



**COLDWELL
BANKER
COMMERCIAL**

Brooks Real Estate

Olde Towne Market Place - 5242 Olde Towne Road

Williamsburg, VA



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SHOPPING CENTER FOR SALE

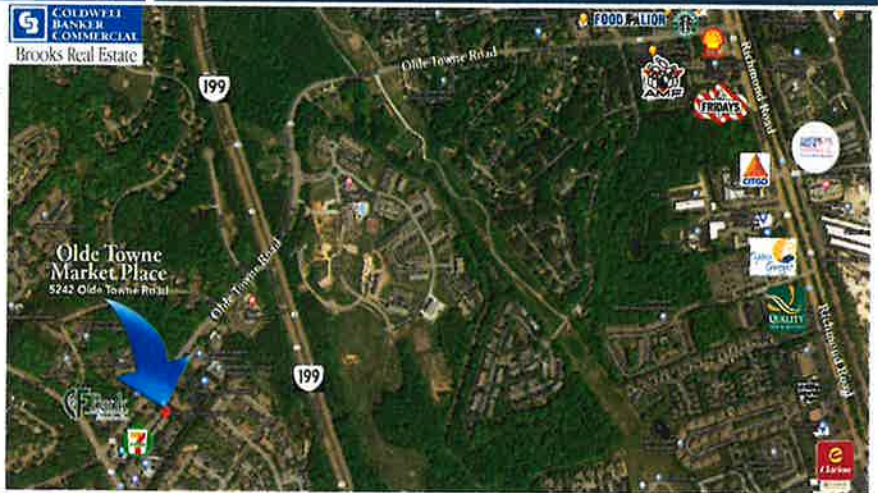


PROPERTY OVERVIEW

DETAILS

This shopping center is located off of Old Town Road in Williamsburg. The property has a very good tenant mix and is well maintained. Site plans are available upon request. The shopping center is conveniently located with access to Richmond Road as well as 199.

PRICE \$1,250,000



FOR MORE DETAILS CONTACT:

Jamie Cunningham
Coldwell Banker Commercial/Brooks Real Estate

Phone: 757-345-5076
Email: jamie@cbcbrooks.com

4071 Ironbound Road - Suite 200
Williamsburg, VA 23188

CBCBrooks.com

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***Olde Towne Marketplace
Proforma/Return of Initial Investment***

Income: \$ 137,789

Expenses:

<i>Maintenance:</i>	\$ 5,549
<i>Landscaping:</i>	\$ 6,514
<i>Cleaning</i>	\$ 3,573
<i>Electricity:</i>	\$ 1,832
<i>Water/Sewer:</i>	\$ 5,661
<i>Trash:</i>	\$ 4,476
<i>Real Estate Taxes:</i>	\$ 9,033
<i>Property Insurance:</i>	\$ 4,754

Total Expenses: \$ 41,392

NOI: \$ 96,397

ROI: 7.7 %

Assumptions:

Cash Purchase at \$1,250,000

100% Occupancy

Income is based on 2020 YE

Expenses are actual general expenses for YE 2020.

No Consideration for Capital Expenses, i.e. Roof, HVAC, Seal Coating, Exterior Maintenance, etc.

Income Statement

BROOKS REAL ESTATE, INCORPORATED

Properties: Olde Towne Marketplace (CBC) - 5242 Old Town Road Williamsburg, VA 23188

As of: Dec 2020

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
Rent/Lease Income	9,463.64	102,973.68
CAM	1,513.43	17,072.12
Late Charge Income	-148.71	0.00
Electricity Utility Income	0.00	874.32
Total Operating Income	10,828.36	120,920.12
Expense		
Management Fees	1,107.18	10,667.57
Maintenance & Repair	746.90	12,549.71
Landscaping	542.83	6,513.96
Snow Removal	0.00	120.00
Additional Landscaping	0.00	0.00
Cleaning	272.79	3,573.48
Exterminating	0.00	885.00
Electricity	93.31	1,832.11
Electricity-Vacant Units	0.00	143.51
Water & Sanitation	864.67	9,660.84
Trash Collection	400.22	4,476.49
Natural Gas	0.00	138.45
Bank Charges	0.00	15.00
Real Estate Taxes	0.00	9,032.52
Property Insurance	403.17	4,754.35
Total Operating Expense	4,431.07	64,362.99
NOI - Net Operating Income	6,397.29	56,557.13
Total Income	10,828.36	120,920.12
Total Expense	4,431.07	64,362.99
Net Income	6,397.29	56,557.13

Rent Roll

Properties: Olde Towne Marketplace (CBC) - 5242 Old Town Road Williamsburg, VA 23188

Units: Active

As of: 12/31/2020

Unit	Status	Sq. Ft.	Rent
Olde Towne Marketplace (CBC) - 5242 Old Town Road Williamsburg, VA 23188			
Units 5 & 6	Current	1,600	1,969.67
Units 7 & 8	Current	1,600	1,600.00
Unit 1	Current	800	824.00
Unit 2	Current	800	1,147.49
Unit 3 & 4	Current	1,600	1,766.53
Unit 9	Current	800	800.00
Unit 10	Current	800	961.33
Unit 11	Current	800	900.00
8 Units	100.0% Occupied	8,800	9,969.02
Total 8 Units	100.0% Occupied	8,800	9,969.02

Mo. CAM \$1,513.43

Total Mo. Income: \$11,482.45

Annualized: \$137,789.48

Lease Rate (Including CAM): \$15.66 SF

James City County, Virginia

Parcel ID (PIN) 3240100028
LRSN 17085
Property Address: 5242 OLDE TOWNE ROAD
 WMSBURG, VA 23188-1924
Subdivision: Acreage Lots - Jamestown
Owner's Name: MC & CV PACIFIC LLC
Mailing Address: 4071 IRONBOUND RD ~STE 200
 WILLIAMSBURG, VA 231882894

General Information

Property Class:	404, Commercial & Industrial	VA Senate District:	1
Zoning:	LB Limited Business	VA House District:	96
Zoning (additional):	No Data	Congressional District:	1
Air Approach:	No	Election District:	Jamestown
Legal Acreage:	1.5	Voting Precinct:	Jamestown B
Legal Description:	OLDE TOWNE PARK	Polling Place:	JCC Recreation Center
Primary Service Area:	Yes	Census:	802.06

Schools

Elementary School: Blayton
Middle School: Hornsby
High School: Lafayette

To confirm utility information please contact JCSA at 757-229-7421

Assessment Information

Valuation as of:	January 1, 2018	January 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2018	July 1, 2019	July 1, 2020
Land Value:	\$345,800.00	\$345,800.00	\$345,800.00
Improvement Value:	\$729,500.00	\$729,500.00	\$729,500.00
Total Value:	\$1,075,300.00	\$1,075,300.00	\$1,075,300.00

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/Pg
BLOOM, MARIKO OGAWA	8/10/1994	\$0.00	699 704
HORNSBY, ROBERT S	1/11/1994	\$165,000.00	664 416
No Data	No Data	No Data	No Data

Improvements

Year Built: 1994
Stories: 1

Approximate Square Footage		Rooms	Construction	
Finished (Above Grade):	9000	Total:	11	Foundation: No Data
Basement:	No Data	Bedrooms:	No Data	Exterior: No Data
Attached Garage:	No Data	Full Baths:	No Data	Central A/C: N
Detached Garage:	No Data	Half Baths:	No Data	Out Buildings: No Data
Enclosed Porch:	No Data			
Open Porch:	No Data			
Deck:	No Data			

Property Tax Information

Balance Due: \$4,516.26
Calculated as of : 10/07/2020

Year	Install #	Type	Due Date	Tax Amount	Tax Billed*	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2020	1	Tax	12/7/2020	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Data	\$4,516.26
2019	2	Tax	6/5/2020	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	5/26/2020	\$0.00
2019	1	Tax	12/5/2019	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	11/22/2019	\$0.00
2018	2	Tax	6/5/2019	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	5/17/2019	\$0.00
2018	1	Tax	12/6/2018	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	11/21/2018	\$0.00
2017	2	Tax	6/5/2018	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	5/17/2018	\$0.00
2017	1	Tax	12/5/2017	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	11/17/2017	\$0.00
2016	2	Tax	6/5/2017	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	5/19/2017	\$0.00
2016	1	Tax	12/5/2016	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	11/18/2016	\$0.00
2015	2	Tax	6/6/2016	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	5/19/2016	\$0.00
2015	1	Tax	12/7/2015	\$4,516.26	\$4,516.26	\$0.00	\$0.00	\$4,516.26	\$0.00	\$0.00	12/7/2015	\$0.00

*The Tax Billed amount is based on the assessment of the property multiplied by the current tax rate, less any tax relief and/or exemption if applicable

Real estate taxes are assessed on Fiscal Year (July-June) and billed (in arrears) in two installments due December 5th and June 5th of each year.

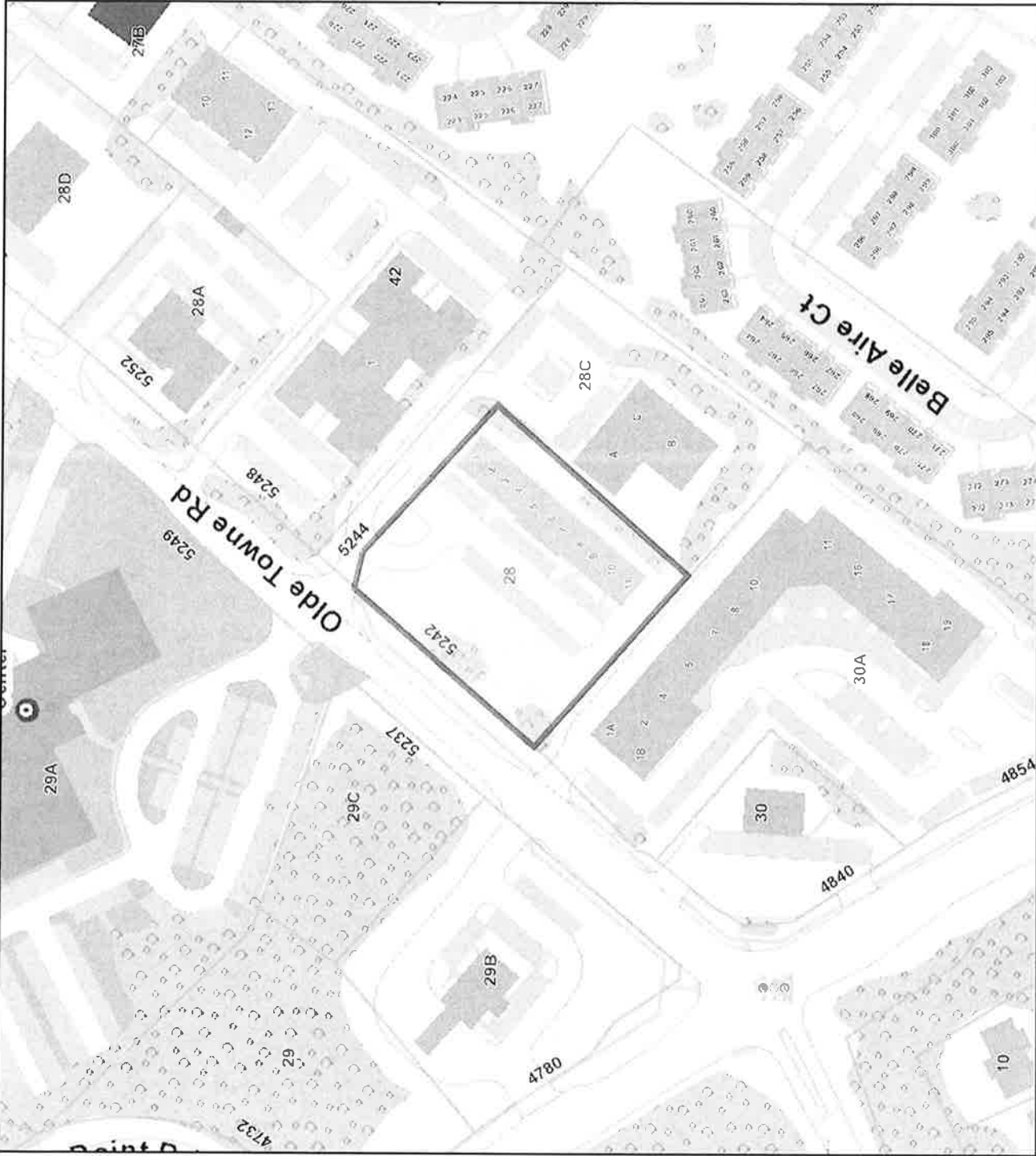
Taxes due December 5th relate to July through December.

Taxes due June 5th relate to January through June.

James City County, Virginia

Legend

- Parcels



Title: Parcels

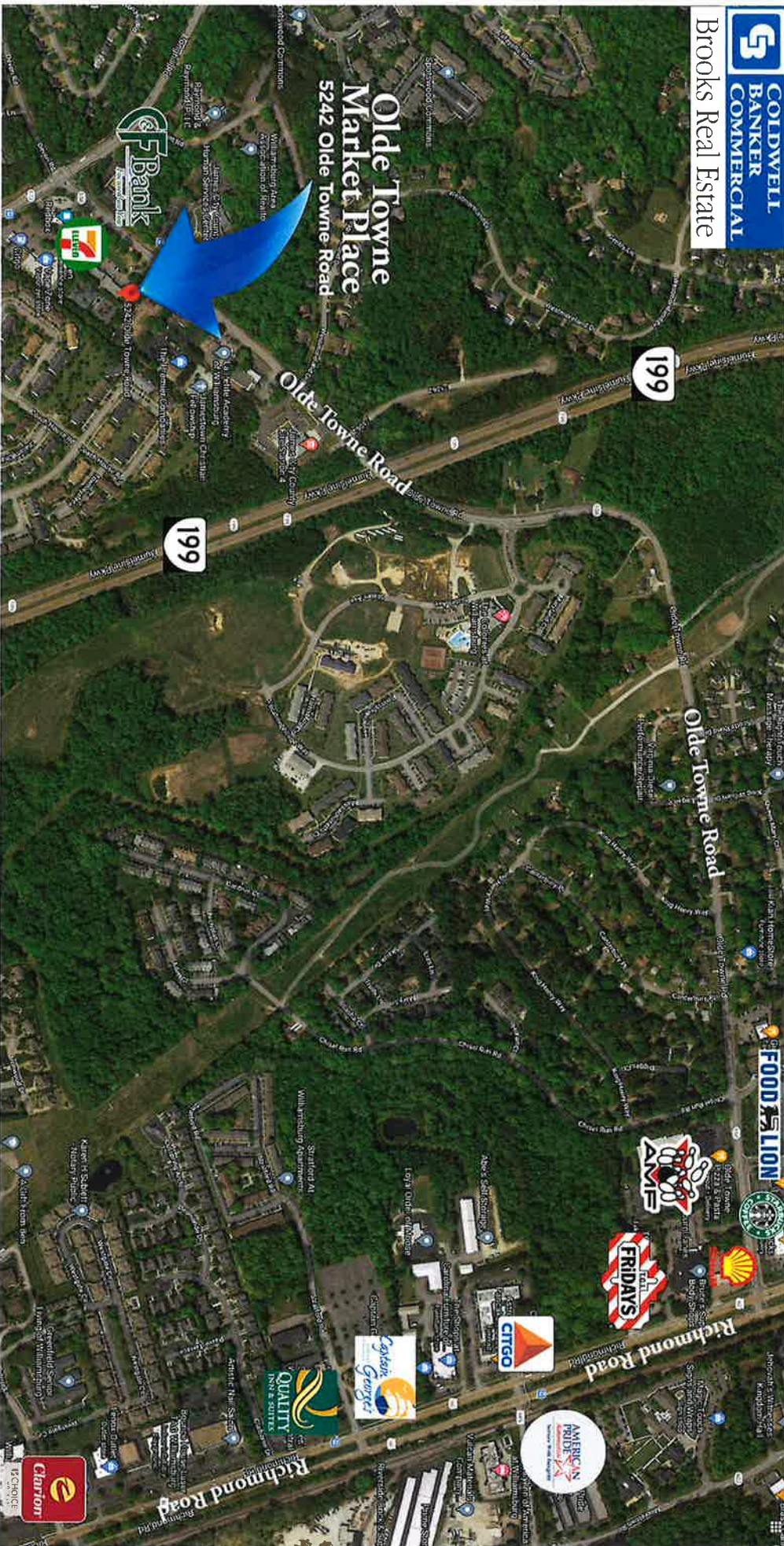
Date: 10/7/2020



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

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Olde Towne Market Place
5242 Olde Towne Road

F Bank

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FOOD LION

AMERICAN FAMILY LIFE INSURANCE

FRIDAYS

CITGO

Quality Inn & Suites

Chardon