


# FOR SALE



20  06  
**ONE SOUTH**  
COMMERCIAL

## Glen Allen 6-Pack Single Family Rental Portfolio

 **\$ 1,975,000**

# ONE SOUTH COMMERCIAL

Visit us online at  
[www.onesouthcommercial.com](http://www.onesouthcommercial.com)

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## **ISAAC WEINTZ**

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**COMMUNICATION:** One South Commercial is the exclusive representative of Seller in its disposition of Glen Allen 6-pack Single Family Rental Portfolio. All communications regarding the property should be directed to the One South Commercial listing team.

**PROPERTY TOURS:** Prospective purchasers should contact the listing team regarding property tours.

**OFFERS:** Offers should be submitted via email to the listing team in the form of a non-binding letter of intent and should include: 1) Purchase Price; 2) Earnest Money Deposit; 3) Due Diligence and Closing Periods; 4) Applicable Contingencies.

**DISCLAIMER:** This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative. \*Information provided deemed reliable but not guaranteed



**ONE SOUTH COMMERCIAL** is pleased to present for sale a 6-property single family rental portfolio investment in Henrico County.

- **1311 Village Views Drive, Henrico, VA 23059**
- **2001 Mountain Gate Way, Henrico, VA 23060**
- **5604 Knockadoon Court, Henrico, VA 23228**
- **8637 Millstream Drive, Henrico, VA 23228**
- **9106 Silverbush Drive, Henrico, VA 23228**
- **9717 Candace Terrace, Henrico, VA 23060**

PORTFOLIO STATS



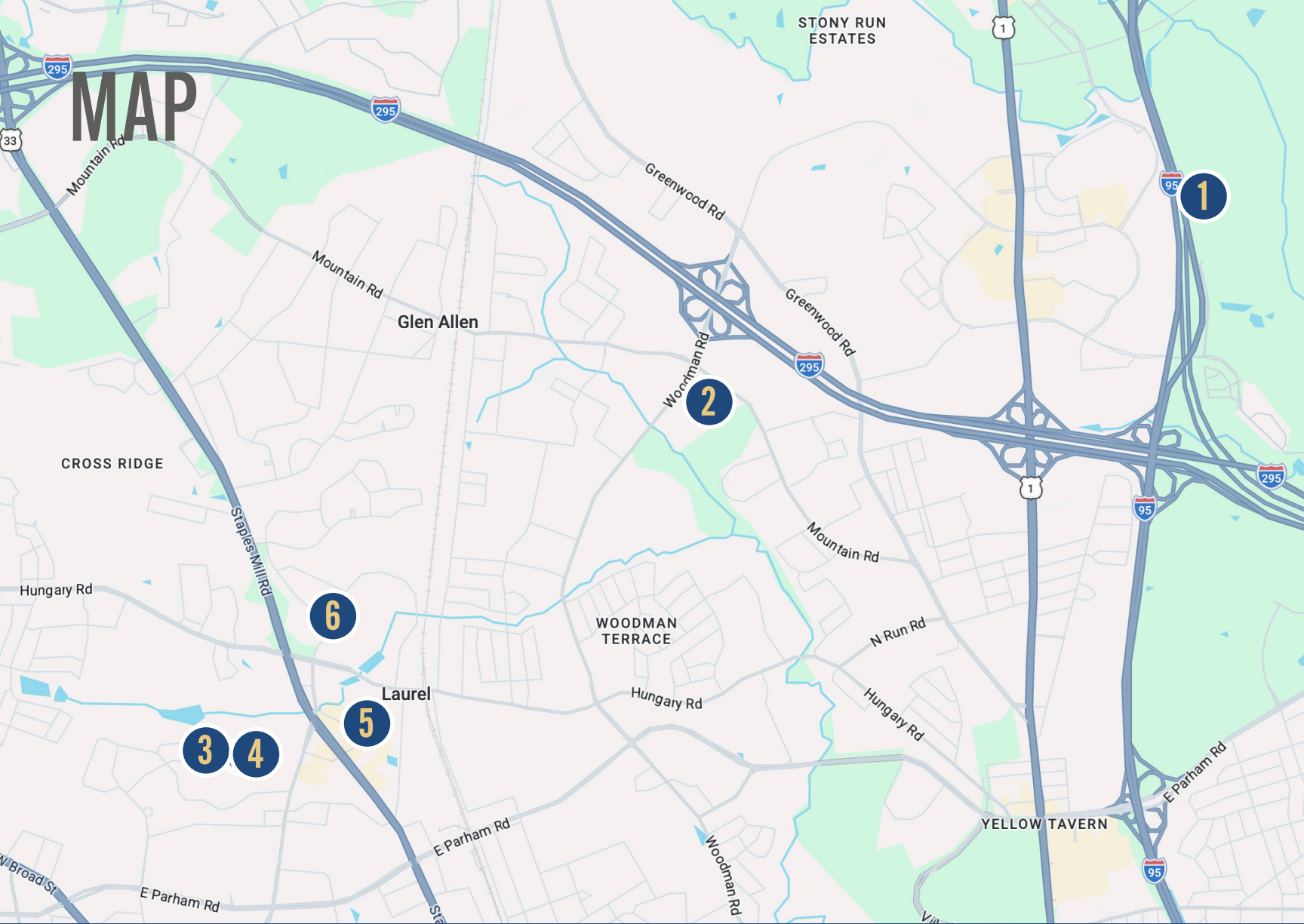
**3BD/2BA**  
AVG. BED/BATH COUNT



**1,649 SF**  
AVG. SQUARE FOOTAGE



**\$2,431**  
AVG. MONTHLY RENT



**1** 1311 Village Views Drive  
Richmond, VA 23059

**2** 2001 Mountain Gate Way  
Richmond, VA 23060

**3** 5604 Knockadoon Court  
Richmond, VA 23228

**4** 8637 Millstream Drive  
Richmond, VA 23228

**5** 9106 Silverbush Drive  
Richmond, VA 23228

**6** 9717 Candace Terrace  
Richmond, VA 23060



# 1311 Village Views Drive Henrico, VA 23059

TOWNHOME  
VILLAGES AT THE CROSSINGS  
5 Stars on neighborhood.com

PID#: 787-770-6756

SQUARE FT 1,860 SF

YEAR BUILT 2006

RENT \$2,608/month

BD/BA 3 BD/ 2.5 BA

LEASE EXPIRES 7/31/2026

ACREAGE 0.0753 AC

TAXES (2025) \$2,580/Year

INSURANCE \$600/Year

HOA \$180/MO

MEDIAN INCOME \$153K

MEDIAN AGE 39

HOMEOWNERS 78%

SCHOOLS :

Longdale ES

Brookland MS

Henrico HS

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# 2001 Mountain Gate Way Henrico, VA 23060

TOWNHOME  
MOUNTAIN ROAD TOWNES

PID#: 776-765-5093

SQUARE FT 1,464 SF

YEAR BUILT 2005

RENT \$2,314.99/month

BD/BA 3 BD/ 2 BA

LEASE EXPIRES MTM

ACREAGE 0.0576 AC

TAXES (2025) \$2,389/Year

INSURANCE \$600/Year

HOA \$185/MO

MEDIAN INCOME \$106K

MEDIAN AGE 41

HOMEOWNERS 70%

SCHOOLS :

Greenwood ES

Brookland MS

Hermitage HS





# 5604 Knockadoon Court Henrico, VA 23228

SINGLE FAMILY DETACHED

PID#: 765-757-4781

SQUARE FT 2,290 SF

YEAR BUILT 1995

RENT Currently For Rent at \$3,295/month

BD/BA 5 BD/ 2.5 BA

LEASE EXPIRES VACANT

ACREAGE 0.1933 AC

TAXES (2025) \$3,104/Year

INSURANCE \$600/Year

MEDIAN INCOME \$66K

MEDIAN AGE 36

HOMEOWNERS 52%

SCHOOLS :

Dumbarton ES

Brookland MS

Hermitage HS

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# 8637 Millstream Drive Henrico, VA 23228

TOWNHOME  
MILLSPRING TOWNES

PID#: 766-757-1868

SQUARE FT 1,452 SF

YEAR BUILT 2004

RENT \$2,313/month

BD/BA 2 BD/ 2.5 BA

LEASE EXPIRES 1/31/2027

ACREAGE 0.0626 AC

TAXES (2025) \$2,509/Year

INSURANCE \$600/Year

HOA \$165/MO

MEDIAN INCOME \$96K

MEDIAN AGE 40

HOMEOWNERS 79%

## SCHOOLS :

Dumbarton ES

Brookland MS

Hermitage HS





# 9106 Silverbush Drive Henrico, VA 23228

TOWNHOME  
LAKELAND TOWNES

PID#: 769-758-0358

SQUARE FT 1,376 SF

YEAR BUILT 1999

RENT \$2,534/month

BD/BA 3 BD/ 3 BA

LEASE EXPIRES 1/14/2027

ACREAGE 0.039 AC

TAXES (2025) \$2,449/Year

INSURANCE \$600/Year

HOA \$200/MO

MEDIAN INCOME \$77K

MEDIAN AGE 51

HOMEOWNERS 81%

SCHOOLS :

Dumbarton ES

Brookland MS

Hermitage HS



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# 9717 Candace Terrace Henrico, VA 23060

TOWNHOME  
LAUREL LAKES TOWNHOMES

PID#: 768-760-1384

SQUARE FT 1,452 SF

YEAR BUILT 1985

RENT \$2,313/month

BD/BA 3 BD/ 1.5 BA

LEASE EXPIRES MTM

ACREAGE 0.0554 AC

TAXES (2025) \$2,174/Year

INSURANCE \$600/Year

HOA \$125/MO

MEDIAN INCOME \$107K

MEDIAN AGE 48

HOMEOWNERS 88%

SCHOOLS :

Trevett ES

Brookland MS

Hermitage HS



# MARKET COMPS (2025-2026)

## SALE COMPARISONS

Address	Sale Price	City	Property Type	Beds	Baths	Square Footage	Price per/Sqft
4011 Ironwoods Walk Drive	\$435,000	Glen Allen	Condominium	3	3	2,356 sqft	\$185
10631 Marions Place	\$425,000	Glen Allen	Townhouse	3	4	2,071 sqft	\$205
5641 Knockadoon Court	\$395,000	Henrico	Single Family Residence	4	3	2,024 sqft	\$195
9014 Silverbush Drive	\$322,500	Henrico	Townhouse	3	3	1,390 sqft	\$232
8040 Lake Laurel Lane #B	\$424,990	Glen Allen	Condominium	3	3	2,617 sqft	\$162
Averages	\$400,498			3	3	2,091 sqft	\$196

## RENT COMPARISONS

Address	Price	City	Property Type	Beds	Baths	Square Footage	Price per/Sqft
9454 Alquist Lane	\$2,850	Glen Allen	Attached	4	4	2,013 sqft	\$1.42
10716 Forget Me Not Way	\$3,800	Glen Allen	Single Family Residence	5	4	3,390 sqft	\$1.12
4841 Wild Horse Lane	\$2,850	Henrico	Single Family Residence	3	3	2,112 sqft	\$1.35
9723 Royerton Drive	\$2,500	Glen Allen	Single Family Residence	4	2	1,600 sqft	\$1.56
10208 Purcell Road	\$2,700	Glen Allen	Single Family Residence	4	3	1,928 sqft	\$1.40
Averages	\$2,940			4	3	2,209 sqft	\$1.37



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