

FOR SALE



20 06
ONE SOUTH
COMMERCIAL

Petersburg 7-Pack Single Family Rental Portfolio

 **\$1,150,000**



ONE SOUTH COMMERCIAL pleased to present the exclusive opportunity to acquire a fully renovated, stabilized portfolio of seven single-family rental homes located in Petersburg and the immediate surrounding area.

- **1211 Bland Street, Petersburg, VA 23803**
- **1931 Richmond Avenue, Petersburg, VA 23803**
- **21006 Butler Court, South Chesterfield, VA 23803**
- **2131 North Whitehill Drive, Petersburg, VA 23803**
- **26 Spring Street, Petersburg, VA 23803**
- **48 Gibbons Avenue, Petersburg, VA 23803**
- **609 South Adams Street, Petersburg, VA 23803**

PORTFOLIO STATS



3BD/1BA
AVG. BED/BATH COUNT



1,062 SF
AVG. SQUARE FOOTAGE



\$1,637
AVG. MONTHLY RENT

Turnkey Investment Offering Strong In-Place Cash Flow in a Rapidly Improving Market

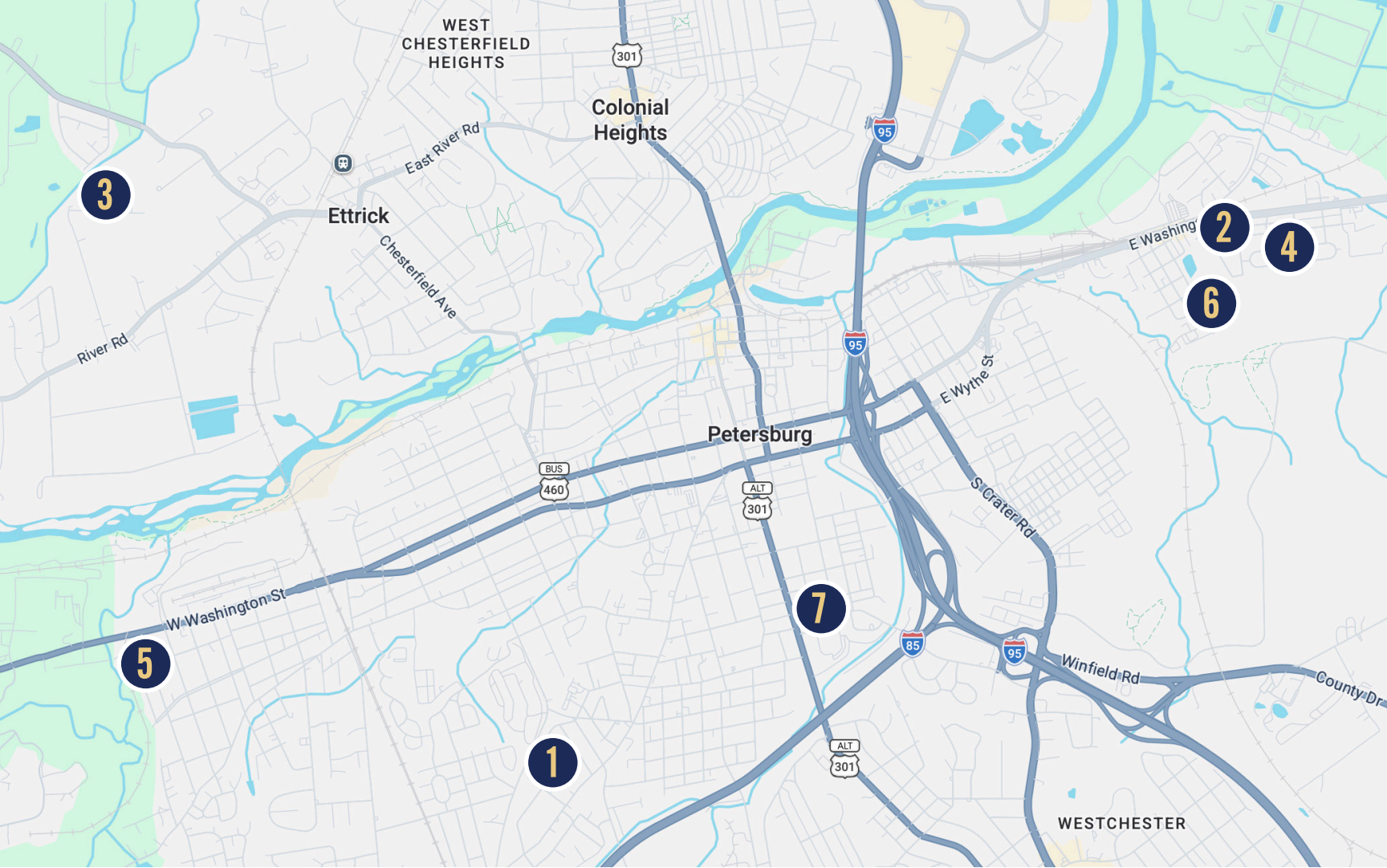
Over the past two years, the current ownership has executed a comprehensive renovation strategy, transforming these assets from distressed condition into well-positioned, income-producing properties. Capital improvements include updated interiors, LVP flooring, modernized kitchens and baths, and the installation of central HVAC systems across all homes—a significant upgrade for this asset class. Most units also feature washer/dryer hookups, further enhancing tenant appeal and long-term retention.

The portfolio is currently 100% occupied, generating strong in-place rental income with an attractive average rent per unit. This offering provides investors with day-one cash flow supported by a stabilized rent roll, while minimizing near-term capital expenditure risk due to recent renovations.

Strategically located just south of Richmond, Petersburg continues to gain momentum as an emerging investment market. The area benefits from increasing renter demand driven by affordability, accessibility to major employment centers, and ongoing economic development initiatives—including the planned Live! Casino & Hotel Virginia project and continued revitalization of the historic downtown corridor. These factors position the market for continued rent growth and long-term appreciation.

This portfolio presents an ideal opportunity for investors seeking scale in a growing submarket, with the ability to capture both strong yield and future upside. Whether for a private investor or a group looking to expand a single-family rental platform, this offering delivers a compelling combination of stability, quality, and growth potential.





MAP

2 1931 Richmond Avenue
Petersburg, VA 23803

5 26 Spring Street
Petersburg, VA 23803

3 21006 Butler Court
South Chesterfield, VA 23803

6 48 Gibbons Avenue
Petersburg, VA 23803

1 1211 Bland Street
Petersburg, VA 23803

4 2131 North Whitehill Drive
Petersburg, VA 23803

7 609 South Adams Street
Petersburg, VA 23803



1211 Bland Street, Petersburg, VA 23803

PID#:	045270009	ACREAGE	0.103
ZONING	R-2	YEAR BUILT	1960
SQUARE FT	1,073 SF	BD/BA	3 BD/1 BA



1931 Richmond Avenue, Petersburg, VA 23803

PID#:	004200804	ACREAGE	0.172
ZONING	R-2	YEAR BUILT	2004
SQUARE FT	1,386 SF	BD/BA	4 BD/2 BA



21006 Butler Court, South Chesterfield, VA 23803

PID#:	790-61-22-36-600-000	ACREAGE	0.318
ZONING	R-7	YEAR BUILT	1978
SQUARE FT	1,056 SF	BD/BA	3 BD/1.5 BA



2131 North Whitehill Drive, Petersburg, VA 23803

PID#:	004250008	ACREAGE	0.135
ZONING	R-2	YEAR BUILT	1957
SQUARE FT	924 SF	BD/BA	3 BD/1 BA



26 Spring Street, Petersburg, VA 23803

PID#:	027070009	ACREAGE	0.101
ZONING	R-2	YEAR BUILT	1950
SQUARE FT	720 SF	BD/BA	2 BD/1 BA



48 Gibbons Avenue, Petersburg, VA 23803

PID#:	004180006	ACREAGE	0.126
ZONING	R-2	YEAR BUILT	1954
SQUARE FT	1,080 SF	BD/BA	4 BD/1 BA



609 South Adams Street, Petersburg, VA 23803

PID#:	031150025	ACREAGE	0.037
ZONING	R-2	YEAR BUILT	1920
SQUARE FT	1,200 SF	BD/BA	3 BD/1.5 BA



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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