## FULLY LEASED PROPERTY FOR SALE CORE INVESTMENT OPPORTUNITY 1225 MARTHA CUSTIS DIRVE | ALEXANDRIA, VIRGINIA

Presented by:

INOVA VIP 360\*



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## FULLY LEASED PROPERTY FOR SALE

### CORE INVESTMENT OPPORTUNITY

1225 MARTHA CUSTIS DRIVE | ALEXANDRIA, VA





#### **OFFERING SUMMARY**

Sale Price:	\$1,445,400
Cap Rate:	6.9%
Unit Size:	3,835 SF
Price/ SF:	\$376.90
Tenant:	Neighborhood Health
RE Taxes:	\$9,569.76
Condo Fees:	\$2,079.00
Parking:	Free and Unreserved

#### **PROPERTY DESCRIPTION**

Fully leased medical office condo for sale as a core investment opportunity in Alexandria, VA. Tenant in place is Neighborhood Health , a Community Health Center that has saved Alexandria, Arlington, and Fairfax for over 24 years. Property is located in a well established residential neighborhood, easy access to Shirlington, Arlandria and Arlington via I-395.

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#### **PROPERTY HIGHLIGHTS**

- Fully bailout medical suite withe quality tenant in place
- Tenant in place for four years lease started in 2022
- Tenant pays utilities and condos fees
- Landlord pays RE tax
- RE taxes (2021):\$9,569.76
- Between Alexandria and Arlington easy access to Shirlington
- Easy access across the area with 395 ramp one block away
- 15 minutes to Washing ton DC

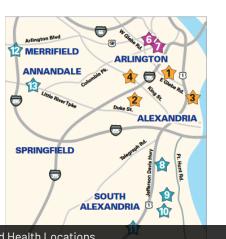
### **ABOUT THE TENANT**

- Neighborhood Health
- Began serving the community in 1994, officially established as Alexandria Neighborhood Health Services, Inc. in 1997
- Community Health Center, 601(c)(3) Organization
- Currently serving 29,000 patients across Northern Virginia
- 14 other locations in Alexandria, Fairfax, and Arlington
- 58% of funding comes from grants, contracts, and donations
- The first Federally Qualified Public Health Center in Virginia



Your Health. Our Passion.

Neighborhood Health



Neighborhood Health Locations





1225 Martha Custis Drive				
Expense	Monthly	Annual		
Mortgage*	\$6,450.80	\$77,409.60		
Real Estate Tax (2021)	\$797.48	\$9,569.76		
Condo Fee	\$2,079.00	\$24,948.00		
Income	Monthly	Annual		
NHI, Inc. Rent	\$8,311.08	\$99,733.00		
Condo Fee (paid by tenant)	\$2,079.00	\$24,948.00		

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#### (120)1 Tysons 267 Washington (309) Vienna (672) 29 Idylwood 66 Capitol 495 CAPITOL HILL **Falls Church** Heights Arlington (110) 695 66 Merrifield Seven Corners 50 District (218)Heights 699 Bailey's (613) Suitland-Silver Hill (650) Crossroads 1 Hillcrest Annandale Heights 395 (710) (651) Lincolnia 495 **Temple Hills** (620) Alexandria Oxon Hill Joint Base 495 495 Burke 495 Andrews Rose Hill Springfield **Belle Haven** NATIONAL (5) Franconia West (613) (633) Springfield (611) Google Map data ©2024 Google

POPULATION	1 MILE	2 MILES	<b>3 MILES</b>
Total Population	27,916	115,419	228,416
Average Age	34.5	34.9	35.3
Average Age (Male)	35.1	34.9	35.0
Average Age (Female)	33.9	34.7	35.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,736	54,049	108,221
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$108,445	\$107,846	\$104,651
Average House Value	\$501,991	\$558,276	\$569,036

\* Demographic data derived from 2020 ACS - US Census



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