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LEGEND RVA

FURNISHED APARTMENTS

<https://legendrva.com> | 2810 Griffin Ave



PROPERTY SUMMARY

ABOUT

“**Legend RVA**” is a market-leading asset—pound-for-pound, arguably the highest-performance 4-plex in Richmond. Unlike standard rental stock, this property has been strategically repositioned as a premium furnished apartment building complete with a built-in brand, direct-booking website, and proven demand.

The Asset:

- Composition: Four spacious 1BD / 1BA units (765–805 sq. ft. each).
- Scale: ~3,400 Total Building Sq. Ft.
- Condition: Top-tier "stud-in" renovation (2024); zero deferred maintenance.
- Operations: Currently operates 2 Turnkey Furnished Units (MTR) and 2 Semi-Furnished Units (LTR), offering immediate cash flow with value-add flexibility.
- Location: Prime Northside positioning, just 2 blocks from the Battery Park tennis courts and lifestyle amenities.

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IN-UNIT AMENITIES:

- 3 Premium 4K Samsung TVs (wall-mounted)
- Premium Dimplex Revillusion Fireplaces
- Alexa Smart Home Assistants in each room
- Schlage Encode WiFi locks
- Dual Zone Mitsubishi Mini Split HVAC
- Cat 6a Ethernet in Every Room
- 4K Computer Monitor in each unit (wall-mounted)

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MAJOR SYSTEMS:

- All New Plumbing (including new sewer line)
- All New Electrical (panels and service)
- Mitsubishi Dual Zone Mini Split Systems installed 2018
- Foundation Structural Repairs
- Well Maintained Modified Bitumen Roofing Membrane
- All new Anderson 100 Fibrex Windows
- All work permitted and approved by the city

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PROFESSIONAL LANDSCAPING

- New 600+ Sq Ft Concrete Patio – Perfect for entertaining
- Lush, Professionally Designed Rear Common Area
- Premium Outdoor Furniture, Grill and Firepit
- New Deluxe ActiveYards Vinyl Privacy Fence
- Off-Street Parking (Fits 4 Small-Midsize Vehicles)

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OFFERING SUMMARY

CURRENT IN-PLACE MIXED USAGE

2 FURNISHED · 2 UNFURNISHED

Sales Price	\$985,000
Number of units	4
Building size	3400 sqft
Average Gross Rent	\$2,200 per unit
Current NOI	\$65,257
Capitalization Rate	6.63 %

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OFFERING SUMMARY

PRO FORMA

4 FURNISHED

Sales Price	\$985,000
Number of units	4
Building size	3400 sqft
Average Gross Rent	\$2,650 per unit
Projected NOI	\$105,000
Capitalization Rate	10.6 %

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UNIT 3

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UNIT 4

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Johnny Sizer

owner | developer

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