

RIVER CROSSING APARTMENTS - 20 UNIT TOWNHOME COMPLEX

2754 Maple Avenue, Buena Vista, VA 24416

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,850,000
Number Of Units:	20 Units Fully Furnished
Beds/Baths:	2 BR/1.5 BA Each
SF Per Unit:	1,000 SF Each
Buildings:	5 Separate
Lot Size:	1.67 Acres
Zoning:	R3



PROPERTY OVERVIEW

Located at 2754 Maple Avenue, Buena Vista, VA 24416, the River Crossing Apartments are fully furnished student housing next to Southern Virginia University (SVU). The properties are considered "on campus" housing approved by SVU. Twenty 2 story townhouses with 2 bedrooms, 1.5 bath and approximately 1,000 sf. Each unit is fully furnished with washer/dryer and furniture such as beds, dressers, couch, chair/ottoman, end tables, dining table/4 chairs, desk, etc. Five buildings are constructed with Hardie Plank cement board siding, a composition shingle roof, steel framing, and concrete slab on approximately 1.67 acres. The buildings were constructed in 2007 and have been well maintained by the same owner. Other improvements include updated HVACs, water heaters, appliances, an asphalt paved private/assigned parking lot, concrete sidewalks, security lighting, and landscaping. New furniture and conversion of bedding from traditional box spring/mattress to platform/memory foam. Approximately 1-acre adjacent lot would be available for sale at \$150K with the apartments sale.

For More Information:

Jason Song
540.383.6692
jason.song@cottonwood.com

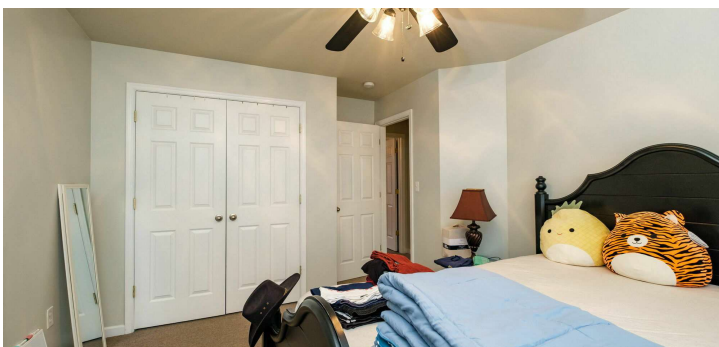
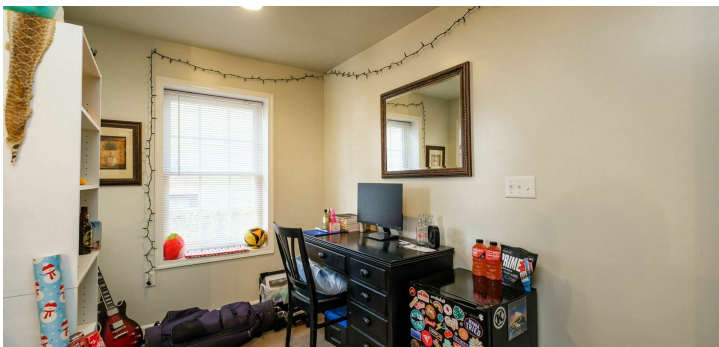
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Interior Photos



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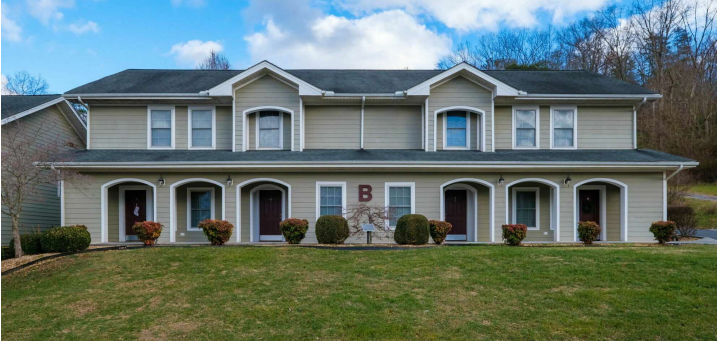
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Exterior Photos



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Aerial Photos



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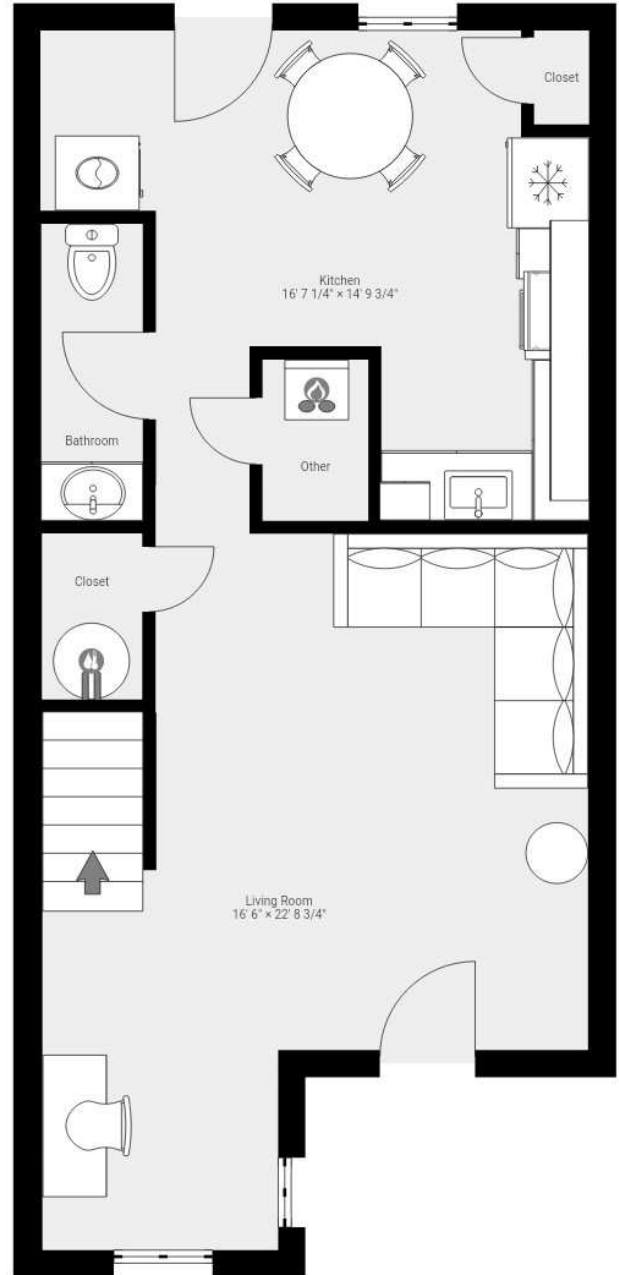
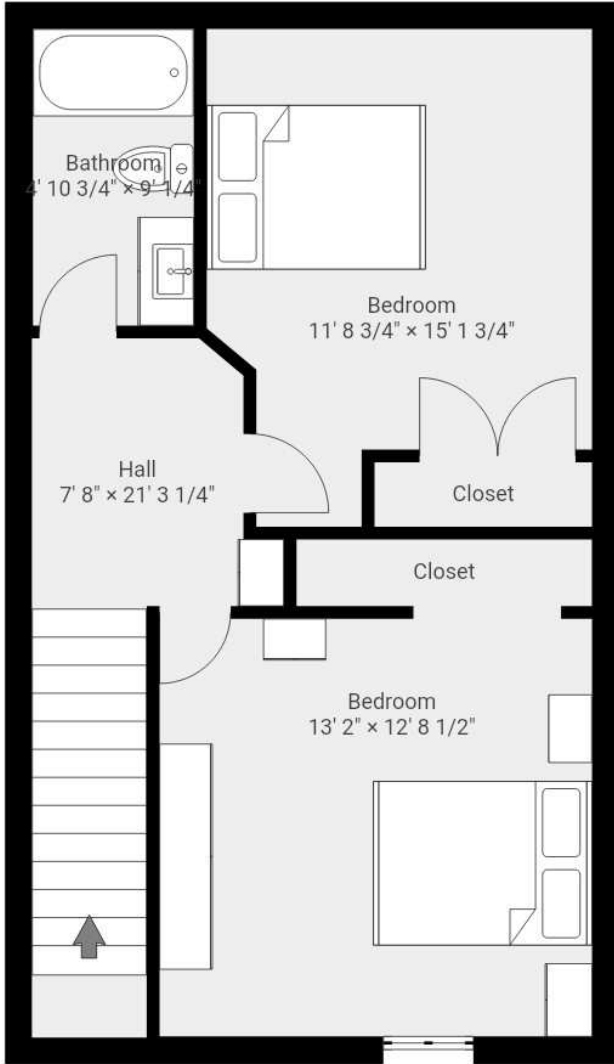
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FLOOR PLANS



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IRON
ROD SET ○
IRON ROD ●
FOUND

N:3794935.2'
E:11238644.6'

SOURCE OF MERIDIAN
VA GRID

BIRCH AVENUE (UNDEVELOPED)
60' RW

15' VIRGINIA ELECTRIC AND POWER
COMPANY ELECTRIC EASEMENT
SEE INSTRUMENT 070000853

Now or Formerly
**RIVER CROSSING
APARTMENTS, LLC**
INSTRUMENT# 080000016
TM# 28-1-4-1-4, 16, 17, 18,
19-1-4-1-5, 6, 7, 19
1.492 ACRES TOTAL

**BIRCH AVENUE
(UNDEVELOPED)**
60' RW

Now or Formerly
**SOUTHERN VIRGINIA
UNIVERSITY**
INSTRUMENT# 160000399
TM# 28-1-4-1-15

**HILL STREET
(UNDEVELOPED)**
60' RW

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE OR SHOW ALL ENCUMBRANCES OR IMPROVEMENTS ON THE PROPERTY.

A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAYS OF MAPLE AVE, BIRCH AVE AN ALLEY AND RIDGE AVE AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

**SPRING STREET
(UNDEVELOPED)**
60' RW

Now or Formerly
PALMYRA HOLDINGS, LLC
INSTRUMENT# 070000115
TM# 19-1-4-1-20, 21, 22, 23, 24
0.717 ACRES TOTAL

ALLEY 15' RW (UNDEVELOPED)

Now or Formerly
**SPENCER & NATHAN
ALLEN**
INSTRUMENT# 202000560
TM# 19-1-4-1-12

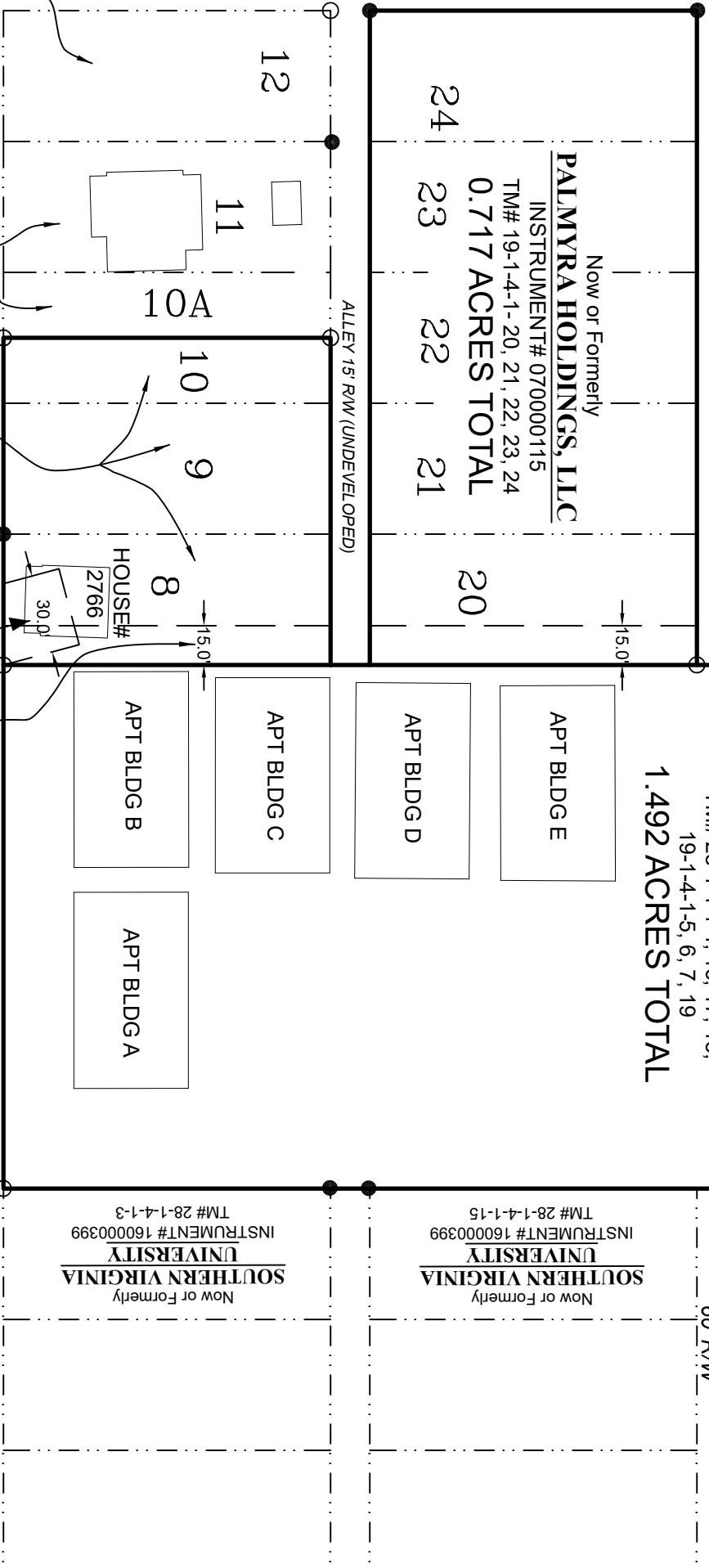
Now or Formerly
GELSIE O. WRIGHT
INSTRUMENT# 160000267
TM# 19-1-4-1-10A & 11

Now or Formerly
PALMYRA HOLDINGS, LLC
INST.# 070000363, 070000115
TM# 19-1-4-1-8, 9, 10
0.359 ACRES TOTAL

30' and 15' VIRGINIA ELECTRIC AND POWER
COMPANY ELECTRIC EASEMENT
SEE INSTRUMENT 070000853

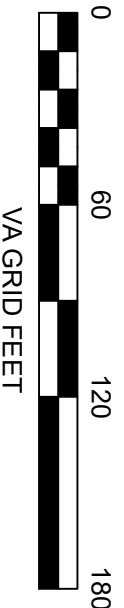
MAPLE AVENUE
60' RW

Now or Formerly
**SOUTHERN VIRGINIA
UNIVERSITY**
INSTRUMENT# 160000399
TM# 28-1-4-1-3



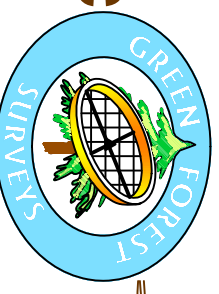
30' and 15' VIRGINIA ELECTRIC AND POWER
COMPANY ELECTRIC EASEMENT
SEE INSTRUMENT 070000853

RIDGE AVENUE
60' RW



GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077

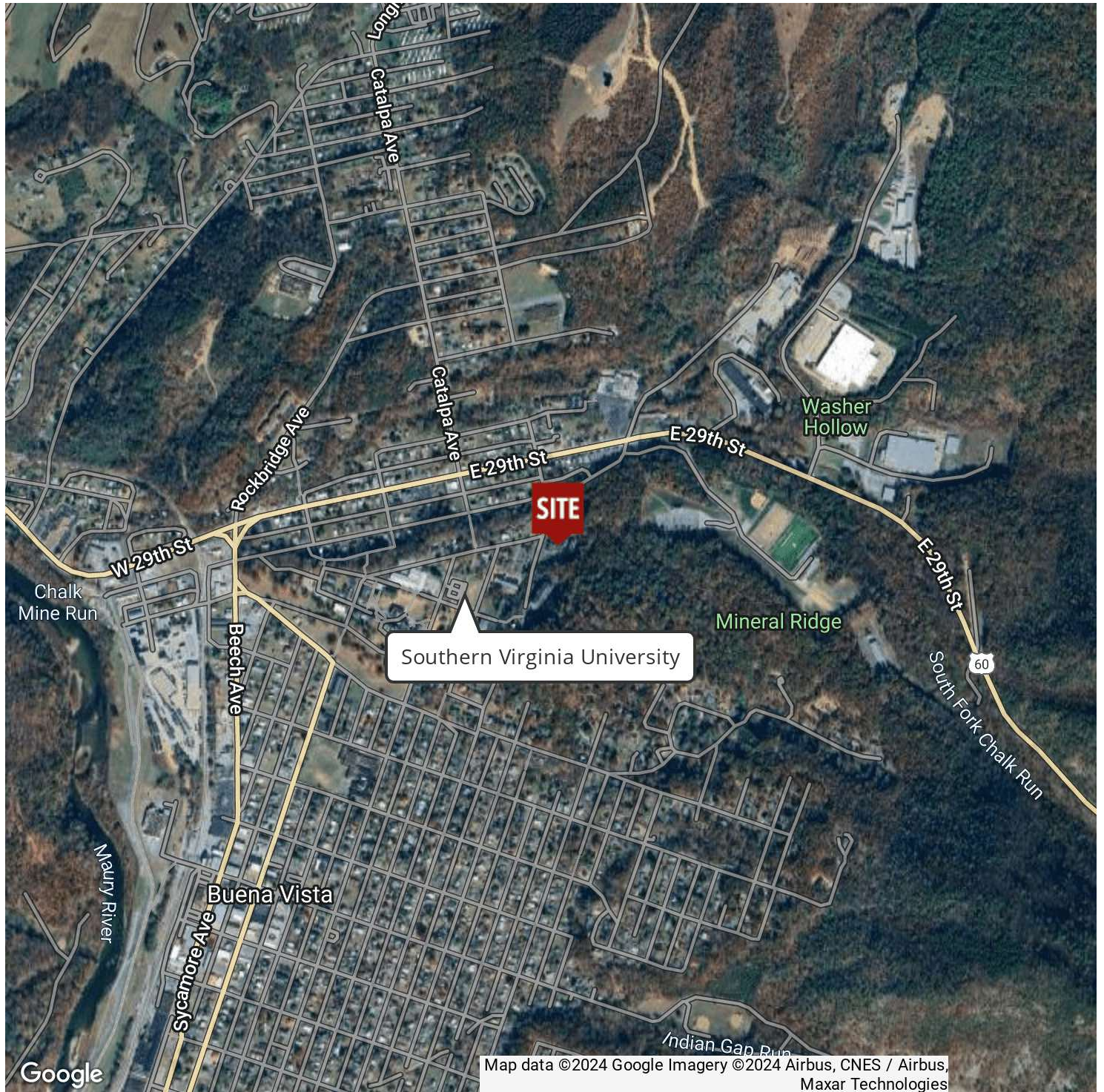


THIS PROPERTY LIES IN FLOOD ZONE "X"
("AREA DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN") AS SHOWN ON THE
FLOOD INSURANCE RATE MAP (FIRM) FOR
ROCKBRIDGE COUNTY, VIRGINIA AND
INCORPORATED AREAS. MAP NUMBER
51163C0401C. EFFECTIVE DATE: APRIL 6, 2000.

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Aerial Map



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