

Jefferson South of the James

1800 BOYDTON PLANK ROAD | PETERSBURG, VA 23805

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MULTI FAMILY INVESTMENT SALE >

DUE DILIGENCE SITE:
www.jsoj-sale.com

PROPERTY FEATURES

- > Recently renovated/stabilized 200 unit apartment community
- > One, two & three bedrooms
- > 14.69 acres
- > Built in 1974 and renovated in 2016/2017
- > Gated community with on-site maintenance, courtesy patrol, clubhouse, picnic area and courtyard
- > Easy access to I-85, I-95, Southpark Mall, Fort Lee Military Base and Olde Towne Petersburg with shopping, dining and activities nearby
- > 91% leased
- > NOI (stabilized) \$966,289

RECENT CAPITAL IMPROVEMENTS

- > New roofs on 4 buildings
- > New underground waterlines from mains to all buildings
- > Substantial work on siding and gutters
- > New HVAC units in 150 units
- > New electric hot water heaters in 150 units
- > Substantial repairs to storm water drainage system
- > Water proofed foundations on 5 buildings

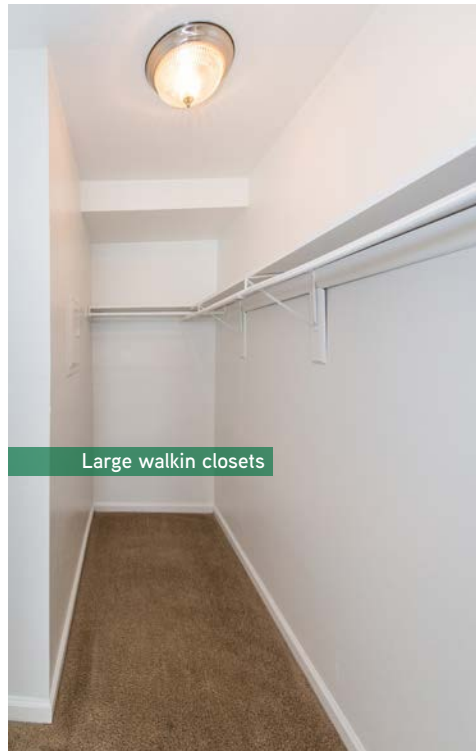
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Richmond, VA 23226
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PROPERTY DETAIL



New laminate flooring



Large walkin closets



New countertops



New carpet throughout

APARTMENT HOME FEATURES

- › Washer/Dryer
- › Central Air/Heat
- › Cable ready
- › Dishwasher
- › Garbage disposal
- › Formica countertops
- › Laminate flooring
- › Carpeting
- › Ceramic tile flooring
- › Walk-in closets
- › Linen closet
- › Window coverings
- › One central mail system

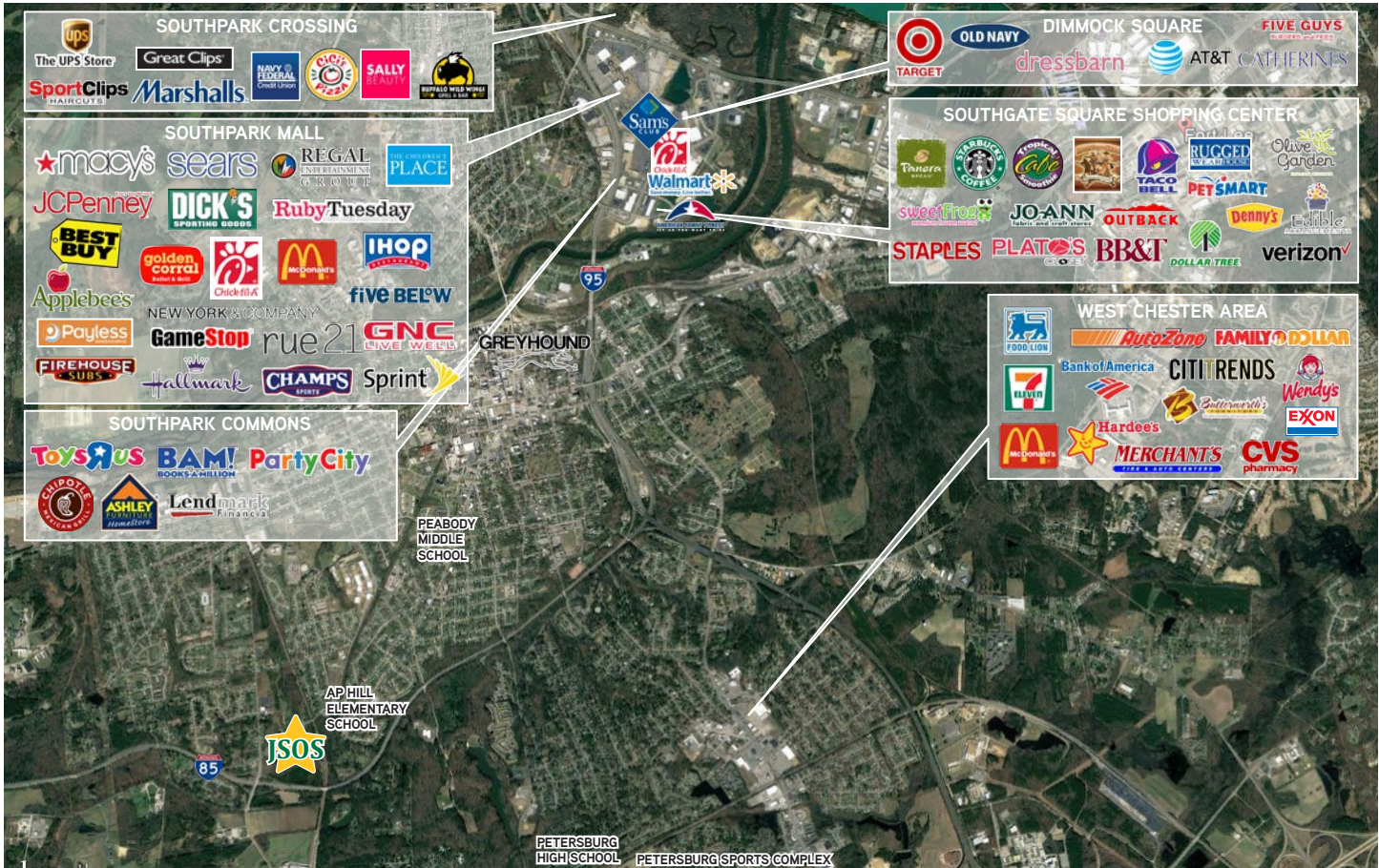
OPPORTUNITY TO
UPGRADE THE
CLUBHOUSE, ADD
AMENITIES AND
INCREASE RENTS!



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AERIAL

SOUTHPARK MALL (5.8 MILES AWAY & OTHER RETAILERS)



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