



RETAIL DISPOSITION

The **Clocktower on Seven** is situated in a prime location in Sterling, Virginia with approximately 430 feet of frontage along the southern side of a major thoroughfare throughout the area, Leesburg Pike (Route 7) at its intersection with Community Plaza. The property address is 46950 Community Plaza, Sterling, Virginia, 20164



The **Clocktower on Seven** is easily accessible by car, and offers excellent accessibility to approximately 66,000 households and 28.7 million square feet of office space within a 5-mile radius.

The **Clocktower on Seven** is a 2-story multi-tenant unanchored shopping center consisting of 119,103 net rentable square feet of space situated on a site of approximately 7.94 acres. Approximately 62% of the center consists of retail space while the remaining 38% consists of second floor office space as well as below-grade retail/storage space. In addition, the **Clocktower on Seven** has 381 surface parking spaces within the property line.

Developed in 1987 and 1990 and currently undergoing a \$1.85 M renovation, the **Clocktower on Seven** consists of 119,103 net rentable square feet of retail as well as office space located in five separate buildings. In addition, the **Clocktower on Seven** contains 381 surface parking spaces (3.74 spaces per 1,000 SF when counting basement retail space as storage space) within the property lines.

SUPERIOR UPSIDE POTENTIAL WITH STABILITY

Current contract rents are approximately 30% below market.

Prime location along Route 7 with ***a traffic count of 70,000 cars per day.***

Currently undergoing \$1.85 M renovation with anticipated completion 4th quarter 2007.

Value-add opportunity. 22.7% vacancy with an additional 13% of tenants on a month-to-month basis.

Stability provided by existing tenant roster and month-to-month tenants with a long occupancy history in the Property. ***If the center were to continue operations as-is, with no new leases being signed in 2008 and existing month-to-month tenants staying in with no rent escalations, the center would still provide a 1.3 Debt Service Coverage.***

