



SALE/LEASEBACK OFFERING

VIRGINIA EYE CONSULTANTS

2463 Pruden Boulevard, Suffolk, VA 23434



**A prime medical
office sale/leaseback
opportunity.**

PROPERTY OVERVIEW

2463 Pruden Boulevard | Suffolk, VA 23434

Located less than one mile from Route 58, VEC is convenient to both the growing Suffolk population and Sentara Obici Hospital (1.5 miles). This single-tenant, net leased medical office building underwent a full renovation in 2014, and has been meticulously maintained by the ownership.

Asking Price	\$1,185,000
Cap Rate	7.00%
In-Place NOI	\$83,056
GLA	5,191 SF
Site Area	1.0 Acres
Year Built	1999 (Renovated 2014)
Parking	5.38 spaces per 1,000 SF

- Virginia Eye Consultants will enter into a 10-year NNN lease with 2.5% annual rent increases.
- This asset is offered free and clear of any existing debt obligation.
- Established in 1963, Virginia Eye Consultants is Hampton Roads' leading eye care specialist, with four locations throughout the region. The practice specializes in state-of-the-art eye care, including LASIK surgery, laser eye surgery, cataract procedures and numerous other eye treatments.
- VEC is the region's largest and highest volume multi sub specialty ophthalmic practice.



LOCAL MARKET

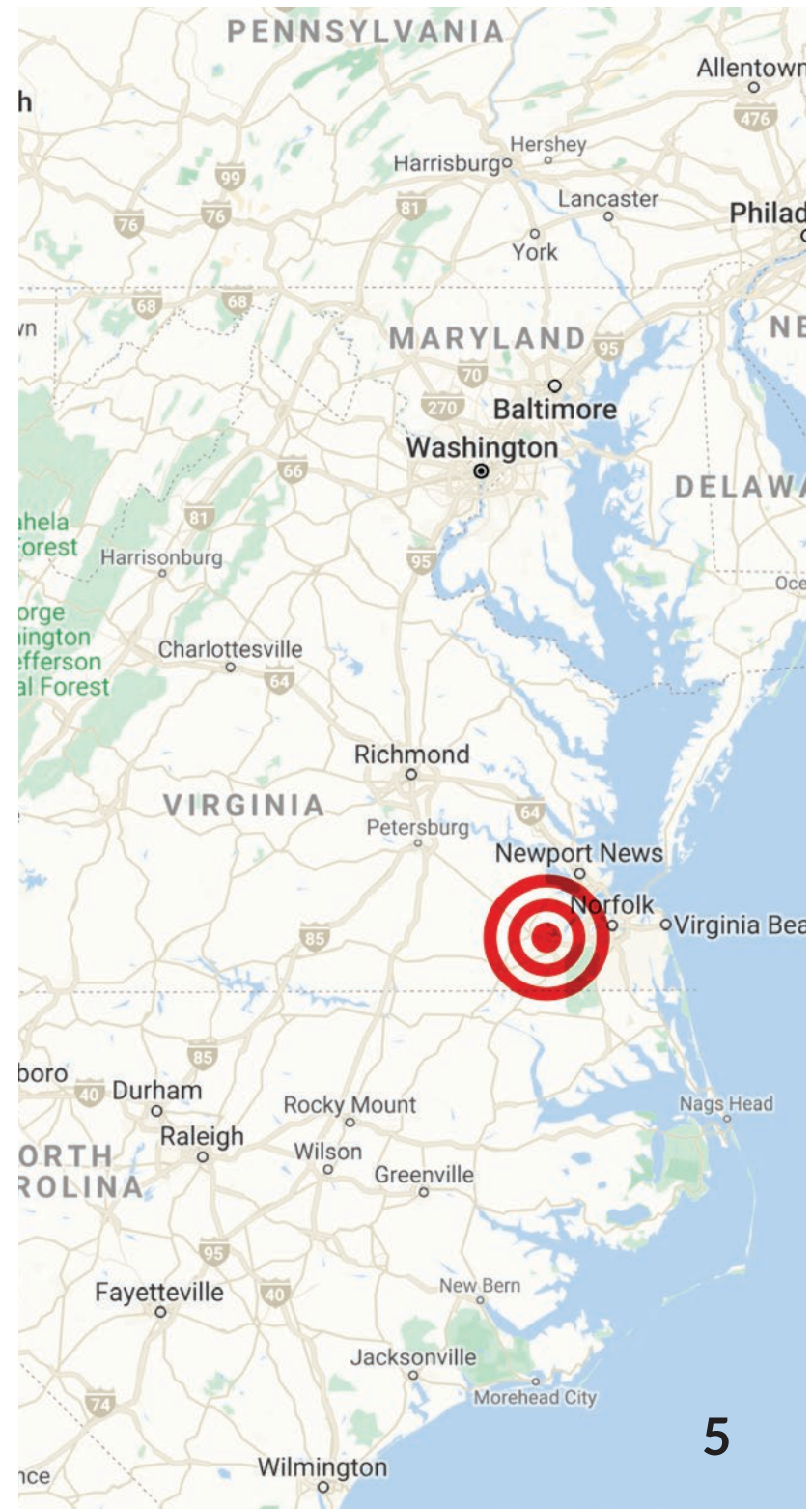
A Thriving Market with Continued Growth.

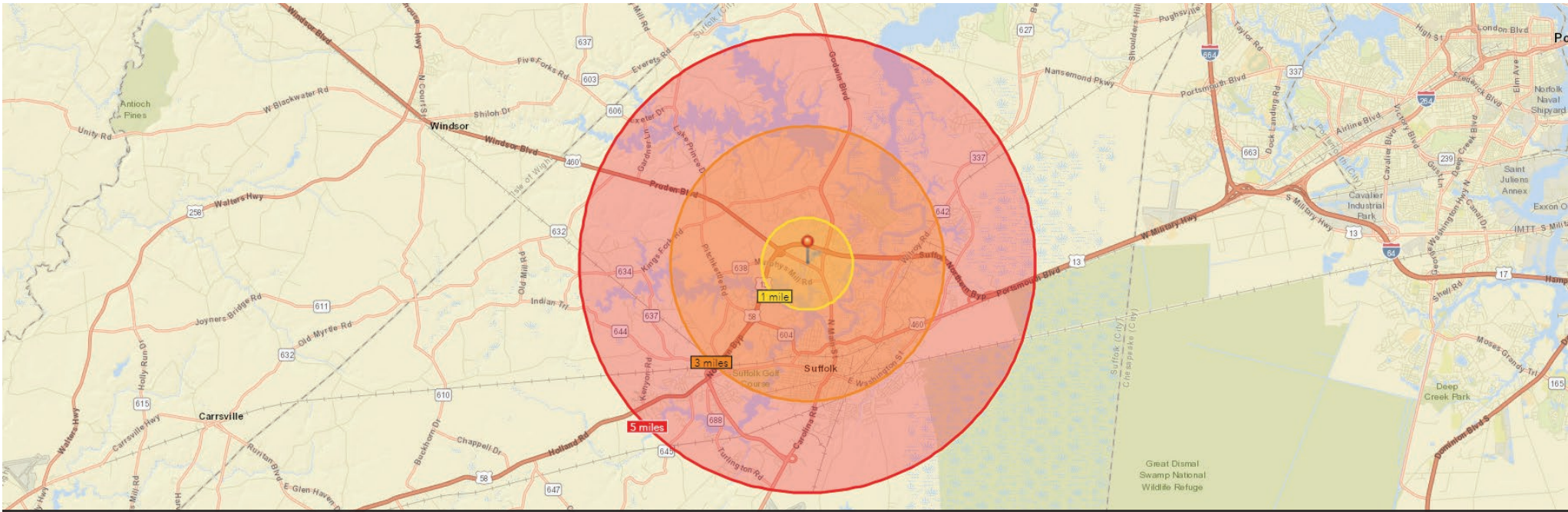
With a population of over 94,000, Suffolk has been the fastest growing city in the Hampton Roads MSA since 2000. The city's population is projected to grow to over 132,000 by 2040 (Weldon Cooper Center for Public Service). Major economic drivers include ModSim and Technology (Navy Information Dominance Forces, J7 Joint Staff), Warehouse and Distribution (Target, QVC, Wal Mart) and Food & Beverage Processing (Kraft/Planters Peanuts, Unilever/Lipton, Massimo Zanetti). Suffolk has attracted an influx of young families due to these strong employers, as well as its easy access to Newport News and the region's largest employer, Huntington Ingalls Industries (Newport News Shipbuilding).

The Suffolk office market is comprised of 2.4 million square feet of inventory, with a vacancy rate of just 5.0%, down from 8.2% a year ago. The average market rent is \$20.24 per square foot, and the average sale price over the last 12 months is \$221 per square foot.

The market has garnered strong interest from national medical office investors. Virginia Eye Consultants sold its headquarters building in Norfolk last year to a national investor for \$10.7 million (\$313 per square foot), a 6.07% cap rate.

Virginia Eye Consultants





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2018

Radius	Population	Growth (2017-2022)	Households	Median Age	Average HH Income
3 Miles	29,236	1.62%	10,728	37.3	\$70,562
5 Miles	46,923	1.47%	16,945	37.8	\$70,939
10 Miles	80,417	1.48%	29,070	39.2	\$81,885



PAYMENT FOR SERVICES IS DUE AT TIME OF VISIT

TUESDAY
MORNING
7:35 A.M.
MAY 7, 2019
SVINZ

FINANCIAL SUMMARY

Proposed Lease Abstract

Tenant	Virginia Eye Consultants
GLA	5,191 SF
Commencement Date	Estimated October 1, 2019
Expiration Date	Estimated September 30, 2029

Rental Rate Schedule

YEAR	Annual Amount	\$/SF
YEAR 1	\$83,056.00	\$16.00
YEAR 2	\$85,132.40	\$16.40
YEAR 3	\$87,260.71	\$16.81
YEAR 4	\$89,440.93	\$17.23
YEAR 5	\$91,673.06	\$17.66
YEAR 6	\$93,957.10	\$18.10
YEAR 7	\$96,293.05	\$18.55
YEAR 8	\$98,680.91	\$19.01
YEAR 9	\$101,172.59	\$19.49
YEAR 10	\$103,716.18	\$19.98

Renewal Options

Tenant has 4 options to renew, each for an additional 5 years.

Option	Date	\$/SF
1	OCT 2029	Market
2	OCT 2034	Market
3	OCT 2039	Market
4	OCT 2044	Market

TI allowance of \$25,955 (\$5.00 psf) due upon commencement of each option period.

Operating Expense Recoveries

Tenant is responsible for all costs of Common Area Maintenance (CAM), Insurance and Real Estate Taxes. CAM excludes roof and structure.

Permitted Use

Tenant shall have the right at all times to use the premises for medical office purposes or for any other lawful use.

Services/Repairs

Landlord shall, at its sole cost and expense, be responsible for all maintenance, repair and replacement to the roof and structural portions of the building. Tenant is responsible for all maintenance, repairs and replacements to the premises and maintenance of the parking areas.



VIRGINIAeye consultants

2463

OFFICE HOURS
MON-FRI 8:00AM-4:30PM



INVESTMENT ADVISORS

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