





Crossways I & II

Market: Chesapeake, VA

Opportunity: Two-story, 213,955 SF ofc.

bldg., 100% leased to four tenants with 3.5 years of WALT and 6/1,000 parking

Status: Pre-Marketing

Contact: Eric Robison



Hamilton Beach & Waterfront Plaza

Market: Richmond, VA

Opportunity: Two bldg, class A office HQ

for Hamilton Beach Brands w/ 11.4 years of WALT

Status: Pre-Marketing

Contact: Eric Robison



7300 Ashlake Parkway

Market: Chesterfield, VA

Opportunity: 27,606 SF MOB, 100%

leased to four tenants with significant remain-

ing lease term

Status: Pre-Marketing

Contact: Catharine Spangler



Deep Run 3

Market: Richmond, VA

Opportunity: 98% occupied, 355,449 SF Class-A office space | For-

tune 500 tenant anchored

Status: Marketing

Contact: Eric Robison



1969 Lee Highway

Market: Bristol, VA

Opportunity: Vacant 50,000 SF, value add office bldg on 15

acres

Status: Marketing

Contact: Bo McKown



Northeastern Professional Center

Market: Elizabeth City, NC

Opportunity: Value-add 32,047 SF

medical office

Status: Marketing

Contact: Clark Simpson



One Shockoe Plaza

Market: Richmond, VA

Opportunity: Adaptive reuse, 120k

SF, 100% single leased

credit tenant

Status: Marketing

Contact: Eric Robison



Glen Forest Office Portfolio

Market: Richmond, VA

Opportunity: 11 bldg. 567,000 SF,

86% leased office portfolio

Status: Negotiating Contract

Contact: Fric Robison



Dominion Business Center

Market: Chesapeake, VA

Opportunity: 19,585 SF multitenant

ofc bldg & 33,955 SF multi-tenant flex bldg

Status: Under Contract
Contact: Clark Simpson



1300 MacTavish

Market: Richmond, VA

Opportunity: 53,395 SF mixed-use bldg; redevelopment

potential, 1.81 ac

Status: Sold for \$10,800,000

Date | Contact: Aug-21 | C.Spangler



Brookfield Commons

Market: Richmond, VA

Opportunity: Newly renovated, 100%

leased, 94,598 SF med ofc bldg, 11 yrs WALT

Status: Sold for \$32,500,000

Date | Contact: June-21 | E. Robison



Moorefield & Boulders Business Park

Market: Richmond, VA

Opportunity: Five building, core-plus,

414,322 SF, 87% leased office portfolio

Status: Sold for \$39,500,000

Date | Contact: June-21 | E. Robison



Edgeworth Building

Market: Richmond, VA

Opportunity: 140,573 SF iconic,

adaptive reuse office

building in CBD

Status: Sold for \$29,500,000

Date | Contact: Feb-21 | E. Robison



5215 Monticello Avenue

Market: Williamsburg, VA

Opportunity: 11,744 SF multi-tenant

medical office

Status: Sold for \$7,700,000

Date | Contact: Dec-20 | C. Spangler

INDUSTRIAL

Current Investment Offerings - Over \$450 Million in Market and Under Contract



Hillphoenix Distribution Center

Market: Richmond, VA

Opportunity: 375,000 SF STNL

warehouse & distribution building

Status: Pre-Marketing

Contact: Bo McKown



Crossways Commerce Center I & II

Market: Chesapeake, VA

Opportunity: Three bldg, 100% leased, 525,082 SF

ind/flex portfolio

Status: Sold for \$61,050,000

Date | Contact: May-21 | E. Robison



1537 Air Rail Drive

Market: Virginia Beach, VA

Opportunity: 320,000 SF Class A STNL distribution

bldg on 18.39 ac

Status: Sold for \$21,695,000

Date | Contact: Nov-20 | E. Robison



2700 Reef Court

Market: Virginia Beach, VA

Opportunity: Short-term vacation

rental portfolio in highly desirable resort area in Virginia Beach, VA

Status: Pre-Marketing

Contact: Clark Simpson



911-915 Spotswood Avenue

Market: Norfolk, VA

Opportunity: 18 condominiums in

the historic Ghent neighborhood of

Norfolk

Status: Pre- Marketing

Contact: Clark Simpson



1285 Enterprise Drive

Market: Lynchburg, VA

100% leased mixed used Opportunity:

building w/ three apts &

first floor cre

Status: Marketing

Contact: Clay Taylor, CCIM



Ridgeview Apartments

Market: Blacksburg, VA

96-unit market-rate Opportunity:

apt community w/ sig value add potential

Status: Under LOI

Contact: Clay Taylor, CCIM



Roanoke, VA

Three property, 34

family portfolio

Clay Taylor, CCIM

Marketing

unit value-add multi-

Roanoke Selection

Market:

Status:

Contact:

Opportunity:

Market: Hampton, VA

136 unit, value-add Opportunity:

multifamily commu-

nity

Status: Under LOI

Contact: Clark Simpson



Central Mobile Home Park

Market: Norfolk, VA

Opportunity: 78 Pad mobile home park, city water/sew-

er sub metered

Status: **Under Contract**

Contact: Clark Simpson



Tomlin Apartments

Market: Norfolk, VA

Opportunity: 26 unit, value-add

nity

apartment commu-

Under Contract Status:

Clark Simpson Contact:



Staunton Collection

Market: Staunton, VA

Opportunity: Six property, 88 unit

multifamily portfolio

Status: **Under Contract**

Contact: Clay Taylor, CCIM



Jefferson Ridge & the Lynchburg Collection

Market: Lynchburg, VA

Opportunity: Five property, 123 unit multifamily portfolio +

development land

Status: Under Contract

Contact: Clay Taylor, CCIM



Cornerstone Apartment Portfolio

Market: Lynchburg, VA

Opportunity: Three bldg, 68 units

plus 30 self-storage units near Liberty

Univ.

Status: Under Contract



Pembroke Pines

Market: Hampton, VA

Opportunity: 42 garden-style apts,

remodeled value-add opportunity

Status: Sold for \$2,890,000

Date | Contact: June-21 | C. Simpson



Birchwood Apts & AAA Storage Portfolio

Market: Wytheville, VA

Opportunity: 60 apt units, 139 self

storage units & 1,800 SF free-standing ofc bldg

Status: Sold for \$4,200,000

Date | Contact: May-21 C. Taylor, CCIM



Turnpike Townhomes

Market: Danville, VA

Opportunity: 100-unit apt community built in 2008 + develop-

ment land

Status: Sold for \$7,850,000

Date | Contact: May-21 | C. Taylor, CCIM



Edison Apartments

Market: Portsmouth, VA

Opportunity: 94% leased, 16-unit,

value-add opportu-

nity

Status: Sold for \$1,000,000

Date | Contact: Mar-21 | C. Simpson



Princess Court Apartments

Market: Norfolk, VA

Opportunity: 30 unit value-add

nity

apartment commu-

Status: Sold for \$1,960,000

Date | Contact: Mar-21 | C. Simpson



Skyler Cove

Market: Portsmouth, VA

Opportunity: 94% leased, 18-unit,

opportunity

Status: Sold for \$1,075,000

Date | Contact: Dec-20 | C. Simpson



City View Row | Lots 9 & 10

Market: Richmond, VA

Opportunity: Brand new, best-

in-class duplexes,

four-units

Status: Sold for \$1,400,000

Date | Contact: Sept-20 | C. Spangler

MULTIFAMILY

Current Investment Offerings - Over \$450 Million in Market and Under Contract



Oakdale Farms Apartments

Market: Norfolk, VA

Opportunity: 16 1BR/1BA units,

value-add apartment

community

Status: Sold for \$875,000

Date | Contact: Sept-20 | C. Simpson



Multifamily Investment Portfolio

Markets: Lynchburg & Salem, VA

Opportunity: 720 units, five property portfolio w/ val-

ue- add opportunity

Status: Sold for \$49,500,000

Date | Contact: Nov-20 | C. Taylor, CCIM



Ballentine Lofts

Market: Norfolk, VA

Opportunity: 24 unit loft style apts,

hisotric renovation (Sold w/Fort Tar Lofts)

Status: Sold for \$6,100,000

Date | Contact: Nov-20 | C. Simpson



Fort Tar Lofts

Market: Norfolk, VA

Opportunity: 14 unit loft style apt

bldg, (Sold w/Ballentine Lofts)

Status: Sold for \$6,100,000

Date | Contact: Nov-20 | C. Simpson



Shops at Phillips Circle

Market: Lynchburg, VA

Opportunity: Newly constructed

11,376 SF, 50% leased retail strip center

Status: Pre-Marketing

Contact: Catharine Spangler



Portsmouth Station

Market: Manassas, VA

Opportunity: 147,000 SF, grocery an-

chored, REO opp. slated for 9/15 Ten-X auction

Status: Pre-Marketing

Contact: Catharine Spangler



Chatham Centre

Market: Danville, VA

Opportunity: 100% leased medical/

office center anchored by Davita | 5.2 years of

WALT

Status: Marketing

Contact: Bo McKown



Golds Gym Plaza

Market: Richmond, VA

Opportunity: 98% leased, Regal

Cinemas and Gold's Gym anchored center

Status: Marketing

Contact: Catharine Spangler



Rio Road Shops

Market: Charlottesville, VA

Opportunity: 100% leased, 14,696 SF

shadow-anchored strip; diverse nat'l tenant mix

Status: Under LOI

Contact: Catharine Spangler



Freedom Plaza

Market: Charlottesville, VA

Opportunity: 100% leased, shadow

anchored, 10,296 SF retail strip

Status: Under Contract

Contact: Catharine Spangler



Midlothian Crossing

Market: Richmond, VA

Opportunity: 96% Leased Big Lots anchored center with

proven operating history

Status: Under Contract

Contact: Catharine Spangler



South Crater Square

Market: Petersburg, VA

Opportunity: Walmart shadow an-

chored center with high performing Rose's

Status: Under Contract

Contact: Catharine Spangler



Pinehill Plaza

Market: Petersburg, VA

Opportunity: OZ redevelopment

across from Southside Regional hospital

Status: Under Contract

Contact: Catharine Spangler



Shops at Railey Hill

Market: Richmond, VA

Opportunity: 100% leased unanchored retail strip with

below market rents

Status: Under Contract

Contact: Catharine Spangler



Harbour View Shoppes

Market: Suffolk, VA

Opportunity: 100% leased, 17,774

SF retail strip center

Status: Sold for \$6,800,000

Date | Contact: Aug 21 | C. Simpson



Ice Zone Shops

Market: Richmond, VA

Opportunity: 100% leased, 62,657

SF neighborhood

center

Status: Sold for \$8,320,000

Date | Contact: July-21 | C.Spangler



Carter's Crossing

Market: Fredericksburg, VA

Opportunity: 100% leased, 40,617 SF

Target shadow anchored ctr along I-95 corridor

Status: Sold for \$8,525,000

Date | Contact: June-21 | C.Spangler



Barracks Road Shops

Market: Charlottesville, VA

Opportunity: Newly constructed, 10,858 SF ctr; most prom-

inent corner in market

Status: Sold for \$8,750,000

Date | Contact: May-21 | C.Spangler



The Shoppes at River Forest

Market: Chester, VA

Opportunity: 82% leased, 30,720

SF value-add strip ctr shadowed by Walmart

Status: Sold for \$6,000,000

Date | Contact: Feb-21 | C. Spangler



Warsaw Village

Market: Warsaw, VA

Opportunity: 60,100 SF Food Lionanchored shopping

center

Status: Sold for \$3,750,000

Date | Contact: Sept-20 | C. Simpson



Obici Shops

Market: Suffolk, VA

Opportunity: 7,600 SF retail center on 1.46 ac lot; Built in

2018

Status: Sold for \$2,725,000

Date | Contact: Aug-20 | C. Simpson



Sheetz

Market: Charlottesville, VA

Opportunity: Absolute NNN, 15-year

ground leased Sheetz, slated for 4Q21 delivery

Status: Marketing

Contact: Catharine Spangler



Starbucks & Wells Fargo (ATM)

Market: Charlottesville, VA

Opportunity: New STNL Starbucks

> & Wells Fargo ATM at Main & Main location

Status: Marketing

Contact: Catharine Spangler



Drive Shack

Market: Richmond, VA

20-yr ground lease with Opportunity:

> annual escalations, leased to Drive Shack, (NYSE:DS)

Status: Marketing





Valvoline

Market: Richmond, VA

Brand new 15 year Opportunity:

> ground leased Valvoline slated for 4Q2021

delivery

Status: Under LOI

Contact: Catharine Spangler



Virginia Cardiovascular

Market: Midlothian, VA

Opportunity: 6,000 STNL MOD

> with a newly recast 10 yr lease with VA cardiovascular

Status: **Under Contract**

Contact: Catharine Spangler



260 Boush Street

Norfolk, VA Market:

Opportunity: 37,065 SF 1st floor

condo w/ 99 parking

spaces

Under Contract Status:

Contact: Catharine Spangler



Goodwill

Market: Suffolk, VA

Built in 2005. 9+ years Opportunity:

of term remaining. 6.24% cap rate

Under Contract Status: Contact: Clark Simpson



Care Advantage, Inc.

Richmond, VA Market:

Opportunity: STNL Care Advantage

with sevenyrs of term & corporate guarantee

Status: Sold for \$532,000 Date | Contact: May-21 | Bo McKown



Family Dollar - Norfolk

Market: Norfolk, VA

Opportunity: Newly constructed w/

> corporate guarantee, 10 yr term

Status: Sold for \$2,470,000

Date | Contact: Apr-21 | C. Spangler



Aspen Dental

Market: Suffolk, VA

Opportunity: Brand new 3,500 SF NNN leased with 10

yrs of term

Status: Sold for \$2,450,000

Date | Contact: Dec-20 | C. Simpson



Family Dollar - Chesapeake

Market: Chesapeake, VA

Opportunity: 8,320 SF, newly constructed, corp guaran-

tee w/ 10-yr term

Status: Sold for \$1,788,000

Date | Contact: Nov-20 | C. Spangler



Davita Dialysis

Market: Prince George, VA

Opportunity: 7,200 SF brand new NNN lease, 10 yr

term

Status: Sold for \$2,200,000

Date | Contact: Oct-20 | C. Spangler

For more information, contact:

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