

QUANTICO CORPORATE CENTER

Building D, 800 Corporate Drive ▪ Stafford County, Virginia



CONFIDENTIAL INVESTMENT SALES OFFERING



CONFIDENTIALITY AGREEMENT/DISCLAIMER



The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Quantico Business Center, LLC and its affiliates, and should not be made available to any other person or entity without the written consent of Quantico Business Center, LLC and its affiliates. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Quantico Business Center, LLC and its affiliates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances, PCB's or asbestos; the compliance with State and Federal regulations; the physical condition of the improvements thereon; or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Quantico Business Center, LLC and its affiliates has not verified, and will not verify, any of the information contained herein, nor has Quantico Business Center, LLC and its affiliates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Property Information

800 Corporate Drive

Property Specifications

Address: 800 Corporate Drive, Stafford, Virginia 22554

Classification: Class A Office Building

Year Built: Building completed 2012, tenant occupancy 2012

Square Feet: 141,120 gross, 135,732 BOMA rentable

Occupancy: 100%

Description: 4-story building

Land Area: 7.497 acres

Zoning: M-1 light industrial

Tax Map: 13C-D




QUANTICO
CORPORATE CENTER
AT STAFFORD, VIRGINIA

Investment Highlights

- Ideally positioned along Interstate 95, Quantico Corporate Center
- Located in Stafford County, which was recently named the 7th wealthiest county in the United States by the U.S. Census Bureau.
- Newly constructed Class A, 4-story, 135,732 BOMA rentable square foot office building.
- 100% leased to an array of defense contractors, this asset presents an excellent investment opportunity in one of the areas fastest growing markets.
- Situated in the region's brand new Quantico Corporate Center, an 85-acre campus with over 1 million square feet of multi-faceted use capacity.
- Within 30 minutes of Washington, DC, the Pentagon and Ft. Belvoir.





Development Summary

Quantico Corporate Center



Quantico Corporate Center (QCCS) is ideally located along Interstate I-95 and US Route 1 adjacent to Marine Corps Base Quantico (MCBQ) in Stafford County, VA. The campus is home to leading global defense corporations, universities, and the U.S. Government. With its close proximity to the Nation's Capital, the campus is uniquely positioned to meet the real estate needs of companies working in the Defense, Intelligence, Cyber, Homeland Security, and R&D Communities. QCCS is within an approximately 30-minute drive to Washington, D.C., Fort Belvoir and the Pentagon.

The first two buildings comprising of approximately 280,000 SF total (925 & 1000 Corporate Drive) were completed, and sold to WRIT (Washington Real Estate Investment Trust) in June of 2010. Both building are currently 100% leased. A third building of approximately 140,000 SF (800 Corporate Drive, subject property) was completed in 2012 and is 100% leased. Building 4 (525 Corporate Drive) was completed in 2012 as a 30,000 SF build to suit for Patricio Enterprises. A fifth building of 40,000 SF is 25% pre-leased and under development, with construction slated to commence in 2013. Please see Development Plan on page 7 which outlines the building locations within the park.

The project continues to see good demand for office space driven by MCBQ and the supporting defense contracting community. Part of the demand is being fueled by the 2005 Base Realignment and Closure (BRAC) mandated by the US Government. New to the park is the Stafford Research and Technology center, a cooperative program with George Mason University, Mary Washington University, Germanna Community College, and University of Maryland University College. The Center's principal areas of research are expected to be Informatics, Data Sciences and Bio Sciences, particularly as they relate to national Homeland Security, Defense and Intelligence efforts. Construction of a Marriott Courtyard and retail building commenced during the 4th quarter of 2012.



TRUSTCOMM



QUANTICO CORPORATE CENTER

Aerial Photo: Tenants at QCC



SUBJECT PROPERTY

Tenants Within Quantico Corporate Center

BAE SYSTEMS

CSC

Camber
Camber Corporation

Conscious Security

Patricio Enterprises



EG&G
A Division of **URS**

The COLUMBIA GROUP

GENERAL DYNAMICS

ManTech
International Corporation

info|RELIANCE

KALMAN
A Division of **URS**

MITRE

unitech



QinetiQ
North America

Regus

RHEINMETALL

SAIC
From Science to Solutions

TRUSTCOMM

FINANCIAL ANALYSIS

800 Corporate Drive

Pro Forma Operating Statements and Cash Flow

Scheduled Rent	RSF	Year 1	Year 2	Year 3	Year 4	Year 5
QinetiQ North America, Inc.	70,252	2,002,182	2,057,242	2,113,816	2,171,946	2,231,675
Computer Sciences Corp	9,957	313,644	322,269	331,132	340,238	349,594
The Columbia Group	6,415	198,288	203,741	209,344	215,101	221,016
Regus	13,432	415,183	427,638	440,468	453,682	467,292
SAIC	26,175	785,250	806,844	829,033	851,831	875,256
TrustComm, Inc.	8,397	264,506	271,780	279,254	286,933	294,824
Stafford County EDA	1,104	34,776	35,819	36,894	38,001	39,141
Gross Potential Rent		\$4,013,829	\$4,125,334	\$4,239,940	\$4,357,731	\$4,478,798
EXPENSE RECAPTURE						
Real Estate Taxes - QinetiQ North America, Inc.		164,491	169,179	174,001	178,960	184,060
CAM		0	26,620	27,401	28,205	29,034
Offsite CAM		20,767	21,805	22,896	24,040	25,242
Gross Potential Income		\$4,199,087	\$4,342,939	\$4,464,237	\$4,588,937	\$4,717,134
EXPENSES						
Cleaning		202,422	208,191	214,124	220,227	226,503
Repairs & Maint.		102,384	105,302	108,303	111,390	114,564
Utilities		245,816	252,822	260,027	267,438	275,060
Grounds		24,931	25,642	26,372	27,124	27,897
Security		4,080	4,196	4,316	4,439	4,565
Administrative		137,511	141,430	145,461	149,606	153,870
Insurance		27,146	27,920	28,715	29,534	30,375
Real Estate Taxes		317,796	326,853	336,169	345,749	355,603
Offsite CAM		20,767	21,805	22,896	24,040	25,242
Total Expenses		\$1,082,853	\$1,114,161	\$1,146,383	\$1,179,547	\$1,213,681
Net Operating Income		\$3,116,234	\$3,228,778	\$3,317,854	\$3,409,389	\$3,503,453

Comments:

Assumes 2.85% inflation for expenses , except offsite CAM, which increases at 5% annually

Assumes annual CPI increases of 2.85%



Rent Roll

Suite	Tenant Name	SF	% of Total SF	Lease Commence	Lease Expire	Annual Base Rent	Annual Rent/SF	Annual Rent Increases	Lease Type
101, 201,311	QinetiQ North America, Inc.	70,252	52%	06/2012	06/2023	\$2,002,182	\$28.50/SF ¹	2.75%	Modified Gross
401	SAIC	26,175	19%	07/2012	06/2019	\$785,250	\$30.00/SF	*	Modified Gross
301	Regus	13,432	10%	09/2012	06/2023	\$415,183.12	\$30.91/SF ²	**	Modified Gross
307	CSC	9,957	7%	03/2012	06/2017	\$313,645.50	\$31.50/SF	2.75%	Modified Gross
421	TrustComm, Inc.	8,397	6%	09/2012	08/2019	\$264,505.50	\$31.50/SF	2.75%	Modified Gross
321	The Columbia Group	6,415	5%	06/2012	05/2022	\$198,287.65	\$30.91/SF	2.75%	Modified Gross
315	Stafford County EDA	1,104	1%	09/2012	08/2017	\$34,776	\$31.50/SF	3%	Modified Gross
TOTAL		135,732	100%						

Comments

1. QinetiQ North America has a one-time option to terminate (a) any one full floor or (b) one-half of any one full floor by providing 9 months written notice to landlord prior to the desired early termination date, which shall be no earlier than the last day of the 60th month and no later than the last day of the 66th month. Under no circumstances shall Tenant's exercise of its termination right result in tenant leasing less than one full floor of the building for the entire term of 11 years and a second full floor of the building for at least 5 full years after the rent commencement date.
2. SAIC has the right to terminate a) up to 7,500 SF at the end of the 36th month b) up to one-half of the premises at the end of the 48th month and c) all or part of the premises at the end of the 72nd month by providing 9 months written notice to landlord prior to the desired early termination date.
3. Regus has a one-time right to terminate the lease on the last day of the 60th month by providing 270 days written notice to Landlord.
4. CSC has a one-time right to terminate the lease at any time between the 37th and 49th month by providing written notice to Landlord. The effective date of the termination shall be no earlier than the last day of the ninth full calendar month after Landlord receives the termination notice.
5. TrustComm, Inc. has the right to terminate the lease beginning on the 61st month and continuing throughout the remainder of the initial term. Tenant shall provide 6 months written notice to landlord.
6. The Columbia Group has the right to terminate the lease beginning on the first day of the 49th month. Tenant shall provide 6 months written notice to landlord.
7. Stafford County EDA has a one-time right to terminate beginning on the first day of the 13th month and continuing throughout the remainder of the initial term. Tenant must provide written notice to terminate to landlord and the effective date shall coincide with the commencement date of a new lease agreement for tenant within any new building.

All leases provide for associated termination fees should tenant elect to execute their option(s) to terminate.

¹ Amount shown is net of Real Estate Taxes

² Amount shown is net of janitorial costs

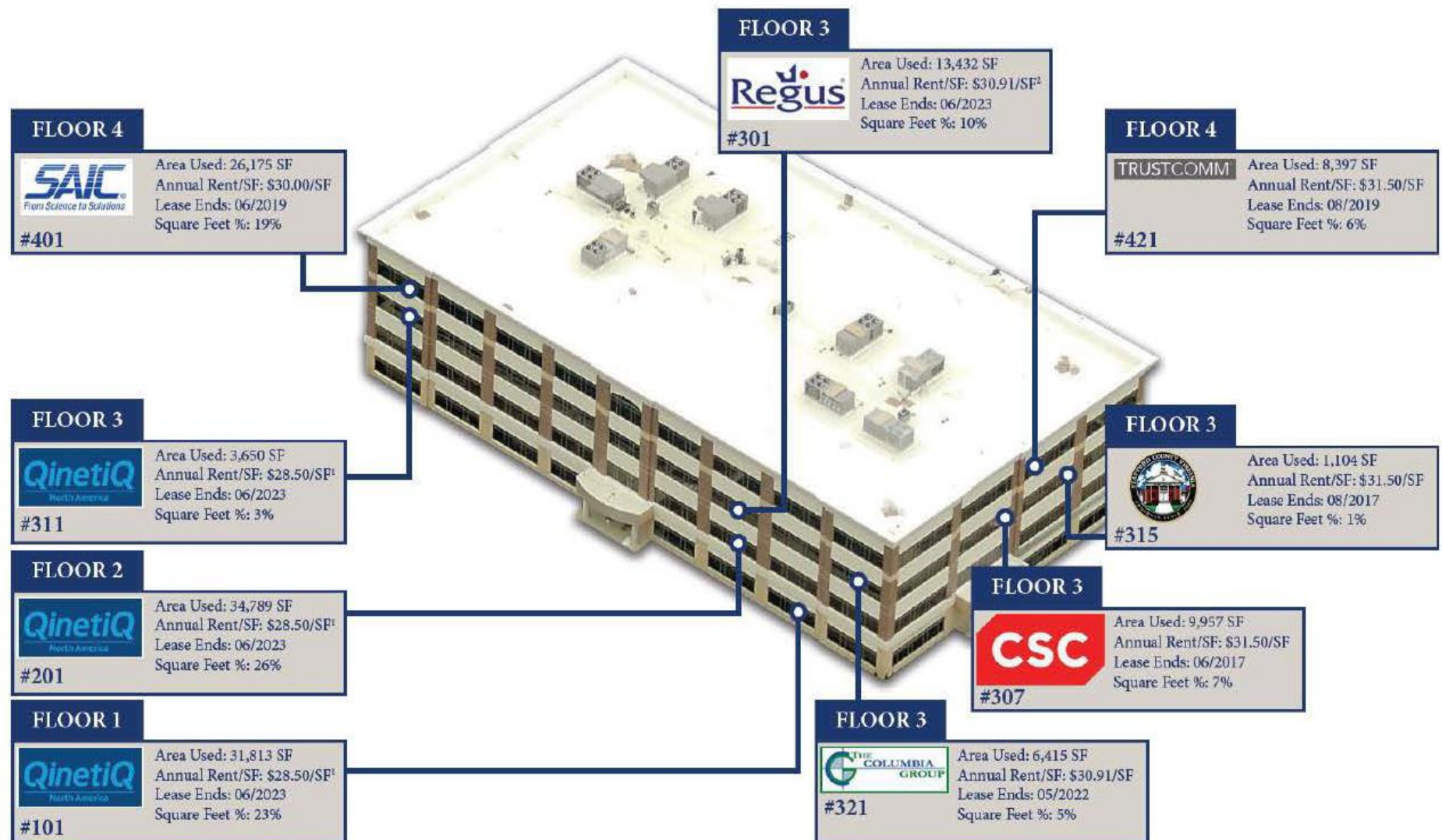
* The lesser of (a) 2.75% and (b) 600% of the previous years annual percent change in the CPI, but not in no event shall be decreased.

** 150% of the percentage increase in the CPI over the 12 month period ending with the calendar month that is 2 months prior to adjustment rate.

Any projections, opinions, assumptions or estimates used here within are for example purposes only and do not represent the current or future performance of the property.

Tenant Stacking Plan

800 Corporate Drive



overview

MARKET OVERVIEW



Stafford County, Virginia

Stafford, Virginia is the county seat of Stafford County in northern Virginia.

Stafford County has a population of approximately 132,817 people, which represents an increase of 40% over the past decade. This population consists mostly of professionals working in the federal civil service, U.S. military, and private companies which contract to provide services to the federal government.

Located just 25 miles south of the Washington, D.C. Capital Beltway, Stafford County is ideally located along Interstate 95 and U.S. Route 1, adjacent to Marine Corps Base Quantico, a major United State Marine Corps training base comprised of over 20,000 military personnel and civilians.

Stafford County has been home to a flurry of development, with the addition of 1,085,007 square feet of new office product since 2005. Stafford County office properties are poised for additional growth in the coming years as military realignment creates ancillary demand. Late last year, the delivery of the Belvoir Community Hospital at Fort Belvoir and the completion of two employee facilities moved thousands of service personnel to the area. Strong gains in military spending will encourage defense contractors to lease nearby office space to enhance access to their customers.

Stafford County's schools, favorable tax rates, roadways, and housing opportunities make the county one of the most desirable places to live for professionals of all kinds. Stafford has a home ownership rate of nearly 80% and has been ranked #1 for job growth in Virginia over the past 5 years. Stafford combines this pro-business approach with amenities like first-rate restaurants, beautiful parks, award-winning law enforcement, championship golf courses, and nationally ranked schools to create an ideal quality of life, attracting some of the best professional employees in the world. Currently over 40 high-tech companies reside within Stafford County. Furthermore, the rapid growth of high technology combined with a low-cost way of doing business has created a hotbed of local professional opportunities. Forbes Magazine recently named Stafford County as the "No. 1 Best Place to Get Ahead" in the United States, and it was also ranked the 7th wealthiest county in the United States by the U.S. Census Bureau.

County Facts

	County	U.S.
Population	132,817	311,873,842
Avg. Annual Five-Year Chg.*	2.2%	0.8%
Total Households	42,502	118,275,661
Avg. Annual Five-Year HH Chg.*	1.3%	1.0%
Median Household Income	\$95,002	\$53,620
Median Age	34.2	36.9
Employment	36,188	138,083,954
Vacancy Rate (2012)	15.9%	17.2%
Average Rent (2012)	\$23.51	\$28.17

Major Employers

Company	Number of Employees
Marine Corps	12,000
Stafford County Schools	3,700
Geico	3,500
Stafford County Government	2,000
General Dynamics	700
Virginia Department of Transportation	700
McLane/Mid-Atlantic Inc.	659
Qinetiq North America Inc.	604
Stafford Hospital	400
Booz Allen Hamilton	200



Demographic Summary

	1 Mile	3 Miles	5 Miles
Population Demographics			
1990 Population	1,666	14,280	26,923
2000 Population	2,883	20,181	43,965
2010 Population	4,098	4,098	59,360
2011 Population	4,173	28,388	61,199
2016 Population	4,524	31,844	68,478
1990 Households	486	3,839	8,121
2000 Households	889	3,839	8,121
2010 Households	1,265	8,685	18,921
2011 Households	1,272	8,875	19,269
2016 Households	1,318	9,547	20,656
2011 Average Household Size	3.28	3.10	3.10
2011 Daytime Population	432	5,308	15,596
1990 Median Housing Value	\$145,970	\$153,924	\$142,738
2000 Median Housing Value	\$165,914	\$170,035	\$167,305
2000 Owner Occupied Housing Units	85.78%	77.14%	76.30%
2000 Renter Occupied Housing Units	11.65%	19.64%	19.97%
2000 Vacant	2.65%	3.22%	3.72%
2011 Owner Occupied Housing Units	78.83%	72.54%	73.53%
2011 Renter Occupied Housing Units	16.30%	22.38%	21.53%
2011 Vacant	4.87%	5.07%	4.94%
2016 Owner Occupied Housing Units	78.72%	72.66%	73.39%
2016 Renter Occupied Housing Units	16.36%	22.19%	21.60%
2016 Vacant	4.92%	5.15%	5.01%
\$0 - \$14,999	3.7%	3.4%	3.6%
\$15,000 - \$24,999	1.1%	2.4%	3.4%
\$25,000 - \$34,999	3.0%	4.7%	6.4%
\$35,000 - \$49,999	9.6%	8.6%	10.2%
\$50,000 - \$74,999	18.2%	18.4%	18.4%
\$75,000 - \$99,999	21.3%	18.1%	18.1%
\$100,000 - \$124,999	20.0%	15.0%	13.0%
\$125,000 - \$149,999	13.3%	11.4%	10.7%
\$150,000 - \$199,999	6.2%	11.4%	9.8%
\$200,000 - \$249,999	1.9%	3.3%	3.1%
\$250,000 +	1.6%	3.3%	3.4%
2011 Median Household Income	\$90,278	\$90,037	\$83,237
2011 Per Capita Income	\$28,102	\$32,358	\$30,897
2011 Average Household Income	\$90,848	\$98,785	\$94,560

800 CORPORATE DRIVE

presented by

SILVER COMPANIES
David Newman, Vice President, Quantico Corporate Center
703.283.9922
dnewman@silverco.com
1201 Central Park Boulevard
Fredericksburg, Virginia
www.silvercompanies.com

