



CLASS A FLEX BUILDING

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Executive Summary

Offering Summary

Sales Price:	\$3,600,000
Number of Units:	5
Lot Size:	3.9 Acres
Building Size:	19,043 SF
NOI:	\$290,250.00
Cap Rate:	8.06%

Property Highlights:

- Class A Flex Built in 2005
- 19,043 SF Available for Purchase
- 20' Clear Ceiling Height
- 2 new 10' x 10' Drive-in Doors
- 65 Parking Spaces Plus 25 Additional Spaces When Needed

Property Overview:

VRA Realty is pleased to exclusively present for purchase this excellent Triple Net Investment Property, a 19,000 SF Class A Office /Flex Condo building located in West Chester, PA. The offering includes five condo units for sale as one package which is currently occupied by a long-term, good-credit medical development and device company, Centinel Spine. The purchase includes majority ownership in the building and majority voting rights for the Condo Association. The total square footage being purchased is 19,043 SF which consists of 15,148 SF of Class A office space and 3,895 SF of temperature-controlled open warehouse / flex / storage space. The current tenant has been a long-term tenant in the building and their lease expires in June 2026. They have contributed significant capital to their space over the years and could continue to be a long-term tenant if desired. The current tenant operates out of units 1, 3, 4 and 5 and the 2,500 SF unit 2 is currently vacant and they have a ROFR to expand into that space. The current lease in place is a NNN lease. The open warehouse space offers 20' high ceilings with a 16' clear to the bottom of the lowest joists. There are two 10' x 10' Drive-Indoors. The main warehouse space is 2,500 SF and there is a 1,395 SF mezzanine. The building has been meticulously maintained and there should be no deferred maintenance for new ownership for a number of years. Recent capital improvements include new HVAC units throughout, LED lighting throughout, new water heaters for multiple units, automated stat temp controls, newly renovated open floor plan, new automated ceiling fan in warehouse, new garage doors in warehouse, and newly renovated reception area. Outdoor amenities include a gazebo and picnic area. There are 65 parking spaces on site and the current owner has a lease with the AmericanHelicopter Museum to provide an additional 25 spaces when needed.

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Additional Photos



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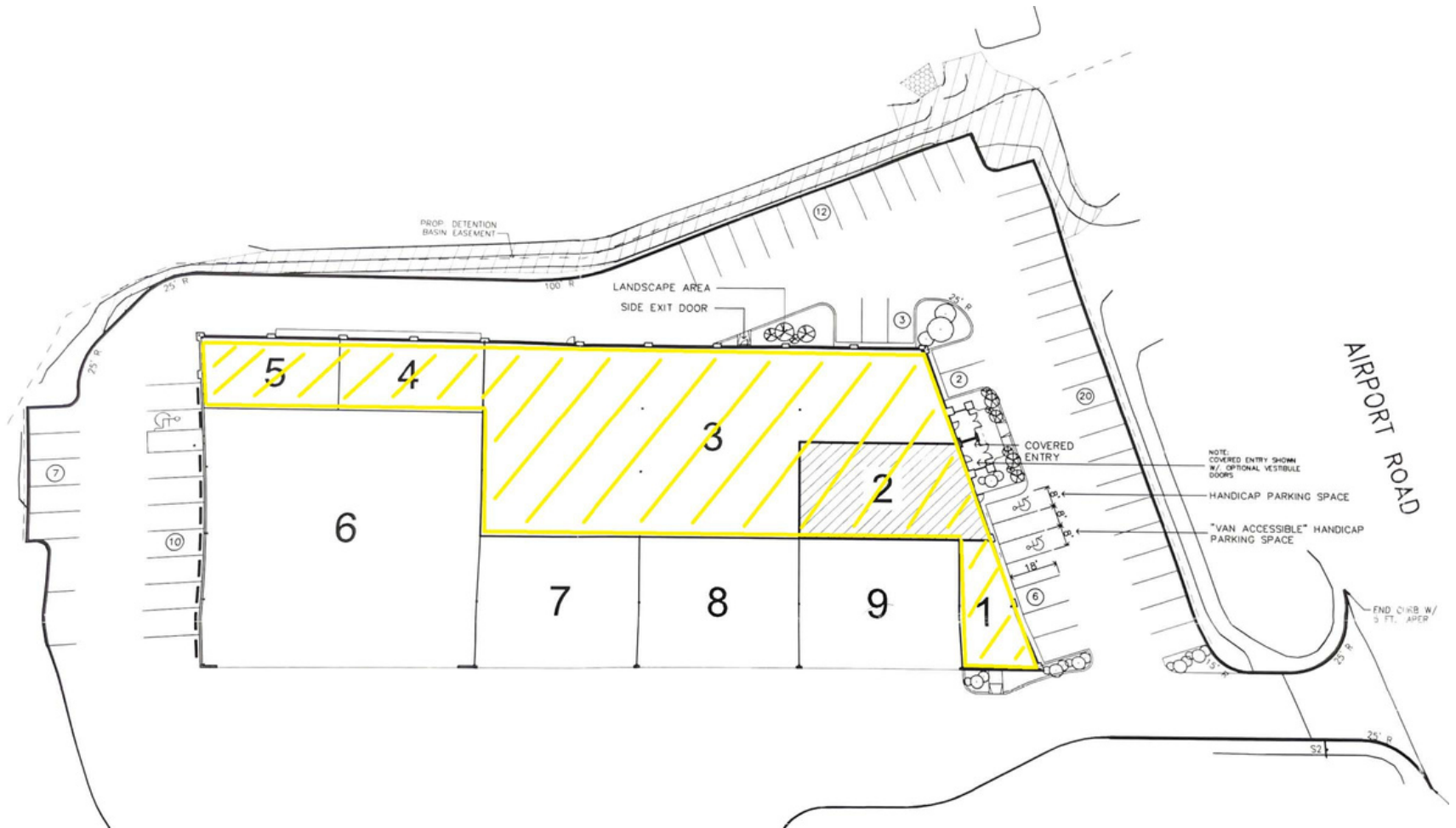




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Floor Plan Highlighted Selections for Sale



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Regional Map

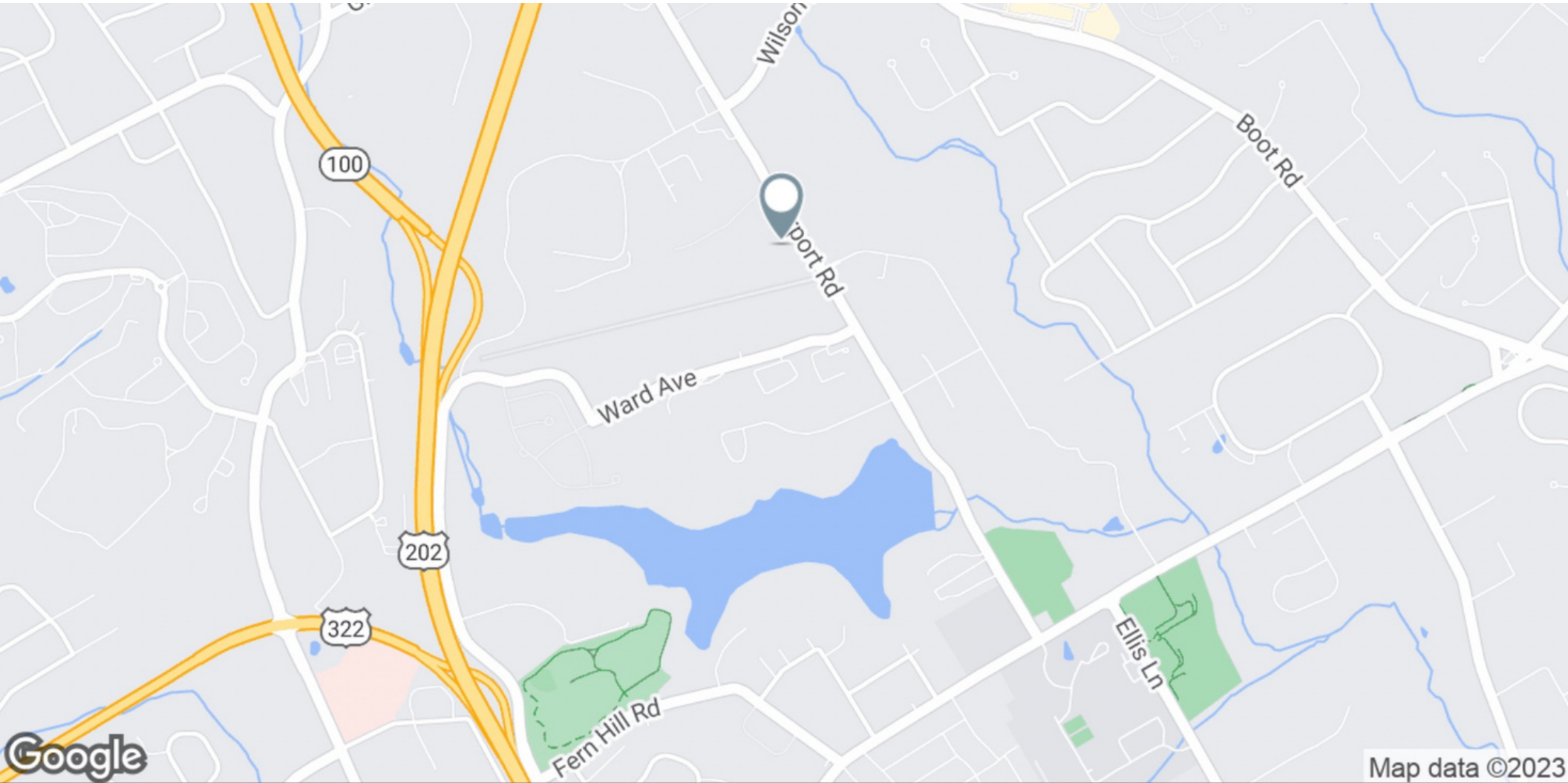


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Investment Overview

Price	\$3,600,000
Price per SF	\$189
Price per Unit	\$720,000
GRM	12.4
CAP Rate	8.06%
Cash-on-Cash Return (yr 1)	11.20%
Total Return (yr 1)	\$156,514
Debt Coverage Ratio	1.53

Operating Data

Gross Scheduled Income	\$371,196
Total Scheduled Income	\$371,196
Net Operating Income	\$290,250
Pre-Tax Cash Flow	\$100,843

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Financing Data

Down Payment	\$900,000
Loan Amount	\$2,700,000
Debt Service	\$228,996
Debt Service Monthly	\$19,083
Principal Reduction (yr 1)	\$41,305

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Demographics Map & Report

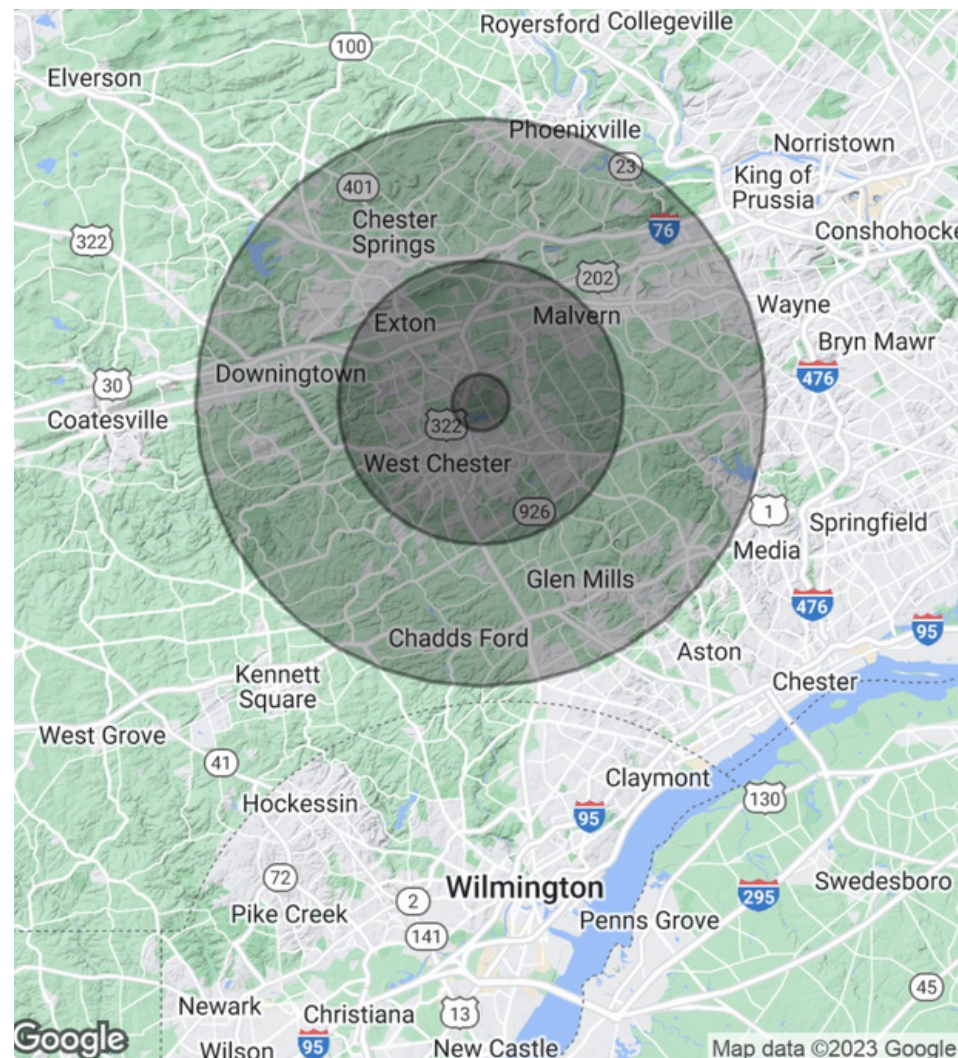
Population	1 Mile	5 Miles	10 Miles
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Total Population	3,339	121,429	331,983
Average Age	47.7	40.7	42.8
Average Age (Male)	47.6	39.5	41.3
Average Age (Female)	48.4	42.1	44.2

Demographics & Income	1 Mile	5 Miles	10 Miles
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Total Households	1,326	48,820	131,106
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$147,629	\$133,841	\$149,232
Average House Value	\$438,741	\$429,780	\$458,709

* Demographic data derived from 2020 ACS - US Census



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