

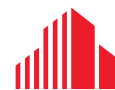
PARTIAL OWNER OCCUPANT OPPORTUNITY WITH INCOME



FOR SALE 8,262 SF

4175 IRONBOUND ROAD

WILLIAMSBURG



CUSHMAN &
WAKEFIELD

THALHIMER

4175 IRONBOUND ROAD

WILLIAMSBURG

Property Features

- Stand-alone ±8,262 SF office building for sale
- Rare partial owner occupant opportunity with tenant income
- Sale price: \$1,950,000 (\$236/SF)
- Second floor vacancy: 2,316 SF (owner occupant vacancy)
- Estimated net monthly ownership cost ±\$5,221 (80% LTV, 6.75% rate 20 year)
- Buyer occupies Suite 201 - offering 6 offices and a conference room
- Buyer collects \$142,498 annually from two tenants: Enhabit Home Health & Hospice and Exp Realty
- Built in 2016 on 0.2 acres and zoned Mixed-Use
- Prominent exterior signage facing Ironbound Road (11,324 vehicles per day)
- Excellent window line provides abundant natural light
- Parking spaces available immediately adjacent to the building
- A short walk to: Panera Bread, Planet Fitness, Opus 9, Blaze Pizza and many more restaurants



4175 IRONBOUND ROAD - VACANT OWNER OCCUPANT SUITE ±2,361 RSF WILLIAMSBURG



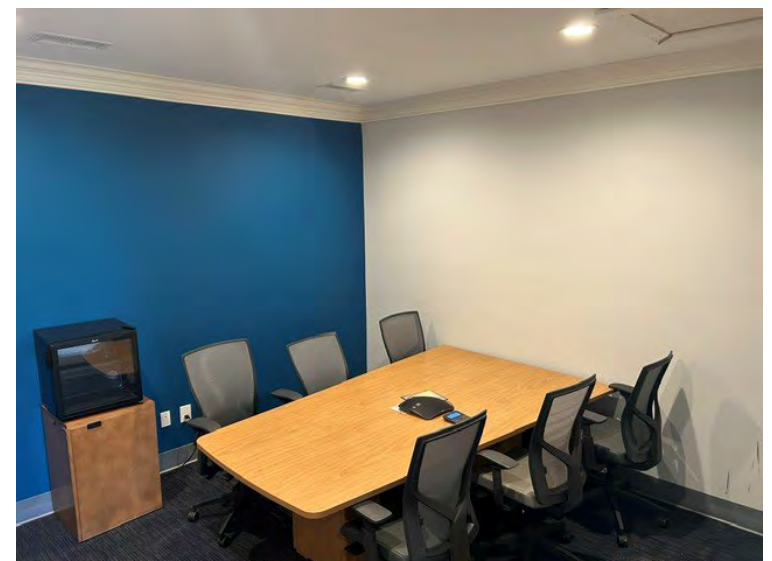
RECEPTION/WAITING



EXECUTIVE OFFICE



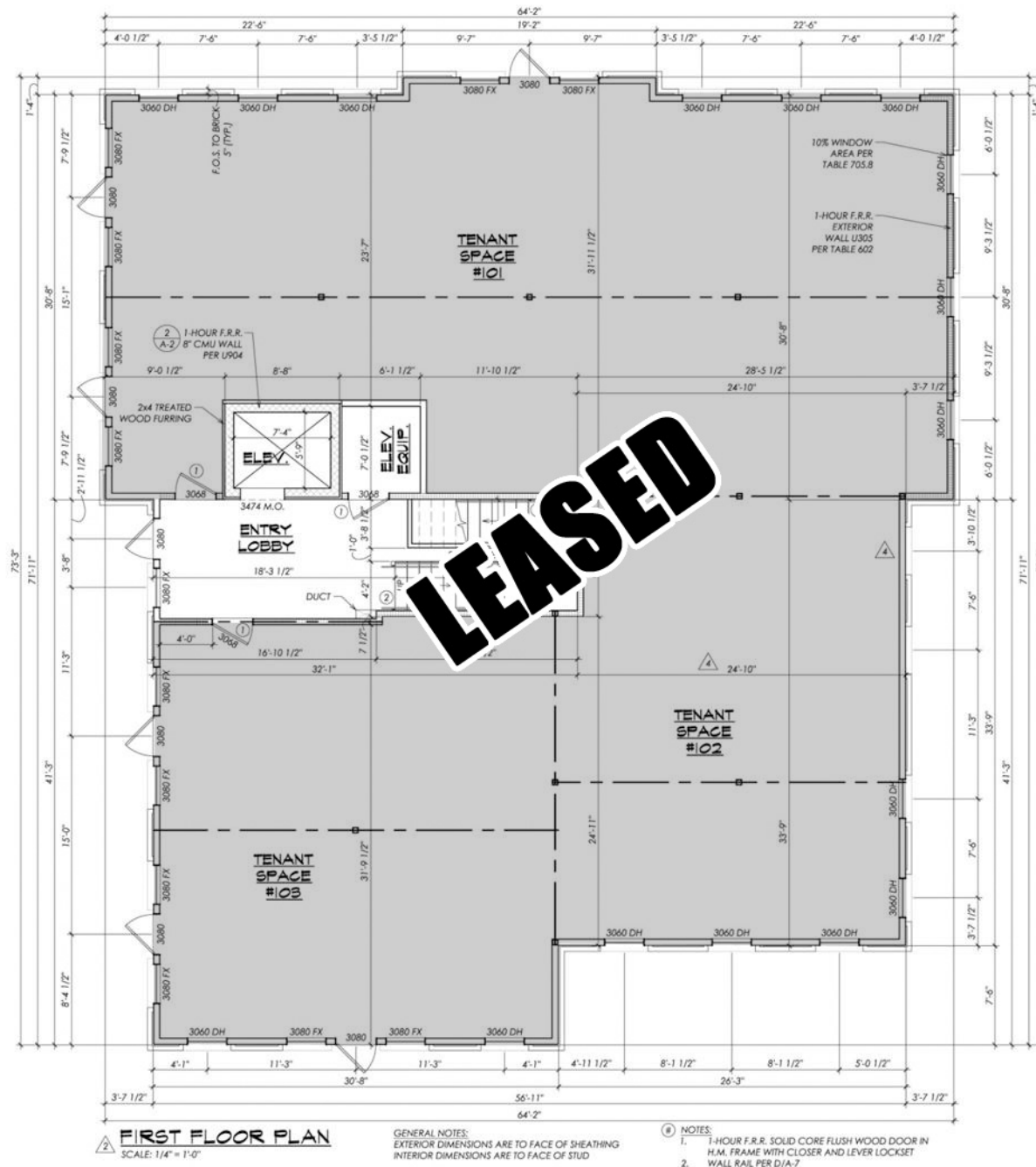
EXECUTIVE OFFICE



CONFERENCE ROOM

4175 IRONBOUND ROAD - FIRST FLOOR

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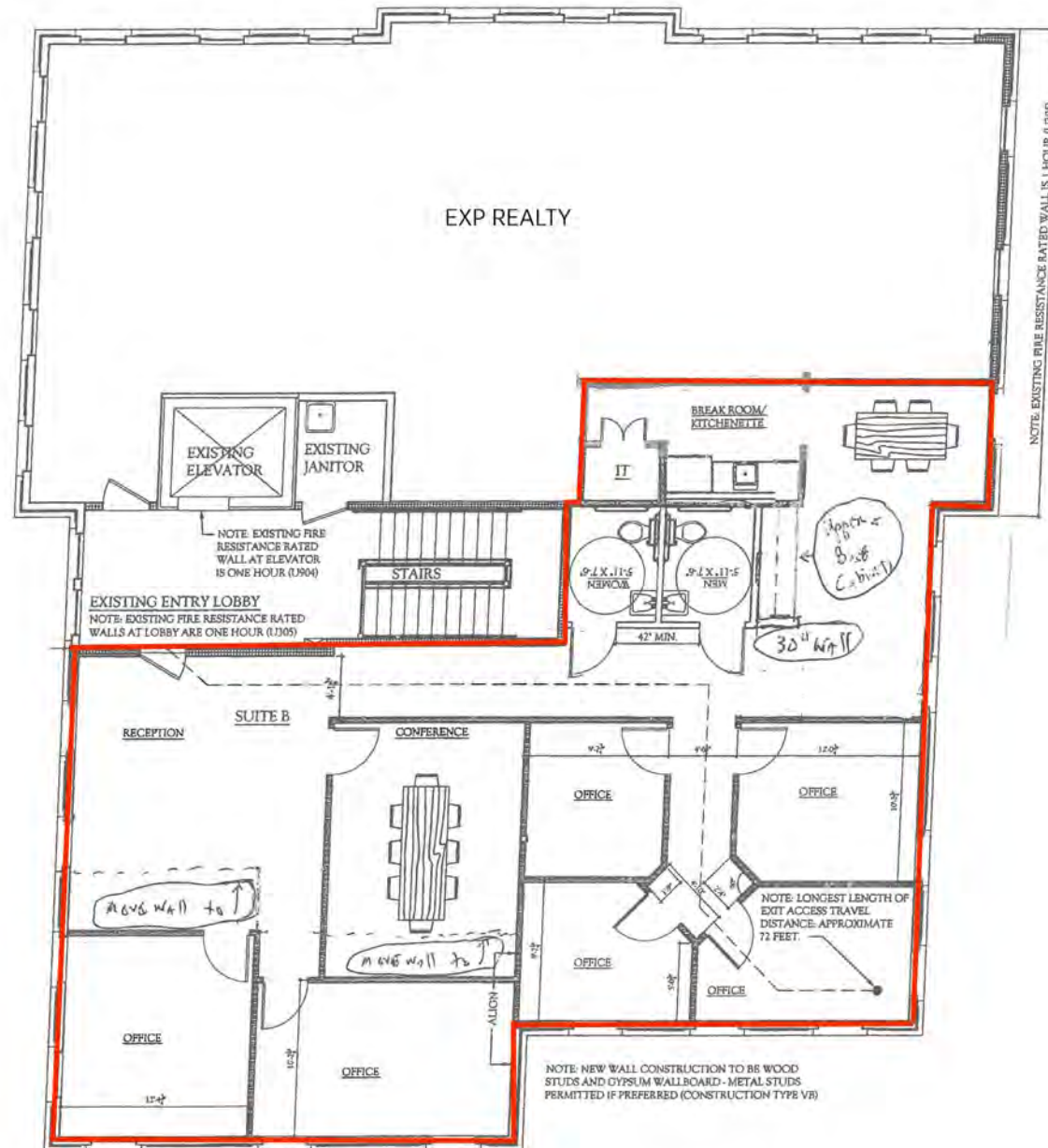


4175 IRONBOUND ROAD - SECOND FLOOR

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4175 IRONBOUND ROAD - VACANT OWNER OCCUPANT SUITE ±2,361 RSF WILLIAMSBURG



4175 IRONBOUND ROAD - BUILDING PHOTOS

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OUTSIDE BUILDING PHOTO



OUTSIDE BUILDING PHOTO



1ST FLOOR ELEVATOR LANDING



2ND FLOOR ELEVATOR LANDING

4175 IRONBOUND ROAD - FINANCIAL ANALYSIS

WILLIAMSBURG

PARTIAL OWNER OCCUPANT BUYER - CONCEPTUAL CASH FLOW SPREADSHEET

4175 Ironbound Road, Williamsburg, Virginia 23188

CURRENT INCOME

Suite	Tenant	Rentable Sqft	Full Service PSF Rate	Annual Escalations	Monthly	Annual Rent
100	Enhabit Home Health & Hospice	4131			\$\$\$\$\$	\$\$\$\$\$
200	Exp Realty	1770			\$\$\$\$\$	\$\$\$\$\$
201	New Buyer Owner Occupant	2361			No Rent	No Rent
TOTAL INCOME		8262			\$ -	\$ 142,498

ESTIMATED EXPENSES

		Monthly	Annual
Real Estate Taxes	\$ 1.38	\$ 951.08	\$ 11,413.00
New Town Commercial Association	\$ 1.39	\$ 958.50	\$ 11,502.00
Utilities	\$ 1.42	\$ 975.08	\$ 11,701.00
Janitorial Services	\$ 1.46	\$ 1,665.00	\$ 12,044.00
Building Insurance	\$ 0.44	\$ 303.17	\$ 3,638.00
Pest Control	\$ 0.07	\$ 45.00	\$ 540.00
Repairs and Maintenance	\$ 1.03	\$ 710.33	\$ 8,524.00
Landscaping & Gardens	\$ 0.16	\$ 110.00	\$ 1,320.00
Limited Property Management Fee (1.5% of Gross Revenue)	\$ 0.26	\$ 178.12	\$ 2,137.47
TOTAL EXPENSES	\$ 7.60	\$ 5,896.29	\$ 62,819.47

ESTIMATED NET OPERATING INCOME

\$ 79,678.53

ESTIMATED DEBT SERVICE

\$ 142,340.14

	LTV		
Financing	80%	\$ 1,560,000	
Down payment	20%	\$ 390,000	
Total Purchase Price		\$ 1,950,000	
PSF Purchase Price		\$ 236.02	
Rate	6.75%	0.56%	
Term	20 yrs	240	
Monthly payment		\$ 11,861.68	

ESTIMATED ANNUAL OWNERSHIP COSTS

\$ 62,661.61

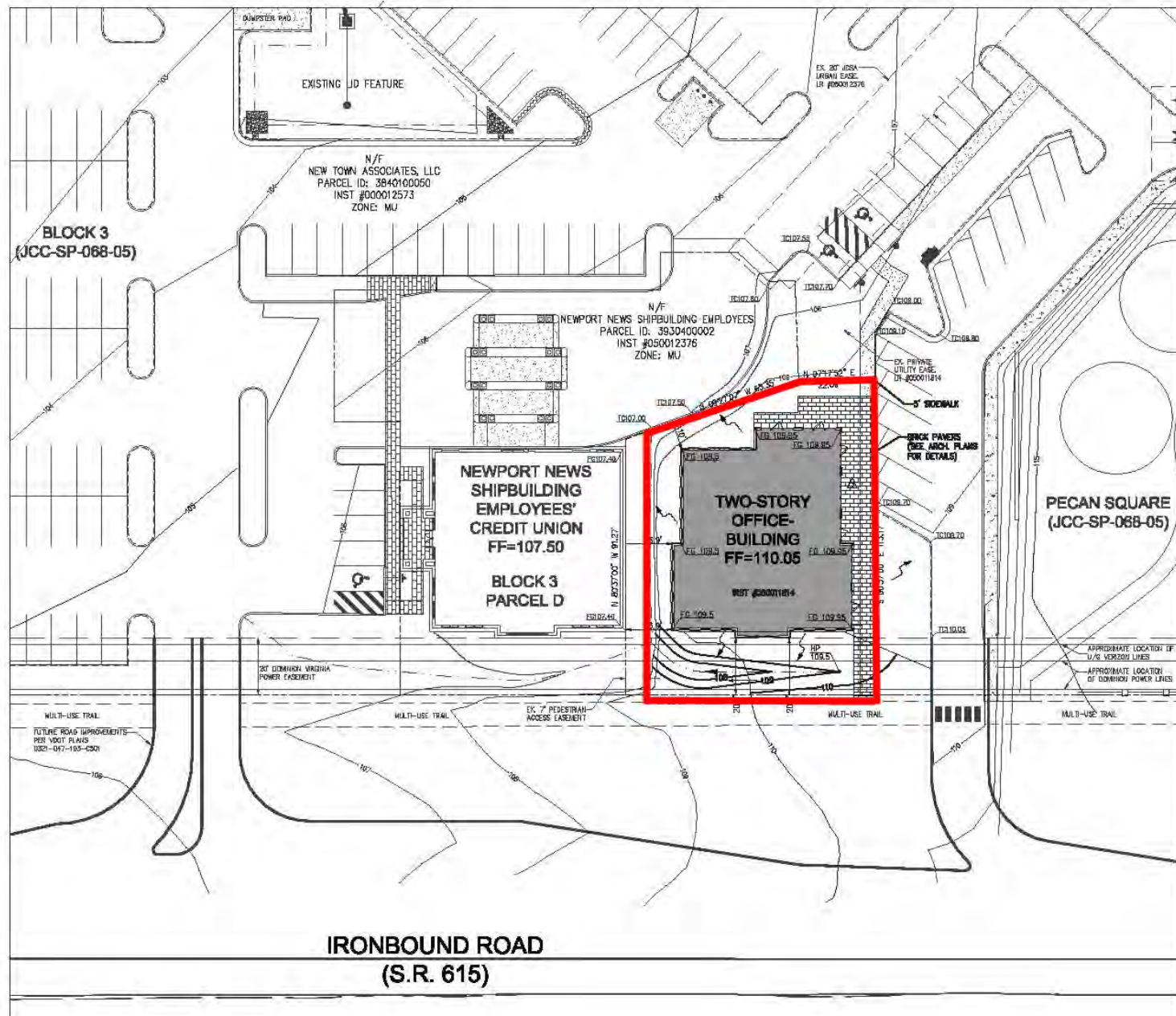
ESTIMATED MONTHLY OWNERSHIP COSTS

\$ 5,221.80

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4175 IRONBOUND ROAD - SITE PLAN

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4175 IRONBOUND ROAD - NEW TOWN AERIAL WILLIAMSBURG





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WAKEFIELD**

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