



Bailey Building

36076 Lankford Highway
Belle Haven, Virginia 23306

Property Highlights

- Established Professional Office Building For Sale
- Excellent Opportunity for Investment or Owner/User
- In-place tenants

Property Overview

Well established professional office building located on Lankford Highway (Route 17) with great visibility. Excellent opportunity for an investor or owner/user.

Offering Summary

Sale Price:	\$1,000,000
Building Size:	16,117 SF
Available SF:	
Lot Size:	3.17 Acres

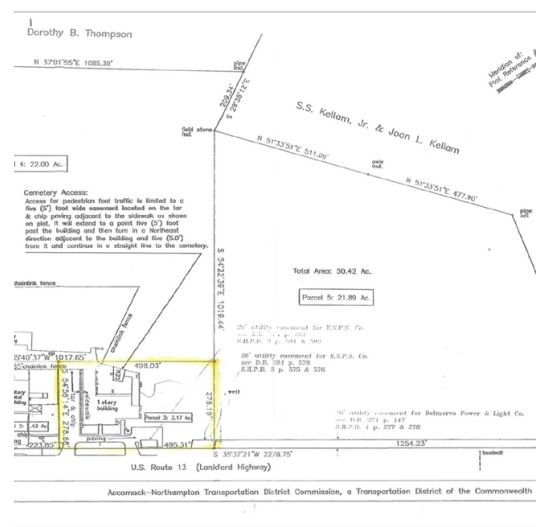
Demographics	1 Mile	10 Miles	30 Miles
Total Households	36	5,404	16,694
Total Population	88	13,661	41,768
Average HH Income	\$48,489	\$53,571	\$49,943

For More Information

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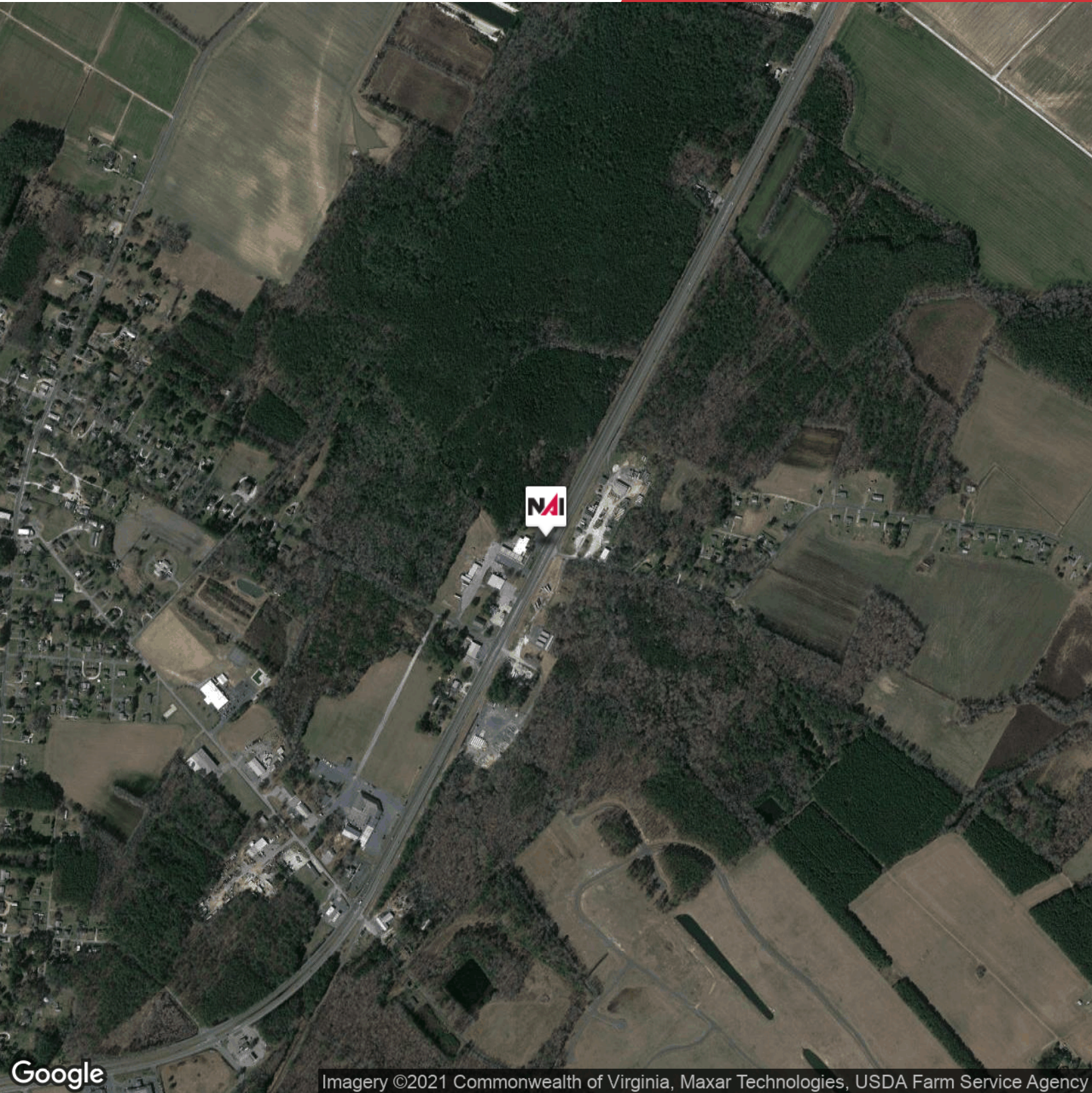
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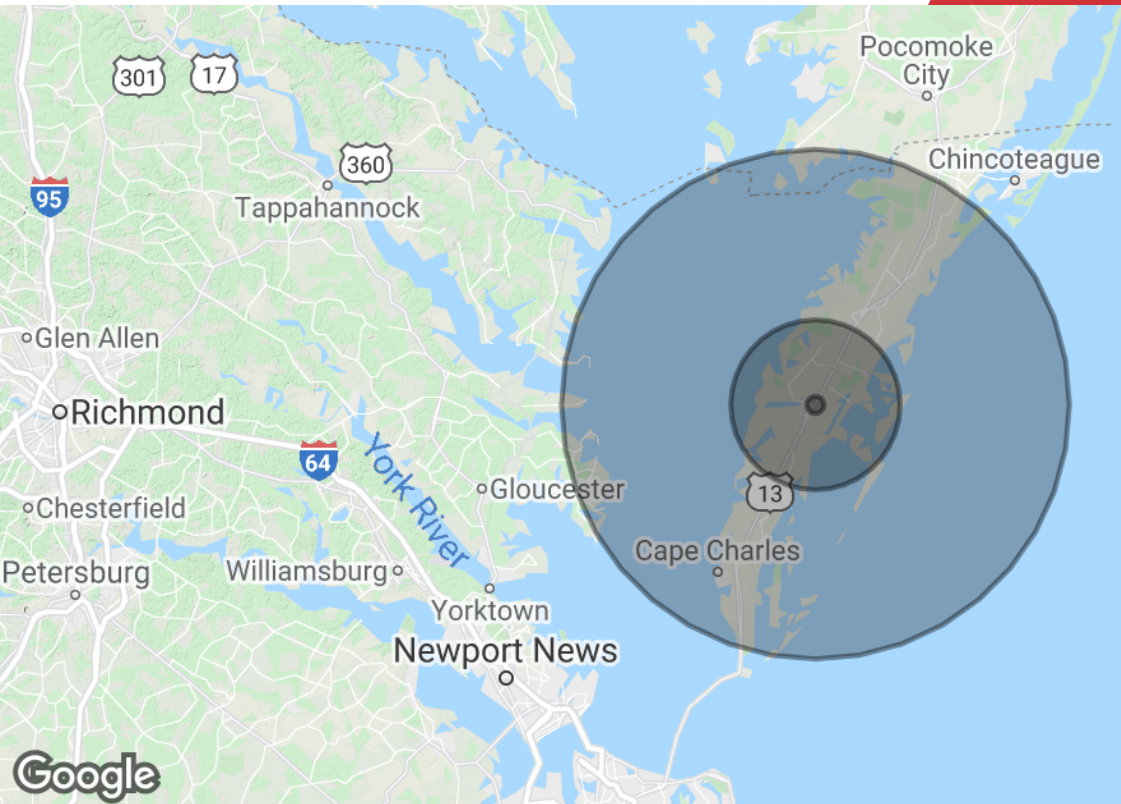
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Map data ©2021 Google

Population	1 Mile	10 Miles	30 Miles
Total Population	88	13,661	41,768
Average age	46.9	43.1	42.9
Average age (Male)	44.7	39.7	40.3
Average age (Female)	48.9	44.9	44.6
Households & Income	1 Mile	10 Miles	30 Miles
Total households	36	5,404	16,694
# of persons per HH	2.4	2.5	2.5
Average HH income	\$48,489	\$53,571	\$49,943
Average house value	\$207,320	\$219,439	\$211,717

* Demographic data derived from 2010 US Census

Investment Overview	Proforma
Price	\$1,000,000
Price per SF	\$62.05
CAP Rate	12.6%
Cash-on-Cash Return (yr 1)	37.41 %
Total Return (yr 1)	\$74,818
Debt Coverage Ratio	2.48
Operating Data	Proforma
Gross Scheduled Income	\$168,229
Other Income	\$80,958
Total Scheduled Income	\$249,187
Vacancy Cost	\$25,234
Gross Income	\$223,952
Operating Expenses	\$98,462
Net Operating Income	\$125,490
Pre-Tax Cash Flow	\$74,818
Financing Data	Proforma
Down Payment	\$200,000
Loan Amount	\$800,000
Debt Service	\$50,672
Debt Service Monthly	\$4,222