Classic Fan District Triplex Steps from VCU

Premier Fan District Multifamily Opportunity with Significant Rental Upside

EXCLUSIVE LISTING

FOR SALE

ONE SOUTH COMMERCIAL 2008

1300 FLOYD AVE

RICHMOND, VA 23221

$975,000

PROPERTY HIGHLIGHTS

- ✓ PRIME FAN DISTRICT LOCATION NEXT TO VCU
- ✓ SPACIOUS UNIT MIX FEATURING (2) 1BD APARTMENTS & (1) 2BD/2BA APARTMENT
- ✓ SIGNIFICANT RENTAL UPSIDE WITH BELOW-MARKET IN-PLACE RENTS
- ✓ RECENT CAPITAL IMPROVEMENTS INCLUDING UPDATED ROOF, WINDOWS, KITCHENS & HOT WATER HEATERS
- ✓ GREAT WALKABLE NEIGHBORHOOD

TOM ROSMAN | 804.539.3017
tom.rosman@onesouthcommercial.com

JUSTIN SLEDD | 804.307.4060
justin.sledd@onesouthcommercial.com

One South Commercial is pleased to present the exclusive listing for 1300 Floyd Avenue in Richmond.

Positioned on one of Richmond's most iconic residential neighborhoods – the Fan, 1300 Floyd Avenue presents a rare opportunity to acquire a classic Fan District triplex directly adjacent to Virginia Commonwealth University. This stately brick property blends historic Richmond architecture with strong in-place cash flow and substantial rental upside.

The property features three spacious apartment homes with an attractive unit mix ideal for students, young professionals, and long-term tenants seeking walkability to VCU, Carytown, the Fan's restaurant scene, and downtown Richmond employment centers. The unit mix consists of a large one-bedroom apartment on the first floor with updated kitchen finishes, a spacious two-bedroom/two-bathroom apartment on the second floor, and a charming one-bedroom apartment occupying the third floor. All three units offer strong natural light, historic character, and layouts well suited for the urban renter profile driving demand throughout the Fan District.

Current ownership has completed several meaningful capital improvements including new thermal sash windows, updated kitchens and appliances, new hot water heaters, and a recently completed modified flat roof with copper flashing. The property has been well maintained while still offering investors the opportunity to increase rents significantly over time.

Current rents are considered substantially below market for renovated Fan District apartments within immediate proximity to VCU that include all utilities.

QUICK FACTS	
ADDRESS	2800 Park Avenue, Richmond, VA 23221
PID	W0000457013
ZONING	R-6
LOT SIZE	0.0679 AC
GBA	3,286 SF
YEAR BUILT	1922
UNITS	3
YEAR BUILT	1910
PRICE	$975,000

ONE SOUTH COMMERCIAL

Additional Property Information

Unit	Layout	Current Rent
First Floor	Large 1 Bedroom	$1,550
Second Floor	2 Bedroom / 2 Bathroom	$1,750
Third Floor	1 Bedroom	$1,200

Current Gross Income: Approx. $53,217 annually

Estimated Expenses: Approx. $22,500 annually

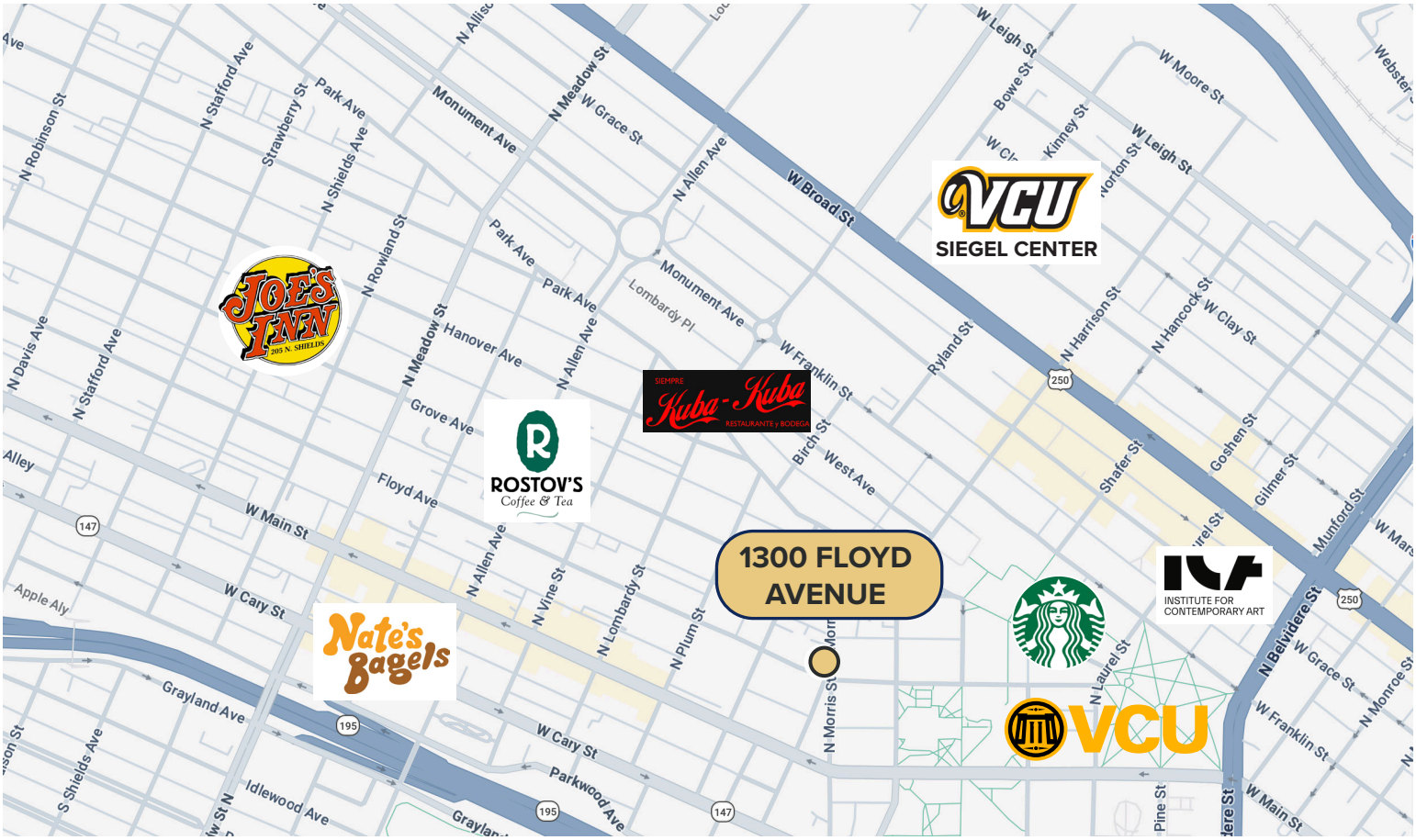
Utility Information:
Full Services Leases. Landlord Pays All Utilities.

- Electric: Approx. $300/month
- Water/Sewer/Gas/Trash: Approx. $340/month

20 08
ONE SOUTH
COMMERCIAL

20 08
ONE SOUTH
COMMERCIAL

ONE SOUTH COMMERCIAL



THE FAN DISTRICT

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU's Monroe Park Campus. Bounded by Broad Street, the Boulevard, the Downtown Expressway and Belvidere, the Fan is one of Richmond's most striking and engaging urban neighborhoods.

The Fan was largely developed in the early 1900's and remains one of the city's most walkable and pedestrian friendly places to live. The density and mixed-use nature of the Fan means cultural, entertainment, and dining options are located within the district and this unique blend is one of the Fan's most appealing attributes.

The Fan's strategic location within Richmond means that the best of the city's culture and entertainment is never far away. Located along the Fan's western border, the Boulevard corridor is home to some of the best of Richmond's arts and culture. The famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are all conveniently located within walking distance of each other. In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as the Bow Tie Theater and The Diamond, home to the Flying Squirrels baseball club (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the Altria Theatre, Dominion Energy Center/Carpenter Center, the Institute of Contemporary Art (ICA), and The National are located immediately east of the Fan in the heart of VCU and in the Downtown district.

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 AGENTS

TOM ROSMAN | 804.539.3017

tom.rosman@onesouthcommercial.com

JUSTIN SLEDD | **804.307.4060**

justin.sledd@onesouthcommercial.com