



Property Features

- Approximately ±1,244 SF
- Sale Price: \$160,000(\$128/SF)
- Move-in ready office condominium
- Functional and efficient layout offering private offices and an open area
- Includes kitchen/ breakroom
- Good parking with ADA ramp providing easy access
- Shadow anchored by Williamsburg Sentara Hospital
- Less than 1 mile from I-64 at Exit #234

For more information, contact:

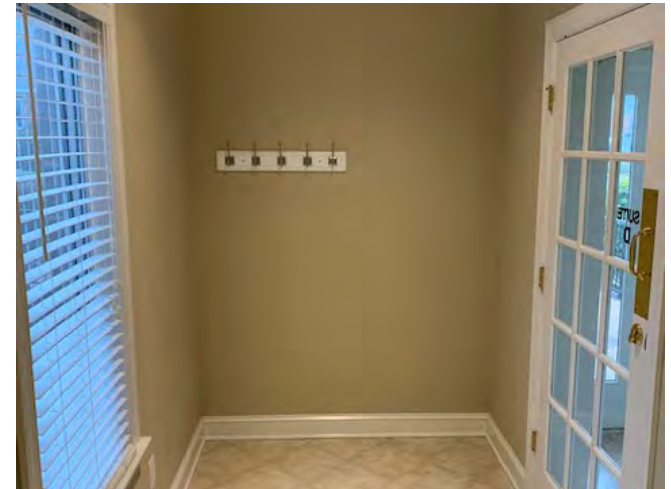
ANDY DALLAS, CCIM, SIOR
First Vice President
757 873 3661
andy.dallas@thalhimer.com

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



THALHIMER

OFFICE FOR SALE
115 Bulifants Boulevard, Suite D
Williamsburg, VA



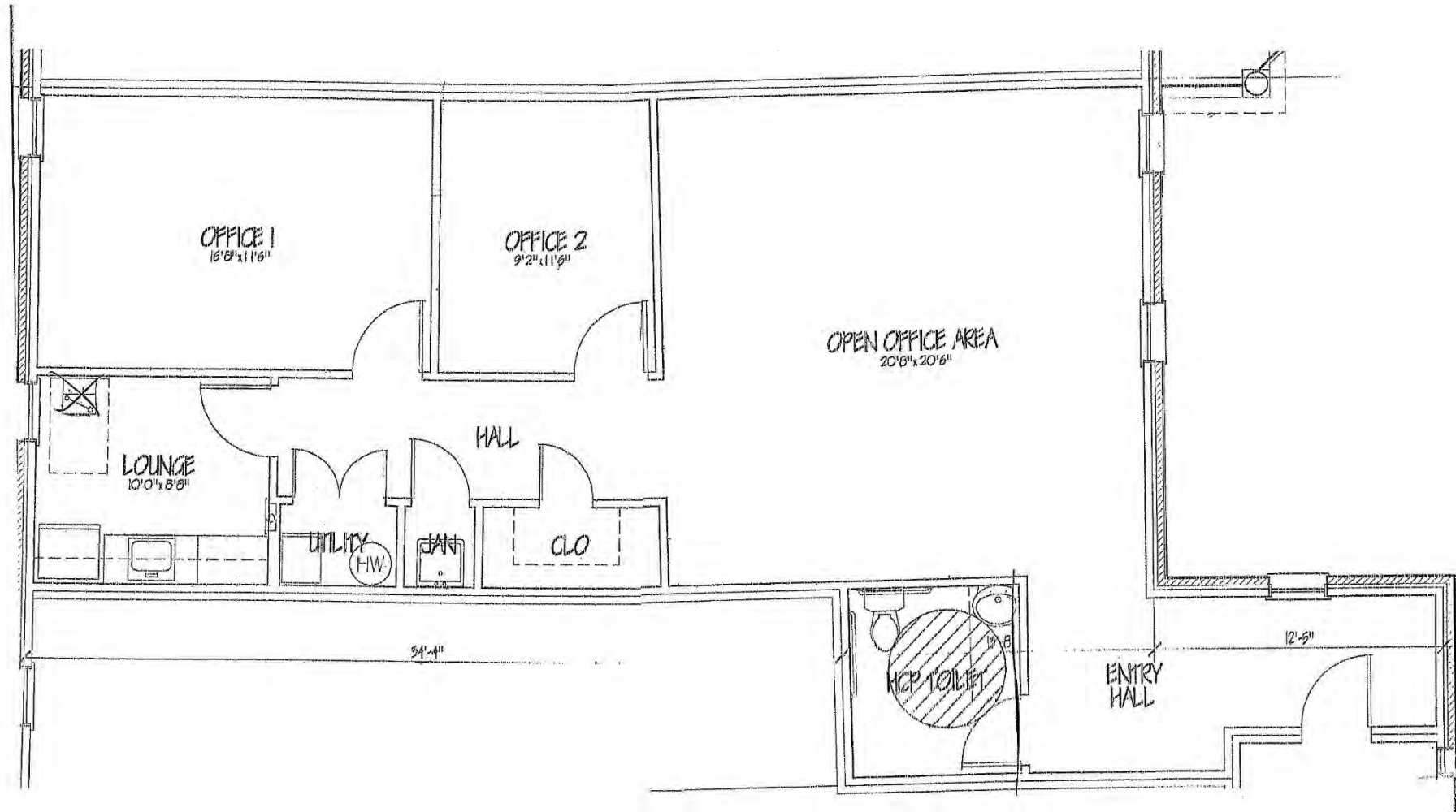
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Conceptual Cash Flow Analysis
115 Bulifants Blvd Suite D

ESTIMATED INCOME

Suite	Tenant	Sqft	Full Service PSF Rate	Monthly	Annual Rent
1	BUYER ABC	1244	\$ -	\$ -	\$ -
	TOTAL INCOME	1244		\$ -	\$ -

ESTIMATED EXPENSES

		Monthly	Annual
Real Estate Taxes	\$ 0.99	\$ 103.08	\$ 1,237.00
Condominium Association Dues	\$ 1.76	\$ 182.00	\$ 2,184.00
Dominion Power	\$ 1.21	\$ 125.00	\$ 1,500.00
Janitorial	\$ -	\$ -	\$ -
Misc Maintenance	\$ 0.99	\$ 103.08	\$ 1,237.00
Misc. Reserve Fund	\$ 0.35	\$ 103.08	\$ 1,237.00
TOTAL EXPENSES	\$ 5.30	\$ 616.25	\$ 7,395.00

NET OPERATING INCOME

\$ (7,395.00)

ESTIMATED DEBT SERVICE

	LTV		
Financing	80%	\$ 128,000	
Down payment	20%	\$ 32,000	
Total Purchase Price		\$ 160,000	
PSF Purchase Price		\$ 129	
Rate		3.50%	0.29%
Term		20 yrs	240
Monthly payment		\$ 742.35	

\$ 16,303

ESTIMATED ANNUAL OWNERSHIP COSTS

ESTIMATED MONTHLY OWNERSHIP COSTS

\$ 1,358.60

ESTIMATED EFFECTIVE FULL SERVICE RENTAL RATE FOR BUYER TO USE THE BUILDING

\$ 13.11

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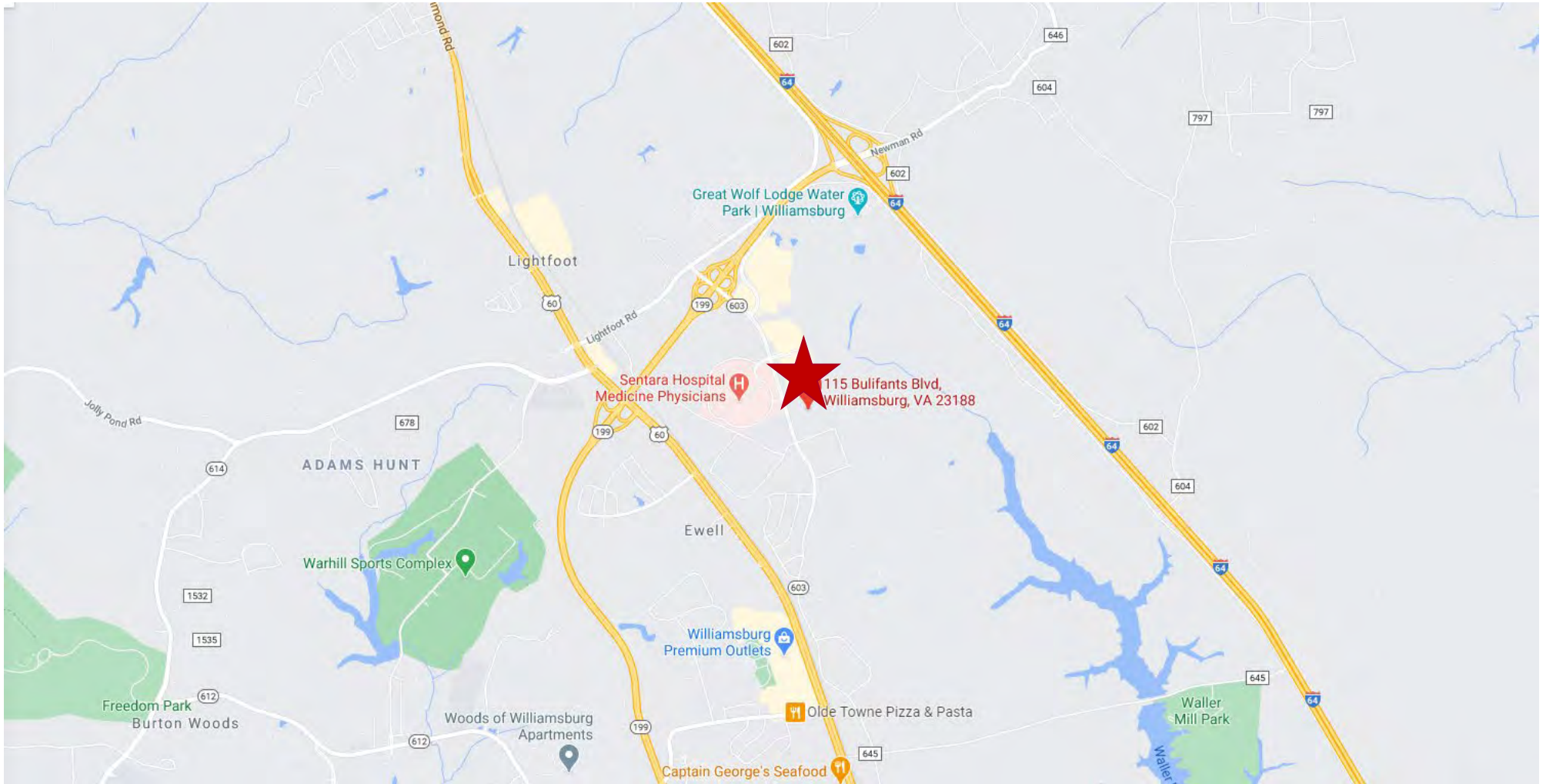
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