

Offering Memorandum



390 BELL ROAD • CHRISTIANSBURG, VIRGINIA 24073



- Sale price : \$1,500,000
- Actual 9.19% Cap Rate on Trailing 12 NOI
- 35,808 net rentable square feet
- \$41.89/square foot asking price
- 92% occupied

For a full marketing package, contact:

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Presented by

LOCKE
group

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Square Feet:	35,808
Physical Occupancy:	91.60%
Financial Occupancy:	82.11%
Number of Units:	334
Gross Potential Income:	+/- \$367,018
Year Built:	1985/1990
2008 5-mile Population:	26,763
Manager's Apartment:	Yes

July 2009 - June 2010 P&L	
Rental Income	\$ 233,929
Other Income	\$ 23,707
5% Management Fee	\$ (12,882)
Expenses	\$ (106,918)
NOI	\$ 137,836
PURCHASE PRICE	\$1,500,000
CAP RATE	9.19%

