



COMMERCIAL REAL ESTATE

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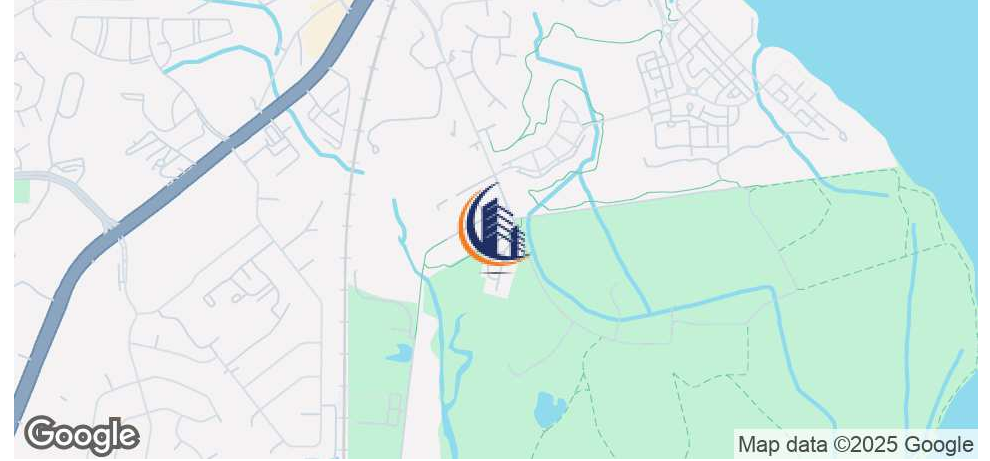
INDUSTRIAL PROPERTY FOR SALE

Dawson Beach Ind Park

1030 CANNONS COURT, WOODBRIDGE, VA 22191

EXECUTIVE SUMMARY

Dawson Beach Ind Park 1030 Cannons Court, Woodbridge, VA 22191



OFFERING SUMMARY

Sale Price:	\$2,095,000
Cap Rate:	5.85%
NOI:	\$122,639
Lot Size:	0.46 Acres
Year Built:	1985
Building Size:	6,858
Zoning:	M-1
Taxes:	\$14,142.00
Parking:	21 Spaces, 3,1/1,000
Submarket:	Woodbridge/I-95 Corridor
Price / SF:	\$305.48

PROPERTY OVERVIEW

Explore this exceptional industrial and automotive use property strategically located in the Washington, DC area. With a 6,858 SF building comprising 4 units, this prime investment opportunity offers the advantage of 100% occupancy on a month-to-month basis. Built in 1985 and zoned M-1, the property is ideally tailored for industrial and automotive endeavors, providing a solid foundation for long-term success. Boasting a robust track record and meticulous upkeep, this asset presents a compelling opportunity for owner users and investors seeking a secure foothold in the thriving industrial landscape of the Washington, DC market.

PROPERTY HIGHLIGHTS

- 6,858 SF industrial building with 4 units
- Built in 1985, providing a solid foundation for operations
- M-1 zoning offers flexibility for industrial and automotive use
- Prime location in the Washington, DC area for strategic access
- All current tenants are month-to-month. Ideal for end user or investor
- Ample parking and loading areas for industrial operations including outdoor storage yard

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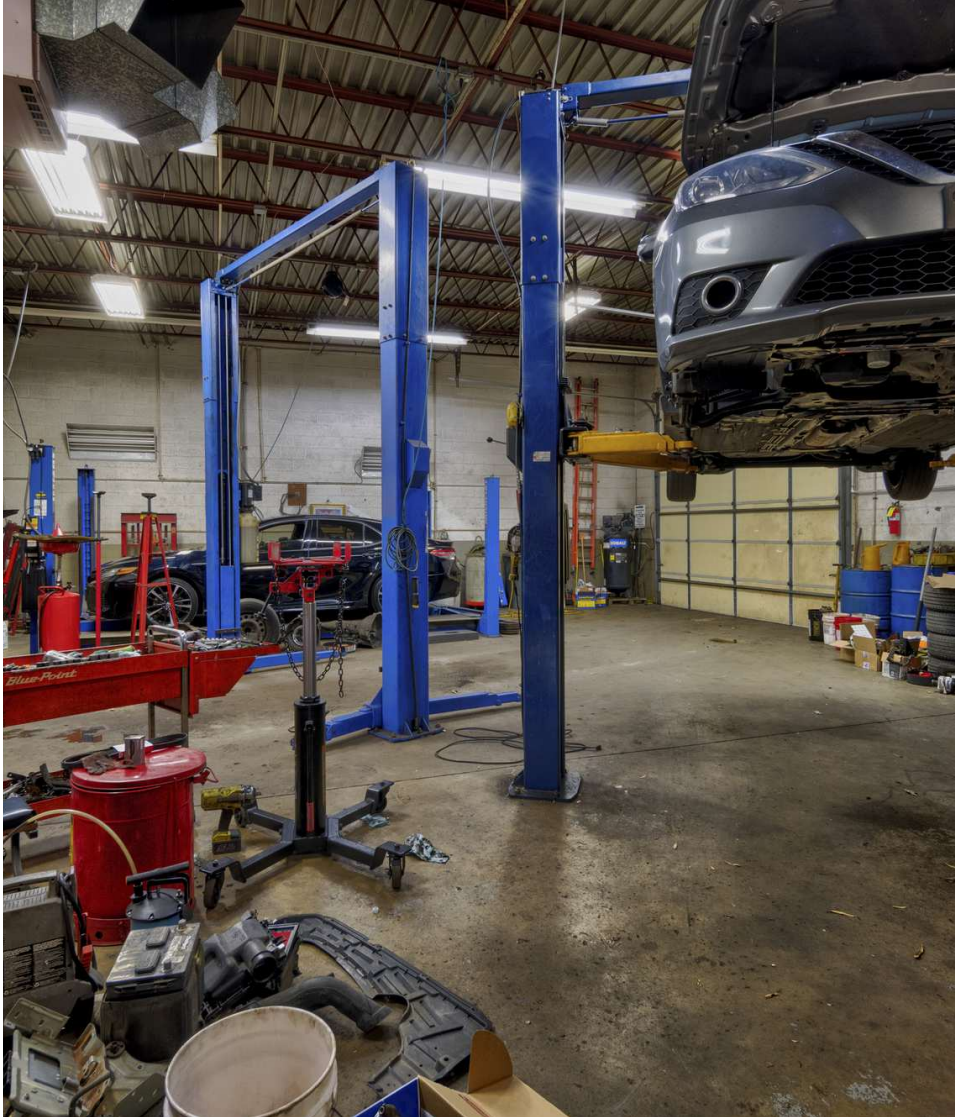
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ADDITIONAL PHOTOS

Dawson Beach Ind Park 1030 Cannons Court, Woodbridge, VA 22191



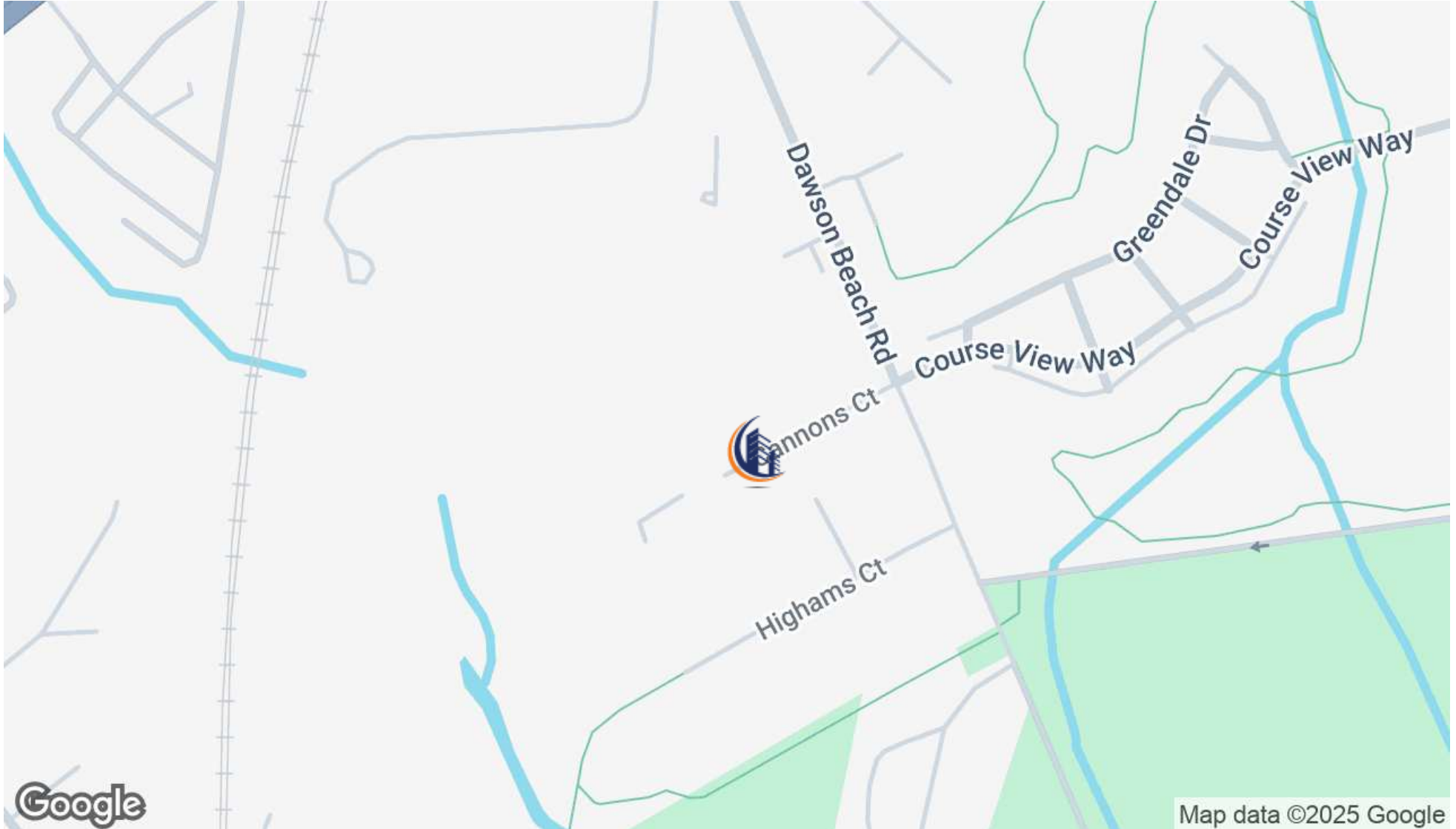
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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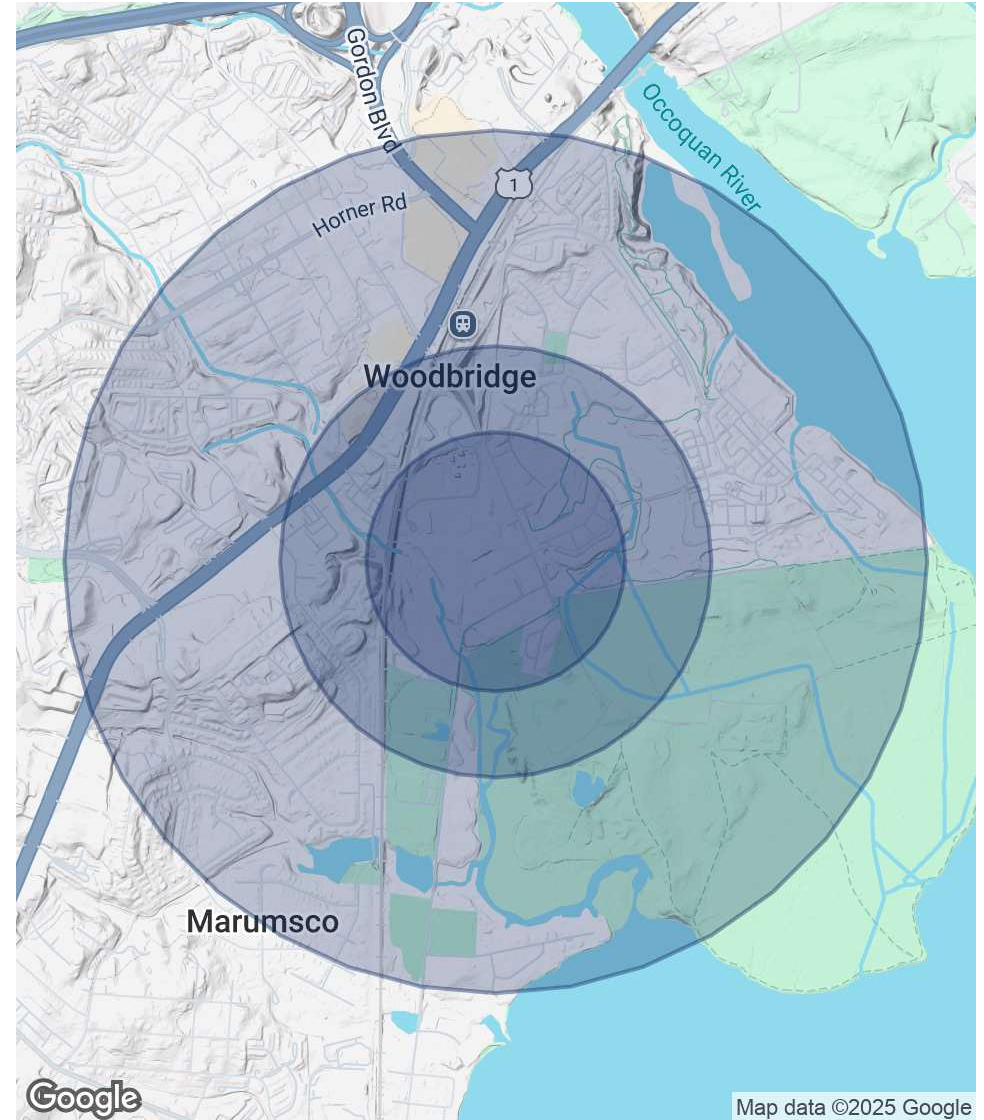


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	172	1,765	12,546
Average Age	45	39	36
Average Age (Male)	45	39	36
Average Age (Female)	45	40	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	622	4,273
# of Persons per HH	2.3	2.8	2.9
Average HH Income	\$152,642	\$125,789	\$115,751
Average House Value	\$618,592	\$438,688	\$396,419

Demographics data derived from AlphaMap



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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Unit A	Gerardo Auto	1,520 SF	22.16%	\$17.89	\$20	\$0.01	\$27,193	08/01/2015	M2M
Unit B	Singh Auto	2,284 SF	33.30%	\$16.72	\$20	\$0.01	\$38,188	06/01/2014	M2M
Unit C	Royal Marble	1,520 SF	22.16%	\$19.26	\$20	\$0.01	\$29,275	01/01/2018	M2M
Unit D	L&L Auto	1,520 SF	22.16%	\$18.41	\$20	\$0.01	\$27,983	04/01/2014	M2M
TOTALS		6,844 SF	99.78%	\$72.28	\$80	\$0.04	\$122,639		
AVERAGES		1,711 SF	24.94%	\$18.07	\$20	\$0.01	\$30,660		

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INCOME & EXPENSES

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INCOME SUMMARY

Total Base Rent	\$122,639
Recoverable	\$17,570
Vacancy Cost	\$0

GROSS INCOME **\$140,209**

EXPENSES SUMMARY

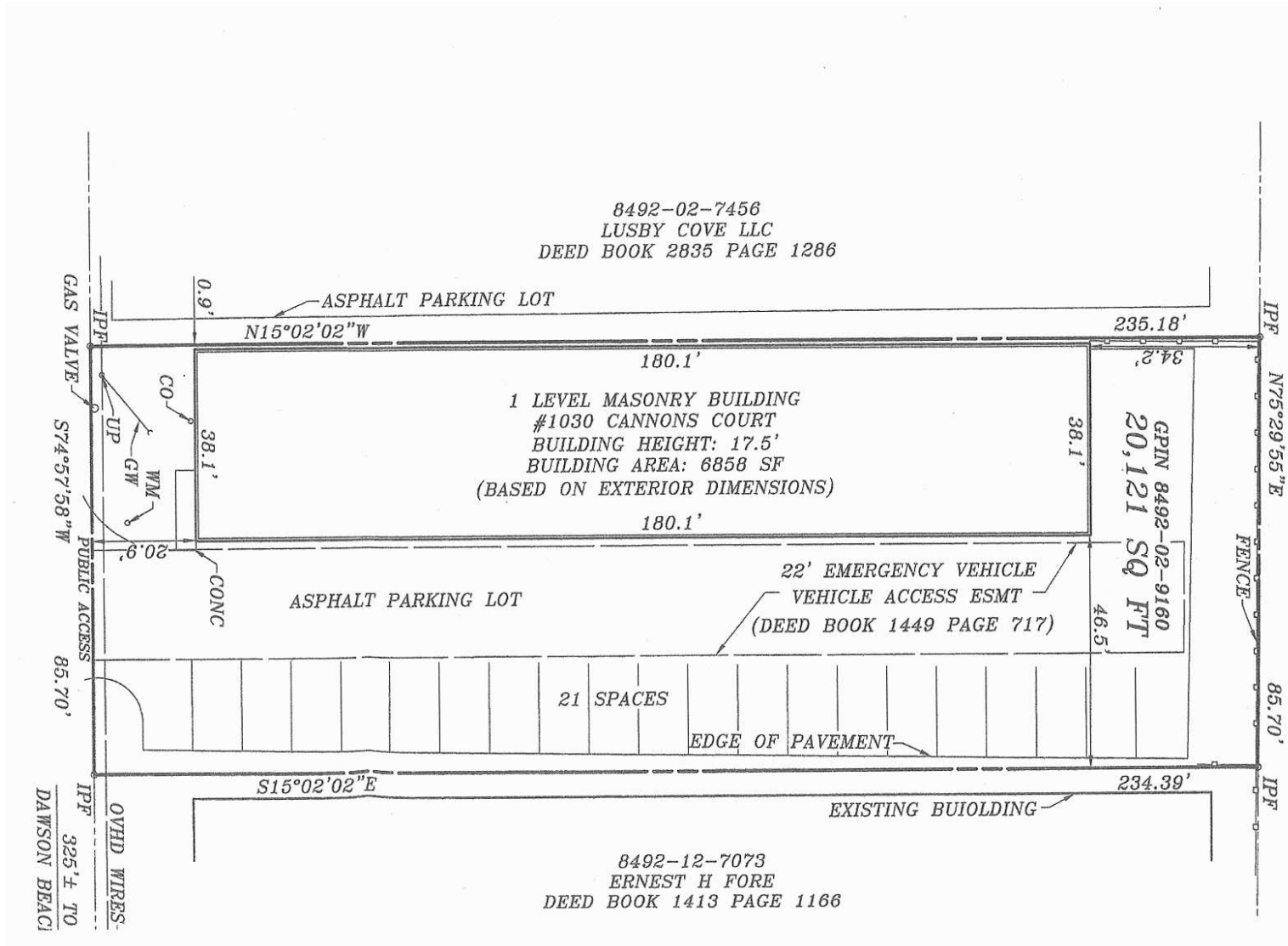
RE Taxes	\$14,142
Insurance	\$3,428

OPERATING EXPENSES **\$17,570**

NET OPERATING INCOME **\$122,639**

SITE PLANS

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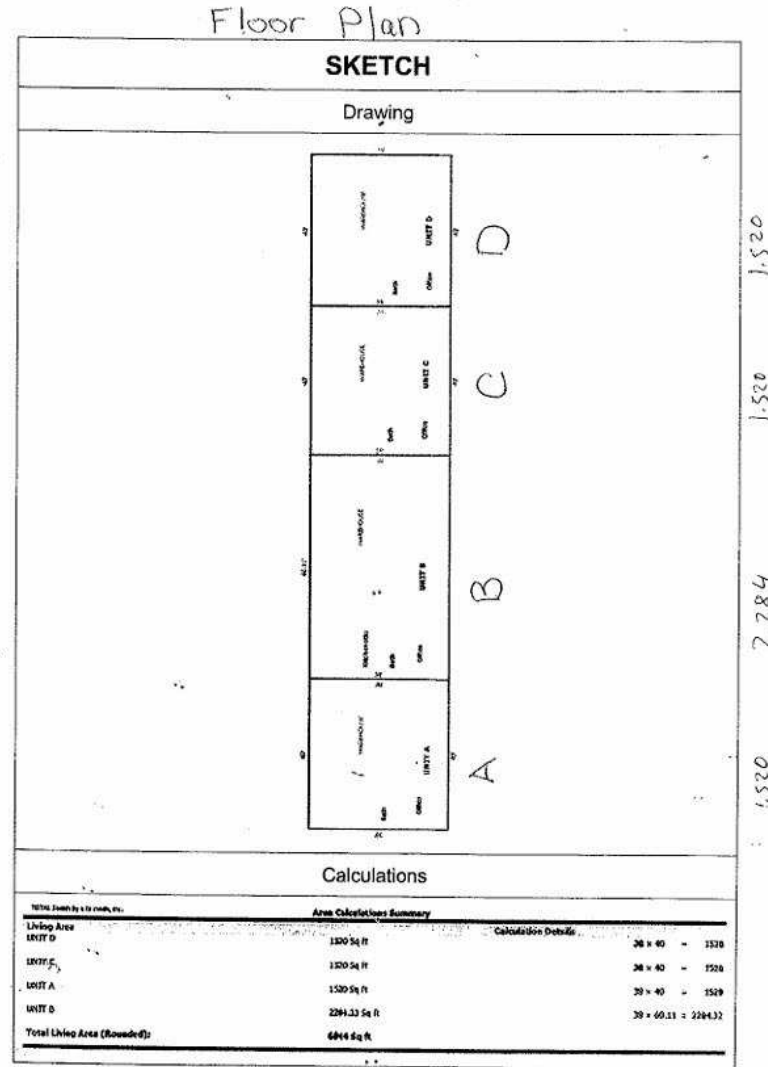
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FLOOR PLANS

Dawson Beach Ind Park 1030 Cannons Court, Woodbridge, VA 22191



ADVISOR BIO 1

Dawson Beach Ind Park 1030 Cannons Court, Woodbridge, VA 22191



KAYVAN MEHRBAKSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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MATTHEW JENKINS, CCIM MBA

Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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