

RIVER CROSSING APARTMENTS - 20 UNIT TOWNHOME COMPLEX

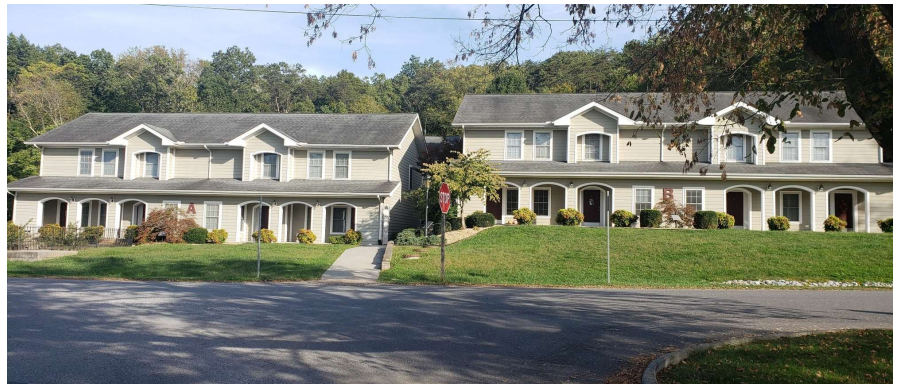
2754 Maple Avenue, Buena Vista, VA 24416

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. Owner financing available for a qualified buyer.

For More Information:

Jason Song
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jason.song@cottonwood.com

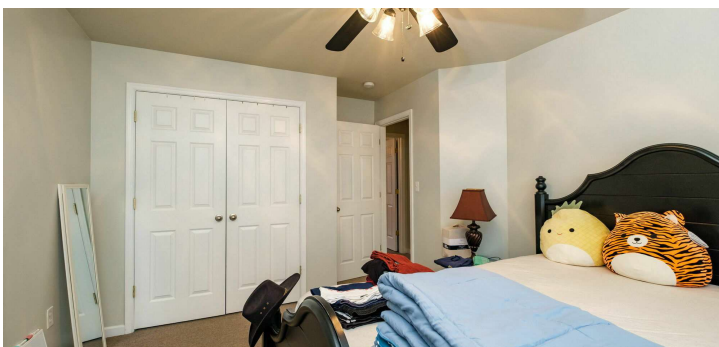
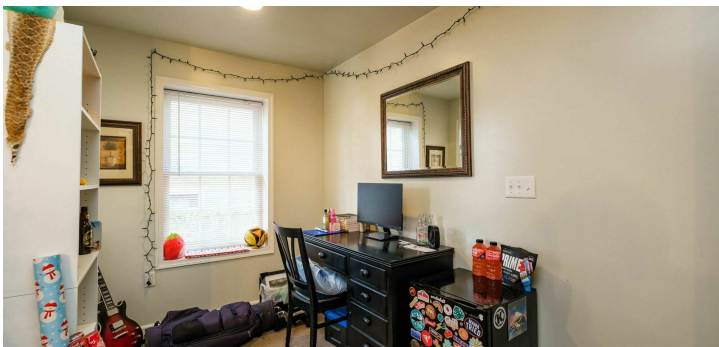
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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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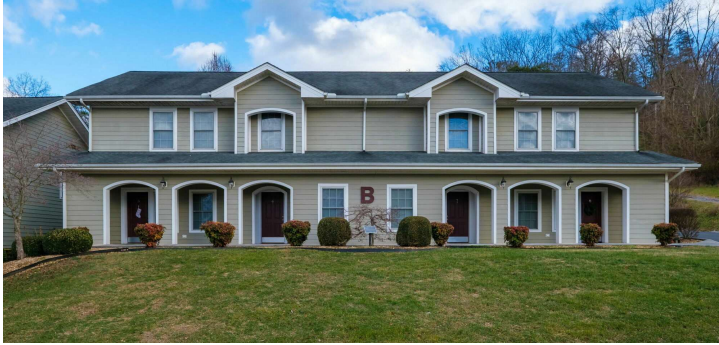
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Exterior Photos



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Aerial Photos



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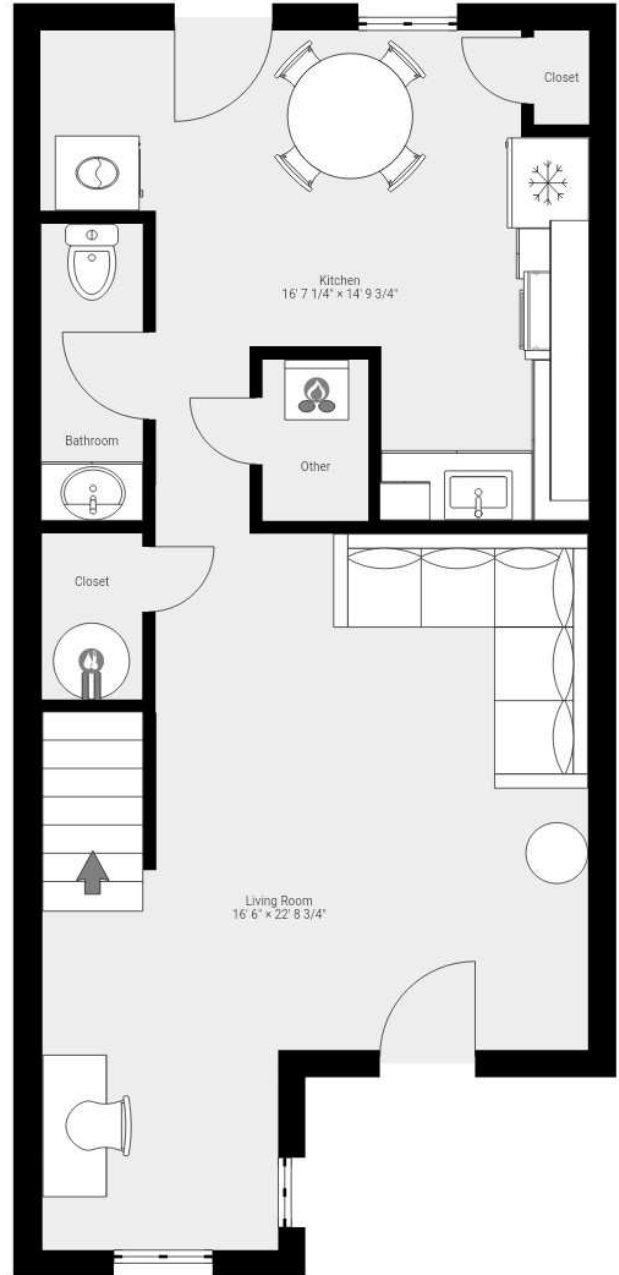
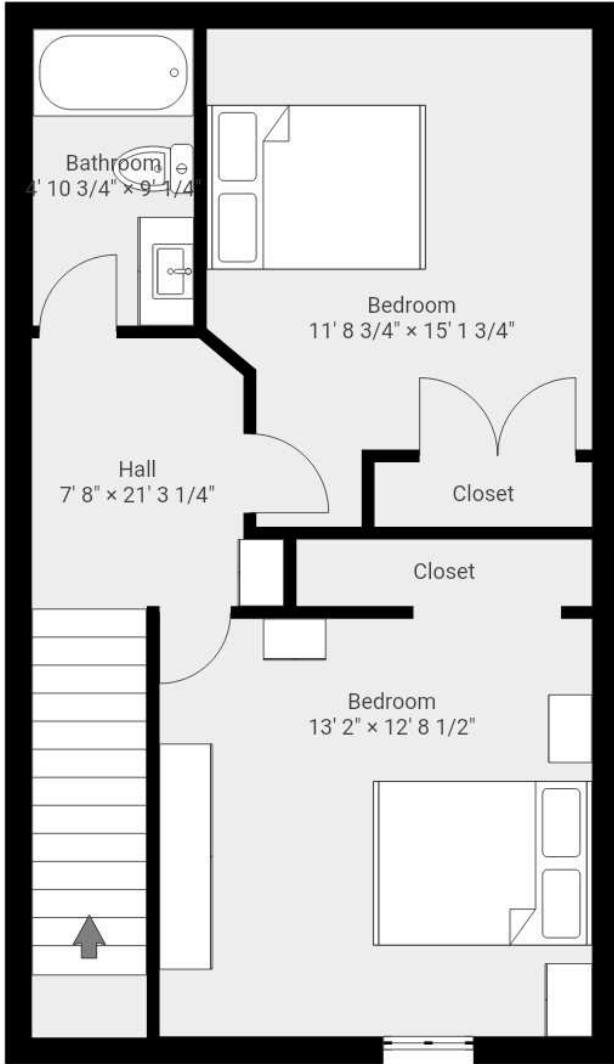
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FLOOR PLANS



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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

**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

20

21

22

23

24

12

11

10A

10

9

8

HOUSE#
2766

30.0'

APT BLDG B

APT BLDG C

APT BLDG D

APT BLDG E

APT BLDG A

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

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

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

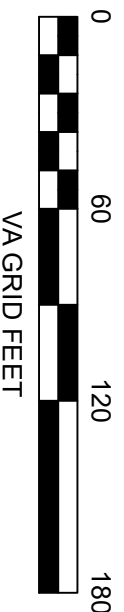
MAPLE AVENUE
60' RW

30' and 15' VIRGINIA ELECTRIC AND POWER
COMPANY ELECTRIC EASEMENT
SEE INSTRUMENT 070000853
RIDGE AVENUE
60' RW

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

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



**BOUNDARY SURVEY FOR
PALMYRA HOLDINGS, LLC & RIVER
CROSSING APARTMENTS, LLC**

CITY OF BUENA VISTA
ROCKBRIDGE COUNTY, VIRGINIA
GREEN FOREST JOB # GF02087
REVISION 3, MARCH 28, 2024
SHEET 1 OF 1

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.

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.



GREEN FOREST SURVEYS, LLC

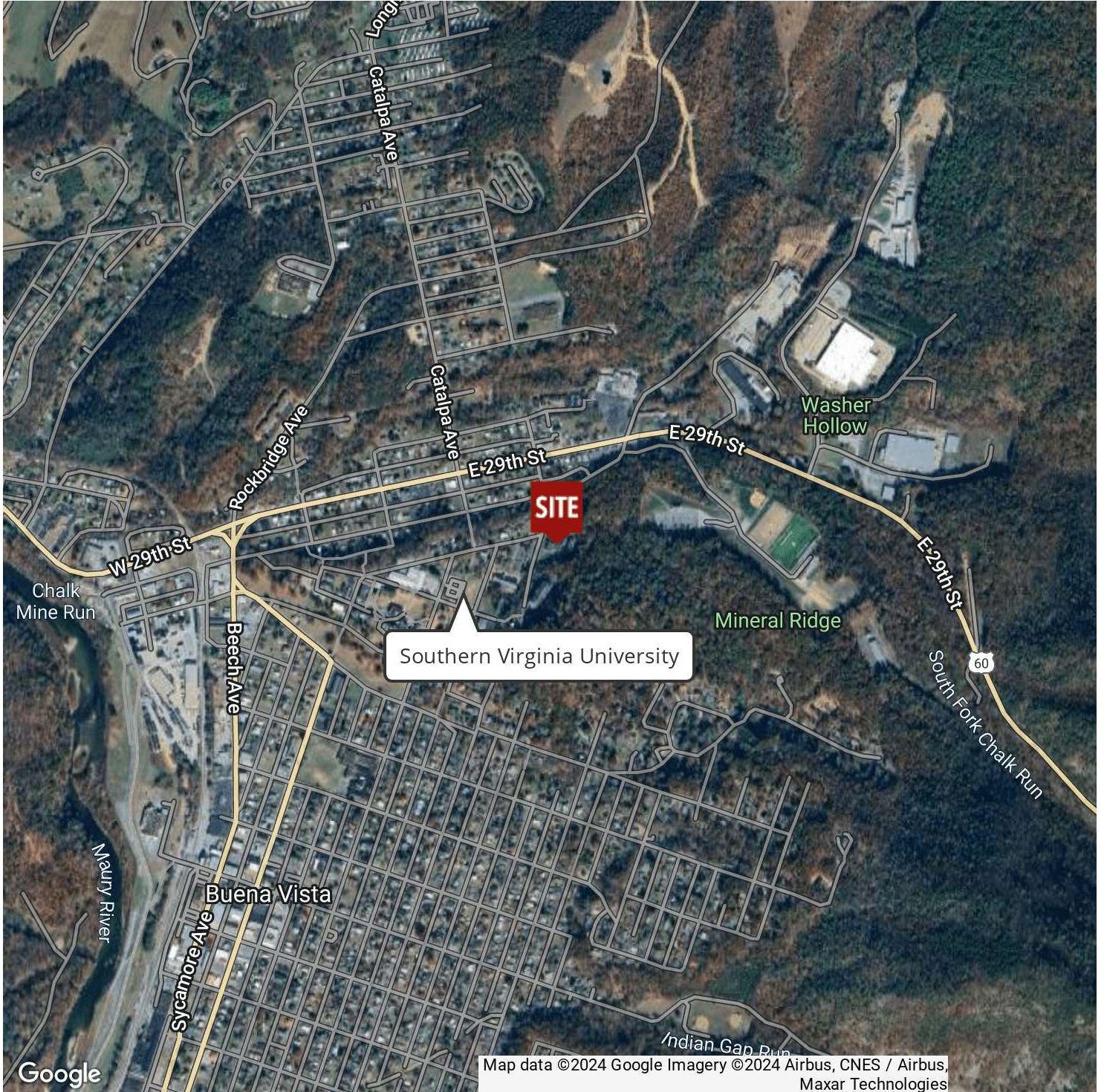
WWW.GREENFORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077



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