



2810 PARHAM ROAD



LOCATION:	Richmond, Virginia
SALE PRICE:	\$11,650,000
GROSS LEASABLE AREA:	146,000 square feet
PRICE / SQUARE FOOT:	\$79.79
CAP RATE:	13.1% on projected stabilized NOI
OCCUPANCY:	100% upon sale 56.34 % after First Union vacates
LAND AREA:	9.932 acres
PRICE / LAND SQUARE FOOT:	\$26.93
SELLER:	First Union Bank
MAJOR TENANT:	Bank of America (82,253 RSF)
CLOSING ISSUES:	UST (leaking & removal) Contract Execution (timing) Bank of America expense stop Utility Easement (non-contingent) Bank of America estoppel certificate

PROJECT SUMMARY:

First Union (63,747 square feet) was vacating this operations center due to mergers with two banks that each completed brand new state-of-the-art operations centers in the Richmond market prior to their mergers with First Union. The acquisition cost of this investment was approximately 60% of replacement cost. The purchaser viewed lease-up of the First Union space as significant upside potential in a market with little vacancy, escalating market rental rates, and very few large blocks of existing space for lease. The purchaser planned to further increase return on investment by converting covered parking to office rental space. Purchaser was based out of Boston, MA.