



Single Family Home Rental Portfolio Northern Virginia

36-unit SFH Portfolio
Opportunity to sell as individual units

The Offering

Cameron's Commercial Real Estate (CCRE) is pleased to co-broker with Ideal Realty Group to present the opportunity to acquire the 36-unit Northern Virginia SFH Rental Portfolio.

The portfolio is currently 100% occupied and its located in these primary Northern Virginia markets: Great Falls, Kingstowne, Sterling, Herndon, Falls Church, Fairfax Station, Alexandria with five units located in the Silver Spring marketplace

The portfolio was built in 1980 by the seller and due to tax consequences the seller is looking for a portfolio acquisition so they can 1031.

This 100% occupied rental portfolio has a NOI of \$720,000* and pro forma NOI of \$1,000,000. However, the highest investor return will be selling off each unit one-by-one. Our brokerage is prepared to help the investor with this task.

*Once capital expenses are deducted and payroll is normalized.

Portfolio Information

Total Units	36
Occupancy	100%
Average SF	2,330
Avg. Year Built	1981

Asset Information

Average Rent/Unit	\$2,585
Pro Forma Rent/Unit	\$3,300
Current Expense Ratio	65%
T12 NOI	\$720,000*
Pro Forma NOI	\$1,000,000
Current Tax Assessment	\$21,280,690
Asset Sellout Potential	\$30,000,000

*CapEx was being expensed



Investment Highlights

Ability To Raise Rents \$611/Unit

This portfolio offers prime, Northern Virginia locations featuring 36 well-maintained single-family homes of which 10 are townhomes. The portfolio is well positioned for an acute value-add business plan with current rents \$611 under market. Efficient operations would drive the existing 65% expense ratio down to 35% for accretive NOI increase.

Portfolio Sellout Potential

Based on a full residential sellout analysis performed on each of the 36 properties, the sellout value potential is \$30,000,000. With a modest, \$50,000 per unit interior (kitchen, baths, flooring, appliances, fixtures, paint) renovation budget, unit sale prices will range from \$652,000 to \$1,271,480. If you reduce brokerage fees and closing costs, selling the units with this partial renovation program would yield tremendous investor returns.



Northern Virginia Locations

The Portfolio affords residents outstanding access to significant employers, education institutions, retailers, dining and entertainment in their respective neighborhoods. Based on the largest cluster of units, the locations are Great Falls, Kingstowne, Sterling, Herndon, Falls Church, Fairfax Station, Alexandria. There are also five units located in the Silver Spring marketplace.

Investor Preferred Asset Class

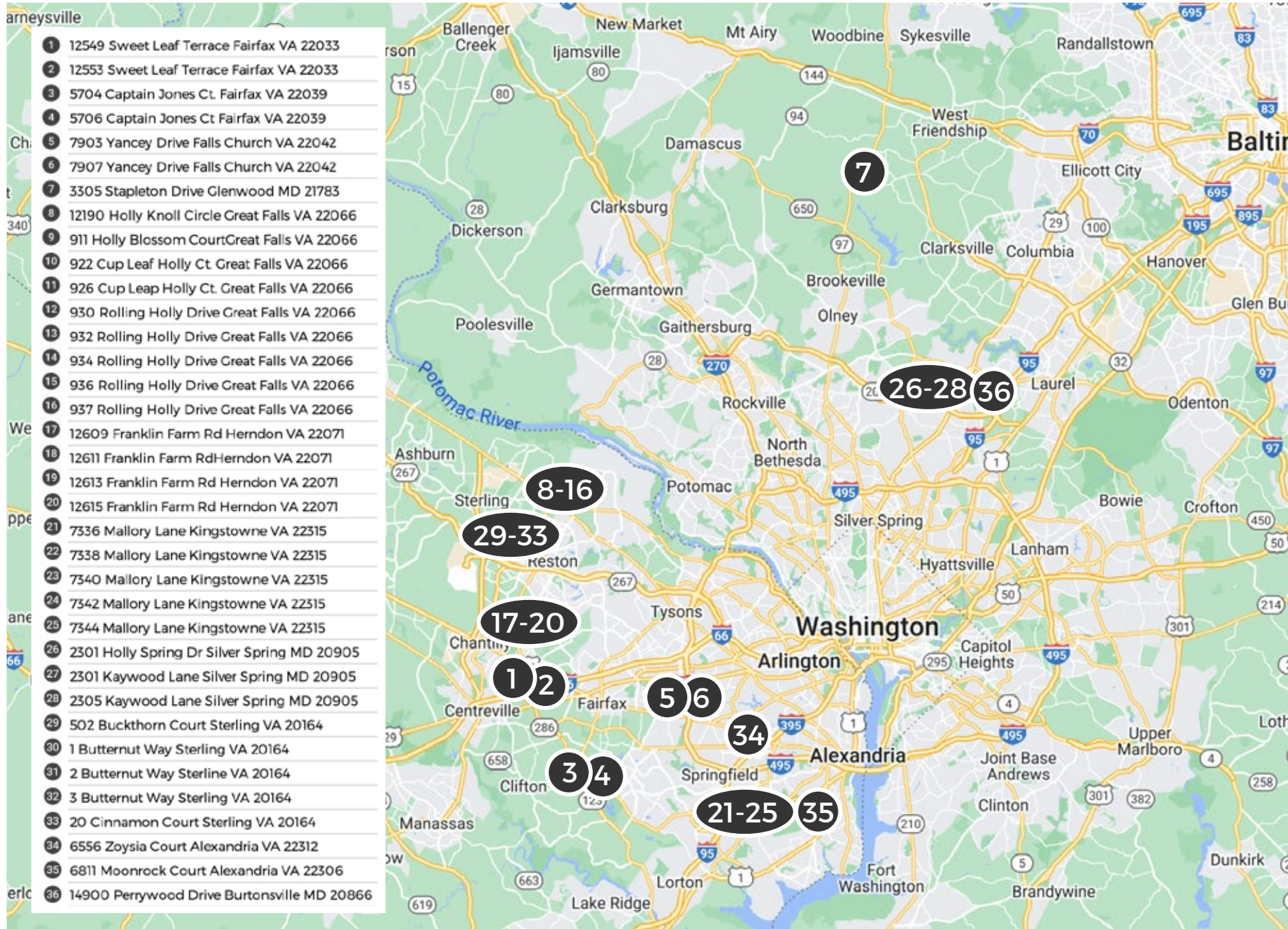
Single Family Rentals attracts institutional and private investors due to high yields, sellout flexibility, and strong occupancy rates. Single family homes hold a 99% occupancy rate, 8.5% annualized vacant-to-occupied ratio, an increase of 5x the 2020 Rate.

WARREN E. HALLE						
SUBDIVISION	LOT #	PROPERTY ADDRESS				PROJECT NO.
		ADDRESS	CITY	STATE	ZIP CODE	
FAIRFAX STATION	24	5706 CAPTAIN JONES CT.	FAIRFAX STATION	VA	22039	2215
	25	5704 CAPTAIN JONES CT.	FAIRFAX STATION	VA	22039	2215
FOREST KNOLL	47	1 BUTTERNUT WAY	STERLING	VA	20164	2211
	48	3 BUTTERNUT WAY	STERLING	VA	20164	2211
	81	20 CINNAMON COURT	STERLING	VA	20164	2211
	82	2 BUTTERNUT WAY	STERLING	VA	20164	2211
HOLLY KNOLL	64	12190 HOLLY KNOLL CIRCLE	GREAT FALLS	VA	22066	2212
	65	922 CUP LEAF HOLLY CT.	GREAT FALLS	VA	22066	2212
	66	926 CUP LEAF HOLLY CT.	GREAT FALLS	VA	22066	2212
	106	937 ROLLING HOLLY DRIVE	GREAT FALLS	VA	22066	2212
	107	936 ROLLING HOLLY DRIVE	GREAT FALLS	VA	22066	2212
	108	934 ROLLING HOLLY DRIVE	GREAT FALLS	VA	22066	2212
	109	932 ROLLING HOLLY DRIVE	GREAT FALLS	VA	22066	2212
	110	930 ROLLING HOLLY DRIVE	GREAT FALLS	VA	22066	2212
	163	911 HOLLY BLOSSOM COURT	GREAT FALLS	VA	22066	2212
KINGSBROOK	8012	6811 MOONROCK COURT	ALEXANDRIA	VA	22306	2299
WARFIELD	24A	3305 STAPLETON DRIVE	GLENWOOD	MD	21738	2224

HALMAR L.P.						
SUBDIVISION	LOT #	PROPERTY ADDRESS				PROJECT NO.
		ADDRESS	CITY	STATE	ZIP CODE	
FOREST KNOLL	93	502 BUCKTHORN COURT	STERLING	VA	20164	2210
FRANKLIN FARM	369	12609 FRANKLIN FARM RD	HERNDON	VA	20171	2225
KINGSTOWNE	73	7336 MALLORY LANE	KINGSTOWNE	VA	22315	1155
	74	7338 MALLORY LANE	KINGSTOWNE	VA	22315	1155
	75	7340 MALLORY LANE	KINGSTOWNE	VA	22315	1155
	76	7342 MALLORY LANE	KINGSTOWNE	VA	22315	1155
	77	7344 MALLORY LANE	KINGSTOWNE	VA	22315	1155

HALLE ENTERPRISES, INC.						
SUBDIVISION	LOT #	PROPERTY ADDRESS				PROJECT NO.
		ADDRESS	CITY	STATE	ZIP CODE	
FAIRLAND ACRES	18H	2301 HOLLY SPRING DRIVE	SILVER SPRING	MD	20905	2222
	50K	2305 KAYWOOD LANE	SILVER SPRING	MD	20905	2222
	51K	2301 KAYWOOD LANE	SILVER SPRING	MD	20905	2222
FAIRWOODS	101	12549 SWEET LEAF TERRACE	FAIRFAX	VA	22033	1130
	103	12553 SWEET LEAF TERRACE	FAIRFAX	VA	22033	1130
FRANKLIN FARMS	370	12611 FRANKLIN FARM RD.	HERNDON	VA	20171	2223
	371	12613 FRANKLIN FARM RD.	HERNDON	VA	20171	2223
	372	12615 FRANKLIN FARM RD.	HERNDON	VA	20171	2223
NEW PROVIDENCE	2	7903 YANCEY DRIVE	FALLS CHURCH	VA	22042	1134
	4	7907 YANCEY DRIVE	FALLS CHURCH	VA	22042	1134
PERRYWOOD	1J	14900 PERRYWOOD DRIVE	BURTONSVILLE	MD	20866	2217
PINECREST	27	6556 ZOYSIA COURT	ALEXANDRIA	VA	22312	1129







CAMERON'S COMMERCIAL REAL ESTATE

MAIN OFFICE

10420 Glen Road
Potomac, MD 20854

CONTACT

301-807-3186
cameron@cameronscre.com