

FOR SALE



20 06
ONE SOUTH
COMMERCIAL

Midlothian 5-Pack Single Family Rental Portfolio



\$ 1,700,000

ONE SOUTH COMMERCIAL

Visit us online at
www.onesouthcommercial.com

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COMMUNICATION: One South Commercial is the exclusive representative of Seller in its disposition of Iron House Apartments, 1309 W Broad St, Richmond VA 23220. All communications regarding the property should be directed to the One South Commercial listing team.

PROPERTY TOURS: Prospective purchasers should contact the listing team regarding property tours.

OFFERS: Offers should be submitted via email to the listing team in the form of a non-binding letter of intent and should include: 1) Purchase Price; 2) Earnest Money Deposit; 3) Due Diligence and Closing Periods; 4) Applicable Contingencies.

DISCLAIMER: This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative. *Information provided deemed reliable but not guaranteed





ONE SOUTH COMMERCIAL is pleased to present for sale a 5-property single family rental portfolio investment in the Midlothian submarket of Chesterfield County.

- 13830 Gallant Fox Drive, Midlothian, VA 23112
- 5104 Highberry Woods Road, Midlothian, VA 23112
- 5162 Hackney Road, North Chesterfield, VA 23234
- 7009 Summers Trace Court, North Chesterfield, VA 23832
- 7101 Branched Antler Terrace, Midlothian, VA 23832

PORTFOLIO STATS



4/3.2

AVG. BED/BATH COUNT



2,163 SF

AVG. SQUARE FOOTAGE



\$2,599

AVG. MONTHLY RENT



100%

OCCUPIED



13830 Gallant Fox Drive, Midlothian, VA 23112

PID#: 729-66-80-18-900-000

SQUARE FT 1,868 SF

YEAR BUILT 1993

RENT \$2,613

BD/BA 3 BD/ 3 BA

LEASE EXPIRES 3/02/2026

ACREAGE 0.312 A

TAXES (2025) \$3,310/Year

INSURANCE \$600/Year



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5104 Highberry Woods Road, Midlothian, VA 23112

PID#: 719-68-09-93-600-000

SQUARE FT 2,100 SF

YEAR BUILT 1991

RENT \$2,647

BD/BA 4 BD/ 4 BA

LEASE EXPIRES 12/31/2025

ACREAGE 0.201 AC

TAXES (2025) \$3,089/Year

INSURANCE \$600/Year





5162 Hackney Road, North Chesterfield, VA 23234

PID#: 769-68-52-06-800-000

SQUARE FT 2,239 SF

YEAR BUILT 2000

RENT \$2,595

BD/BA 4 BD/ 2.5 BA

LEASE EXPIRES 3/02/2026

ACREAGE 0.337 AC

TAXES (2025) \$3,004/Year

INSURANCE \$600/Year



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7009 Summers Trace Court, North Chesterfield, VA 23832

PID#: 767-68-97-16-600-000

SQUARE FT 2,008 SF

YEAR BUILT 2006

RENT \$2,545

BD/BA 4 BD/ 3 BA

LEASE EXPIRES 3/30/2026

ACREAGE 0.307 AC

TAXES (2025) \$2,985/Year

INSURANCE \$600/YYear





7101 Branched Antler Terrace, Midlothian, VA 23832

PID#:	726-67-04-87-100-000
SQUARE FT	2,600 SF
YEAR BUILT	1990
RENT	\$2,595
BD/BA	5 BD/ 3.5 BA
LEASE EXPIRES	6/14/2026
ACREAGE	0.453 AC
TAXES (2025)	\$3,499/Year
INSURANCE	\$600/Year

MAP



1 13830 Gallant Fox Drive,
Midlothian, VA 23112

3 5162 Hackney Road, North
Chesterfield, VA 23234

5 7101 Branched Antler
Terrace, Midlothian, VA
23832

2 5104 Highberry Woods
Road, Midlothian, VA 23112

4 7009 Summers Trace Court,
North Chesterfield, VA 23832

MARKET OVERVIEW

AREA 54 MATOACA



\$435,439
Median Home Value



17%
Last 2 Year Home
Appreciation



\$437,945
Q1 Home Price
Forecast



92/100
Family Friendly Score



**Chesterfiled
County Public Schools**
School District

AREA 62 CLOVER HILL



\$514,123
Median Home Value



17%
Last 2 Year Home
Appreciation



\$518,619
Q1 Home Price
Forecast



90/100
Family Friendly Score



**Chesterfiled
County Public Schools**
School District

COMPARISONS

SALE COMPARISONS

ML #	PID	STATUS	AREA	ADDRESS	SUBDIVISION	TYPE	# BD	# BA	# ROOMS	TOTAL FINISH	LISTING PRICE	SALE PRICE	DAYS ON MARKET	MLS
2516557	739-66-94-43-200-000	Closed	54	12019 Longfellow Dr.	Bayhill Pointe	Single Family Residence	4	2.1	8	2,292	\$489,990	\$500,000	3	CVR
2506643	742-68-70-62-800-000	Closed	62	11714 Walnut Wood Dr.	Walnut Grove	Single Family Residence	4	2.1	9	2,790	\$499,000	\$500,000	20	CVR
2507119	716-67-78-50-600-000	Closed	62	15107 Martin Glen Ter.	Martin Glen	Single Family Residence	4	2.1	8	2,398	\$509,950	\$515,000	6	CVR
2430585	718-67-77-29-500-000	Closed	62	5710 Sandstone Ridge Rd.	Sandstone Ridge	Single Family Residence	5	2.1	8	2,583	\$509,950	\$509,950	3	CVR
2512831	716-67-89-80-900-000	Closed	62	5614 Powell Grove Dr.	Powell Grove	Single Family Residence	4	2.1	9	2,584	\$515,000	\$508,000	25	CVR
2521948	716-67-74-66-700-000	Closed	62	5619 Houndmaster Rd.	Foxcroft	Single Family Residence	4	2.1	8	2,128	\$525,000	\$530,000	2	CVR
2523393	715-67-82-61-500-000	Closed	62	15466 Foxvale Way	Foxcroft	Single Family Residence	4	2.1	8	2,216	\$530,000	\$530,000	5	CVR
2502026	716-67-53-03-800-000	Closed	62	6015 Fox Grove Ct.	Foxcroft	Single Family Residence	5	2.1	8	2,477	\$530,000	\$530,000	6	CVR
2430711	714-67-72-05-700-000	Closed	62	15406 Fox Gate Pl.	Foxcroft	Single Family Residence	4	2.1	8	2,539	\$530,000	\$530,000	2	CVR
2517308	718-67-97-90-300-000	Closed	62	5504 Meadow Chase Rd.	Meadow Chase	Single Family Residence	4	2.1	8	2,559	\$575,000	\$550,000	35	CVR
2430466	723-68-60-07-800-000	Closed	62	14314 Cove Ridge Ter.	Brandermill	Single Family Residence	4	2.1	8	2,347	\$575,000	\$560,000	10	CVR

RENT COMPARISONS

ADDRESS	# BEDROOMS	TOTAL BATHS	SQ FT TOTAL	LIST PRICE	SALES PRICE	\$/PSF	DAYS ON MARKET
6904 Deer Thicket DR	4	2.1	1,796	\$2,500	\$2,500	\$1.39	6
11620 Fort Cosby DR	3	2.5	1,581	\$2,600	\$2,600	\$1.64	28
13324 Thornridge LN	4	3	1,888	\$2,400	\$2,400	\$1.27	8
5503 Fiddlers Ridge LN Unit#5503	4	2.1	1,969	\$2,800	\$2,800	\$1.42	39
16013 Cambria Cove BLVD	4	3	2,718	\$3,100	\$3,100	\$1.14	12
16061 Cambria Cove BLVD	4	3.5	3,188	\$3,200	\$3,200	\$1.00	32
14712 Waters Shore DR	4	2.5	2,661	\$3,425	\$3,425	\$1.29	8
Weighted Averages			2,257	\$2,861	\$2,861	\$1.31	19



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