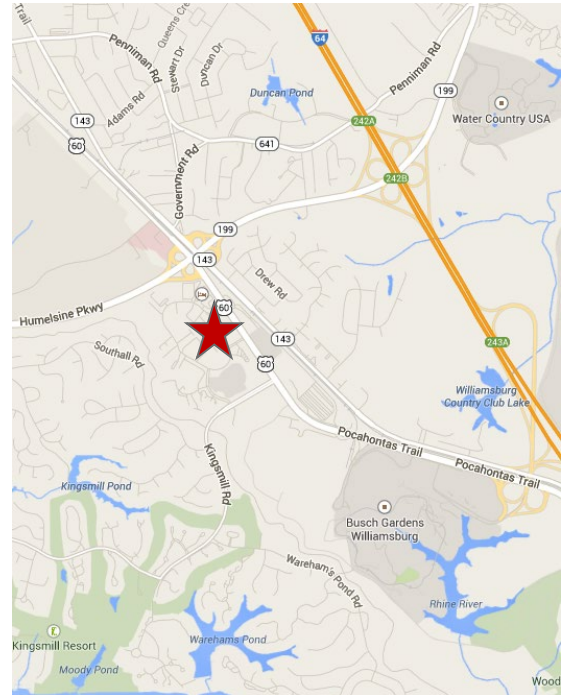




Property Features

- 1,612 sf available
- For Sale: \$250,000
- Attractive end unit condominium with good natural light in the offices
- Easy to find, directly adjacent to the McLaws Circle ring road
- Functional floor plan offering conference room and five window lined offices
- Upgraded finishes include chair rail and crown molding



For more information, contact:

ANDY DALLAS, CCIM, SIOR
First Vice President
757 873 3661
andy.dallas@thalhimer.com

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com



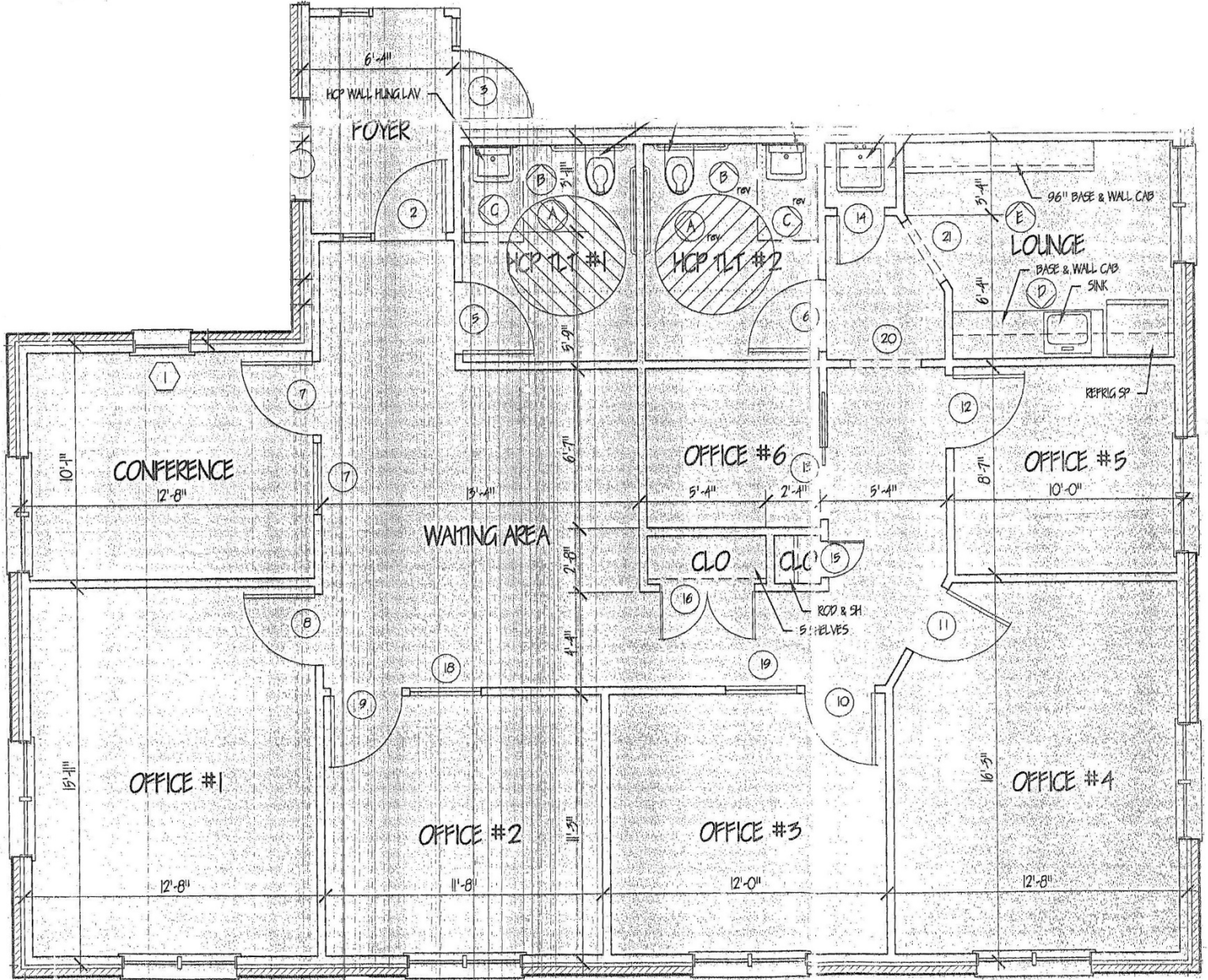
For more information, contact:

ANDY DALLAS, CCIM, SIOR
First Vice President
757 873 3661
andy.dallas@thalhimer.com

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



For more information, contact:

ANDY DALLAS, CCIM, SIOR
 First Vice President
 757 873 3661
andy.dallas@thalhimer.com

One BayPort Way, Suite 100
 Newport News, VA 23606
www.thalhimer.com

User Conceptual Cash Flow Analysis
337 McLaws Circle

ESTIMATED INCOME

Suite	Tenant	Sqft	Full Service PSF Rate	Monthly	Annual Rent
1	Buyer ABC	1603	\$ -	\$ -	\$ -
TOTAL INCOME		1603		\$ -	\$ -

ESTIMATED EXPENSES

	Monthly	Annual
Real Estate Taxes	\$ 161.00	\$ 1,932.00
Condominium Association Dues	\$ 332.00	\$ 3,984.00
Utilities	\$ 165.00	\$ 1,980.00
Janitorial	\$ -	\$ -
Misc Maintenance	\$ 41.67	\$ 500.00
Reserve Fund	\$ 41.67	\$ 500.00
TOTAL EXPENSES	\$ 741.33	\$ 8,896.00

NET OPERATING INCOME

\$ (8,896.00)

DEBT SERVICE

	LTV		
Financing	80%	\$ 200,000	
Down payment	20%	\$ 50,000	
Total Purchase Price		\$ 250,000	
PSF Purchase Price		\$ 156	
Rate		4.25%	0.35%
Term		20 yrs	240
Monthly payment		\$ 1,238.47	

\$ 14,862

ANNUAL OWNERSHIP COSTS

\$ 23,758

TOTAL MONTHLY OWNERSHIP COSTS

\$ 1,979.80

OWNERSHIP COST AS AN EQUIVALENT LEASE RENTAL RATE

\$ 14.82

No warranty or representation, express or implied, is made to the accuracy of this information, and same is submitted subject to errors, omissions, changes and withdrawal without prior notice.

For more information, contact:

ANDY DALLAS, CCIM, SIOR
First Vice President
757 873 3661
andy.dallas@thalhimer.com

One BayPort Way, Suite 100
Newport News, VA 23606
www.thalhimer.com