



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

AUTOGIANTS

RETAIL PROPERTY FOR SALE

NNN Stand Alone Building And Car Lot For SALE

13601 JEFFERSON DAVIS HWY., WOODBRIDGE, VA 22191

TABLE OF CONTENTS



PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	15
ADVISOR BIOS	17

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,050,000
Cap Rate:	7.02%
NOI:	\$144,000
Lot Size:	0.59 Acres
Year Built:	2003
Building Size:	2,392
Renovated:	2016
Zoning:	B-1 General Business District
Taxes:	
Price / SF:	\$857.02

PROPERTY OVERVIEW

K & M Commercial Real Estate as the exclusive agent is happy to present this stand-alone NN investment property for SALE. Approved car lot with a repair shop, direct access and visibility from Route 1. Regional single tenant.

PROPERTY HIGHLIGHTS

- NNN Stand-Alone Investment Property
- .59 Acres and approved car lot with repair bay
- Term ends 12/31/2021 with 2, 5 Year options at 6% escalations
- Direct Access from Route 1 and minutes from I-95

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	NNN Stand Alone Building and Car Lot for SALE
Street Address	13601 Jefferson Davis Hwy.
City, State, Zip	Woodbridge, VA 22191
County	Prince William
Market	Northern Virginia
Sub-Market	Woodbridge
Signal Intersection	Yes

BUILDING INFORMATION

NOI	\$144,000.00
Cap Rate	7.02
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	8 ft
Minimum Ceiling Height	8 ft
Number Of Floors	1
Average Floor Size	2,392 SF
Year Built	2003
Year Last Renovated	2016
Gross Leasable Area	2,392 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes

ADDITIONAL PHOTOS

nnn stand alone building and car lot for sale **page 6**





Section 2

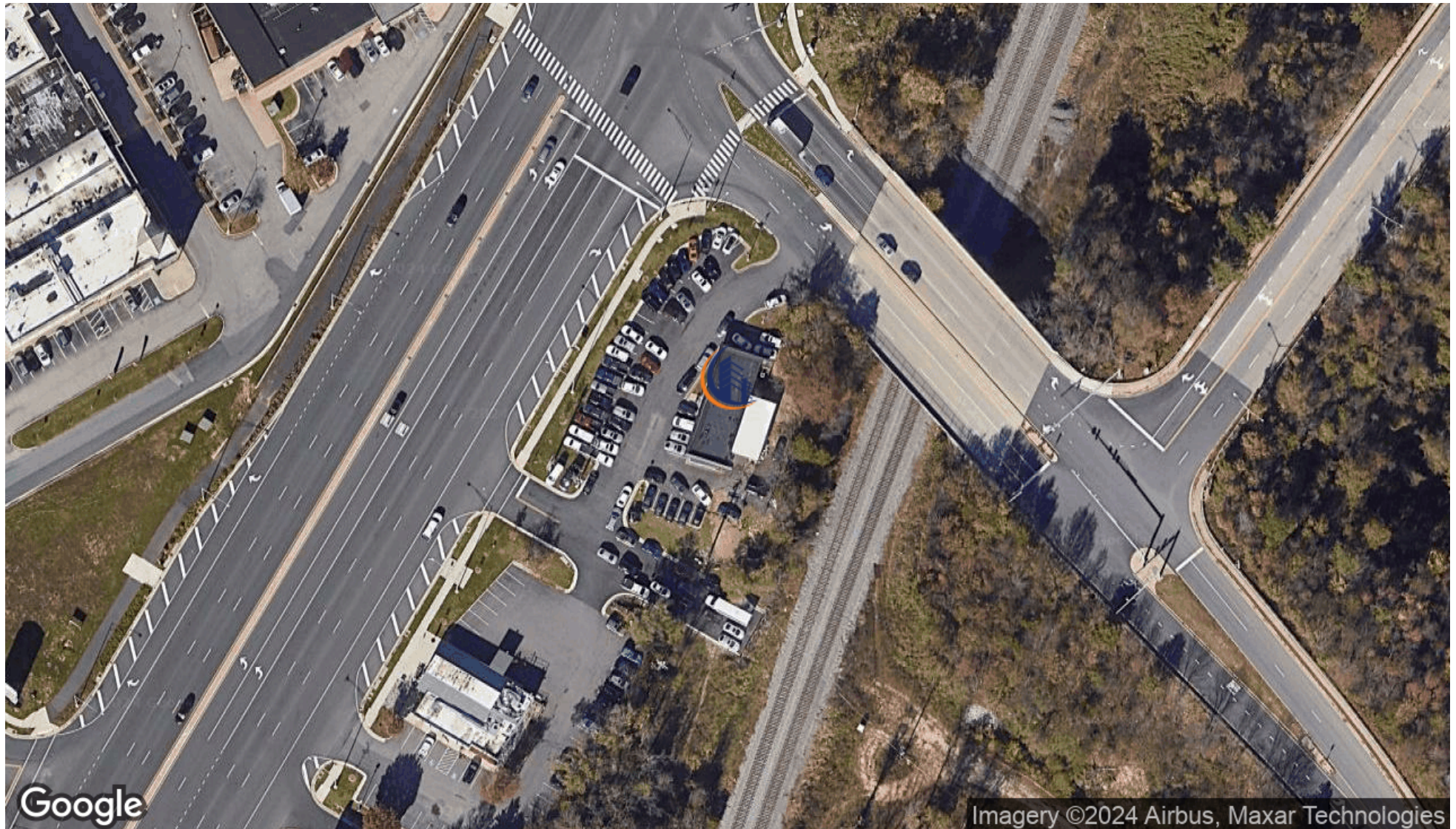
LOCATION INFORMATION

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LOCATION MAP







Section 3

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$2,050,000
Price per SF	\$857.02
CAP Rate	7.0%
Cash-on-Cash Return (yr 1)	6.57 %
Total Return (yr 1)	\$65,960
Debt Coverage Ratio	1.34

OPERATING DATA

Gross Scheduled Income	\$144,000
Other Income	-
Total Scheduled Income	\$144,000
Vacancy Cost	\$0
Gross Income	\$144,000
Operating Expenses	-
Net Operating Income	\$144,000
Pre-Tax Cash Flow	\$36,135

FINANCING DATA

Down Payment	\$550,000
Loan Amount	\$1,500,000
Interest Rate	5.2%
Amortization Schedule	25 Years
Debt Service	\$107,865
Debt Service Monthly	\$8,988
Principal Reduction (yr 1)	\$29,825



INCOME & EXPENSES

nnn stand alone building and car lot for sale **page 13**



INCOME SUMMARY

PER SF

Gross Income	\$144,000	\$60.20
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EXPENSE SUMMARY

PER SF

Gross Expenses	-	-
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Net Operating Income	\$144,000	\$60.20
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RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Auto Giants		2,392	1/15/2017	12/31/2021	\$144,022	100.0	\$60.21
Totals/Averages		2,392			\$144,022		\$60.21





Section 4

DEMOGRAPHICS

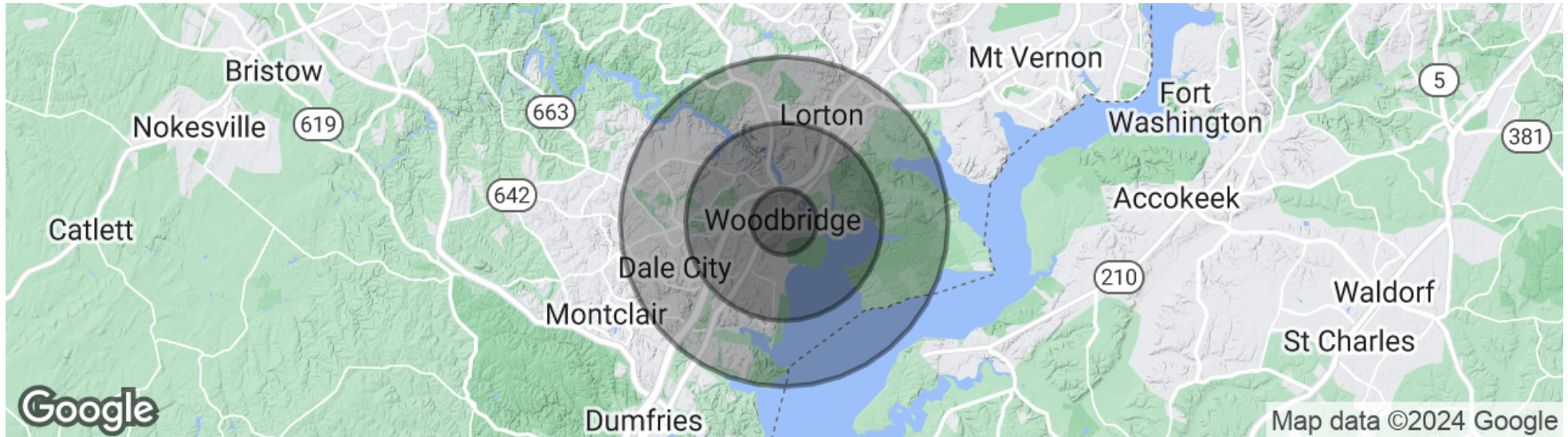
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,540	59,808	138,535
Median age	31.4	33.4	34.0
Median age (Male)	31.6	32.7	33.0
Median age (Female)	31.0	34.0	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,148	21,119	47,742
# of persons per HH	3.0	2.8	2.9
Average HH income	\$74,725	\$82,836	\$98,181
Average house value	\$258,222	\$322,939	\$365,886

* Demographic data derived from 2020 ACS - US Census

A photograph of a modern office interior. In the foreground, a dark desk holds a computer monitor and some papers. The background shows a long office space with several desks, each with a computer monitor and office chairs. Large windows on the left side of the office provide a view of the outside. The floor is covered with a blue and grey patterned carpet. A glass partition with a logo is visible on the right side of the image.

Section 5

ADVISOR BIOS

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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.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION



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.

K&M COMMERCIAL REAL ESTATE

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