

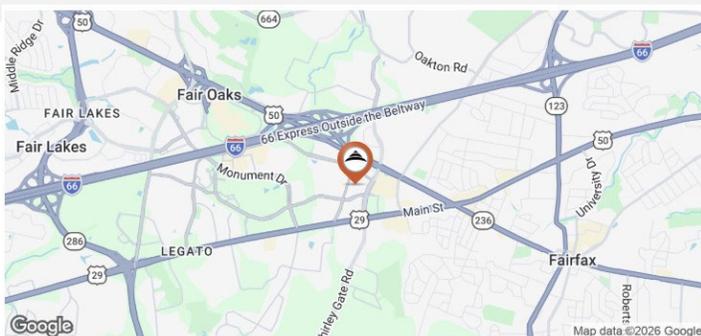


### Financial Summary

Sales Price:	<b>\$12,250,000</b>
NOI:	\$957,616
CAP Rate:	7.8%
Rentable Area:	55,377 SF
Lease Type:	NNN

### Property Highlights

- Occupied by single tenant, CACI – A publicly traded, Fortune 500 Largest Companies
- 100% leased until 4/30/2032 (One (1) five-year option)
- **\$7 million projected capital investment including property renovations of \$125 PSF fully funded by tenant, CACI**
- Structured, covered parking, and connected to building – 3.8/1,000 SF parking ratio
- Equidistant to both Dulles International Airport (IAD) and Ronald Reagan Washington National Airport (DCA)
- Access to major Northern VA highways (I-66, Rt. 50, I-95)
- Located in the hub of Northern VA's Defense & Intelligence market



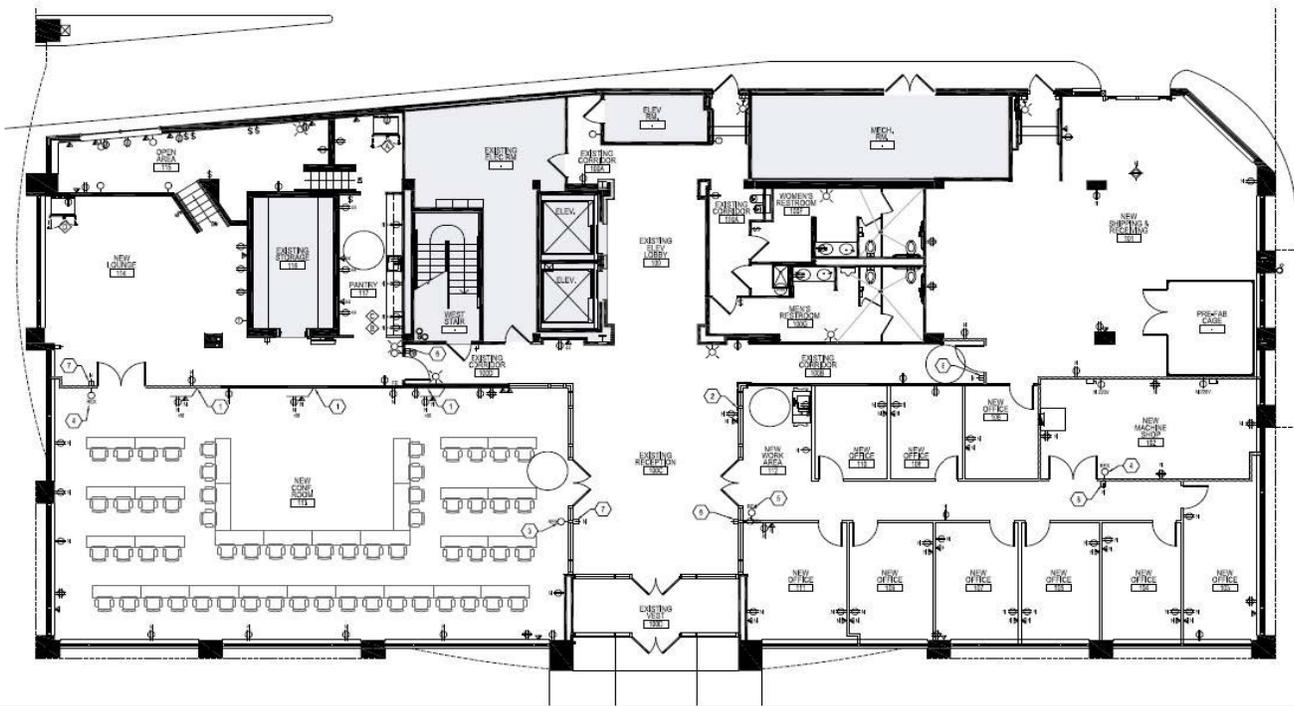
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Floor Plans – 1<sup>st</sup> & 2<sup>nd</sup> Floor

1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



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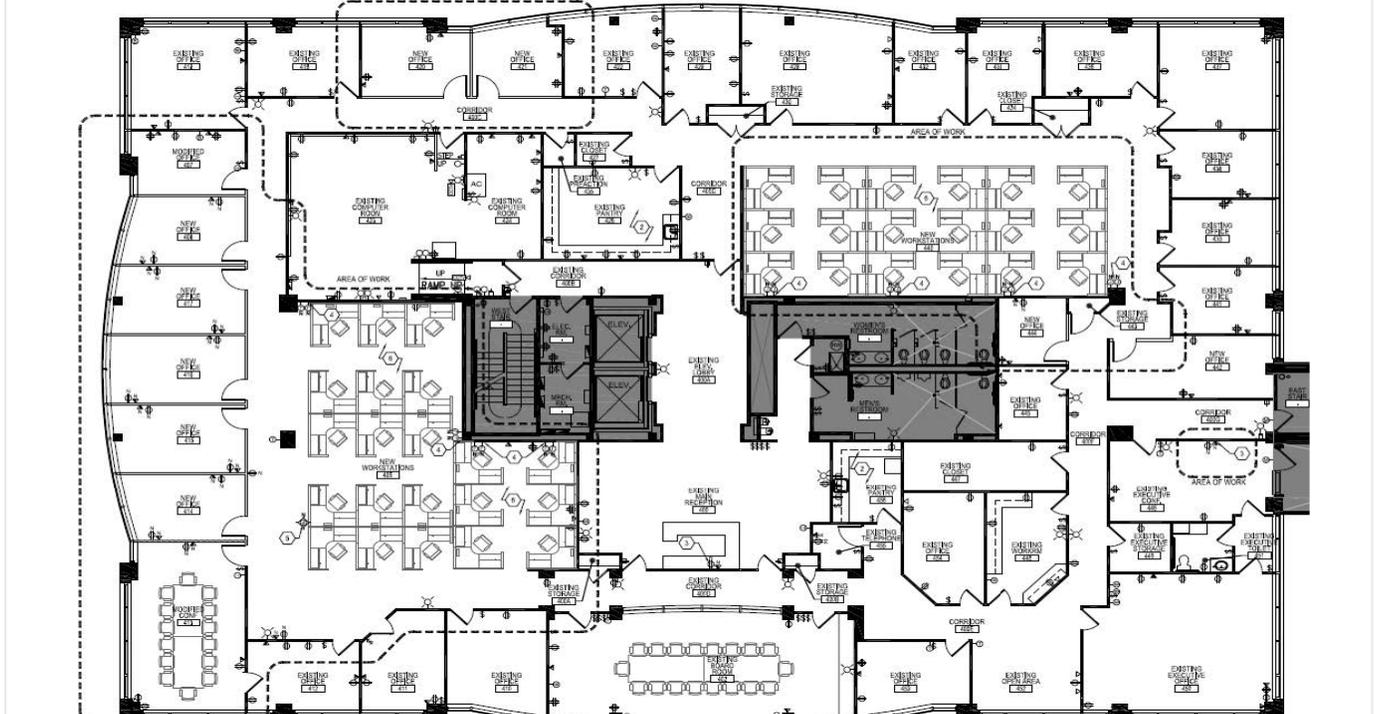
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Floor Plans – 3<sup>rd</sup> & 4<sup>th</sup> Floor

3<sup>RD</sup> FLOOR



4<sup>TH</sup> FLOOR



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Site Overview



### Investment Highlights

- CACI – Fortune 500 Tenant
- 100% Leased
- Triple Net Rent
- Annual Increases
- Building Size: 55,377 SF
- Convenient Location in NoVA
- Hub of Northern Virginia Defense Contractors Market

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