

01

L.

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.