

4-UNIT MULTIFAMILY INVESTMENT



OFFERING SUMMARY

Sale	\$965,000
Building Size:	3,045 SF
Individual Unit Sizes:	1,025 SF and 720 SF and (2) 650 SF
Lot Size:	0.30 Acres
Number of Units:	4
Price / SF and Price/Unit:	\$316.91/SF \$241,250/Unit
Cap Rate:	5%
Occupancy	75%
Year Built:	1986

7557 Bellehaven Drive
Gloucester, VA 23062

7693 Spottswood Road
Gloucester Point, VA 23062

1500 Lafayette Road (A&B)
Gloucester Point, VA 23062



PROPERTY HIGHLIGHTS

- Prime investment opportunity in Gloucester County.
- No more tolls on the Coleman Bridge has fueled tremendous growth.
- 5% ROI based on in-place rents at 75% occupancy.
- Instant value-add creation through leasing the vacant unit.
- Properties are being sold “as is, where is”.

PROPERTY DESCRIPTION

Investment Portfolio – Three Income-Producing Properties

This offering consists of three properties being sold together as a single portfolio:

- 7557 Bellehaven Road (Tax ID: 051U-1-F)
- 7693 Spottswood Road (Tax ID: 051A-7-I-10)
- 1500 Lafayette Road, Units A & B (Tax ID: 051A-7-I-11)

The portfolio includes a ranch-style townhouse, a single-family detached residence with a storage shed, and a duplex. These properties have been operated as rental investments for many years and offer investors an opportunity to acquire an established income-producing portfolio with an approximate 5% ROI based on existing lease agreements.

The portfolio is being sold AS IS, WHERE IS. Three of the four rental units are currently tenant-occupied, and tenants are not to be disturbed. One side of the duplex is vacant.

A due diligence package will be made available upon execution of a Confidentiality Agreement. The seller will not accept financing or appraisal contingencies, and owner financing is not available. This offering is best suited for cash buyers seeking a stabilized residential rental portfolio with immediate income potential.



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