21/2025 11:32 PM

