

Fully Leased 8 Unit Single Family Portfolio

Stabilized Asset with Potentially Subdividable Lots and Rental Upside

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

8 UNIT SINGLE FAMILY PORTFOLIO

RICHMOND, VA

 **\$2,075,000**

PROPERTY HIGHLIGHTS

- ✓ FULLY LEASED
- ✓ OPPORTUNITY TO INCREASE DENSITY VIA INFILL OPTION
- ✓ IDEAL FOR BUY AND HOLD OR SELL INDIVIDUALLY
- ✓ ALL UNITS LOCATED IN RISING SUBMARKETS
- ✓ EXCELLENT UPSIDE FOR RENT OR FLIP POTENTIAL

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This fully leased eight-unit single-family rental portfolio presents a compelling opportunity to acquire immediate cash flow with additional long-term upside across the Richmond metropolitan area.

The properties are strategically distributed throughout the City of Richmond's Northside and Southside neighborhoods, as well as Chesterfield County, providing geographic diversification within a single investment. The homes have been well maintained and are **100% occupied, generating \$17,790 in gross monthly rent**, or approximately \$2,224 per door per month. With a total portfolio offering allocation of \$2,075,000, the portfolio averages approximately \$259,375 per home, providing an attractive basis for a stabilized collection of individually marketable single-family assets.

Beyond the portfolio's strong in-place cash flow, several properties offer meaningful additional value through their oversized lots and potential for future development. 3100 Groveland, 3110 Woodcliff, and 417 Patrick each feature double or potentially subdividable lots, creating opportunities for future infill development, additional home sites, or disposition of excess land, subject to applicable zoning and approvals. 417 Patrick offers particularly notable upside, with the potential to subdivide into as many as three lots. The combination of stabilized rental income, an **average monthly rent exceeding \$2,200 per door**, an attractive per-unit basis, and embedded development potential creates a unique opportunity to capture both dependable current returns and additional long-term value.



ADDRESS | 3009 Midlothian Turnpike,
Richmond, VA 23224

PID | S0001347022

BED/BATH | 3 BD/ 2 BA

GBA | 1,776 SF

LOT SIZE | 0.092 AC

YEAR BUILT | 1920



ADDRESS | 2407 Buford Avenue,
Richmond, VA 23234

PID | S0090265006

BED/BATH | 3 BD/ 1 BA

GBA | 1,056 SF

LOT SIZE | 0.172 AC

YEAR BUILT | 1955



ADDRESS | 5701 Wareham Court,
Richmond, VA 23237

PID | 777-66-78-40-000-000

BED/BATH | 3 BD/ 1 BA

GBA | 1,056 SF

YEAR BUILT | 1981



ADDRESS | 3110 Woodcliff Avenue,
Richmond, VA 23222

PID | N0001055013

BED/BATH | 4 BD/ 2 BA

GBA | 1,232 SF

LOT SIZE | 0.096 AC

YEAR BUILT | 1927



ADDRESS | 3100 Groveland Avenue,
Richmond, VA 23222

PID | N0001054018

BED/BATH | 4 BD/ 2 BA

GBA | 1,732 SF

LOT SIZE | 0.095 AC

YEAR BUILT | 1915



ADDRESS | 812 Akron Street,
Richmond, VA 23222

PID | N0180478012

BED/BATH | 4 BD/ 2 BA

GBA | 1,463 SF

LOT SIZE | 0.132 AC

YEAR BUILT | 1964



ADDRESS | 3105 Enslow Avenue,
Richmond, VA 23222

PID | 777-66-78-40-000-000

BED/BATH | 4 BD/ 1 BA

GBA | 1,472 SF

LOT SIZE | 0.112 AC

YEAR BUILT | 1910



ADDRESS | 417 Patrick Avenue,
Richmond, VA 23222

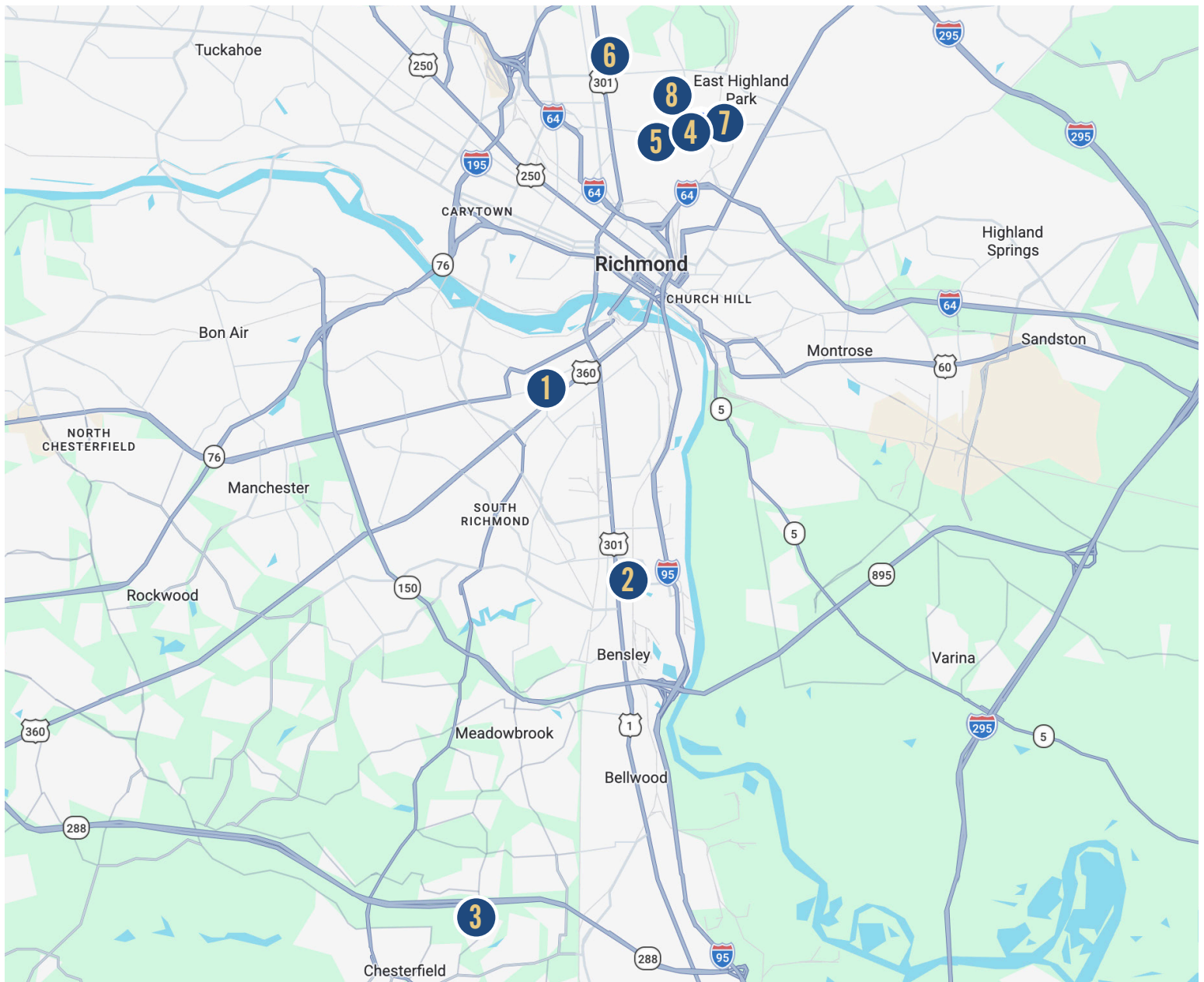
PID | N0001457006

BED/BATH | 4 BD/ 1 BA

GBA | 1,754 SF

LOT SIZE | 0.279 AC

YEAR BUILT | 1925



1 3009 Midlothian Turnpike
Richmond, VA 23224

2 2407 Buford Avenue
Richmond, VA 23234

3 5701 Wareham Court
Richmond, VA 23237

4 3110 Woodcliff Avenue
Richmond, VA 23222

5 3100 Groveland Avenue
Richmond, VA 23222

6 812 Akron Street
Richmond, VA 23222

7 3105 Enslow Avenue
Richmond, VA 23222

8 417 Patrick Avenue
Richmond, VA 23222



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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