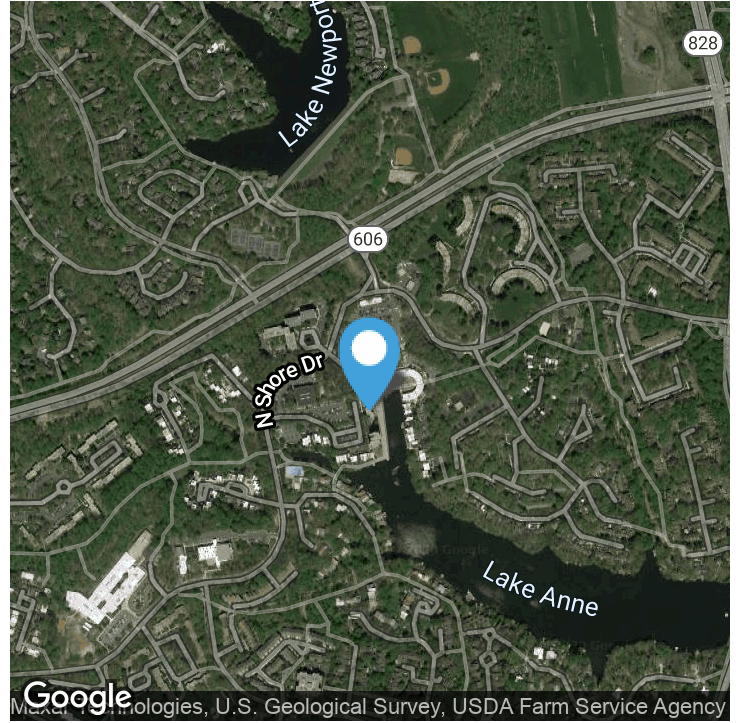


Executive Summary



OFFERING SUMMARY

| | |
|----------------|----------|
| Sale Price: | \$69,000 |
| Building Size: | 215 SF |
| Price / SF: | \$320.93 |
| Year Built: | 1966 |

PROPERTY OVERVIEW

Lake view commercial condominium at Lake Anne Village Center

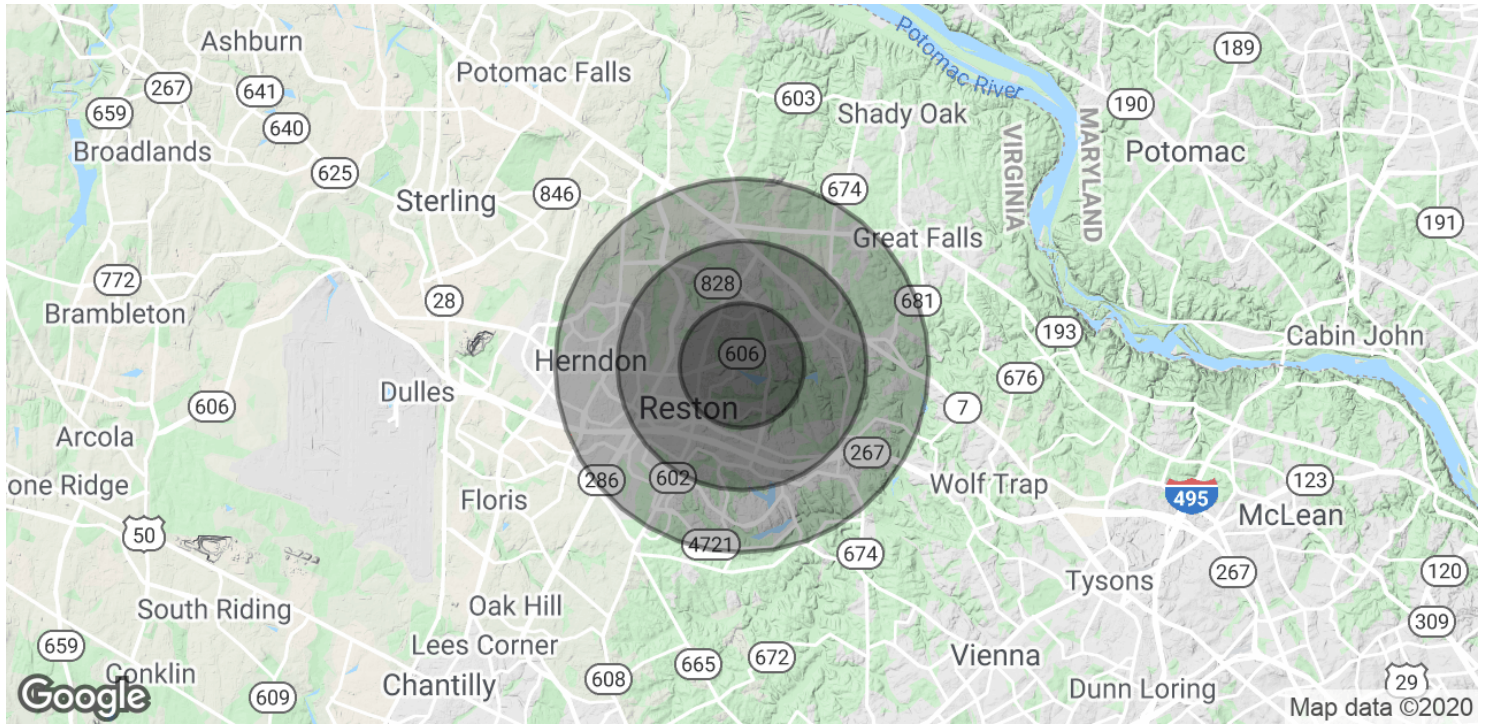
PROPERTY HIGHLIGHTS

- Lake view commercial condo less than \$70K in Lake Anne community.
- Join 30+ other businesses including brewpub, chocolatier, coffee and wine bar, child care, tailor, day spa, cycling studio, hair salon, barber shop, photography studio, and more!
- Why rent when you can purchase your own a Lake Anne Village Center commercial condominium!
- Busy community with lots of pedestrian traffic with many nearby residents.
- Can't beat the price -- invest in a thriving community!
- Floor to ceiling sliding glass doors with view of the lake.
- Great Demographics – 35,932 Households in 3 mi radius with avg Household Income of \$130K+.
- Reston Town Center is less than two miles away.
- Easy Access to Dulles Toll Road and Dulles Airport is 8 miles away.

Additional Photos



Demographics Map & Report



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 14,324 | 42,606 | 85,039 |
| Average age | 40.1 | 40.0 | 39.1 |
| Average age (Male) | 37.6 | 38.4 | 38.3 |
| Average age (Female) | 42.3 | 41.5 | 39.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 7,398 | 19,514 | 35,932 |
| # of persons per HH | 1.9 | 2.2 | 2.4 |
| Average HH income | \$109,335 | \$131,645 | \$130,977 |
| Average house value | \$497,020 | \$554,465 | \$557,522 |

* Demographic data derived from 2010 US Census