

For
Sale

12020 Winfree St

CHESTER, VA 23831



Property Description

Fully Occupied, 4-Unit Renovated Multi-Family Investment Opportunity with a large, subdividable lot to build a SF home, conveniently located in a suburban neighborhood, just off Rt 10 W. Hundred Rd, at Thomas Dale High School, close to Chester Village, YMCA, national retail stores and apr 2.5mi to I-95, I-64 and Rt 288 access. Apartments are open, with hardwood floors, tall ceilings, modern kitchens and baths. There are (3) 2-bedroom units and (1) 1-bedroom unit, with separate electric meters and furnaces. NOI is apr \$4,000/mon for 7.5% cap rate.

Property Highlights

- Income-Producing, Fully-Occupied Quad
- Opportunity to Add Value
- Opportunity to Subdivide
- Located across from Chester Village, Schools, Library and Shopping
- Close to I-64, I-95 and Rt 288

Offering Summary

Sale Price:	\$650,000
Number of Units:	4
Lot Size:	32,809 SF
Building Size:	2,716 SF
NOI:	\$48,685.00
Cap Rate:	7.49%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
Total Population	901	2,147	7,473
Average HH Income	\$80,729	\$81,654	\$84,137



Susan Haas, MURP Principal Broker

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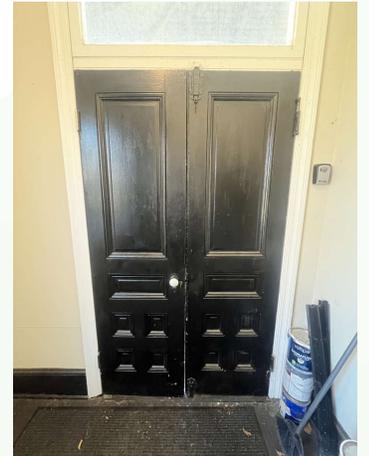
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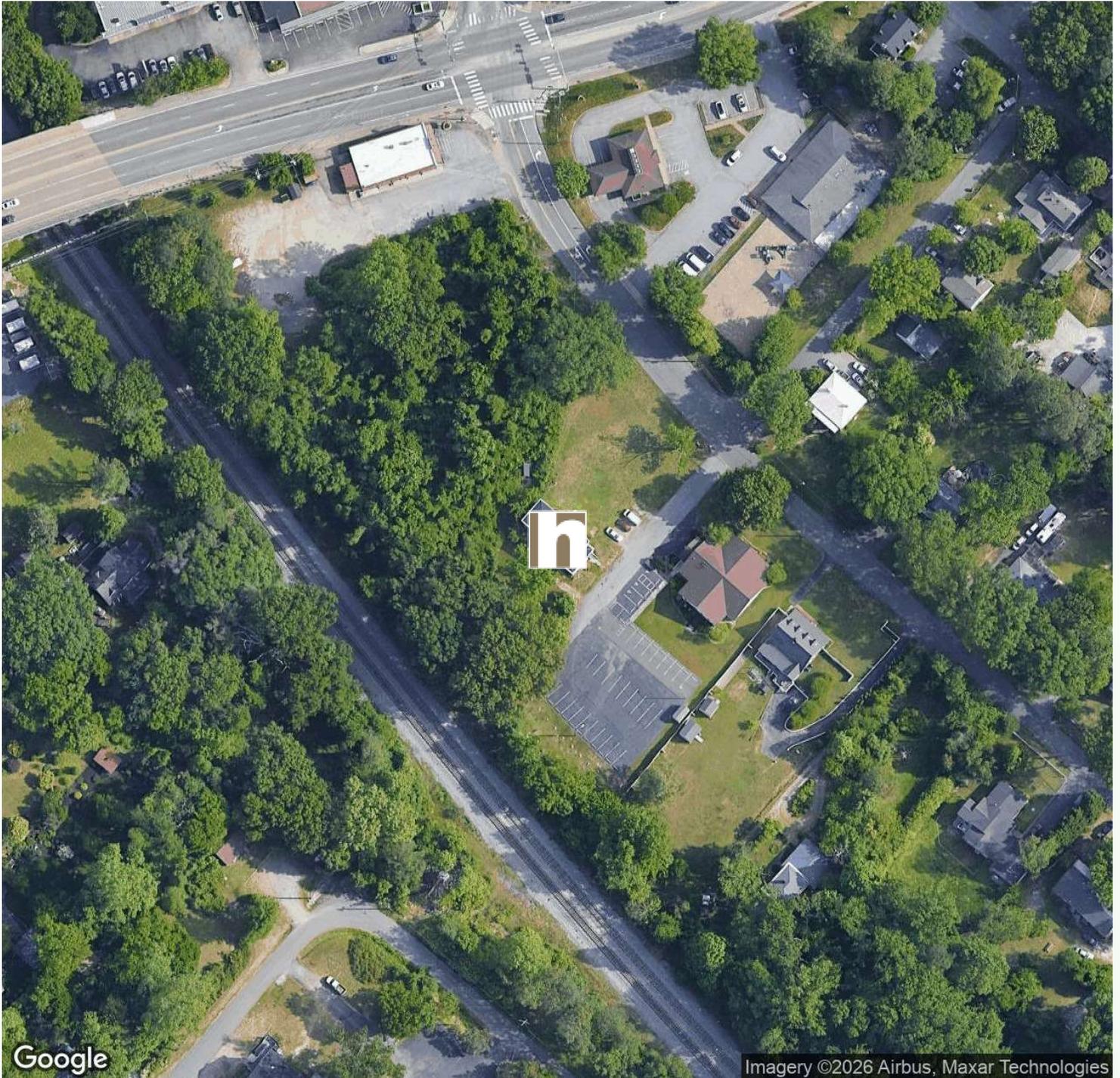
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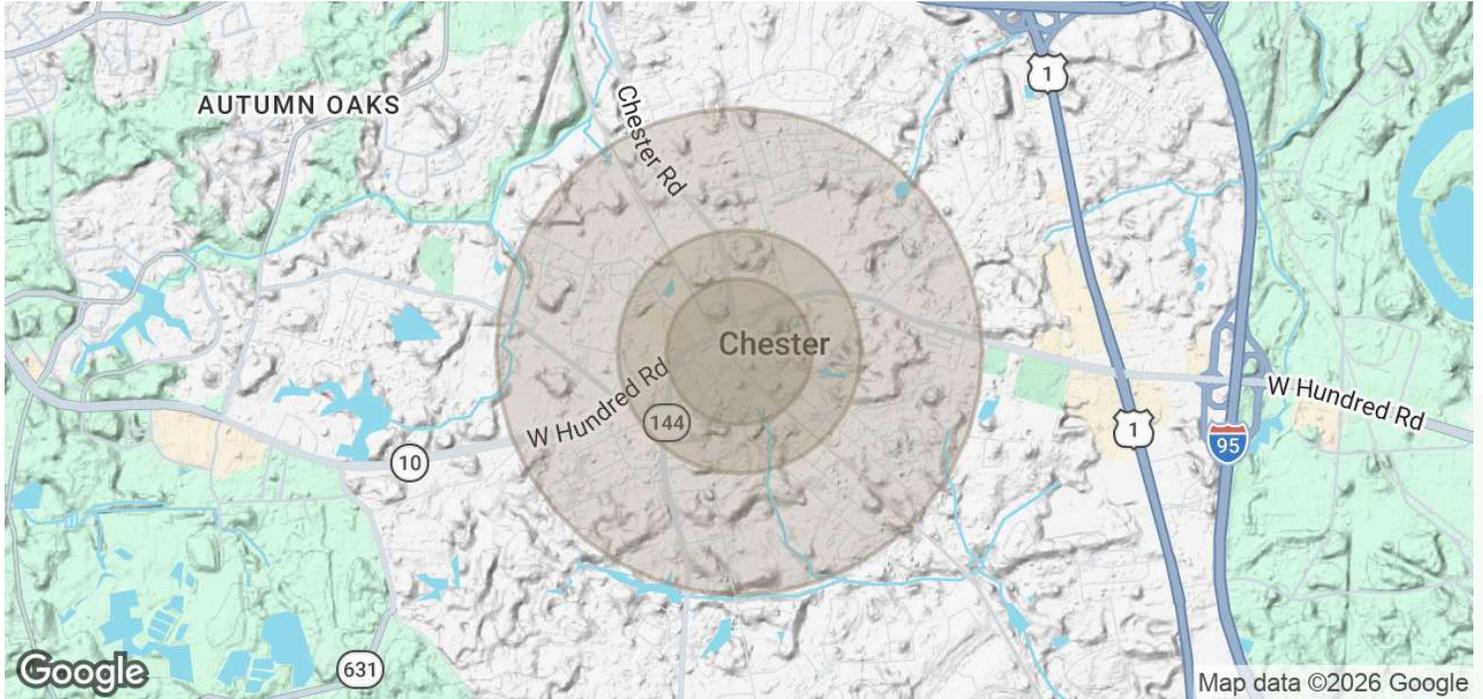
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	901	2,147	7,473
Average Age	44	44	42
Average Age (Male)	41	41	39
Average Age (Female)	47	47	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	436	1,020	3,266
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$80,729	\$81,654	\$84,137
Average House Value	\$390,226	\$388,783	\$380,934

Demographics data derived from AlphaMap



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