

PROPERTY

Two properties located within 1,000 feet of each other and fronting upon Ashton Avenue.

1. Sudley Manor Drive and Ashton Avenue: **10.5 acres;** \$2,600,000
2. Lomond Drive and Ashton Avenue **1.14 acres;** \$ 600,000

Plats of survey, ALTA standards, completed 2/16/2011; legal description available

Zoning is B1, General Business District.

WEBSITE

This narrative references the “Website”; a cyber platform from which more detailed and data is viewed, printed, or downloaded. Website address is: www.Best-Location.com; go to icons “Sudley Manor” and “Lomond” for:

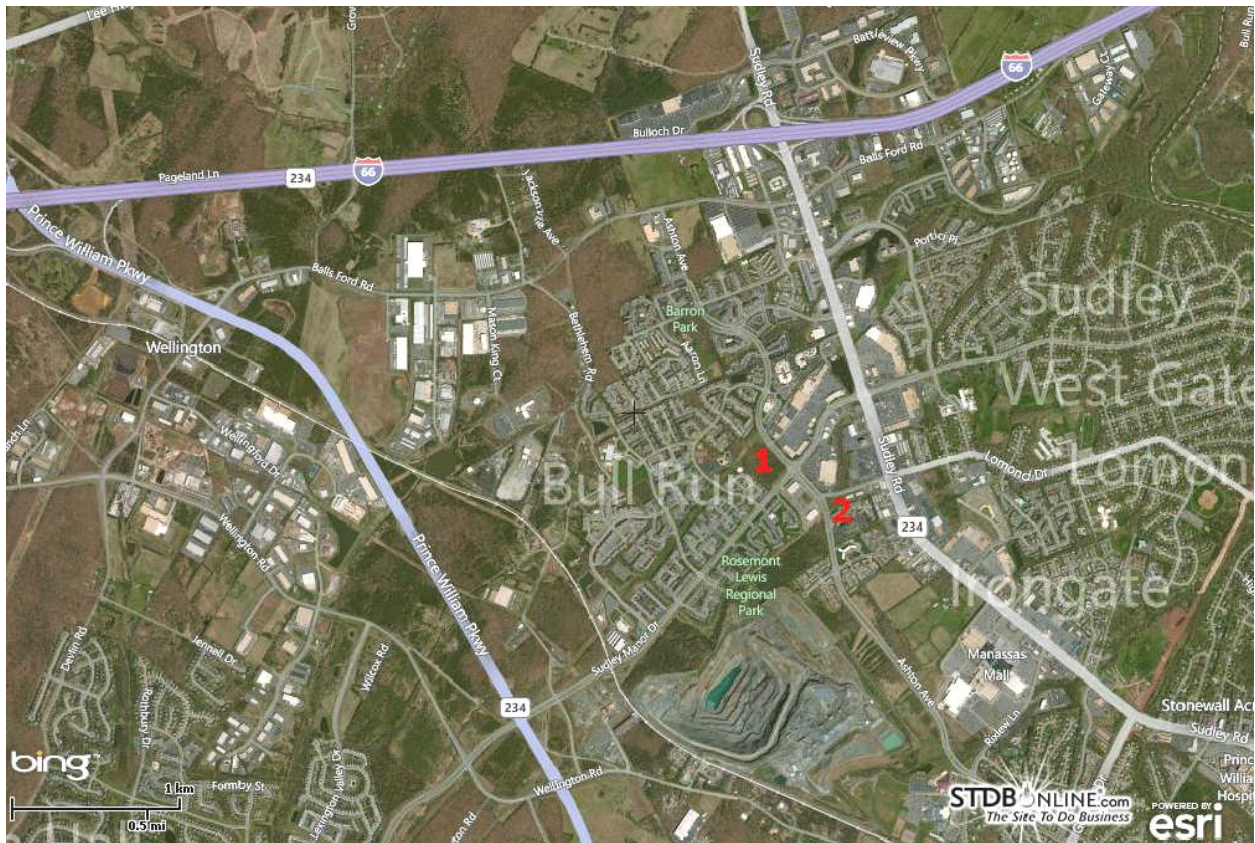
1. Plats of survey to ALTA standards; Legal description;
2. Traffic Counts; Demographic Reports
3. More aerial and ground photos of Subject
4. Prince William County GIS map with Topography, Public Utilities, Hydrology, etc.
5. Prince William County “B1, General Business District”
6. Contact information for Prince William County Government

LOCATION

Bull Run Commercial is located in Prince William County, Virginia; about 35 miles southwest of Washington, D.C. Subject is at the northern market of Prince William and oriented to Interstate 66, Fairfax, and the Dulles Corridor.

Above, graphic source: <http://pwcecondev.org/AboutPWC/Demographics.aspx>

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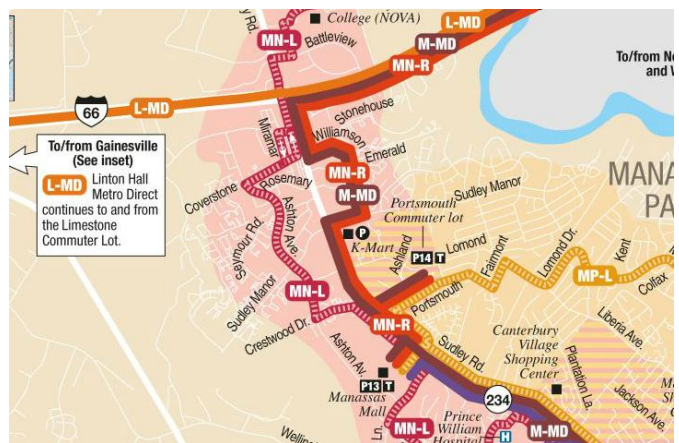


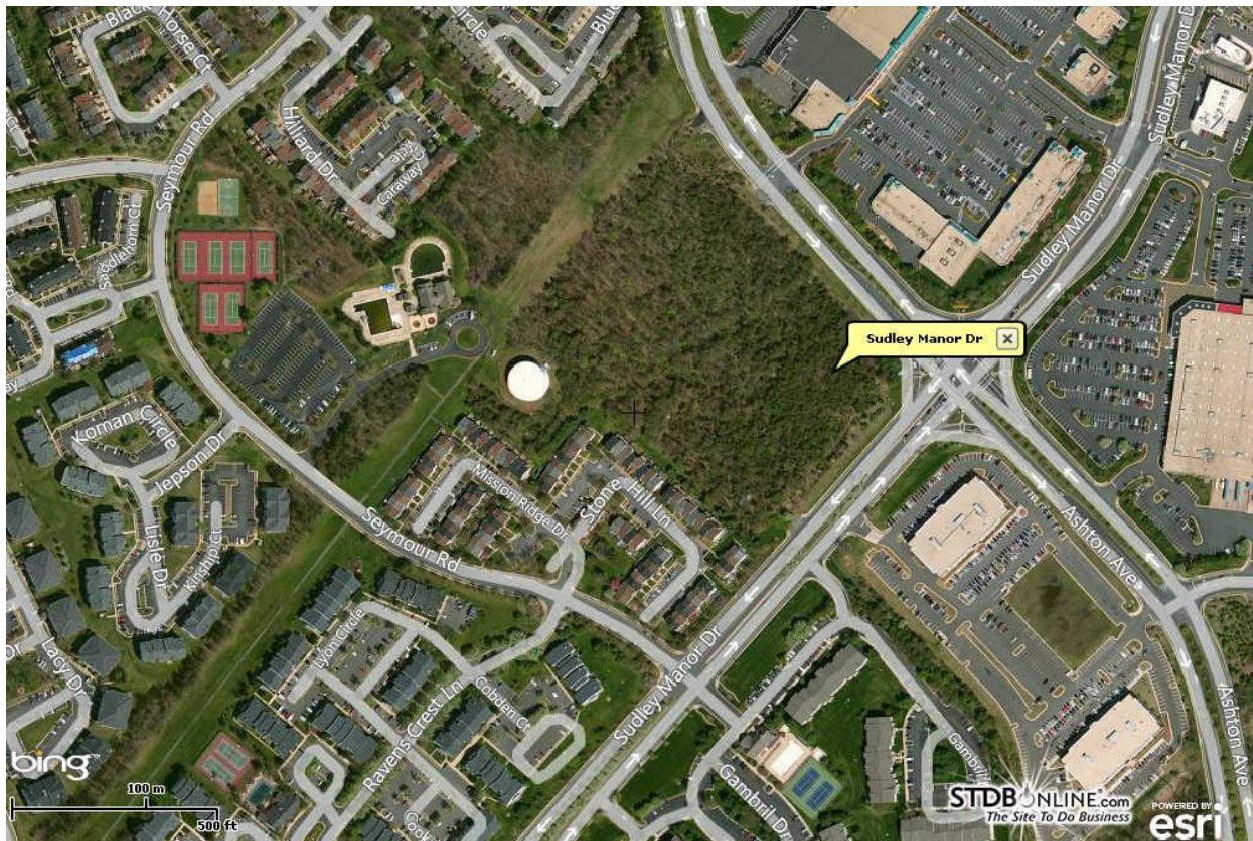
TRANSPORTATION LINKAGES

Above, Sudley Manor Drive is noted as #1; Lomond Drive as #2.

Sudley Manor Drive is a four lane divided collector (E/W) linking Rt. 234, Sudley Road (N/S) to the Prince William County Parkway (N/S). Interstate 66 is about 1 ½ miles north of Subject and is a major arterial linking the Dulles, Reston, Tysons Corner, and Washington, D.C. markets.

Subject is served by the Potomac and Rappahannock Transportation Commission (PRTC). Ashton Avenue is a corridor at Subject. Graphic source and more information at: <http://www.prtctransit.org/>. The community also has linkages to VRE rail and Metro public transportation.





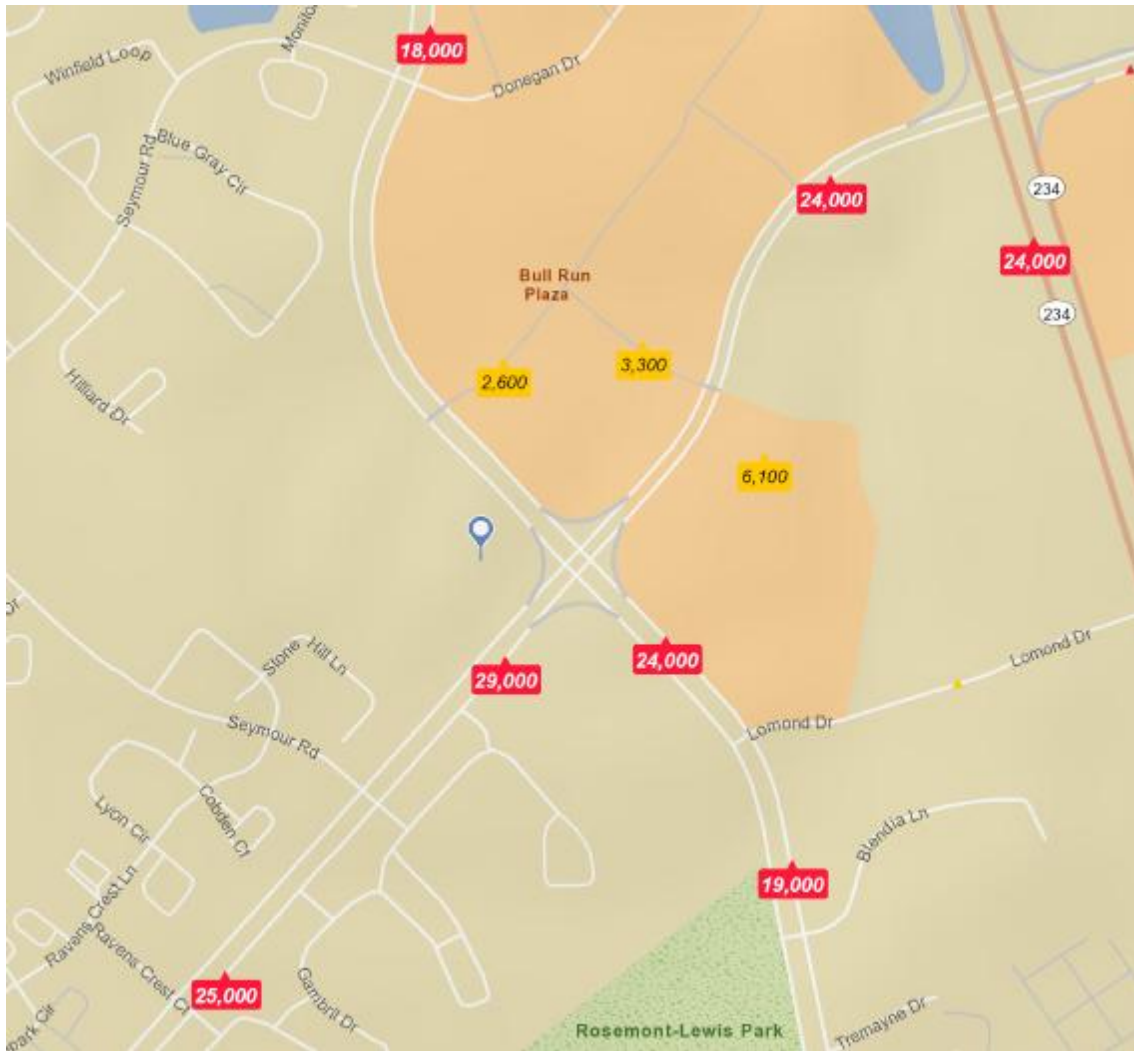
Above, Subject 10.5 acres at Sudley Manor Drive. At the NW quad is Bull Run Plaza; NE quad is **COSTCO**; at the SE quad a relatively new office park; Subject is at the SW quad of the fully signalized intersection. Look closely and you will see the road cuts for Subject, distant from the intersection to allow of traffic movements and stacking.

White round structure is a water storage facility. Community recreation center is to the top left.

TRAFFIC COUNTS

Subject at the intersection of Sudley Manor and Ashton Avenue has the highest traffic count in that area. Sudley Manor Drive is 29,000; Ashton Avenue is 24,000. A map is at the next page.

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Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

EMPLOYMENT / BUSINESSES / TOTAL RESIDENTIAL POPULATION

	1 Mile radius	3 Miles radius	5 Mile radius
Total Businesses	704	2,596	5,664
Total Employees	7,687	35,971	66,488
Total Residential Population	18,380	63,063	152,903
Employees / Residential Ratio	0.42	0.57	0.43

Source: Business data provided by Infogroup, Omaha, NE, © 2010; ESRI forecasts for 2010.

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Above, Lomond Drive and Ashton Avenue; 1.14 acres zoned B1, General Business District.

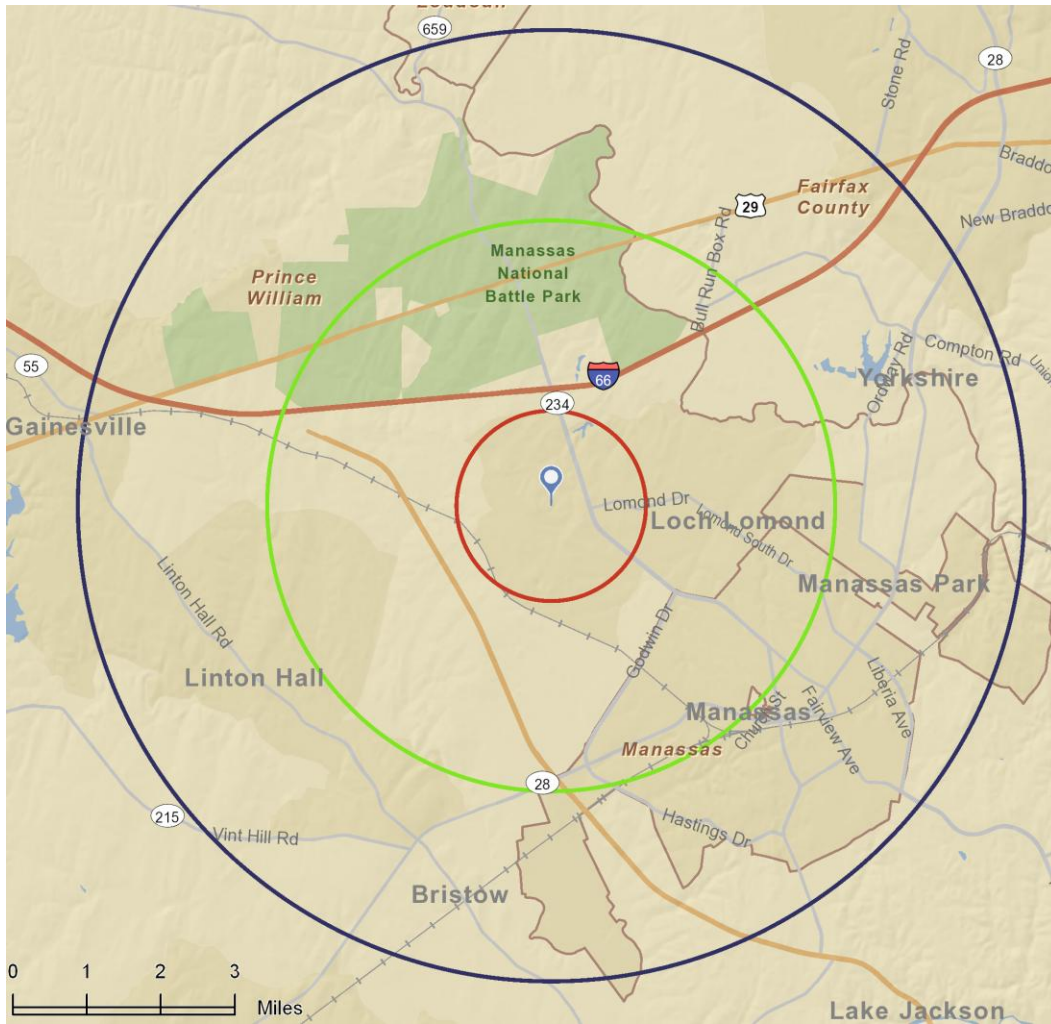
Subject is across from COSTCO, back and side egress. Relatively new office park featuring medical services is across Ashton Avenue. Subject backs up to multifamily to the south and adjoins a commercial strip center to the east.

DEMOGRAPHICS

A full demographic report, including Lifestyle and Tapestry maps, 2010 Census data, Executive Summary, is at the Website: www.Best-Location.com

Map illustrating the 1, 3, and 5 mile rings used for the study is at the following page.

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This site is located in:

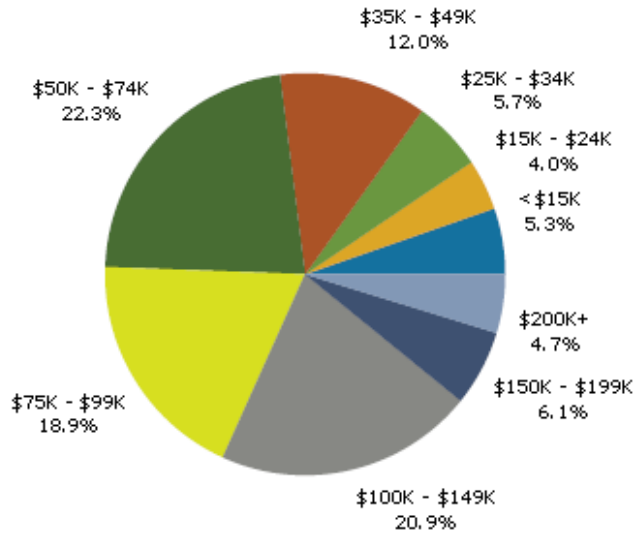
City:	Bull Run CDP	County:	Prince William County
State:	Virginia	Census Tract:	51153901403
ZIP Code:	20109	Census Block:	511539014031
CBSA:	Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area (47900)		

Sudley Manor Dr
Ring: 1, 3, 5 Miles

Prepared by Alexander Long
Latitude: 38.783588
Longitude: -77.519852

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2011 Household Income



3 Miles Radius

2011 data

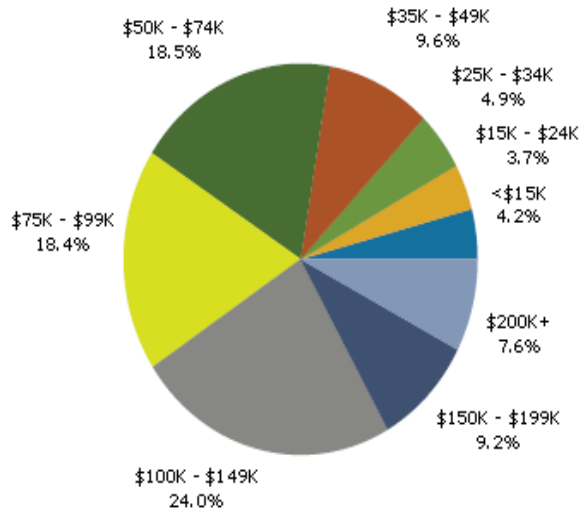
Population.....	63,462
Households.....	20,571
Families	14,523
Median HH Income	\$75,572
Average HH Income	\$89,627
Per Capita Income	\$29,113
Age 0 to 19	31%
Age 20 to 44.....	43%
Age 45 to 64	20%

5 Miles Radius

2011 data

Population.....	159,091
Households.....	51,003
Families	31,066
Median HH Income	\$ 85,387
Average HH Income	\$103,417
Per Capita Income	\$ 33,384
Age 0-19	31.7%
Age 20-44	39.3%
Age 45-64	22.4%

2011 Household Income



Data Source: U.S. Census Bureau, Census 2010; ESRI forecasts for 2011; ESRI Business Analyst

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PUBLIC UTILITIES Details at Website



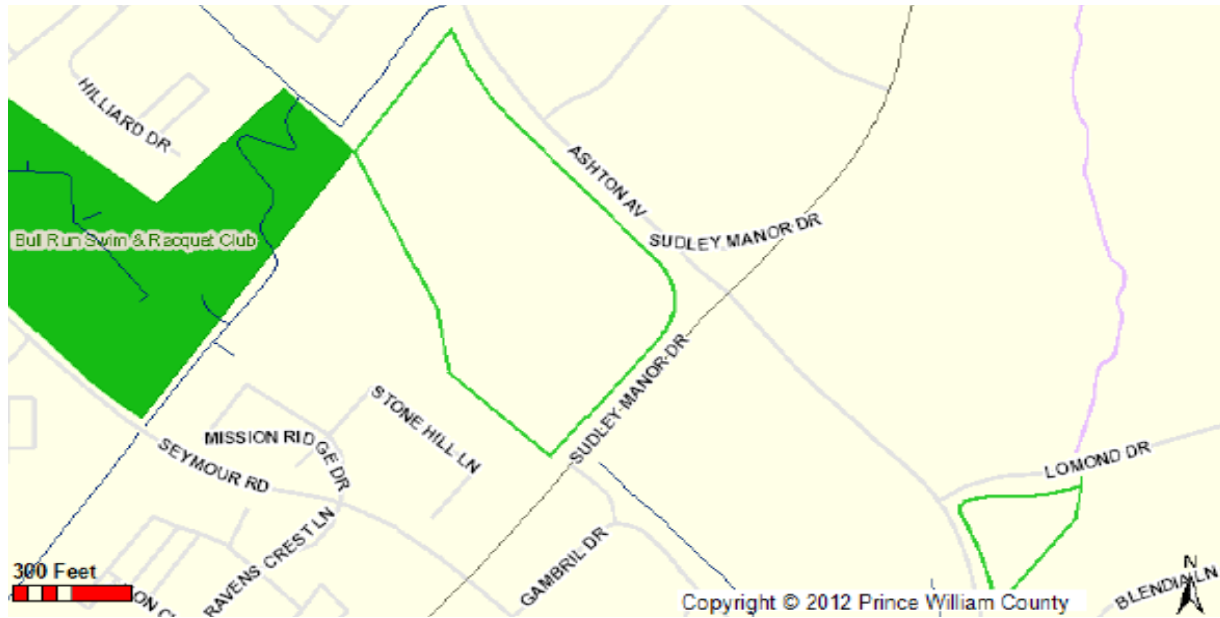
Legend

Lakes and Rivers	● Manhole	— Service Line	Telecommunication Facilities
■ Major Lakes and Rivers	● Manhole (Private)	— Private Line	▲ Potential Telecommunication Sites
■ Parks	● Manhole (Other Juris)	— Other Jurisdiction	■ Parcels
— Power Lines(150kv and higher)	● Manhole (Abandoned)	— Abandoned	■ Major Roads
● Water Points	● Cleanout	Storm Inlets	— Arterials
● Fitting	● Cleanout (Private)	■ Drop Inlet	— Interstates
● WATER_VALVE	● Cleanout (Abandoned)	● Manhole	— Primary Highways
Fire Hydrants	■ Lift Station	Storm Lines	Streets
●	■ Lift Station (Private)	— Pipe	— Trails
Water Mains	■ Flush Station	— Rip Rap	
—	● Force Main Valve	— Concrete Ditch	
Sewer Points	● Grease Trap	— Grass Swail/Ditch	
—	● Meter Vault	Stormwater Mgmt Facilities	
	● Plug	■	
	Sewer Lines	Prorata Share Contri. Fee	
	— Main Line	■	

Source: Prince William County GIS: <http://gisweb.pwcgov.org/webapps/countymapper/#>

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ENVIRONMENTAL Details at Website



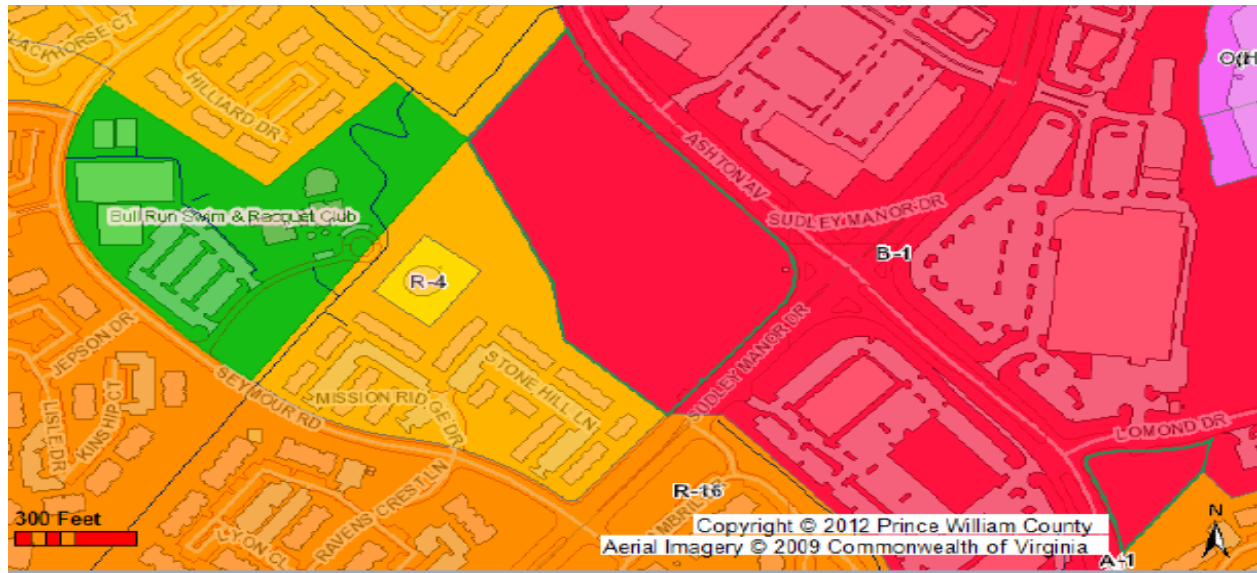
Legend

Streams	Wetlands and Marshes	Parks	Interstates
Permanent	Resource Protection Area Overlay	Parks	Primary Highways
Perennial	100-year Flood Hazard Overlay	Parcels	Streets
Lakes and Rivers	FEMA Floodways	Arterials	Trails
Major Lakes and Rivers			

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ZONING Details at Website



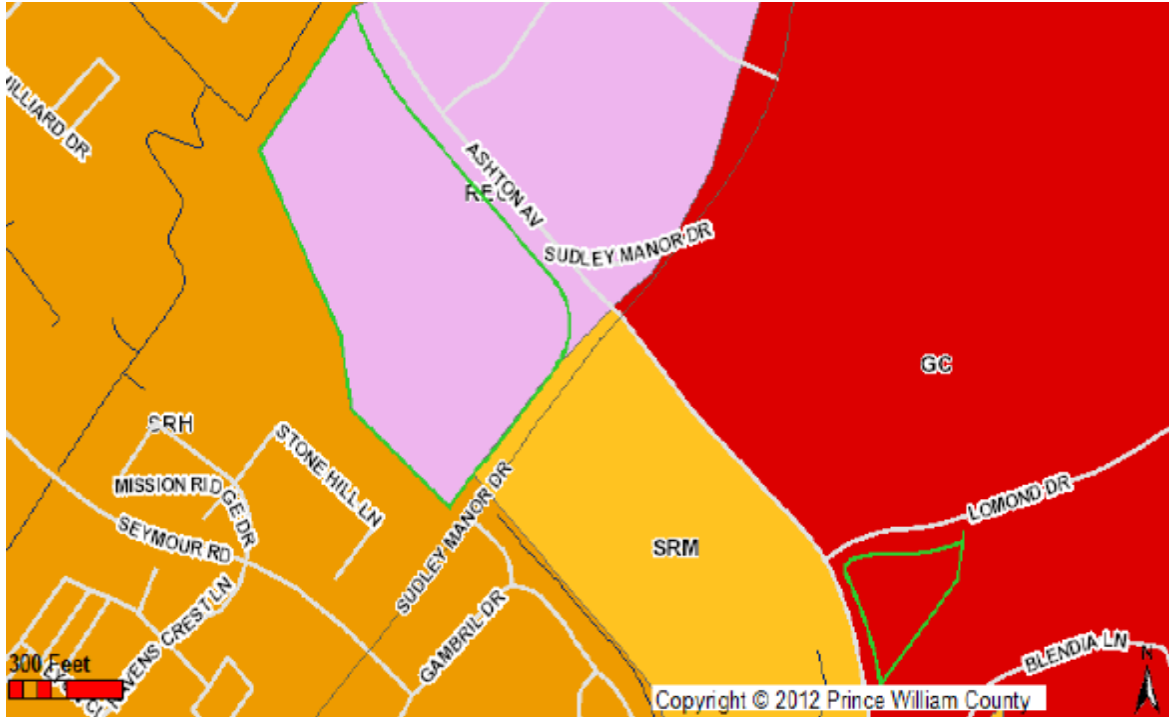
Legend

Zoning	PMR Planned Mixed Residential	Towns	Building/Structure
A-1 Agricultural	RPC Residential Planned Community	Government Tracts	Recreational Facility
A-1C Agricultural Cluster	R-2 Min. Lot Size 20,000 sq. ft. Lakes and Rivers		Parking Lot
B-1 General Business	R-2C Suburban Residential Cluster		Road and Street Edges
B-2 Neighborhood Business	R-4 Min. Lot Size 10,000 sq. ft. Major Lakes and Rivers		—
B-3 Convenience Business	R-4C Suburban Residential Cluster		Major Roads
M/T Industrial/Transportation	R-6 6 Dwellings per 1 acre	Resource Protection Area Overlay	— Arterials
M-1 Heavy Industrial	R-16 16 Dwellings per 1 acre	100-year Flood Hazard Overlay	— Interstates
M-2 Light Industrial	R-30 30 Dwellings per 1 acre		— Primary_Highways
O(F) Office/Flex	SR-1 1 Dwelling per 1 acre		Streets
O(H) High-Rise Office	SR-1C Suburban Residential Cluster	Parks	—
O(M) Mid-Rise Office	SR-3C Suburban Residential Cluster	Parks	Trails
O(L) Low-Rise Office	SR-5 1 Dwelling per 5 acres	Parcels	—
PBD Planned Business District	SR-5C Suburban Residential Cluster	Buildings and Structures	
PMD Planned Mixed District	Cities		

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LONG RANGE PLAN Details at Website



Legend

Long Range Land Use	GC General Commercial	SRH Suburban Residential High	Major Roads
AE Agricultural or Estate	MTN Mass Transit Node	SRL Suburban Residential Low	Arterials
AF Agricultural / Forestal District	NC Neighborhood Commercial	SRM Suburban Residential Medium	Interstates
CBC Community Employment Center	O Office	SRR Semi-Rural Residential	Primary Highways
CR Convenience Retail	P&OS Parks and Open Space	TWN Town	Streets
CRHS County Registered Historical Site	PL Public Land	UMU Urban Mixed Use	
CTY City	POSA Parks and Open Space Active	URH Urban Residential High	Trails
DCR Designated Cultural Resource	POSP Parks and Open Space Passive	URL Urban Residential Low	
BI Industrial Employment	RCC Regional Commercial Center	URM Urban Residential Medium	
ER Environmental Resource, Chesapeake Bay RPA and 100 Year Floodplain	RBC Regional Employment Center	VMU Village Mixed Use	
FBC Flexible Employment Center	RPC Residential Planned Community	Parcels	
FED Federal	RR Rail Road Community		

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