

WALKER • DUNLOP®

2401

ARLINGTON BLVD.

CHARLOTTESVILLE, VA 22903

# Jeffersonian Apartments

83 UNITS • 1968 VINTAGE



OFFICE #24



# Property Overview

THE JEFFERSONIAN

1968

YEAR BUILT

83

NUMBER OF UNITS

725

AVERAGE SQ FT.

50

AVAILABLE PARKING SPACES

100%

OCCUPANCY

## UNIT MIX

BEDS	UNITS	OCCUPIED	SF	MARKET	PSF	CONTRACT	PSF	LTL
1	36	36	606	\$1,666	\$2.75	\$1,495	\$2.47	-10.30%
2	47	47	817	\$2,114	\$2.59	\$1,867	\$2.28	-11.69%
<b>TOTAL</b>	<b>83</b>	<b>83</b>	<b>725</b>	<b>\$1,919</b>	<b>\$2.65</b>	<b>\$1,705</b>	<b>\$2.35</b>	<b>-11.16%</b>

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# Investment Highlights

## EXCEPTIONAL PROPERTY LEVEL FUNDAMENTALS

- 15.6% rent growth on new leases, 6.7% increase on renewals
- 100% occupied and no concessions
- Value-Add opportunity with potential value enhancements through interior renovations (*kitchens, bathrooms, in-unit laundry*)

## PREMIER LOCATION IN CHARLOTTESVILLE

- Located in the heart of Charlottesville, just a 0.25 mile walk from the University of Virginia's Business & Law school and 2 miles away from the Downtown Mall
- Diversified employment base with 3.6% annual job growth
- Walkability with proximity to School and Major Retail drive premium rents and high demand from student orientated tenants

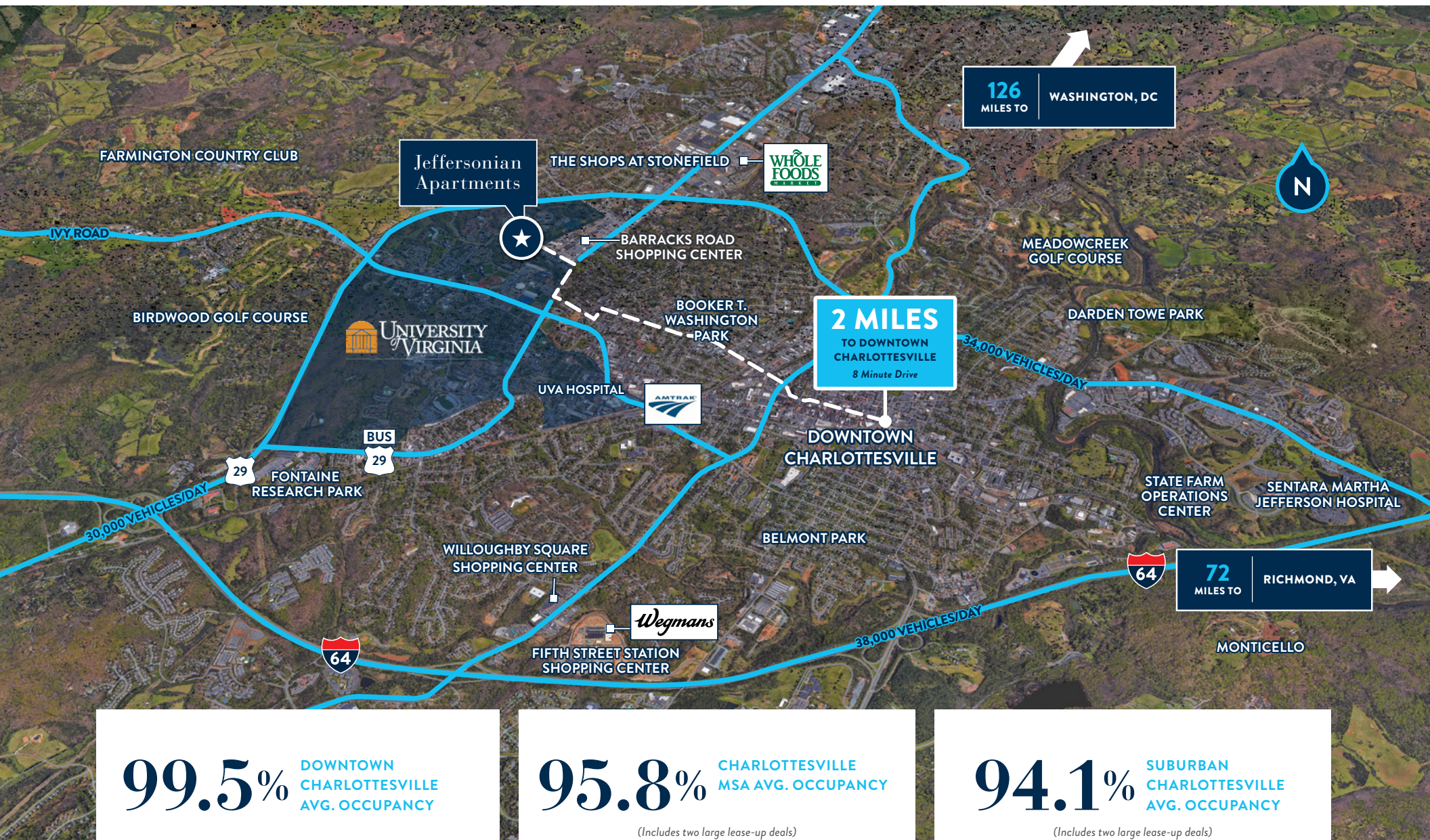
## OUTSTANDING INVESTMENT DYNAMICS

- Limited Supply Pressure: Only 1 Property to be delivered within a 2-mile radius through 2027
- Third party rent growth forecasts show an average of 4.1%, 3.2%, and 3.0% rent growth from 2025-2027 for West Charlottesville
- Potential for Redevelopment of site with zoning permitting up to 13 stories for building





# Charlottesville's Diversified & Dynamic Economy





# Steps Away from UVA's Business & Law School

UVA DARDEN  
SCHOOL OF BUSINESS

UVA SCHOOL OF LAW

THE JUDGE ADVOCATE GENERAL'S  
LEGAL CENTER AND SCHOOL

Jeffersonian  
Apartments

