

# 1 6901 Marlowe Rd - Ashley Park

SOLD

Richmond, VA 23225

Richmond City

Recorded Buyer Dsp Ashley Park LLC

Recorded Seller CRIT-VA INC

True Buyer DSP Real Estate Capital  
44345 Premier Plz  
Ashburn, VA 20147  
(571) 481-1037 (p)

True Seller Mid-America Apartment Co...  
6815 Poplar Ave  
Germantown, TN 38138  
(901) 682-6600 (p)



Sale Date Dec 16, 2024

Type 3 Star Garden Apartments

Sale Price \$47,100,000

Year Built 1987; Renov 2005

Price/SF \$228.92

GBA 205,750 SF

Price/Unit \$173,162

Land Acres 27.32 AC

Land SF 1,189,841 SF

Parcels C005-0603-014

Units 272

Comp ID 6995067

Zoning R-3 SINGLE

Comp Status Research Complete

# 2 2 S 25th St - Cameron Kinney

SOLD

Richmond, VA 23223

Richmond City

True Buyer West Shore

True Seller Brookfield Properties

1 International Pl  
Boston, MA 02110  
(617) 902-6200 (p)

250 Vesey St  
New York, NY 10080  
(212) 417-7000 (p)



Sale Date Dec 11, 2024

Type 3 Star Mid-Rise Apartments

Sale Price \$36,835,893

Year Built 1884; Renov 1991

Price/SF \$114.97

GBA 320,386 SF

Price/Unit \$142,224

Land Acres 3.00 AC

Land SF 130,667 SF

Parcels E000-0342-019, E000-0389-008

Units 259

Comp ID 6979464

Zoning B-5

Comp Status Research Complete

# 3 2302 E Cary St - American Cigar Lofts

SOLD

Richmond, VA 23223

Richmond City

True Buyer West Shore

True Seller Brookfield Properties

1 International Pl  
Boston, MA 02110  
(617) 902-6200 (p)

250 Vesey St  
New York, NY 10080  
(212) 417-7000 (p)



Sale Date Dec 11, 2024

Type 3 Star Mid-Rise Apartments

Sale Price \$30,618,137

Year Built 1914; Renov 2000

Price/SF \$145.82

GBA 209,977 SF

Price/Unit \$175,966

Land Acres 1.20 AC

Land SF 52,054 SF

Parcels E000-0302-008

Units 174

Comp ID 6979464

Zoning B-5

Comp Status Research Complete

## 4 2220 E Cary St - Consolidated Carolina Lofts

SOLD

Richmond, VA 23223

True Buyer West Shore  
1 International Pl  
Boston, MA 02110  
(617) 902-6200 (p)

Richmond City

True Seller Brookfield Properties  
250 Vesey St  
New York, NY 10080  
(212) 417-7000 (p)



Sale Date Dec 11, 2024  
Sale Price \$27,242,062  
Price/SF \$116.90  
Price/Unit \$164,109

Parcels E000-0262-002  
Comp ID 6979464  
Comp Status Research Complete

Type 3 Star Mid-Rise Apartments  
Year Built 1926; Renov 2004  
GBA 233,031 SF  
Land Acres 1.46 AC  
Land SF 63,706 SF  
Units 166  
Zoning B-5

## 5 2600 E Cary St - Lucky Strike Lofts

SOLD

Richmond, VA 23223

True Buyer West Shore  
1 International Pl  
Boston, MA 02110  
(617) 902-6200 (p)

Richmond City

True Seller Brookfield Properties  
250 Vesey St  
New York, NY 10080  
(212) 417-7000 (p)



Sale Date Dec 11, 2024  
Sale Price \$24,879,674  
Price/SF \$120.72  
Price/Unit \$189,921

Parcels E000-0442-023  
Comp ID 6979464  
Comp Status Research Complete

Type 4 Star Mid-Rise Apartments  
Year Built 1927; Renov 2008  
GBA 206,097 SF  
Land Acres 1.84 AC  
Land SF 80,329 SF  
Units 131  
Zoning B-5

## 6 2017 Brook Rd - Spectrum

SOLD

Richmond, VA 23220

Recorded Buyer Conserve Brook LLC  
1820 Avenue M St  
Brooklyn, NY 11230

True Buyer Conserve Holdings, LLC  
1815 Lakewood Rd  
Toms River, NJ 08755  
(732) 359-5349 (p)

Richmond City

Recorded Seller 2017 Brook Road Fee, LLC  
7 World Trade Ctr  
New York, NY 10007

True Seller Mercer Street Partners S...  
7 World Trade Center  
New York, NY 10007  
(212) 266-0097 (p)



Sale Date Nov 14, 2024  
Sale Price \$19,500,000  
Price/SF \$182.47  
Price/Unit \$189,320  
Actual Cap Rate 6.50%

Parcels N000-0627-010  
Comp ID 6946046  
Comp Status Research Complete

Type 4 Star Low-Rise Apartments  
Year Built 2015  
GBA 106,868 SF  
Land Acres 2.19 AC  
Land SF 95,571 SF  
Units 103  
Zoning M-1

7 5950 Westover Ct - Villas at Cedarhurst

SOLD

Richmond, VA 23225

Richmond City

Recorded Buyer 5950 Westover Court Apar...  
5950 Westover Ct  
Richmond, VA 23225

Recorded Seller South Slope Associates, L.C.  
3951 Stillman Pky  
Glen Allen, VA 23060

True Buyer Highwater Properties  
15332 Antioch St  
Pacific Palisades, CA 90272  
(310) 400-9336 (p)

True Seller Weinstein Properties  
3951 Stillman Pky  
Glen Allen, VA 23060  
(804) 967-5100 (p)



Sale Date Oct 25, 2024  
Sale Price \$35,500,000  
Price/SF \$182.48  
Price/Unit \$154,348

Type 3 Star Garden Apartments  
Year Built 1975; Renov 2007  
GBA 194,540 SF  
Land Acres 13.06 AC  
Land SF 568,894 SF  
Units 230  
Zoning R-43

Parcels C005-0371-010  
Comp ID 6924711  
Comp Status Research Complete

8 1717 Bellevue Ave - Legacy at Imperial Village

SOLD

Richmond, VA 23227

Richmond City

Recorded Buyer Bellevue Gardens

Recorded Seller Imperial Land LLC

True Buyer Surber Development and C...  
2021 Cross Beam Dr  
Charlotte, NC 28217  
(276) 698-8760 (p)

True Seller The Bluestone Group  
225 Broadway  
New York, NY 10007  
(212) 991-6600 (p)

True Seller Brentwood Investment Group  
32 Cross St  
Lakewood, NJ 08701  
(347) 813-3980 (p)



Sale Date Jun 14, 2024  
Sale Price \$3,300,000  
Price/SF \$6.44  
Price/Unit \$6,707

Type 3 Star Mid-Rise Apartments  
Year Built 1967  
GBA 512,390 SF  
Land Acres 16.14 AC  
Land SF 702,841 SF  
Units 492  
Zoning MULTIPLE  
Sale Condition Redevelopment Project

Parcels N017-0390-020  
Comp ID 6761796  
Comp Status Research Complete

Richmond, VA 23224

Richmond City



Recorded Buyer Attique Samdani  
230 Brookchase Ln  
Richmond, VA 23229  
(804) 306-3646 (p)

Recorded Seller Manchester Green, LLC  
116 E Franklin St  
Richmond, VA 23219

Recorded Buyer Rafia Samdani  
230 Brookchase Ln  
Richmond, VA 23229  
(804) 447-2666 (p)

True Seller Miller & Associates  
116 E Franklin St  
Richmond, VA 23219  
(804) 643-6435 (p)

True Buyer Attique Samdani  
230 Brookchase Ln  
Richmond, VA 23229  
(804) 306-3646 (p)

True Buyer Rafia Samdani  
230 Brookchase Ln  
Richmond, VA 23229  
(804) 447-2666 (p)

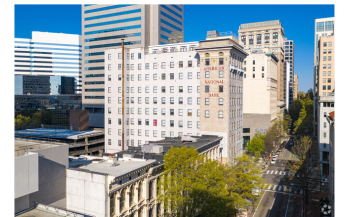
Sale Date Oct 4, 2023  
Sale Price \$1,350,000  
Price/SF \$75.00  
Price/Unit \$21,094

Type 4 Star Single-Family Home Apartments  
Condo  
Year Built 2023  
GBA 18,000 SF  
Land Acres 1.00 AC  
Land SF 43,560 SF  
Units 64  
Zoning R-63

Parcels S000-0041-004  
Comp ID 6577762  
Comp Status Research Complete

Richmond, VA 23219

Richmond City



Recorded Buyer American Heritage Apts Llc

Recorded Seller American Heritage Owner Llc

True Buyer Cleghorn Capital  
626C Admiral Dr  
Annapolis, MD 21401  
(410) 456-8691 (p)

True Seller Brentwood Investment Group  
32 Cross St  
Lakewood, NJ 08701  
(347) 813-3980 (p)

Sale Date Jul 18, 2023  
Sale Price \$9,875,000  
Price/SF \$105.95  
Price/Unit \$173,246

Type 4 Star Mid-Rise Apartments  
Year Built 1909; Renov 2002  
GBA 93,204 SF  
Land Acres 0.25 AC  
Land SF 10,890 SF  
Units 57  
Zoning B-4

Parcels E000-0080-001  
Comp ID 6469240  
Comp Status Research Complete

11 815 Perry St - The Mill at Manchester Lofts

SOLD

Richmond, VA 23224

Richmond City

Recorded Buyer Putnam Mill, LLC  
1809 20th St NW  
Washington, DC 20009

Recorded Seller FSP Perry Place LLC  
2302 Stratton Dr  
Potomac, MD 20854

True Buyer Michael Brower  
1809 20th St NW  
Washington, DC 20009

True Seller Fulton Street Partners, LLC  
1015 15th St NW  
Washington, DC 20005  
(301) 807-0336 (p)



Sale Date May 12, 2023  
Sale Price \$14,800,000  
Price/SF \$304.53  
Price/Unit \$211,429

Type 4 Star Low-Rise Apartments  
Year Built 2011  
GBA 48,600 SF  
Land Acres 1.33 AC  
Land SF 58,109 SF  
Units 70  
Zoning B-6  
Sale Condition 1031 Exchange

Parcels S000-0017-002  
Comp ID 6397250  
Comp Status Research Complete

12 1820 E Broad St - Cedar Broad Apartments

SOLD

Richmond, VA 23223

Richmond City

True Buyer Bonaventure Realty Group...  
209 Madison St  
Alexandria, VA 22314  
(703) 567-4590 (p)

Recorded Seller CB Richmond Associates LLC  
2903 Boulevard  
Colonial Heights, VA 23834

True Seller Phil Roper  
2903 Boulevard  
Colonial Heights, VA 23834  
(804) 518-1495 (p)

True Seller The Emerson Companies  
13281-13295 Rivers Bend Blvd  
Chester, VA 23836  
(804) 530-4614 (p)



Sale Date Mar 23, 2023  
Sale Price Not Disclosed

Type 4 Star Mid-Rise Apartments  
Year Built 2011  
GBA 136,735 SF  
Land Acres 1.55 AC  
Land SF 67,518 SF  
Units 204  
Zoning M-1

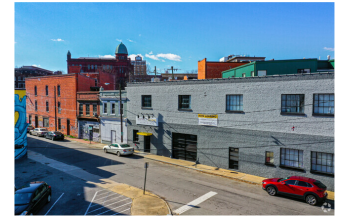
Parcels e000-0186-026  
Comp ID 6347476  
Comp Status Research Complete

13 111-117 W Marshall St - District Square

SOLD

Richmond, VA 23220

Richmond City



Recorded Buyer Pinpoint District LLC  
819 S Royal St  
Alexandria, VA 22314

Recorded Seller 111 W Marshall Street Llc

True Seller Levco Management  
9 E Franklin St  
Richmond, VA 23219  
(804) 201-9826 (p)

True Buyer Pinpoint Real Estate Par...  
819 S Royal St  
Alexandria, VA 22314  
(970) 372-8711 (p)

Sale Date Sep 1, 2022  
Sale Price \$9,550,000  
Price/SF \$258.47  
Price/Unit \$164,655  
Actual Cap Rate 4.34%

Type 3 Star Low-Rise Apartments  
Year Built 1940; Renov 1995  
GBA 36,948 SF  
Land Acres 0.43 AC  
Land SF 18,761 SF  
Units 58  
Zoning B-4

Parcels N000-0119-001  
Comp ID 6141553  
Comp Status Research Complete

14 2031 Maywill St - Tapestry West Apartments

SOLD

Richmond, VA 23230

Henrico



Recorded Buyer CS1031 Tapestry Partners LLC  
10900 Nuckols Rd  
Glen Allen, VA 23060

Recorded Seller Bristol Maywill Partners LLC  
2221 Edward Holland Dr  
Richmond, VA 23230

True Buyer Capital Square  
10900 Nuckols Rd  
Glen Allen, VA 23060  
(877) 626-1031 (p)

True Seller Bristol Development Group  
381 Mallory Station Rd  
Franklin, TN 37067  
(615) 369-9009 (p)

Sale Date Aug 31, 2022  
Sale Price \$91,700,000  
Price/SF \$282.26  
Price/Unit \$350,000

Type 4 Star Mid-Rise Apartments  
Year Built 2022  
GBA 324,881 SF  
Land Acres 2.11 AC  
Land SF 91,824 SF  
Units 262  
Zoning M-1

Parcels 775-737-9442  
Comp ID 6143986  
Comp Status Research Complete

15 301 Karl Linn Dr - Element at Stonebridge

SOLD

North Chesterfield, VA 23225

Chesterfield



Recorded Buyer Element at Stonebridge AL LP

Recorded Seller Element at Stonebridge LLC

True Buyer American Landmark  
4890 W Kennedy Blvd  
Tampa, FL 33609  
(813) 252-4290 (p)

True Seller Boyd Homes  
544 Newtown Rd  
Virginia Beach, VA 23462  
(757) 490-1959 (p)

Sale Date Aug 18, 2022  
Sale Price \$96,250,000  
Price/SF \$228.89  
Price/Unit \$240,625

Type 4 Star Mid-Rise Apartments  
Year Built 2017  
GBA 420,500 SF  
Land Acres 12.78 AC  
Land SF 556,697 SF  
Units 400  
Zoning C4 - REGIO  
Sale Condition Debt Assumption

Parcels 765-70-52-48-000-000  
Comp ID 6119882  
Comp Status Research Complete

16 401 W Grace St - Grace and Monroe

SOLD

Richmond, VA 23220

Richmond City

Recorded Buyer Pinpoint Broadway LLC  
819 S Royal St  
Alexandria, VA 22314

True Seller Levco Management  
9 E Franklin St  
Richmond, VA 23219  
(804) 201-9826 (p)

True Buyer Pinpoint Real Estate Par...  
819 S Royal St  
Alexandria, VA 22314  
(970) 372-8711 (p)



Sale Date Aug 12, 2022  
Sale Price \$10,250,000  
Price/SF \$209.14  
Price/Unit \$179,825  
Actual Cap Rate 5.37%

Type 3 Star Low-Rise Apartments  
Year Built 1911; Renov 2006  
GBA 49,011 SF  
Land Acres 0.52 AC  
Land SF 22,468 SF  
Units 57  
Zoning B-4  
Sale Condition Bulk/Portfolio Sale

Parcels W000-0214-010  
Comp ID 6116729  
Comp Status Research Complete

17 2001 E Broad St - 2001 East

SOLD

Richmond, VA 23223

Richmond City

Recorded Buyer 2001 East Fee, LLC  
7 World Trade Ctr  
New York, NY 10007

Recorded Seller TRP 2001 East Broad, LLC  
11100 W Broad St  
Glen Allen, VA 23060

True Buyer Mercer Street Partners S...  
7 World Trade Center  
New York, NY 10007  
(212) 266-0097 (p)

True Seller Thalhimer Realty Partners  
11100 W Broad St  
Glen Allen, VA 23060  
(804) 648-5881 (p)



Sale Date Apr 19, 2022  
Sale Price \$11,350,000  
Price/SF \$123.27  
Price/Unit \$151,333  
Pro Forma Cap 6.20%

Type 4 Star Mid-Rise Apartments  
Year Built 2011  
GBA 92,078 SF  
Land Acres 0.71 AC  
Land SF 30,875 SF  
Units 75  
Zoning M-1  
Sale Condition Debt Assumption

Parcels E000-0189-001  
Comp ID 6002166  
Comp Status Research Complete

North Chesterfield, VA 23225

Chesterfield

Recorded Buyer Boulders Lakeside POE LLC  
4890 W Kennedy Blvd  
Tampa, FL 33609

Recorded Seller Union Boulders Land LLC  
481 Carlisle Dr  
Herndon, VA 20170  
(703) 435-1337 (p)

True Buyer American Landmark  
4890 W Kennedy Blvd  
Tampa, FL 33609  
(813) 252-4290 (p)

True Seller Dominion Realty Partners  
501 Fayetteville St  
Raleigh, NC 27601  
(919) 845-3306 (p)

True Seller Amzak Capital Management  
980 N Federal Hwy  
Boca Raton, FL 33432  
(561) 953-4164 (p)



Sale Date Dec 30, 2021  
Sale Price \$71,500,000  
Price/SF \$269.25  
Price/Unit \$288,306  
Actual Cap Rate 3.82%

Type 4 Star Garden Apartments  
Year Built 2020  
GBA 265,550 SF  
Land Acres 24.53 AC  
Land SF 1,068,527 SF  
Units 248  
Zoning RMF

Parcels 763-71-16-42-500-000  
Comp ID 5819663  
Comp Status Research Complete



19 700 Stockton St - The Hudson

SOLD

Richmond, VA 23224

Richmond City

Recorded Buyer Wilson Manchester, LLC  
1901 N Moore St  
Arlington, VA 22209

Recorded Seller Hudson Capital Lofts, LLC  
1 Meadowlands Plz  
East Rutherford, NJ 07073

True Buyer Weissberg Corp.  
1901 N Moore St  
Arlington, VA 22209  
(703) 276-7500 (p)

Recorded Seller James River Development, LLC  
400 Frank W Burr Blvd  
Teaneck, NJ 07666

True Seller Hudson Capital Properties  
888 7th Ave  
New York, NY 10106  
(212) 427-3700 (p)



Sale Date Dec 15, 2021  
Sale Price \$42,000,000  
Price/SF \$127.28  
Price/Unit \$186,667

Type 3 Star Mid-Rise Apartments  
Year Built 2009  
GBA 329,984 SF  
Land Acres 4.21 AC  
Land SF 183,414 SF  
Units 225  
Zoning B-7

Parcels S000-0140-003, S000-0141-001  
Comp ID 5813762  
Comp Status Research Complete

20 308 N Nansemond St - The Gallery Midtown

SOLD

Richmond, VA 23221

Richmond City

Recorded Buyer 308 North Nansemond Stre...  
9 E Franklin St  
Richmond, VA 23219

Recorded Seller PC Gallery, LLC  
4956 N 300 W  
Provo, UT 84604

True Buyer Levco Management  
9 E Franklin St  
Richmond, VA 23219  
(804) 201-9826 (p)

True Seller Peak Capital Partners  
4956 N 300 W  
Provo, UT 84604  
(801) 341-0300 (p)



Sale Date Nov 24, 2021  
Sale Price \$27,250,000  
Price/SF \$200.32  
Price/Unit \$173,567  
Pro Forma Cap 5.65%  
Actual Cap Rate 4.37%

Type 3 Star Garden Apartments  
Year Built 1960; Renov 2017  
GBA 136,035 SF  
Land Acres 4.87 AC  
Land SF 212,137 SF  
Units 157  
Zoning R-48 MULTI  
Sale Condition Debt Assumption

Parcels W000-1608-001, W000-1608-005  
Comp ID 5734127  
Comp Status Research Complete

**21 1900 Cliffbrook Ln - Overlook at Brook Run****SOLD**

Richmond, VA 23227

Henrico

Recorded Buyer PC VA Millers Lane LLC

True Seller CAPREIT

True Buyer Peak Capital Partners  
4956 N 300 W  
Provo, UT 84604  
(801) 341-0300 (p)

6116 Executive Blvd  
Rockville, MD 20852  
(301) 231-8700 (p)



Sale Date Oct 27, 2021

Type 3 Star Garden Apartments Condo

Sale Price \$51,900,000

Year Built 2001

Price/SF \$128.24

GBA 404,697 SF

Price/Unit \$187,160

Land Acres 53.36 AC

Land SF 2,324,144 SF

Parcels 784-745-0846, 784-746-6824

Units 282

Comp ID 5789415

Zoning R-6

Comp Status Research Complete

Sale Condition Bulk/Portfolio Sale

**22 6839 Carnation St - The Point at Beaufont****SOLD**

Richmond, VA 23225

Richmond City

Recorded Buyer Beaufont 1 NRDE, LLC  
4655 S 2300 E  
Holladay, UT 84117

Recorded Seller Grubb Properties  
47 Perimeter Ctr E  
Atlanta, GA 30346  
(770) 604-3387 (p)

Recorded Buyer Beaufont 2 NR LLC  
4655 S 2300 E  
Holladay, UT 84117

Recorded Seller Chippenham Richmond Apar...  
3502 Piedmont Rd NE  
Atlanta, GA 30305

True Buyer NorthRock Companies  
11820 State St  
Draper, UT 84020  
(801) 948-2510 (p)

True Seller Grubb Properties  
4601 Park Rd  
Charlotte, NC 28209  
(704) 372-5616 (p)



Sale Date Oct 5, 2021

Type 3 Star Garden Apartments

Sale Price \$44,000,000

Year Built 1980

Price/SF \$121.10

GBA 363,340 SF

Price/Unit \$141,026

Land Acres 22.06 AC

Pro Forma Cap 4.35%

Land SF 960,846 SF

Actual Cap Rate 4.35%

Units 312

Parcels C005-0879-004, C005-0879-006

Zoning R-3 SINGLE

Comp ID 5707887

Sale Condition Debt Assumption

Comp Status Research Complete

**23 1420 Hull St - Venus At Manchester Apartments****SOLD**

Richmond, VA 23224

Richmond City

Recorded Buyer Northway Equities  
222 Rockaway Tpke  
Cedarhurst, NY 11516  
(212) 561-4240 (p)

Recorded Seller Eastside Equities  
13411 Fox Croft Ln  
Palm Beach Gardens, FL 33418  
(561) 714-9096 (p)

True Buyer Northway Equities  
222 Rockaway Tpke  
Cedarhurst, NY 11516  
(212) 561-4240 (p)

True Seller Eastside Equities  
13411 Fox Croft Ln  
Palm Beach Gardens, FL 33418  
(561) 714-9096 (p)



Sale Date Jul 26, 2021

Type 3 Star Low-Rise Apartments

Sale Price \$7,150,000

Year Built 1920; Renov 2008

Price/SF \$123.94

GBA 57,690 SF

Price/Unit \$105,147

Land Acres 0.80 AC

Land SF 34,733 SF

Parcels S000-0152-001-B

Units 68

Comp ID 5652525

Zoning B-2

Comp Status Research Complete

24 505 Porter St - River's Edge at Manchester

SOLD

Richmond, VA 23224

Richmond City

Recorded Buyer River's Edge SPE LLC  
400 S McCaslin Blvd  
Louisville, CO 80027

Recorded Seller Reynolds South Tower LLC  
11100 W Broad St  
Glen Allen, VA 23060

True Buyer Four Mile Capital  
400 S McCaslin Blvd  
Louisville, CO 80027  
(303) 926-4977 (p)

True Seller CMB Development, LLC  
6000 Brook Rd  
Richmond, VA 23227  
(804) 248-2205 (p)

True Seller Purcell Construction Corp  
7730 Whitepine Rd  
Richmond, VA 23237  
(804) 743-4615 (p)



Sale Date Apr 16, 2021  
Sale Price \$47,500,000  
Price/SF \$223.00  
Price/Unit \$225,118

Type 4 Star Mid-Rise Apartments  
Year Built 2018  
GBA 213,000 SF  
Land Acres 1.82 AC  
Land SF 79,105 SF  
Units 212  
Zoning RF-2  
Sale Condition Debt Assumption

Parcels S000-0025-007  
Comp ID 5476443  
Comp Status Research Complete

25 1001 E Main St - American Heritage Apartments

SOLD

Richmond, VA 23219

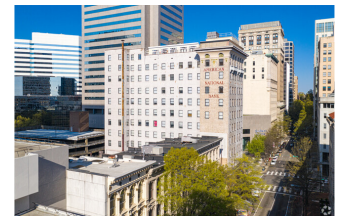
Richmond City

Recorded Buyer American Heritage Owner Llc  
32 Cross St  
Lakewood, NJ 08701

Recorded Seller 1001 E Main Owner Equiti...

True Buyer Brentwood Investment Group  
32 Cross St  
Lakewood, NJ 08701  
(347) 813-3980 (p)

True Seller Time Equities, Inc.  
55 Fifth Ave  
New York, NY 10003  
(212) 206-6000 (p)



Sale Date Feb 19, 2021  
Sale Price \$8,200,000  
Price/SF \$87.98  
Price/Unit \$136,667

Type 4 Star Mid-Rise Apartments  
Year Built 1909; Renov 2002  
GBA 93,204 SF  
Land Acres 0.25 AC  
Land SF 10,890 SF  
Units 57  
Zoning B-4

Parcels E000-0080-001  
Comp ID 5438950  
Comp Status Research Complete

26 3200 Brook Rd - Canopy at Ginter Park

SOLD

Richmond, VA 23227

Richmond City

Recorded Buyer CS1031 Canopy at Ginter ...  
 True Buyer Capital Square  
 10900 Nuckols Rd  
 Glen Allen, VA 23060  
 (877) 626-1031 (p)

Recorded Seller Bristol Westwood Partner...  
 True Seller Bristol Development Group  
 381 Mallory Station Rd  
 Franklin, TN 37067  
 (615) 369-9009 (p)



Sale Date Dec 30, 2020  
 Sale Price \$83,750,000  
 Price/SF \$220.39  
 Price/Unit \$278,239  
 Pro Forma Cap 4.86%

Type 4 Star Garden Apartments  
 Year Built 2019  
 GBA 380,000 SF  
 Land Acres 14.89 AC  
 Land SF 648,621 SF  
 Units 301  
 Zoning R-53

Parcels N000-1230-001  
 Comp ID 5343139  
 Comp Status Research Complete

27 815 Perry St - The Mill at Manchester Lofts

SOLD

Richmond, VA 23224

Richmond City

Recorded Buyer FSP Perry Place LLC  
 2302 Stratton Dr  
 Potomac, MD 20854

Recorded Seller CSRA Perry Place, DST  
 True Seller Capital Square  
 10900 Nuckols Rd  
 Glen Allen, VA 23060  
 (877) 626-1031 (p)

True Buyer Fulton Street Partners, LLC  
 1015 15th St NW  
 Washington, DC 20005  
 (301) 807-0336 (p)

True Seller BH Equities, LLC  
 400 Locust St  
 Des Moines, IA 50309  
 (515) 244-2622 (p)



Sale Date Nov 4, 2020  
 Sale Price \$11,400,000  
 Price/SF \$234.57  
 Price/Unit \$162,857  
 Actual Cap Rate 5.25%

Type 4 Star Low-Rise Apartments  
 Year Built 2011  
 GBA 48,600 SF  
 Land Acres 1.33 AC  
 Land SF 58,109 SF  
 Units 70  
 Zoning B-6

Parcels S000-0017-002  
 Comp ID 5288097  
 Comp Status Research Complete

28 700 E Franklin St - The Edison Apartments

SOLD

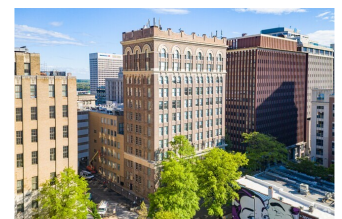
Richmond, VA 23219

Richmond City

True Buyer Armada Hoffler  
 222 Central Park Ave  
 Virginia Beach, VA 23462  
 (757) 366-4000 (p)

Recorded Seller Armada Hoffler Propertie...  
 700 E Franklin St  
 Richmond, VA 23219

True Seller Armada Hoffler  
 222 Central Park Ave  
 Virginia Beach, VA 23462  
 (757) 366-4000 (p)



Sale Date Oct 5, 2020  
 Sale Price \$25,000,000  
 Price/SF \$100.16  
 Price/Unit \$143,678  
 Actual Cap Rate 6.80%

Type 4 Star Mid-Rise Apartments  
 Year Built 2014  
 GBA 249,593 SF  
 Land Acres 0.52 AC  
 Land SF 22,651 SF  
 Units 174  
 Zoning B-4  
 Sale Condition Recapitalization

Parcels W000-0003-021  
 Comp ID 5252841  
 Comp Status Research Complete

29 2411 E Franklin St - Pohlig Box Factory Apartments

SOLD

Richmond, VA 23223

Richmond City

True Buyer Realty Mogul  
10573 W Pico Blvd  
Los Angeles, CA 90064  
(424) 249-3548 (p)

True Seller United Leasing Corporation  
9205-9207 Atlee Branch Rd  
Mechanicsville, VA 23116  
(804) 730-9500 (p)



Sale Date Feb 19, 2020  
Sale Price \$11,275,000  
Price/SF \$107.14  
Price/Unit \$170,968  
Actual Cap Rate 6.21%

Type 3 Star Mid-Rise Apartments  
Year Built 2004  
GBA 105,232 SF  
Land Acres 0.96 AC  
Land SF 41,818 SF  
Units 93  
Zoning B-5

Parcels E000-0341-005  
Comp ID 5062765  
Comp Status Research Complete

30 2823 E Main St - The Lofts at Shiplock Watch

SOLD

Richmond, VA 23223

Richmond City

Recorded Buyer Shiplock 1 Llc  
407 S Cherry St  
Richmond, VA 23220

Recorded Seller Rocketts View

True Buyer CMB Development, LLC  
6000 Brook Rd  
Richmond, VA 23227  
(804) 248-2205 (p)

True Seller Historic Housing  
1551-1569 E Main St  
Richmond, VA 23219  
(804) 782-6802 (p)



Sale Date Jan 31, 2020  
Sale Price \$6,600,000  
Price/SF \$141.98  
Price/Unit \$129,412

Type 3 Star Mid-Rise Apartments  
Year Built 1840; Renov 2013  
GBA 46,486 SF  
Land Acres 0.94 AC  
Land SF 41,121 SF  
Units 51  
Zoning M-1

Parcels E000-0534-002, E000-0534-006  
Comp ID 5067257  
Comp Status Research Complete