



**6120 KANSAS AVE  
NW**

**WASHINGTON, DC 20012**

**Tim Dudley, CAI, AARE**  
Senior Advisor  
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tdudley@svn.com



# Executive Summary



## OFFERING SUMMARY

Sale Price: N/A

Lot Size: 0.0 Acres

Building Size: 9,900

Renovated: 2012

Opening Bid: \$200,000

Gross Rental Income: \$192,000

Accelerated Sale Details: Start: 6/20 @ 4 PM  
End: 6/27 @ 4 PM  
Onsite and Online -  
Visit [Motleys.com](https://www.motleys.com) for  
More Information

## PROPERTY OVERVIEW

Office Building available for immediate delivery. Building has been used as an owner occupied office space for a Nursing and Management company. Building was renovated in 2012 to include a second floor addition - approved drawings available. Large office spaces on 1st and 2nd floor allow for multiple uses. Appointment required to show.

The property was renovated in 2012 when the current owner purchased the property and added an addition to the second floor to accommodate the office space for the owner's business. A new roof was added when the addition was constructed, and the owner also added new electrical system, new sprinkler system, new HVAC systems to accommodate the new space on the second floor.

The first floor was not initially renovated, but the tenant on the first floor has built out that space to accommodate their needs - most everything in this building is less than 5 years old!

The tenants are responsible for the utilities. The property was previously occupied by only one business, so the building is currently running on one meter for electric, which is split by the tenants. The owner of the property is in the process of installing separate electric meters for each tenant in the building. There is currently one gas meter and one water meter and those bills are split evenly between tenants.

For More Information, Please Contact Jonathan Rundlett, EXIT Deluxe Realty, at 301-304-4904

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# Additional Photos

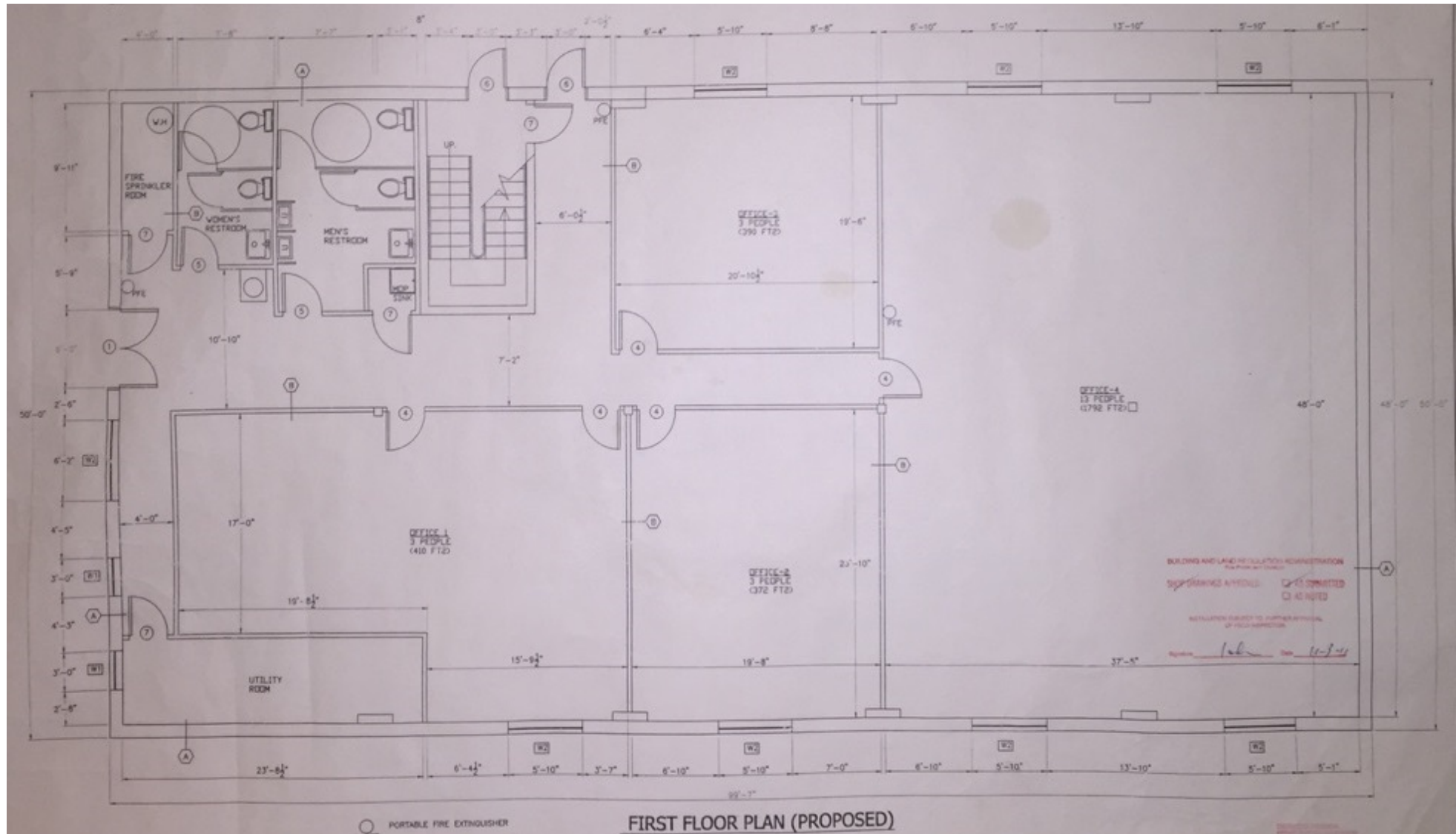


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# Floor Plans



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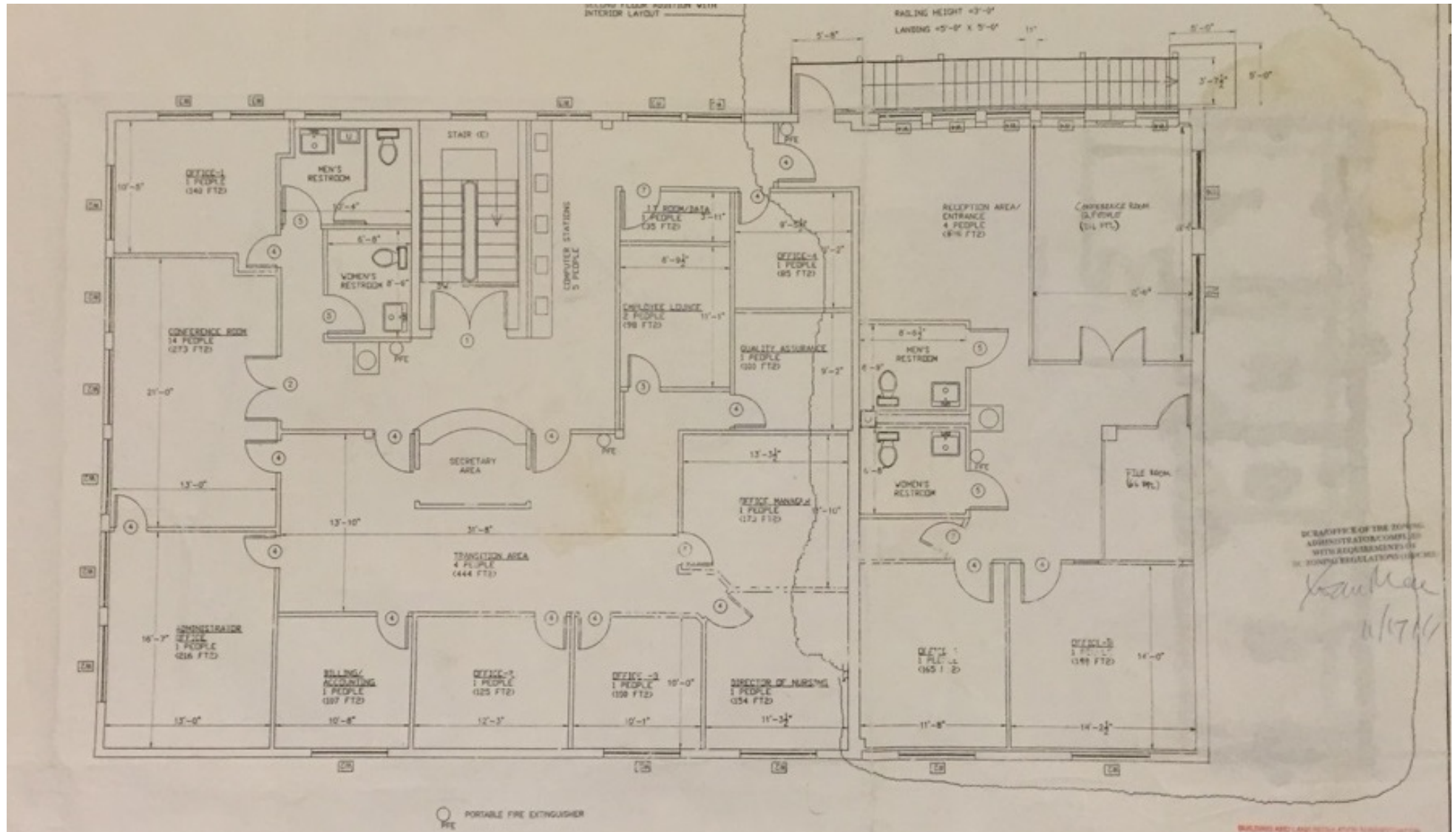
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# Floor Plans



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# Aerial Map



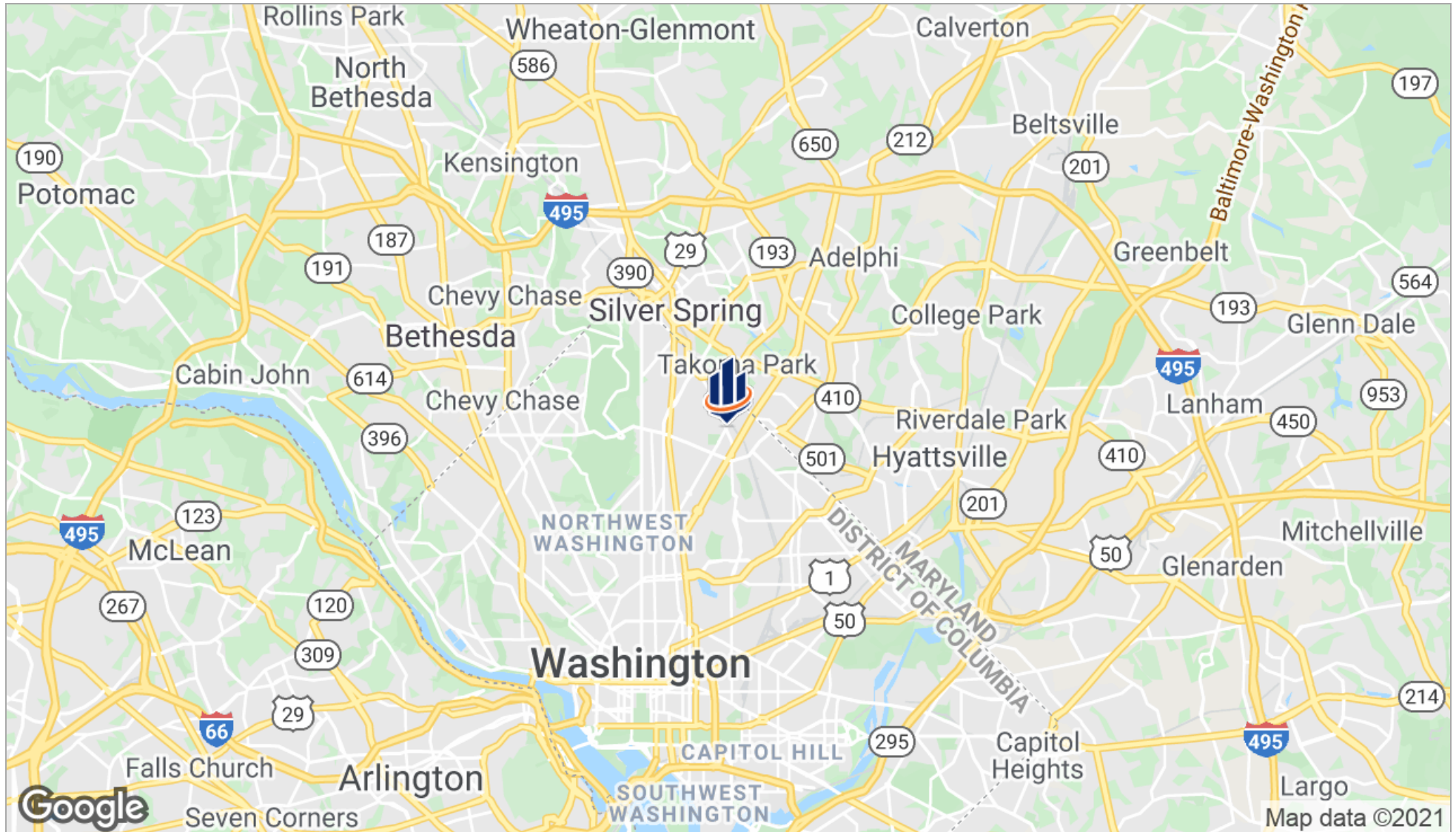
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# Location Maps



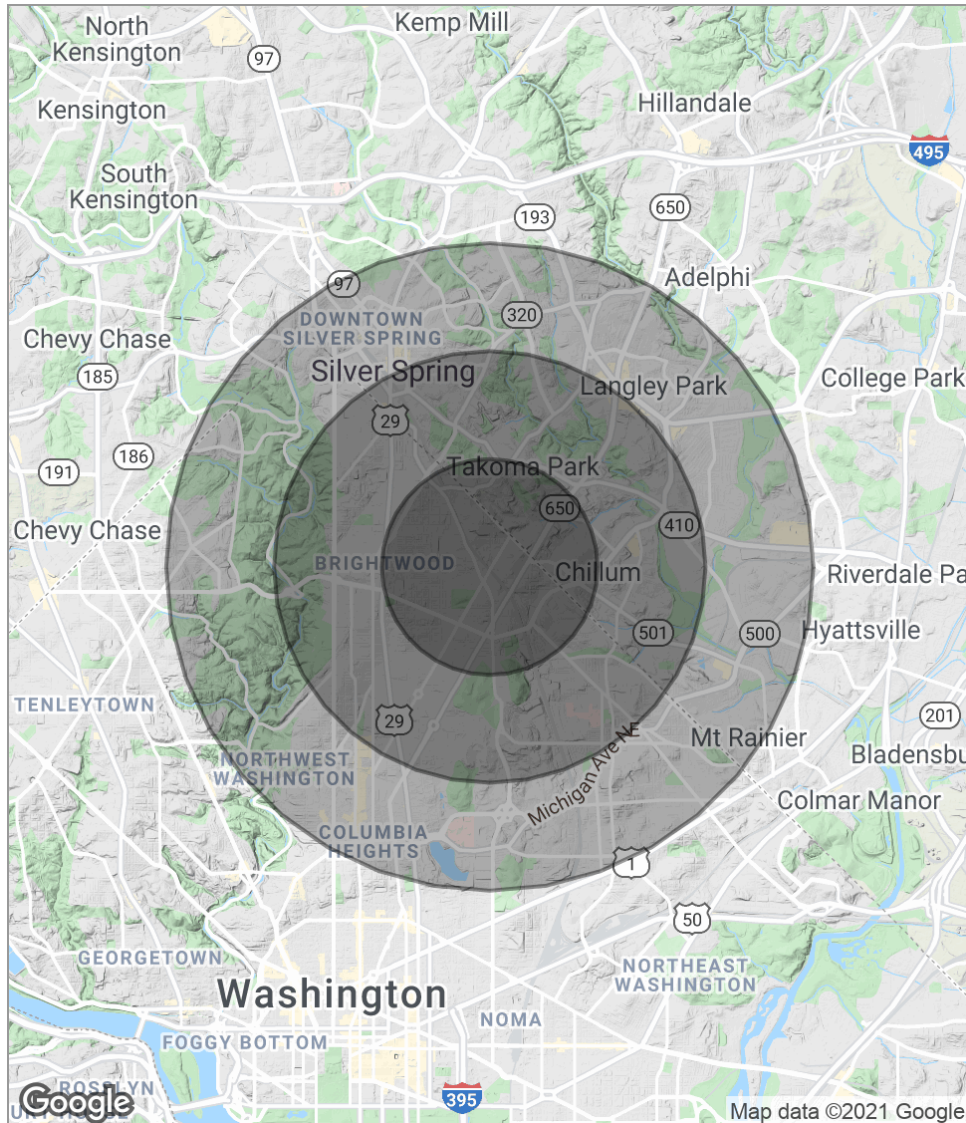
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# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	29,390	126,046	288,631
Median age	40.8	38.4	36.4
Median age (male)	37.7	36.1	34.8
Median age (Female)	42.0	39.9	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,012	48,945	110,121
# of persons per HH	2.4	2.6	2.6
Average HH income	\$73,849	\$74,518	\$76,948
Average house value	\$437,649	\$452,630	\$477,761

\* Demographic data derived from 2010 US Census



# Demographics Report

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# Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Current Rent	Annual Rent	% of Building	Price per SF/Yr	Recovery Type	Comments
Specialty Home Care, LLC	1st Floor	5,000	1/1/2017	12/31/2021	Current	\$96,000	50.51	\$19.20		3% Annual Escalations. Two Five [5] Year Renewal Options.
					9/1/2017	\$98,900		\$19.78		
					9/1/2018	\$101,850		\$20.37		
					9/1/2019	\$104,900		\$20.98		
					9/1/2020	\$108,050		\$21.61		
Capital Care, Inc.	2nd Floor	4,900	9/1/2016	8/31/2021	Current	\$96,000	49.49	\$19.59		3% Annual Escalations.
					9/1/2017	\$98,931		\$20.19		
					9/1/2018	\$101,920		\$20.80		
					9/1/2019	\$104,958		\$21.42		
					9/1/2020	\$108,094		\$22.06		
Totals/Averages		9,900				\$192,000		\$19.39	\$0	\$0



## TERMS AND CONDITIONS FOR THIS AUCTION SALE

### Deposit Amount:

**Live Bidding:** Registered live bidders must present on sale day an initial deposit of \$10,000.00. Deposit must be cash, certified or cashier's check made payable to Motleys Asset Disposition Group.

**Online Bidding, when available:** PRIOR TO BIDDING, bidders must do one of the following:

- Provide a MasterCard, Visa or Discover credit card with open credit of \$10,000.00, done 24 hours prior to end of sale.
- Agreeing to the terms is authorization to place a hold on a major credit card. A 3% handling charge is to be added.
- Deliver cash, certified or cashier's check \$10,000.00 made payable to Motleys Asset Disposition Group; or
- Wire funds to Motleys Asset Disposition Group

*If initial deposit is less than 10% of the high bid, then winning bidder's deposit MUST be increased to 10% of the high bid by cashier's check or wired funds within 3 business days.*

### Buyer's Premium:

A Buyer's Premium of ten percent (10%), will be added to the high bid for the real property and included in the total selling price paid by the buyer. For example, if the successful bid on a given property is \$100,000, the ten percent buyer's premium will equal \$10,000, and the purchase price for the property will be \$110,000.

### Broker Co-op:

**Broker Co-op:** Motleys will pay up to a three percent (3%) Broker Participation Fee (based on successful bid and not including applicable buyer's premium) to broker representing the winning bidder on the real property. Broker participation forms must be received 24 hours prior to sale.

**Live Bidding:** In addition to the required registration, agent/broker must also attend with and register their prospects at the sale.

**Online Bidding, when available:** To qualify for a Broker Participation Fee, the licensed broker/agent must first register the prospective bidder online and include the broker's and agent's license number, identification of the property, and any agency disclosure statements.

To qualify for a Broker Participation Fee, the licensed broker/agent must first register the prospective bidder by mail, email (smarinoff@svn.com) or fax, (804) 232-3301 on Motley's Broker Participation Acknowledgment Form, with MOTLEYS ASSET DISPOSITION GROUP, 3600 Deepwater Terminal Rd Richmond, VA 23234. Registration letters must be countersigned by the prospect and include the broker's and agent's or Motleys license number, identification of the property, any agency disclosure statements, the letter and participation acknowledgment form. Please see Broker Participation Form for full details.

### SPECIAL NOTE:

**Brokers must be present at the sale and assist their Buyers during the sale (if applicable), in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the sale site.**

**Closing:** TIME IS OF THE ESSENCE WITH RESPECT TO ALL CLOSINGS!

The successful buyer must sign all documents and contracts in the time referenced below and will be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur within 30 days, unless otherwise specified in the Purchase Agreement. Buyer acknowledges and agrees that time is of the essence. Said premises are to be conveyed by Marketable Deed from all owners of record and free and clear of all liens. If you are the successful bidder, you will be required to sign a purchase and sale agreement or similar agreement or document and other necessary documents in the form established by Motleys, within 1 hour after the close of sale. The terms of the Purchase Contract are expressly not negotiable and the Purchase Contract must be signed in the name of the high bidder and, except as may specifically be permitted by the terms of the Purchase Contract or expressly agreed upon in writing by the Seller or Motleys in their

sole discretion, may not be assigned to any other person or party. The Purchase Contract and such other documents will set forth the specific terms and conditions of the sale, including the time by which the high bidder's sale of the property must be completed. Copies of some or all of these documents are available on Motleys website or may be obtained from Motleys, and it is your responsibility to obtain, read, and understand the provisions of any such documents before bidding at this sale.

**Closing Costs:** The deed shall be prepared and acknowledged by Seller at Seller's expense and recorded at the expense of Buyer. The buyer shall pay all title searches, title insurance charges, survey expenses, usual conveyance expenses, and recordation taxes, including the Grantor's and Grantee's Tax. Real estate taxes, rents, water and sewer charges, if any, will be prorated as of the date of closing. Successful bidders must pay all wire transfer fees. Sale of the property is not contingent upon the buyer obtaining financing.

**Bidding:**

All Bidding is open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale, the term "the final bid" means the highest bid acknowledged by Auctioneer, and the term "purchase price" means the sum of the final bid and the applicable buyer's premium. The highest bidder acknowledged by the Auctioneer at the end of the bidding on a given lot shall be the buyer of that lot. The Auctioneer has the right to reject any bid or raise any bid which, in his opinion, is not commensurate with the value of the property being offered. The Auctioneer may advance the bidding at his absolute discretion and, in the event of any dispute between bidders, may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; the record of final sale shall be conclusive.

**Bidding Intervals:**

To be Determined by the Auctioneer

**Extended Bidding Time Online Bidding, when available:**

Notwithstanding the scheduled closing time for this sale, if a bid is made at any time during the final five (5) minutes of the scheduled bidding time, the bidding time will automatically be extended. Subsequent and additional extensions shall be applied to any and all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed.

**Bidder's Number:** All Bidders are required to have a Bidder's Number to bid.

**Live Bidding:** To obtain a Bidder's Number, a registration form must be filled out giving full name, address and phone number. This information must be verified by proper identification. Evidence of correct form of deposit must be made in order to obtain a Bidder's Number.

**Online Bidding, when available:** To obtain a Bidder's Number, a registration form must be filled out giving full name, address and phone number (and deposit must be received as described above).

**Bid Execution:**

**Live Bidding:** Bids which are submitted to Motleys in writing or otherwise left with Motleys prior to an sale (Order Bids) for execution at or below a specified price shall be entertained and executed by Motleys for the convenience of bidders. Motleys shall not be responsible for failing to execute such bids or for errors relating to the execution of such bids.

**Online Bidding, when available:** Bids are also accepted online. Motleys is not responsible for failing to execute bids due to bidder's technological difficulties.

**Technical Problems:**

**Online Bidding, when available:** Motleys has made reasonable efforts to provide for online bidding for this sale. You recognize and acknowledge, however, that technical problems with hardware, software, or internet connectivity, as well as human errors, may arise and may affect, without limitation, the sale website, our online bidding program and process, your or our internet service and access, and your connection to this sale bidding program and process. You further acknowledge that these and other technical problems may develop at any time and with or without notice. You acknowledge and agree that neither we nor the Seller is in anyway responsible for any such technical problems, and that you have no absolute or other right to be able to bid on this sale in the event of any such technical problems. Notwithstanding the foregoing, you further acknowledge and agree



that, in the event of any such technical problems, we reserve the right to postpone or cancel the sale and/or extend the bidding time for this sale and/or relist the property for sale at another time, in our sole discretion, and that our decision with regard to any such actions is and will be final. Bidders must take care in entering bids, and each Bidder will be responsible for all bids placed under the Bidder's approved registration. Once entered and recorded online, a bid is deemed to be final on behalf of the registered Bidder and may not be modified, retracted or rescinded in whole or in part.

**Offer Acceptance:**

All offers/high bids are subject to Seller Approval. Motleys will inform the high bidder once the offer/high bid has been considered.

**Conditions of Default:**

If successful bidder defaults in making settlement, the deposit paid by that defaulting successful bidder shall be forfeited and applied to the costs and expenses of the sale and then to the balance due under the applicable note, and the property purchased by such defaulting successful bidder may either be resold at the risk and expense of such party, or Trustee may accept the next highest available bid at the sale. Such defaulting successful bidder shall be liable personally for any deficiency resulting from the resale of the property it purchased at a lower price as well as for all costs, expenses, and attorneys' fees in connection with such resale. The forfeiture of such deposit shall not limit any rights or remedies of Trustee with respect to any such default.

**Controlling Law:**

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By bidding at the sale, whether present in person or by agent, written bid, telephone, online or other means, the bidder shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia.

**Inspection:**

All property is being sold "where is," "as is," "with all faults," with no representations or warranties of any sort except the special warranty to be included in the deed to the real property. Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Motleys disclaim all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property to their satisfaction. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. Motleys and their agents and subagents assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from sources deemed reliable, Motleys makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and materials.

**Release:**

The successful bidder must agree to release any and all claims or causes of action it may have against beneficiary and Motleys (or the employees or agents of either of them) relating in any way to (a) the sale, (b) the property offered for sale, (c) any condition or aspect of such property that may not be in compliance with any federal, state, or local law, regulation, or ruling including, without limitation, any laws, regulations, and rulings relating to environmental contamination or hazardous waste, and/or (d) any documents, reports, complications, financial statements, projections, surveys, or any other documents delivered to such successful bidder by Motleys, and/or the beneficiary, or the agents or employees of either of them (collectively, the "Accommodation Documents"). The successful bidder must acknowledge and agree that the beneficiary, Motleys, and the agents or employees of any of them have not made and do not make and have disclaimed any and all representations or warranties regarding the truth, accuracy, or completeness of any of the documents provided the successful bidder relating to the property purchased or the sources thereof and that such documents were provided solely as an accommodation to such successful bidder.

**Governmental Authorizations:**

The successful bidder for the real property will be responsible for obtaining, at its expense, the approval for any license, privilege, permit, or right necessary to improve, renovate, and/or develop the real property, or to construct, improve, and/or alter any improvements on the real property, and such successful bidder will be responsible for the fulfillment of any conditions imposed or

required for such approvals. The sale will be final whether or not any such approvals are obtained of any necessary or desirable licenses, permits, privileges, or rights.

**Megan's Law Disclosure:**

Interested parties should exercise whatever due diligence they deem necessary with respect to information on registered sexual offenders who might live near a property being offered for sale. Such information may be obtained by contacting your local police department or the Department of State Police.





## BIDDER REGISTRATION FORM



Property Address \_\_\_\_\_ Bidder # \_\_\_\_\_

Full Name \_\_\_\_\_

If Purchasing for a Company, Give Company Name \_\_\_\_\_

FOR CURRENT AUCTION INFORMATION: **e-mail address:** \_\_\_\_\_

Street Address \_\_\_\_\_

City & State \_\_\_\_\_ Zip Code \_\_\_\_\_

Area Code & Telephone: \_\_\_\_\_

Daytime \_\_\_\_\_ Home \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

Driver's License # \_\_\_\_\_ Sales Tax Exemption # \_\_\_\_\_

### *How did you hear about our sale?*

Currently on List		Flyer		Friend		Walk In/Drive By	
Newspaper		Trade Publication		E-mail		Internet	
Sign		Radio		Other			

### *Mailing List Interests*

CURRENTLY ON LIST		CONSTRUCTION		AUTOMOBILES		SURPLUS	
ANTIQUE/ART		TRUCKS		MARINE EQUIPMENT		RESTAURANT	
HOUSEHOLD		MACHINERY		UTILITY EQUIPMENT		OFFICE SUPPLY	
COLLECTIBLES		WOODWORKING		DRILLING EQUIPMENT		REAL ESTATE	

I personally guarantee payment and personally agree to and understand all of the terms and conditions of this auction as set forth in the Bid Package or from the auction stand. Prior to the start of bidding, I have had the opportunity to inspect the Property and all public records related thereto, and to review with an attorney all documents related to the Property, including this Bidder Registration Form. I further understand that I am liable for payment of all real estate purchased on my Bidder Number and that Motley's Auctions, Inc. has the right to pursue the legal means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds (i.e., expenses of re-auctioning the property, any deficit realized on a re-sale from the original selling price, any commission to Motley's Auctions, Inc., the original sales price, Buyer's Premium, and deposits paid plus any attorney's fees, court costs, and all incidental damages or charges involved). I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, Virginia, for all actions brought by Motley's Auctions, Inc. to collect any sum due under this agreement. I agree that any other dispute arising out of this auction sale shall be resolved solely by final and binding arbitration held in the City of Richmond, Virginia, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidders and purchaser acknowledge that disclosure of the brokerage relationship, if any was made to them by the signing of this form. Motley's Auctions, Inc. and Motleys Asset Disposition Group are agents for the Seller. Payment must be in the form of Cash, Money Order, Cashier's Check or Personal/Company Check, accompanied by Bank Letter of Guarantee, in order to register.

Print Name: \_\_\_\_\_ Sign Name: \_\_\_\_\_ (Date) \_\_\_\_\_

*If represented by a Broker, Broker must sign below on the day of Auction with Client.*

Buyer's Agent  
Print Name: \_\_\_\_\_ Buyer's Agent  
Sign Name: \_\_\_\_\_ (Date) \_\_\_\_\_

PRINT NAME (S) AS IT IS TO APPEAR ON THE "PURCHASE AGREEMENT OF SALE":

**REMIT TO: [rbryan@svn.com](mailto:rbryan@svn.com)**

# Advisor Bio & Contact 1

## **TIM DUDLEY, CAI, AARE**

### Senior Advisor

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Richmond, VA 23234  
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tdudley@svn.com  
VA #0225104717

## **PROFESSIONAL BACKGROUND**

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association (VAA) and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame (2014). He is a graduate of the Certified Auctioneers Institute (CAI) and holds the Accredited Auctioneer of Real Estate (AARE) designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

## **MEMBERSHIPS & AFFILIATIONS**

Certified Auctioneers Institute  
Accredited Auctioneer of Real Estate  
Virginia Auctioneers Association  
National Auctioneers Association  
Richmond Association of Realtors  
Turnaround Management Association