

# 4433 Old Battlefield Blvd S

OFFERING MEMORANDUM

4433 Old Battlefield Blvd S  
Chesapeake, VA 23322

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General Demographics

*Exclusively Marketed by:*

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01 Executive Summary

Investment Summary

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## OFFERING SUMMARY

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ADDRESS	4433 Old Battlefield Blvd S Chesapeake VA 23322
BUILDING SF	2,880 SF
LAND ACRES	2.819
LAND SF	122,796 SF
YEAR BUILT	1971

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## FINANCIAL SUMMARY

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PRICE	\$1,250,000
PRICE PSF	\$434.03
OCCUPANCY	100%
NOI (CURRENT)	\$77,555
NOI (PRO FORMA)	\$84,455
CAP RATE (CURRENT)	6.20%
CAP RATE (PRO FORMA)	6.76%
GRM (CURRENT)	11.53
GRM (PRO FORMA)	10.84

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	208	3,451	13,705
2026 Median HH Income	\$151,231	\$117,047	\$116,436
2026 Average HH Income	\$160,384	\$141,478	\$138,604

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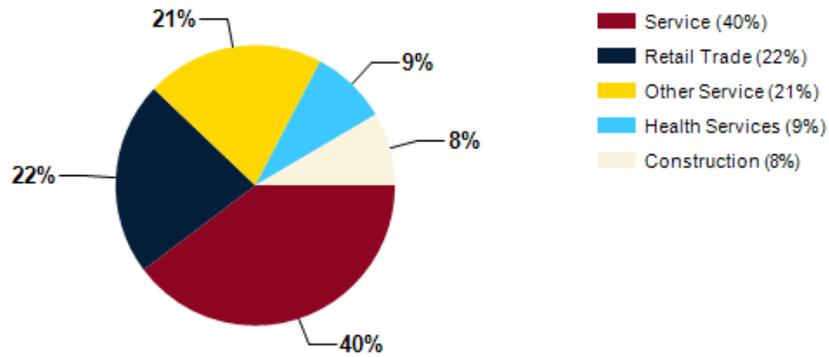


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Location

Location Summary

## Major Industries by Employee Count



## Largest Employers

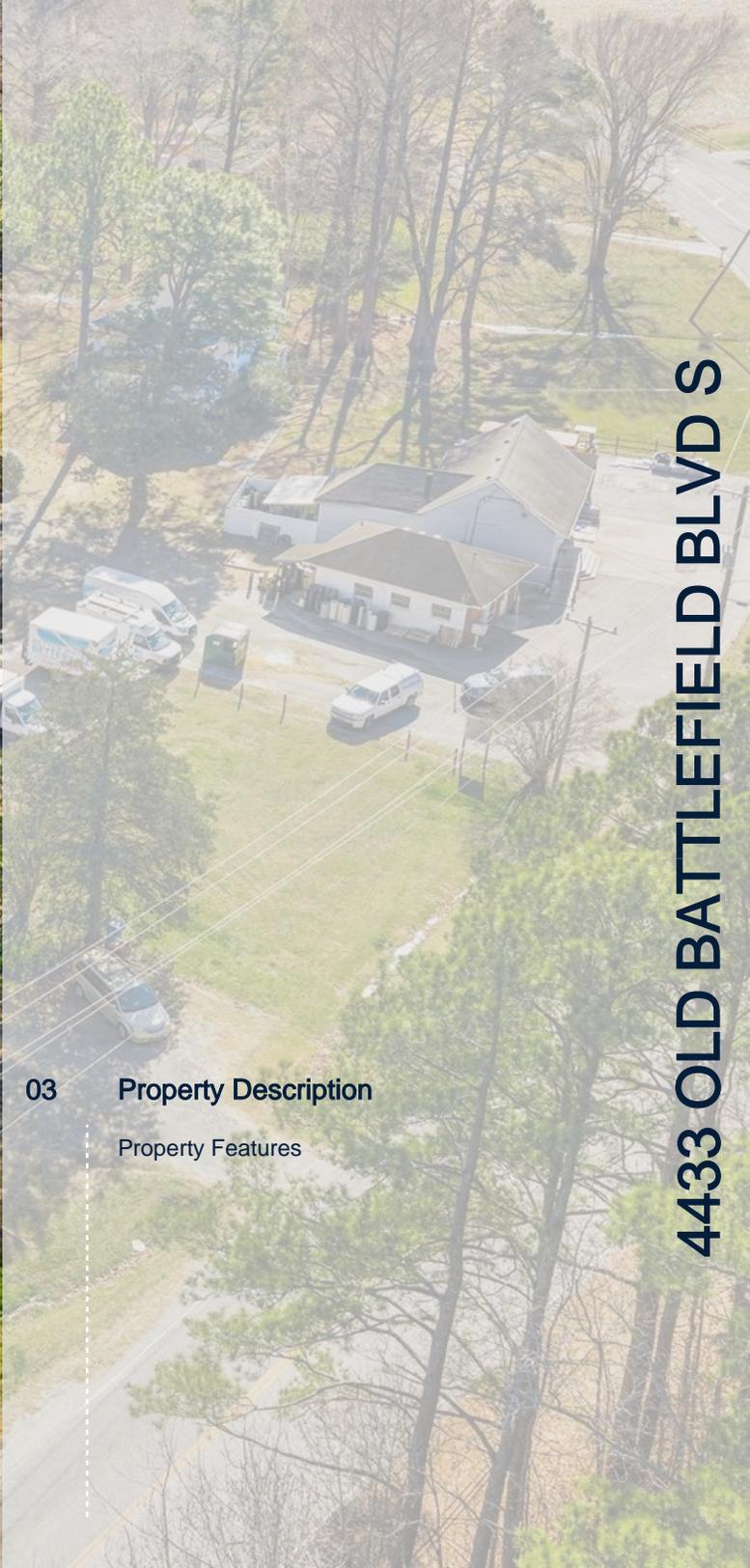
Chesapeake City Public Schools	6,248
City of Chesapeake	3,927
Chesapeake Regional Medical Center	2,038
Walmart	1,783
Sentara Healthcare	1,478
Dollar Tree	1,292
Tidewater Staffing	1,259
Cox Communications	1,137



03

Property Description

Property Features



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## GLOBAL

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NUMBER OF UNITS	7
BUILDING SF	2,880
LAND SF	122,796
LAND ACRES	2.819
# OF PARCELS	1
YEAR BUILT	1971
ZONING TYPE	A1
TOPOGRAPHY	low-elevation
NUMBER OF BUILDINGS	4
NUMBER OF STORIES	1

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## MULTI-FAMILY VITALS

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WASHER/DRYER	Hookups
NUMBER OF UNITS	5
CURRENT OCCUPANCY	100.00%
HVAC	Window/Wall

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## COMMERCIAL VITALS

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NUMBER OF UNITS	2
CURRENT OCCUPANCY	100.00%

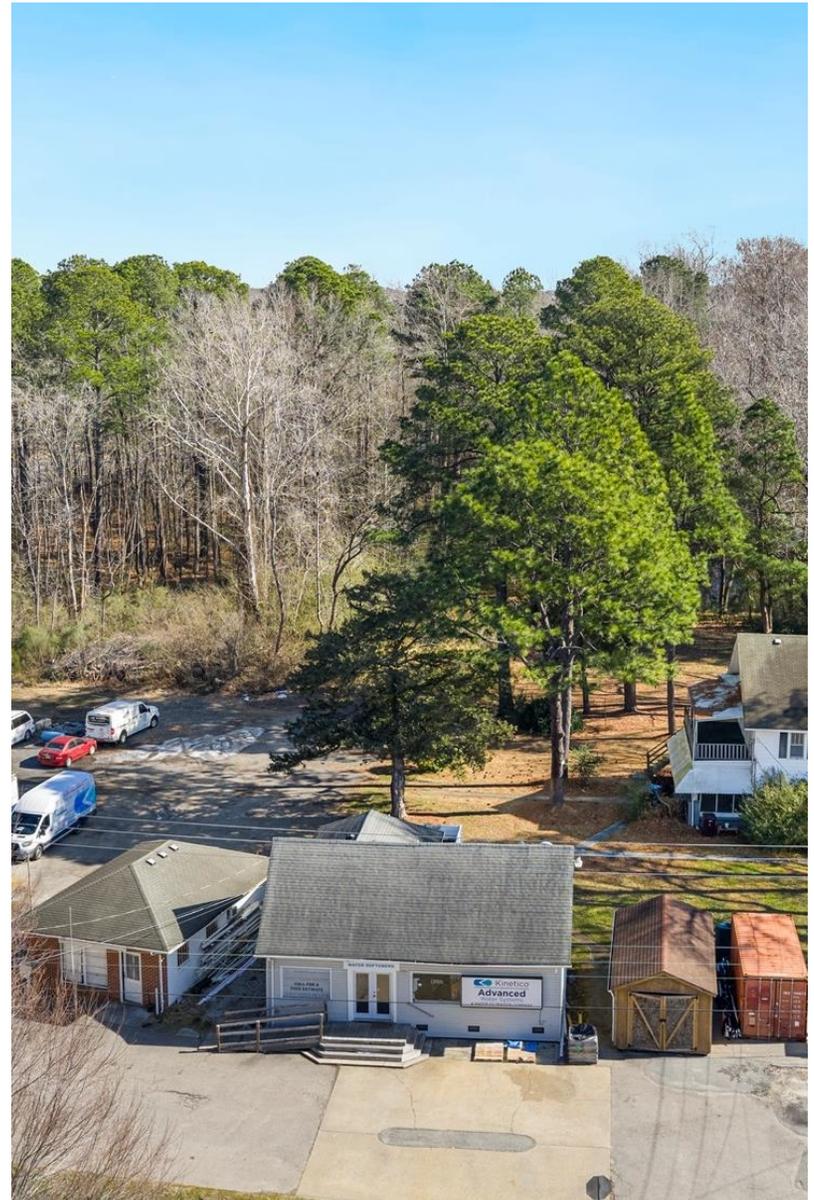
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## CONSTRUCTION

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FOUNDATION	Other
FRAMING	Wood
EXTERIOR	Other
ROOF	Asphalt Shingle

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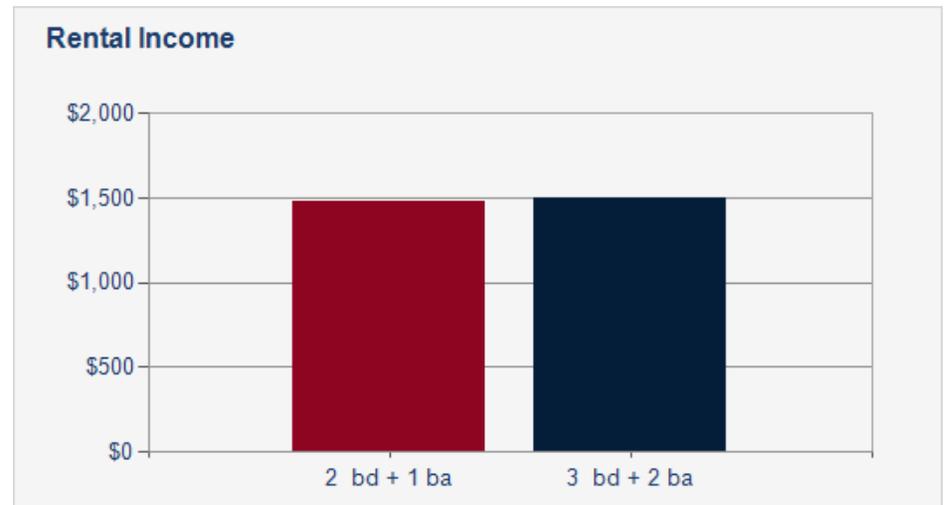
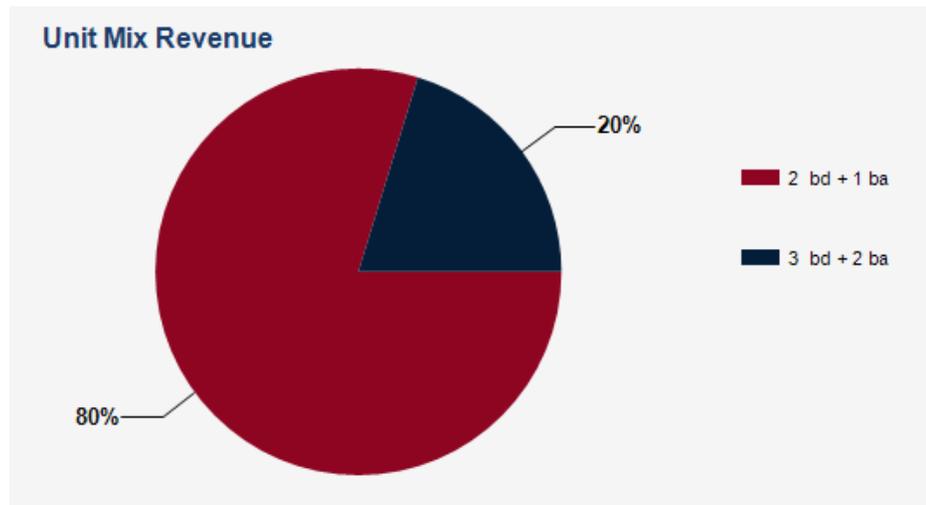
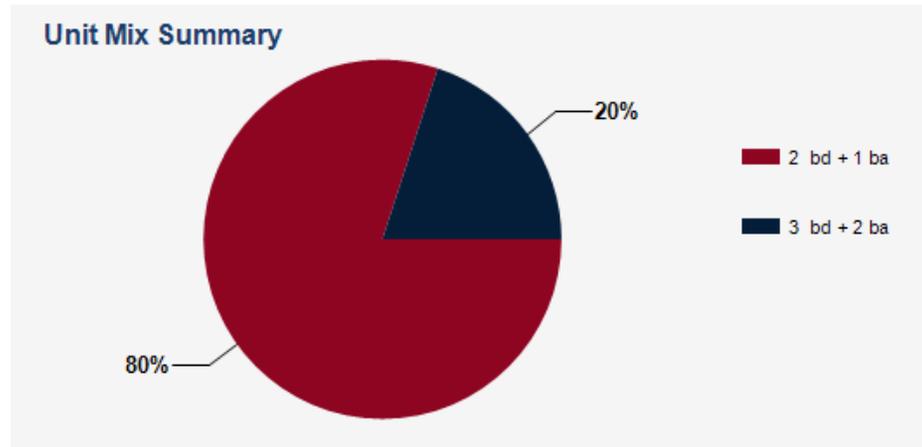
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Rent Roll

Multi-Family Unit Mix  
Rent Roll



Unit Mix	# Units	Current Rent	Monthly Income
2 bd + 1 ba	4	\$1,300 - \$1,650	\$5,900
3 bd + 2 ba	1	\$1,500	\$1,500
<b>Totals/Averages</b>	<b>5</b>	<b>\$1,480</b>	<b>\$7,400</b>



**RESIDENTIAL**

Unit	Unit Mix	Current Rent	Market Rent
4501 1	2 bd + 1 ba	\$1,300.00	\$1,475.00
4501 2	2 bd + 1 ba	\$1,375.00	\$1,475.00
4501 3	3 bd + 2 ba	\$1,500.00	\$1,675.00
4433 A	2 bd + 1 ba	\$1,375.00	\$1,475.00
4433 B	2 bd + 1 ba	\$1,650.00	\$1,675.00
<b>Totals / Averages</b>		<b>\$7,200.00</b>	<b>\$7,775.00</b>

**COMMERCIAL**

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates				Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual			PSF
4443 A						CURRENT	\$660		\$7,920			
4443 B						CURRENT	\$1,175		\$14,100			
Totals:								\$1,835		\$22,020		

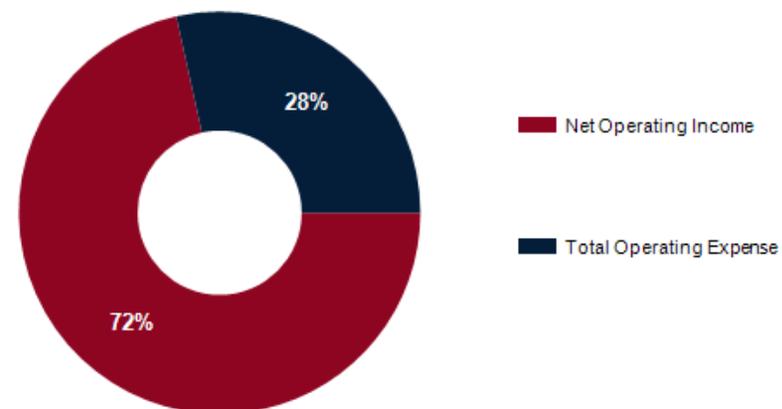




05 Financial Analysis  
Income & Expense Analysis

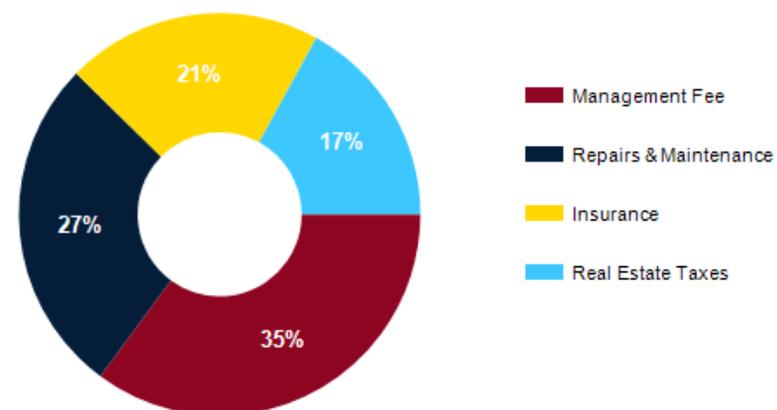
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$86,400	79.7%	\$93,300	80.9%
Commercial Rent	\$22,020	20.3%	\$22,020	19.1%
<b>Effective Gross Income</b>	<b>\$108,420</b>		<b>\$115,320</b>	
Less Expenses	\$30,865	28.46%	\$30,865	26.76%
<b>Net Operating Income</b>	<b>\$77,555</b>		<b>\$84,455</b>	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$5,249	\$5,249
Insurance	\$6,374	\$6,374
Management Fee	\$10,842	\$10,842
Repairs & Maintenance	\$8,400	\$8,400
<b>Total Operating Expense</b>	<b>\$30,865</b>	<b>\$30,865</b>
Expense / SF	\$10.72	\$10.72
% of EGI	28.46%	26.76%

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



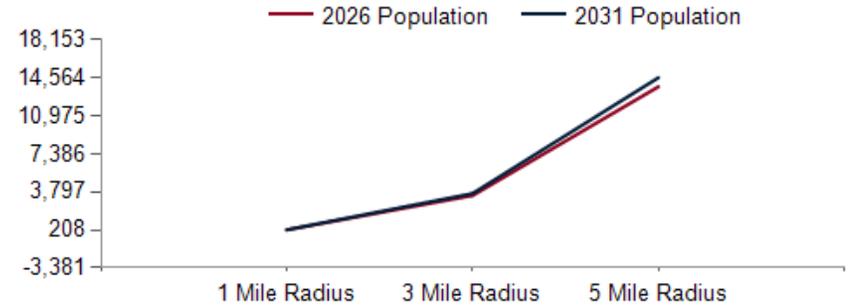
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Demographics

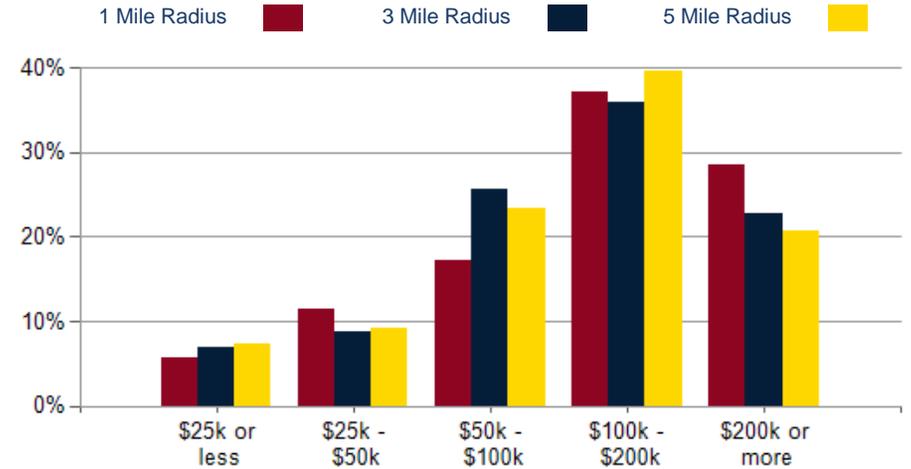
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	178	2,240	8,729
2010 Population	189	2,485	10,387
2026 Population	208	3,451	13,705
2031 Population	211	3,644	14,564
2026 African American	28	408	2,142
2026 American Indian	0	15	42
2026 Asian	2	38	178
2026 Hispanic	8	197	639
2026 Other Race	2	45	152
2026 White	162	2,671	10,204
2026 Multiracial	14	272	977
2026-2031: Population: Growth Rate	1.45%	5.45%	6.10%

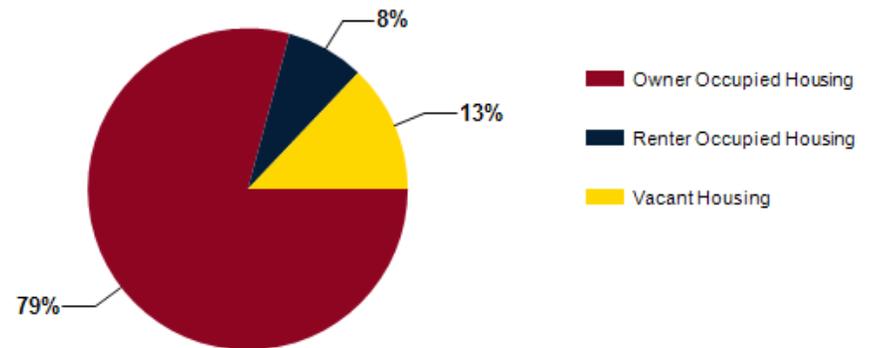
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	42	154
\$15,000-\$24,999	1	39	133
\$25,000-\$34,999	3	38	182
\$35,000-\$49,999	5	65	180
\$50,000-\$74,999	7	165	510
\$75,000-\$99,999	5	137	411
\$100,000-\$149,999	12	232	947
\$150,000-\$199,999	14	192	617
\$200,000 or greater	20	269	822
Median HH Income	\$151,231	\$117,047	\$116,436
Average HH Income	\$160,384	\$141,478	\$138,604



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

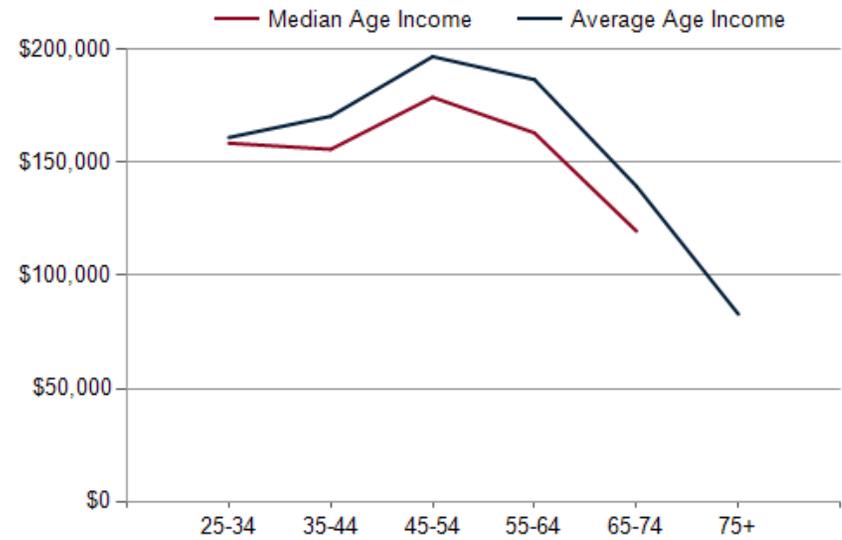
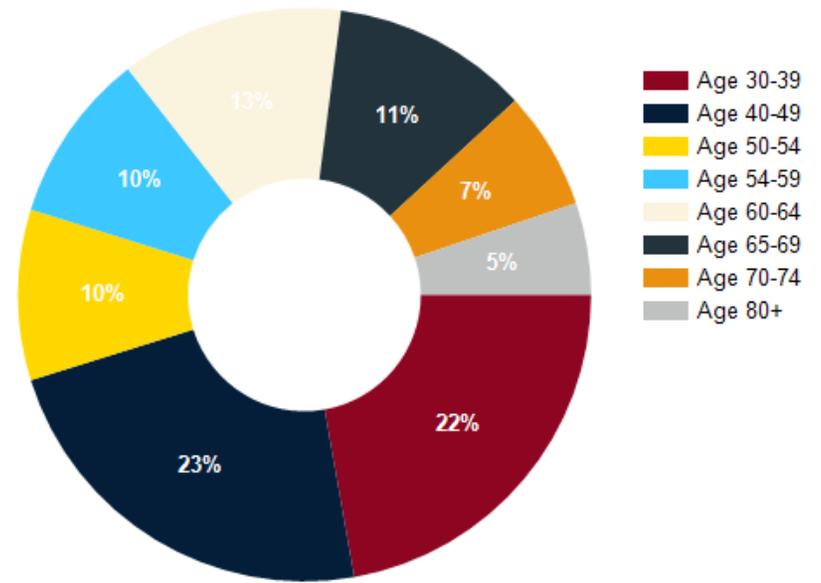


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	14	254	1,073
2026 Population Age 35-39	16	318	1,196
2026 Population Age 40-44	17	278	1,186
2026 Population Age 45-49	14	207	875
2026 Population Age 50-54	13	205	907
2026 Population Age 55-59	13	193	870
2026 Population Age 60-64	17	239	954
2026 Population Age 65-69	15	214	796
2026 Population Age 70-74	9	146	516
2026 Population Age 75-79	7	108	376
2026 Population Age 80-84	4	54	191
2026 Population Age 85+	4	41	144
2026 Population Age 18+	171	2,661	10,925
2026 Median Age	43	39	40
2031 Median Age	44	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$158,548	\$111,987	\$117,328
Average Household Income 25-34	\$161,055	\$133,796	\$139,942
Median Household Income 35-44	\$155,825	\$151,849	\$137,696
Average Household Income 35-44	\$170,477	\$165,853	\$159,448
Median Household Income 45-54	\$178,881	\$154,854	\$150,747
Average Household Income 45-54	\$196,859	\$167,310	\$168,622
Median Household Income 55-64	\$163,074	\$131,460	\$126,483
Average Household Income 55-64	\$186,663	\$155,504	\$150,158
Median Household Income 65-74	\$119,617	\$91,857	\$86,667
Average Household Income 65-74	\$139,494	\$117,709	\$111,176
Average Household Income 75+	\$82,835	\$79,447	\$69,588

Population By Age



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