

PORTFOLIO SALE JUST LISTED

ODU Student Housing Portfolio | 5 Single-Family Rentals
Norfolk, VA 23508

Offered at \$2,235,000



850 W 43RD ST



854 W 43RD ST



1428 W 41ST ST



849 W 43RD ST



1321 W 27TH ST

**TURNKEY STUDENT
HOUSING INVESTMENT
CONSISTING OF FIVE
FULLY LEASED SINGLE-
FAMILY RENTAL HOMES
(SEVEN TOTAL PARCELS)
LOCATED NEAR OLD
DOMINION UNIVERSITY,
GENERATING AN 8.35%
CAP RATE WITH LEASES
SECURED THROUGH
SUMMER 2027.**

- 5 SINGLE FAMILY RENTAL HOMES ON 7 TOTAL PARCELS
- LOCATED NEAR OLD DOMINION UNIVERSITY
- 100% OCCUPIED WITH ODU STUDENT TENANTS
- LEASED THROUGH SUMMER 2027
- GROSS RENTAL INCOME: \$17,900/MONTH (\$214,800 ANNUALLY)
- 8.35% CAP RATE
- PARENTAL GUARANTORS/CO-SIGNERS ON EVERY LEASE
- HOMES BUILT: 2020, 2018 (X2), 2008, 2005
- TWO HOMES WITH DEDICATED 5-SPACE OFF-STREET PARKING AREA INCLUDED VIA TWO ADDITIONAL PARCELS
- RECENT INTERIOR PAINT, NEW CARPET, & VINYL FLOORING IN SELECT HOMES
- SELLER PREFERS PORTFOLIO SALE
- FINANCIALS AVAILABLE UPON REQUEST

The Corliss Beck Family Team
David Corliss & Mary Elizabeth Beck, Realtors

(757) 285-2259 Dave (c)
(757) 816-0804 Mary Elizabeth (c)
maryelizabethbeck@howardhanna.com
thecorlissbeckfamilyteam.howardhanna.com



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