

OFFERING MEMORANDUM



CORE-QUALITY ASSET WITH UPSIDE IN DOWNTOWN'S HOTTEST SUBMARKET

IRON HOUSE



A P A R T M E N T S

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20 00
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COMMERCIAL



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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

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EXECUTIVE SUMMARY

Iron House Apartments is a market rate multifamily asset with value-add upside in the ever-expanding Virginia Commonwealth University submarket. VCU enrollment continues to grow and demand for quality housing is as strong as it has ever been across all demographics. As Downtown Richmond evolves, the market will reward owners who prioritize entrepreneurial marketing tactics, provide integrated technologies, and offer retail amenities like fast casual dining. The current owners have spared no expense maintaining Iron House, so the new owner will be able to focus on income-generating strategies. The property is directly across the street from VCU's indoor arena, the Siegel Center, a block from the VCU bookstore, and an easy walk or bike ride to the primary academic campus, Monroe Park, and its dining, recreational, and social offerings. With a Walk Score of 96, Iron House is a 'Walker's Paradise' community, where daily errands do not require a car. Kroger, the area's only major supermarket, is only a block west of the property.



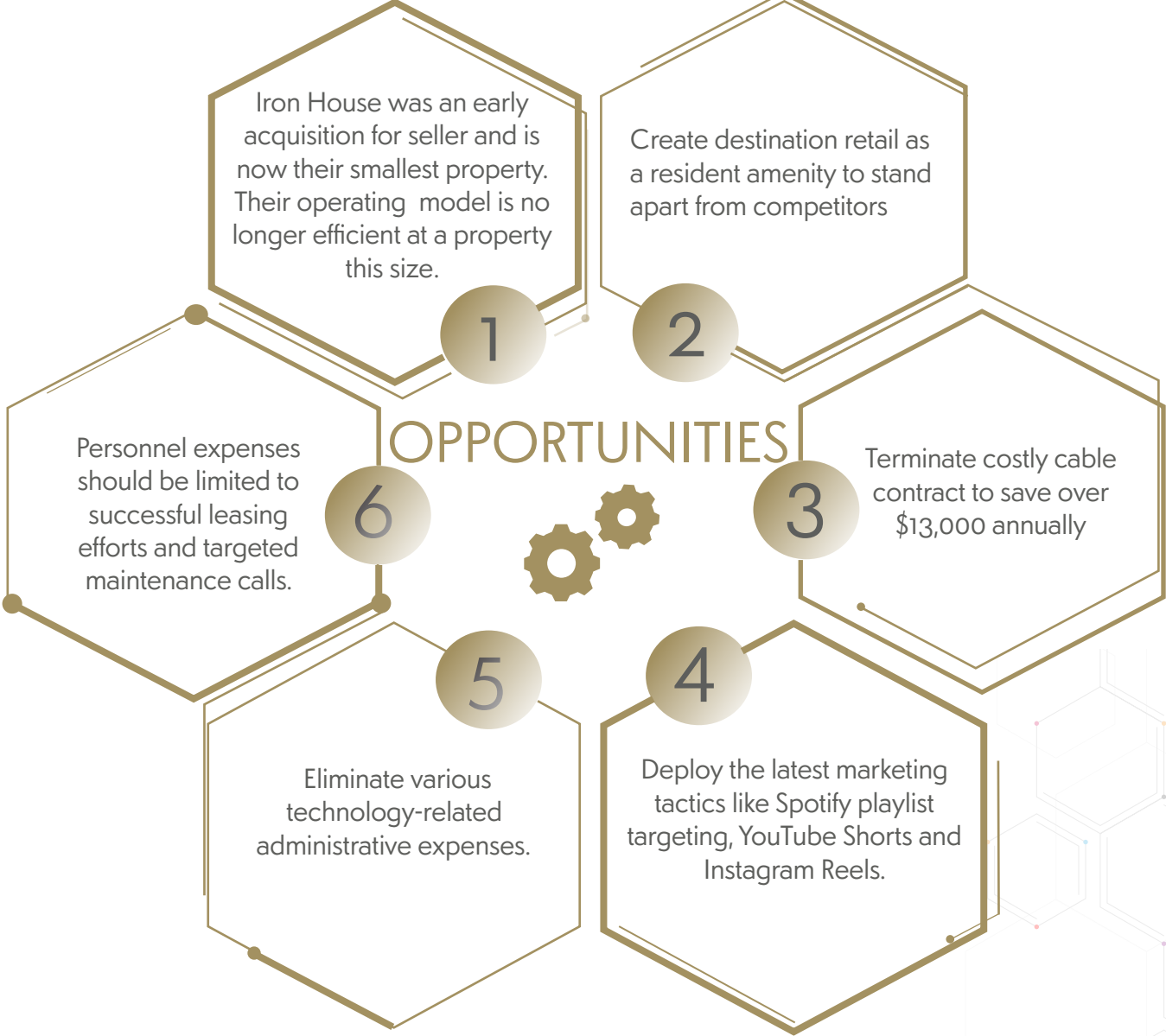
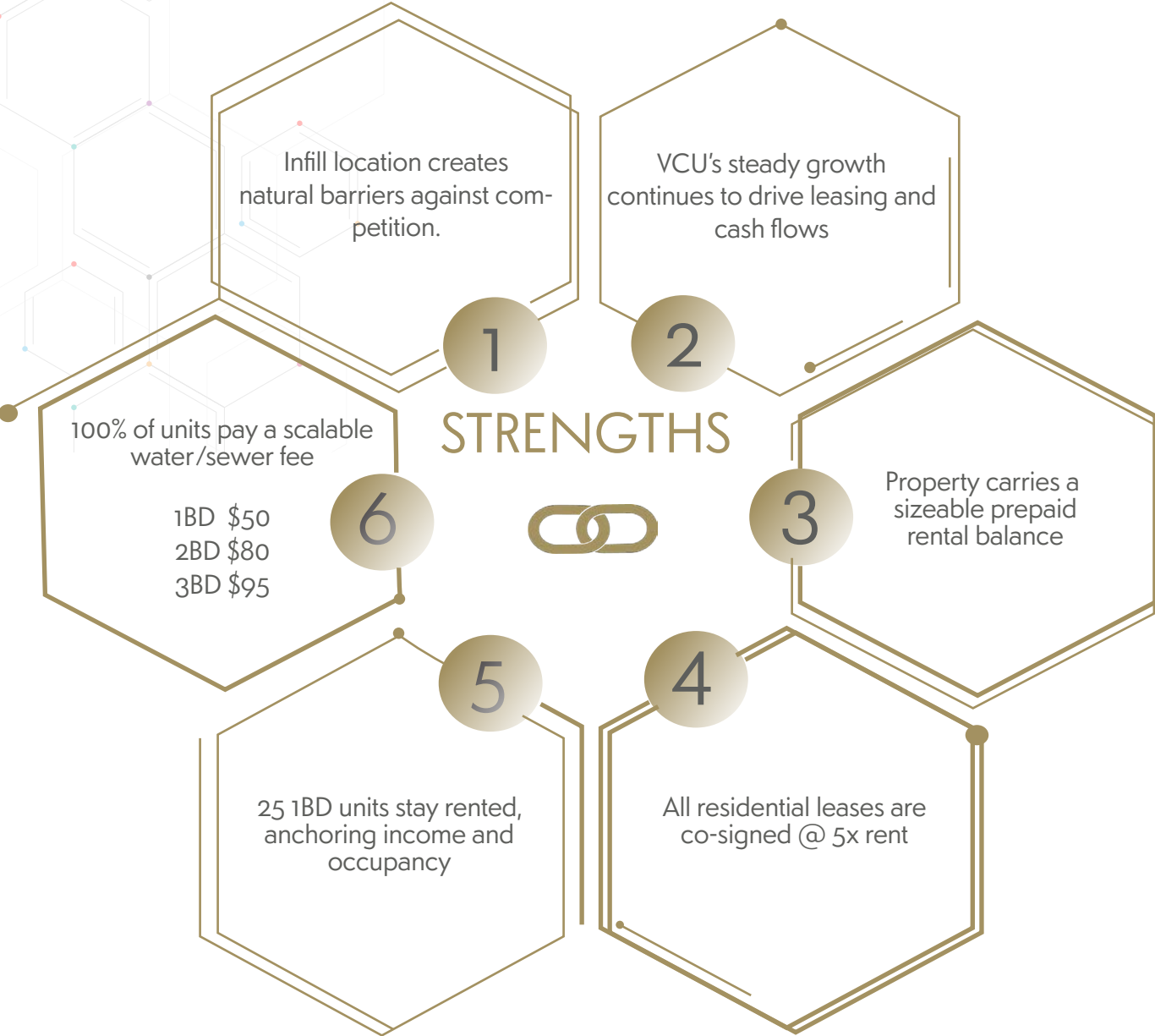
IRON HOUSE APARTMENTS

SUBMARKET	Upper Fan / VCU
YEAR BUILT	1915
YEAR REDEVELOPED	2007
RESIDENTIAL UNITS	35
COMMERCIAL UNITS	4
PARKING SPACES	15
TOTAL RENTABLE SF	30,165
RESIDENTIAL	
TOTAL RSF	24,305
AVG UNIT SF	695
COMMERCIAL	
TOTAL RSF	5,860
AVG UNIT SF	1,465

In Place Operating Metrics

OCCUPANCY	95%
RESIDENTIAL	
EFFECTIVE RENT / MO	\$1,287
EFFECTIVE RENT / SF / MO	\$1.79
COMMERCIAL	
EFFECTIVE RENT / MO	\$3,304
EFFECTIVE RENT / SF / YR	\$27.00

INVESTMENT HIGHLIGHTS



SUBMARKET HEADLINES

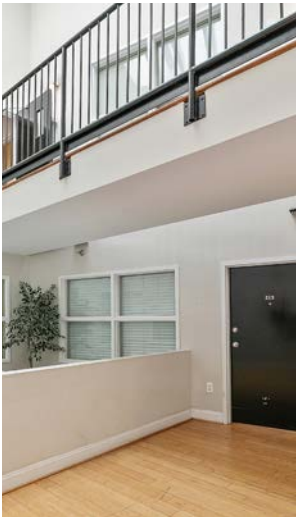
Demand to live in VCU on-campus housing exceeds beds available. With residence halls maxed out, students (mainly upperclass and graduate) are integrating into local neighborhoods near VCU (Oregon Hill, the Fan, Carver, etc.) more than ever before. (Axios)

Virginia has gained 85,000 residents since 2020 and 48% of those new residents relocated to the Richmond MSA. The influx of college-educated adults suggests Richmond’s “knowledge economy” is growing at a rate that will open up additional opportunities for recent graduates, boost median incomes, and drive property values higher. (Axios)

VCU has 29,000 students enrolled and contributes billions to the local economy each year. 2025 Freshman enrollment is up 6.6% over 2024. Research funding has grown 70% over the past several years, showing increased competitiveness among national research universities. (Virginia Commonwealth University)

As of Q3 2025 Richmond multi-housing characterized by tightening market conditions and a shift in supply/demand balance leading to reduced vacancy rates and more balanced rental growth. (PwC Q3 2025 Investor Survey)

Richmond’s economy is solidly anchored by education and healthcare, with a large number of VCU graduates entering the local workforce in clinical research, public health administration, and other technically skilled roles. (Axios)





FINANCIALS

RENT ROLL SUMMARY	UNIT MIX		OCCUPANCY			SQUARE FOOTAGE		EFFECTIVE RENT		MARKET RENT	
	#	%	% Occ	# Occ	# Vacant	Total	Avg	\$ / M	\$ PSF	\$ / M	\$ PSF
1BD 1BA	25	63%	100%	25	0	14,139	566	\$1,094	\$1.93	\$1,170	\$2.07
2BD 2BA	6	15%	83%	5	1	5,283	881	\$1,645	\$1.87	\$1,724	\$1.96
3BD 2BA	4	10%	100%	4	0	4,883	1,221	\$2,045	\$1.68	\$2,033	\$1.67
Commercial	4	10%	75%	3	1	5,860	1,465	\$3,304	\$2.25	\$2,703	\$1.84
TOTALS	39	100%	95%	37	2	30,165	754	\$1,500	\$1.99	\$1,499	\$1.99



COMMERCIAL SUMMARY	TENANT	SQ. FT.	LEASE YEAR			PSF			MARKET RENT
Suite A	Hangry Joe's Hot Chicken	2,000	12/1/2023	\$5,242	\$62,907	\$31	Mod Gross Tax & Ins		\$20 PSF NNN
			12/1/2024	\$5,400	\$64,794	\$32			
			12/1/2025	\$5,562	\$66,738	\$33			
			12/1/2026	\$5,728	\$68,740	\$34			
			12/1/2027	\$5,900	\$70,803	\$35			
			12/1/2028	\$6,077	\$72,927	\$36			
			12/1/2029	\$6,260	\$75,115	\$38			
			12/1/2030	\$6,447	\$77,368	\$39			
			12/1/2031	\$6,641	\$79,689	\$40			
Suite B	No Limits Nutrition Center	1,140	6/1/2023	\$1,486	\$17,828	\$16	MG Tax & CAM		\$20 PSF NNN
			6/1/2024	\$1,515	\$18,185	\$16			
			6/1/2025	\$1,577	\$18,919	\$17			
			6/1/2026	\$1,624	\$19,492	\$17			
Suite C	Vacant								\$20 PSF NNN
Suite D	Jazz Kutz and Stylz, LLC	1,200	2/1/2023	\$1,791	\$21,493	\$18	MG Tax & CAM		\$20 PSF NNN
			2/1/2024	\$1,845	\$22,138	\$18			
			2/1/2025	\$1,845	\$22,138	\$18			



CASH FLOW COMPARISON

	TRAILING 12			YEAR 1		
	Total	Unit	% GPR	Total	Unit	% GPR
Rental Income						
Gross Potential Rent (GPR)	\$713,507	\$18,295	100.0%	\$750,348	\$19,240	100.0%
Loss / Gain to Lease	(\$13,450)	(\$345)	-1.9%	(\$31,528)	(\$808)	-4.2%
Vacancy + Reno Downtime	(\$70,373)	(\$1,804)	-9.9%	(\$48,049)	(\$1,232)	-6.4% *
Concessions	(\$15,451)	(\$396)	-2.2%	(\$7,003)	(\$180)	-0.9%
Bad Debt	(\$11,671)	(\$299)	-1.6%	(\$7,003)	(\$180)	-0.9%
Total Rental Income	\$602,562	\$15,450	84.5%	\$656,764	\$16,840	87.5%
Other Income	Total	Unit	% GPR	Total	Unit	% GPR
Utility Reimbursements	\$30,933	\$793	4.3%	\$35,000	\$897	4.7%
Commercial Pass-Throughs	\$15,366	\$394	2.2%	\$17,387	\$446	2.3%
Insurance Reimbursements	\$1,509	\$39	0.2%	\$1,707	\$44	0.2%
Other Fees & Charges	\$28,113	\$721	3.9%	\$31,810	\$816	4.2%
Total Other Income	\$75,921	\$1,947	10.6%	\$85,904	\$2,203	11.4%
Total Income	\$678,483	\$17,397	95.1%	\$742,668	\$19,043	99.0%
Expenses	Total	Unit	% EGI	Total	Unit	% EGI
Management Fee	\$28,071	\$720	4.1%	\$44,560	\$1,143	6.0%
Water/Sewer/Electricity	\$40,504	\$1,039	6.0%	\$41,991	\$1,077	5.7%
General & Administrative	\$15,668	\$402	2.3%	\$5,917	\$152	0.8%
Turnover	\$16,184	\$415	2.4%	\$11,833	\$303	1.6%
Repairs & Maintenance	\$11,506	\$295	1.7%	\$11,928	\$306	1.6%
Other Utilities	\$28,790	\$738	4.2%	\$14,200	\$364	1.9%
Contract Services	\$22,233	\$570	3.3%	\$23,048	\$591	3.1%
Personnel	\$36,966	\$948	5.4%	\$11,833	\$303	1.6%
Marketing & Advertising	\$27,665	\$709	4.1%	\$13,806	\$354	1.9%
Property Taxes	\$71,180	\$1,825	10.5%	\$74,004	\$1,898	10.0%
Insurance	\$19,118	\$490	2.8%	\$19,596	\$502	2.6%
Total Expenses	\$317,884	\$8,151	46.9%	\$272,717	\$6,993	36.7%
Net Operating Income	\$360,600	\$9,246	53.1%	\$469,951	\$12,050	63.3%

* Year 1 Vacany includes renovation downtime.
Stabilized vacancy 5% Year 2 and forward.

UNDERWRITING NOTES

Income Notes		Other Income All Units / Year			T12	Year 1	
Gross Potential Rent	3% annual rent growth over 2025 competitive set rents						
Loss to Lease	Year 1 assumes 2.5% loss to lease based on elevated GPR. Stabilizes at 1% annually.		Utility Reimbursements			\$854	\$875
Vacancy	5% vacancy an through hold		Commercial Pass-Throughs			\$424	\$435
Concessions	1% concessions annually through hold based on competitive set		Insurance Reimbursements			\$42	\$43
Bad Debt	1% bad debt annually through hold based on T12		Other Fees and Charges			\$776	\$795
Utility Reimbursements	Full recovery of residential tenant water/sewer usage; add internet service reimbursement		Total			\$2,095	\$2,147
Other Income	Misc. fees and recoveries such as court costs, renters insurance. All reimbursements and other income increase 2.5% annually with inflation						
Expense Notes		Operating Expenses All Units / Year			T12	Year 1	
Management Fee	Per local management firm: 6% + minimal leasing and maintenance fees; no personnel allocation		Management Fee			\$720	\$1,102
Water/Sewer/Electricity	Water/sewer and electricity grown 2.5% annually over T12		Water/Sewer/Electricity			\$1,039	\$1,077
General & Administrative	Year 1 eliminates software, technology, and office overhead from T12		General & Administrative			\$402	\$156
Turnover	Assumes 40% annual turnover at \$1,000 per turn		Turnover			\$415	\$311
Repairs & Maintenance	Grown 2.5% annually over trailing to account for inflation		Repairs & Maintenance			\$295	\$306
Other Utilities	Terminate cable contract, extend interenet service agreement		Other Utilities			\$738	\$373
Contract Services	Retain existing janitorial, alarm, trash, and pest control contracts		Contract Services			\$570	\$591
Personnel	Leasing commissions and non-routine maintenance calls		Personnel			\$948	\$311
Marketing & Advertising	Standard online marketing without Campus Network package		Marketing & Advertising			\$709	\$363
Property Taxes	Assumes 2.5% annual growth.		Property Taxes			\$1,825	\$1,897
Insurance	Assume buyer steps into current coverage		Insurance			\$490	\$502
			Total			\$8,151	\$6,989
Renovation Notes							
Interior Renovations	All 2B & 3B units in Year 1 (10 total); 30 days downtime per unit		Per Unit	Total			
Appliances	Smart refrigerator, smart microwave		\$3,000	\$30,000			
Baths	Backlit/halo mirrors, new vanities		\$2,000	\$20,000			
LVP Flooring	High end LVP		\$3,050	\$30,498			
Premium Lighting Package	Recessed and other integrated lighting to brighten spaces		\$2,500	\$25,000			
Paint (Murals)	Each renovated unit tol have a mural theme		\$1,250	\$12,500			
5% Contingency			\$147	\$5,900			
Totals			\$11,947	\$123,898			

Premium kitchens & baths in VCU market



Ascend Richmond



1 W Cary St



Parc View



	1	2	3	4	5
	9/30/2026	9/30/2027	9/30/2028	9/30/2029	9/30/2030
Rental Income					
Gross Potential Rent	\$750,348	\$772,964	\$796,153	\$820,037	\$844,639
Reno Premium Unit / Month	\$187	\$209	\$216	\$222	\$229
Loss / Gain to Lease	(\$31,528)	(\$7,730)	(\$7,962)	(\$8,200)	(\$8,446)
General Vacancy	(\$48,049)	(\$41,949)	(\$43,185)	(\$44,458)	(\$45,768)
Concessions	(\$7,003)	(\$7,652)	(\$7,882)	(\$8,118)	(\$8,362)
Bad Debt	(\$7,003)	(\$7,652)	(\$7,882)	(\$8,118)	(\$8,362)
Total Rental Income	\$656,764	\$707,981	\$729,243	\$751,143	\$773,700
Other Income					
Utility Reimbursements	\$35,000	\$36,278	\$37,185	\$38,115	\$39,068
Commercial Pass-Throughs	\$17,387	\$18,022	\$18,473	\$18,935	\$19,408
Insurance Reimbursements	\$1,707	\$1,770	\$1,814	\$1,859	\$1,906
Other Income	\$31,810	\$32,972	\$33,796	\$34,641	\$35,507
Total Other Income	\$85,904	\$89,042	\$91,268	\$93,550	\$95,889
Effective Gross Revenue	\$742,668	\$797,023	\$820,511	\$844,693	\$869,589
Expenses					
Management Fee	(\$44,560)	(\$47,821)	(\$49,231)	(\$50,682)	(\$52,175)
Water/Sewer/Electricity	(\$41,991)	(\$43,040)	(\$44,116)	(\$45,219)	(\$46,350)
General & Administrative	(\$5,917)	(\$6,065)	(\$6,216)	(\$6,372)	(\$6,531)
Turnover	(\$11,833)	(\$12,129)	(\$12,433)	(\$12,743)	(\$13,062)
Repairs & Maintenance	(\$11,928)	(\$12,226)	(\$12,532)	(\$12,845)	(\$13,167)
Other Utilities	(\$14,200)	(\$14,555)	(\$14,919)	(\$15,292)	(\$15,674)
Contract Services	(\$23,048)	(\$23,625)	(\$24,215)	(\$24,821)	(\$25,441)
Personnel	(\$11,833)	(\$12,129)	(\$12,433)	(\$12,743)	(\$13,062)
Marketing & Advertising	(\$13,806)	(\$14,151)	(\$14,505)	(\$14,867)	(\$15,239)
Property Taxes	(\$74,004)	(\$75,854)	(\$77,750)	(\$79,694)	(\$81,687)
Insurance	(\$19,596)	(\$20,086)	(\$20,588)	(\$21,102)	(\$21,630)
Total Expenses	(\$272,717)	(\$281,682)	(\$288,938)	(\$296,381)	(\$304,018)
Net Operating Income	\$469,951	\$515,341	\$531,573	\$548,311	\$565,572

MARKET OVERVIEW

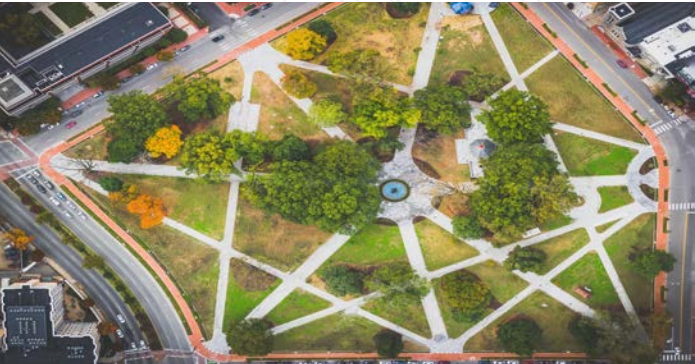
Downtown Richmond is the prime rental node for millennials in the metro. Anchored by lively neighborhoods such as The Fan and Scott's Addition, as well as by the thousands of students enrolled at VCU, demand for apartments is typically steadier than in other parts of the metro.

Rent Growth Forecast	Fan/VCU	RMA	Occupancy Forecast	Fan/VCU	RMA
2026	3.64%	1.61%	2026	94.49%	93.06%
2027	3.27%	2.34%	2027	94.20%	92.80%
2028	4.07%	2.97%	2028	93.80%	92.61%
2029	3.68%	2.74%	2029	93.69%	92.45%
2030	3.38%	2.49%	2030	93.56%	92.30%
5-Year Avg	3.61%	2.43%	5-Year Avg	93.95%	92.64%



\$9.5 BILLION VCU regularly conducts economic impact studies to quantify its contributions. VCU's total economic impact on Virginia was over \$9.5 billion annually, encompassing both its academic and healthcare operations.

18,000+ VCU and its affiliated health system (VCU Health) are among the largest employers in the City of Richmond, employing over 18,000 faculty, staff, and healthcare professionals.



BY THE NUMBERS

Full-Time Enrollment 23,412

Richmond Area Jobs 47,000

Research Funding \$500m+ annually



RENTAL COMPS

	Address	Similarity	Dist. (mi)	Built/ Reno	# Units	Stories	Avg Sqft	Occupancy %	1BR	1BR PSF	2BR	2BR PSF	3BR	3BR PSF	Avg	Avg PSF
Iron House Apartments	1309 West Broad St	--	--	2007	35	3	698	97.1%	\$1,096	\$1.91	\$1,699	\$1.46	\$1,699	\$1.32	\$1,498	\$1.49
1322 W Broad	1322 West Broad St	78.0%	0.07	2015	20	4	705	85.0%	\$1,285	\$2.03	\$1,720	\$1.76	-	-	\$1,394	\$1.94
Coliseum Lofts	1335 West Broad St	58.9%	0.07	2002	112	3	756	93.8%	\$1,276		\$1,622	\$2.23	\$2,129	\$2.08	\$1,600	\$2.14
1510 W Lofts	1510 West Broad St	74.3%	0.11	2010	17	3	787	82.4%	\$1,195	\$1.75	\$1,373	\$1.78	-	-	\$1,313	\$1.77
Liberty Circle	1600 Monument Ave	44.1%	0.16	2015	137	9	765	96.4%	-	-	\$1,334	\$1.61	\$1,890	\$2.27	\$1,550	\$2.26
Cornish Brewery	1201 West Clay St	90.9%	0.20	2005	37	3	771	97.3%	-	-	\$1,650	\$2.06	-	-	\$1,650	\$2.06
1005 Grove Ave @ VCU	1005 Grove Ave	75.7%	0.32	1937	36	3	658	94.4%	\$1,394	\$2.09	-	-	-	-	\$1,394	\$2.09
The Biggs Building	900 West Marshall St	82.3%	0.33	2005	66	2	781	98.5%	\$1,299	\$2.37	\$1,666	\$1.84	-	-	\$1,561	\$1.90
Park Plaza @ Belvidere	515 West Franklin St	71.9%	0.55	2003	92	6	917	94.6%	\$1,393	\$2.11	\$2,324	\$1.94	\$2,905	\$1.41	\$2,274	\$1.82
Grace & Monroe s	401 West Grace St	85.0%	0.60	1911	57	3	697	91.2%	\$1,139		\$1,568	\$1.89	-	-	\$1,309	\$2.10
805W Lofts	805 West Cary St	56.4%	0.62	2019	103	4	727	99.0%	\$1,565	\$2.24	\$1,745	\$1.95	-	-	\$1,610	\$2.13
The Loop at Midtown ("preleasing)	2 West Franklin St	86.7%	0.85	2025	36	4	892	52.8%	\$1,562	\$2.42	\$2,286		\$3,050	\$2.17	\$2,328	\$2.35
Comp Averages		73%	0.35	1996	62	4	763	94%	\$1,320	\$2.17	\$1,726	\$1.91	\$2,335	\$1.85	\$1,623	\$2.00

90 DAY LEASING TRENDS

	Iron House Apartments		Cornish Brewery		The Loop at Midtown		Eagle Mill Lofts		Grace & Monroe		Coliseum Lofts		1510 W Lofts		The Biggs Building		Comps Avg	
Management Company	Levco Management		University Property		Gallery Residential		Pondok Management		Landmark Property Services		Atrium Management		Peak Property Management		Thalhimer Multifamily			
1BR Rents																		
30-Day Avg	\$1,096	\$1.91			\$1,562		\$1,181	\$2.18	\$1,139	\$2.36	\$1,276	\$2.40	\$1,185	\$1.55	\$1,299	\$2.37	\$1,274	\$2.21
60-Day Avg	\$1,141	\$1.95	\$1,400	\$1.87	\$1,607	\$2.41	\$1,210	\$2.28	\$1,139	\$2.36	\$1,275	\$2.49	\$1,174	\$1.67	\$1,308	\$2.39	\$1,302	\$2.21
90-Day Avg	\$1,133	\$1.98	\$1,363	\$1.87	\$1,485		\$1,210	\$2.28	\$1,160	\$2.25	\$1,275	\$2.49	\$1,174	\$1.67	\$1,305	\$2.38	\$1,282	\$2.18
2BR Rents																		
30-Day Avg	\$1,699	\$1.46	\$1,650	\$2.06			\$1,362	\$1.73	\$1,568	\$1.89	\$1,622	\$2.24	\$1,388	\$1.80	\$1,666	\$1.84	\$1,533	\$2.00
60-Day Avg	\$1,623	\$1.81	\$1,673	\$2.06	\$2,192		\$1,350	\$1.80	\$1,530	\$1.96	\$1,650	\$2.16	\$1,375	\$1.71	\$1,681	\$1.80	\$1,525	\$1.98
90-Day Avg	\$1,623	\$1.81	\$1,673	\$2.06	\$2,190		\$1,350	\$1.80	\$1,514	\$1.98	\$1,650	\$2.16	\$1,413	\$1.72	\$1,676	\$1.80	\$1,524	\$1.98
3BR Rents																		
30-Day Avg	\$1,699	\$1.32			\$217	\$1,792	\$1.49	-	-	\$2,129	\$2.08	-		-	-	-	\$2,324	\$1.91
60-Day Avg	\$1,699	\$1.40			\$217	\$1,810	\$1.51	-	-	\$2,274	\$2.20	-	-	-	-	-	\$2,378	\$1.96
90-Day Avg	\$1,699	\$1.40			\$217	\$1,810	\$1.51	-	-	\$2,274	\$2.20	-	-	-	-	-	\$2,378	\$1.96

THE VCU LEASING CYCLE

Winter / Early Spring

Students start exploring options. VCU Off-Campus Student Services holds work-shops, "tips & tricks" events, roommate mixers.

Spring

The leasing market picks up heavily. Many leases for August move-in are advertised in this window. Decisions are made, deposits and applications start. Students often commit to 12-month or academic year leases around this time.

Summer

Finalizing moves, checking in, possibly negotiating shorter term or subleases. August is the move-in point for many leases that were agreed earlier. Some leases may start in Summer if students want to stay early.

Fall

New semester begins. Some students move in if leases start right before classes. Later leases or subleases may pop up for people who changed plans. After August move-ins, saavy landlords can offer short-term leases while remaining on schedule for the summer leasing season





1309 W. Broad St

2) 1322 W. Broad St

4) Liberty Circle Apartments
1600 Mondument Ave

6) The Biggs Building
900 W. Marshall St

8) Grace & Monroe Apartments
401 W. Grace St

10) 805W Lofts
805 W. Cary St

1) Coliseum Lofts
1335 W. Broad St

3) 1510 W Lofts
1510 W. Broad St

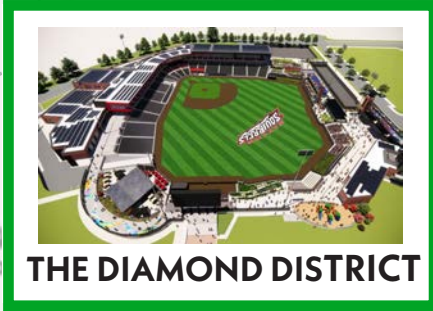
5) Cornish Brewery Apartments
1201 W. Clay St

7) 1005 Grove Ave @ VCU
1005 Grove Ave

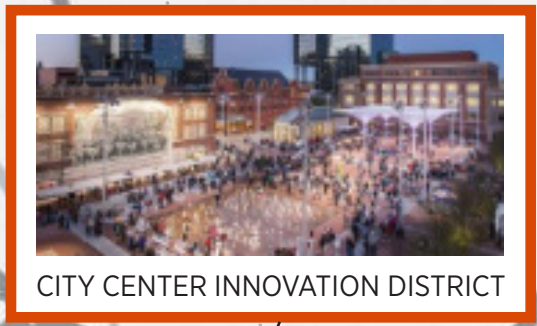
9) Park Plaza @ Belvidere
515 W. Franklin St

11) The Loop at Midtown
2 W. Franklin St

- 35 Apartments
Redeveloped 2007
- 112 Apartments
Renovated 2015
- 20 Apartments
Renovated 2015
- 17 Apartments
Renovated 2010
- 137 Apartments
Renovated 2015
- 37 Apartments
Renovated 2005
- 66 Apartments
Renovated 2005
- 36 Apartments
Built 1937
- 57 Apartments
Renovated 2015
- 92 Apartments
Built 2003
- 103 Apartments
Built 2019
- 36 Apartments
Renovated 2025



THE DIAMOND DISTRICT



CITY CENTER INNOVATION DISTRICT





















































CENTER FOR ARTS & INNOVATION @ VCU

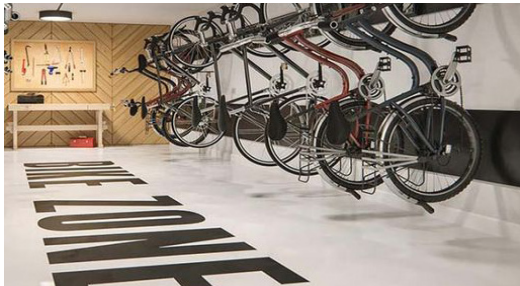


CoStar™ CORPORATE CAMPUS











































































COMMUNITY AMENITIES

	Iron House Apartments	Cornish Brewery	The Loop at Midtown	Grace & Monroe	Coliseum Lofts	1510 W Lofts	Biggs Building	1805 W Lofts	1322 W Broad	1005 Grove	Liberty Circle	Park Plaza @ Belvidere
24-Hour Maintenance												
Bike Storage												
Community Wifi												
Controlled Access												
Extra Storage Space												
Fitness Center												
Grilling Area												
Package Receiving												
Pets Allowed												
Pool												



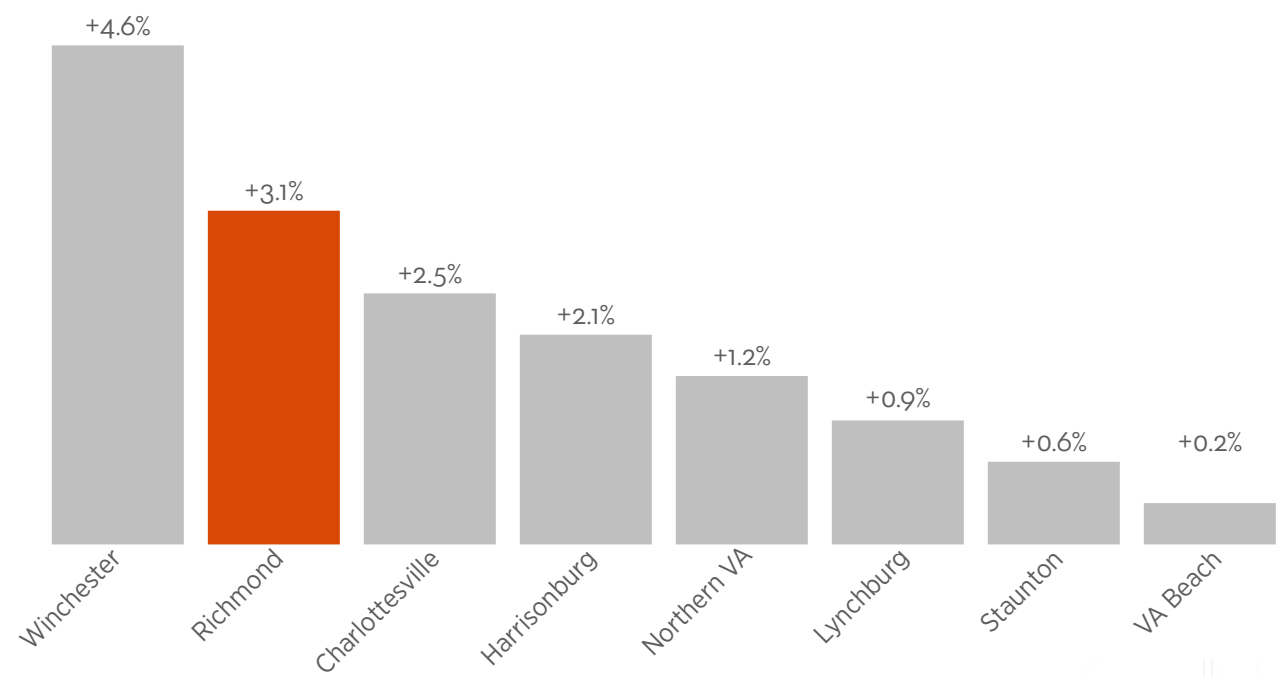
UNIT AMENITIES

	Iron House Apartments	Cornish Brewery	The Loop at Midtown	Grace & Monroe	Coliseum Lofts	1510 W Lofts	Biggs Building	1805 W Lofts	1322 W Broad	1005 Grove	Liberty Circle	Park Plaza @ Belvidere
All Utilities Included												
Ceiling Fan												
Dishwasher												
Hardwood Floors												
High Ceilings												
Internet Included												
Patio / Balcony												
Stainless Steel Appliances												
Walk-In Closets												
Washer / Dryer In-Unit												



RVA

The Richmond Metropolitan Statistical Area (MSA) in Virginia encompasses the city of Richmond and surrounding counties, with a population of approximately 1.37 million people as of 2025. Over the past two decades, the Richmond region has grown by approximately 30%, adding nearly 400,000 residents.



39 MEDIAN AGE

85% HIGH SCHOOL + EDUCATION

\$82K MEDIAN HH INCOME

#1 STATE FOR BUSINESS
2024
Source: CNBC

#1 TOWN TO VISIT IN THE U.S.
2024
Source: CNN Travel

#1 STATE FOR EDUCATION
2024
SOURCE: CNBC



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IRON HOUSE

A P A R T M E N T S