

CAPITAL MARKETS
Investment Offerings



INDUSTRIAL

Current Investment Offerings – Over \$415 Million in Market and Under Contract



Crossways Commerce Center I & II

Market: Chesapeake, VA

Opportunity: Three building, 525k SF infill portfolio; 5.8 years WALT; credit tenancy

Status: Marketing

Contact: Eric Robison



1290 Mt. Landing

Market: Tappahannock, VA

Opportunity: Vacant 287,000 SF distribution and manufacturing facility with heavy power in FTZ

Status: Marketing

Contact: Bo McKown



Norfolk Defense Manufacturing Center

Market: Norfolk, VA

Opportunity: Infill, 24K SF defense contractor HQ with heavy power

Status: Marketing

Contact: Bo McKown



OJG Distribution Center

Market: South Hill, VA

Opportunity: 635K SF regional distribution center

Status: Negotiating LOI

Contact: Bo McKown



Hampton Roads VA Core-Plus Portfolio

Market: Hampton, VA

Opportunity: Two building core-plus portfolio with 120,000 SF manufacturing bldg and 61,000 SF office bldg

Status: Negotiating LOI

Contact: Bo McKown



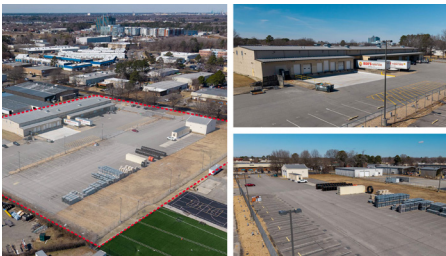
Lakeridge Logistics Center

Market: Richmond, VA

Opportunity: Newly constructed, core, two building, 250K SF shallow bay portfolio

Status: Under Contract

Contact: Bo McKown



Greenbrier Shallow Bay & IOS Portfolio

Market: Chesapeake, VA

Opportunity: Infill, multi-tenant outdoor storage portfolio with credit tenant roster and below market rents

Status: Under Contract

Contact: Bo McKown



Rowe Furniture Distribution Center

Market: Roanoke, VA

Opportunity: 378,000 SF, single tenant distribution center; 15-year absolute NNN lease

Status: Under Contract

Contact: Bo McKown



Airport Business Center

Market: Virginia Beach, VA

Opportunity: 65,000 SF shallow bay industrial asset near Port of Virginia and Norfolk International Airport

Status: Sold for \$10,600,000

Date | Contact: Oct-25 E.Robison & B.McKown

INDUSTRIAL

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Windsor V

Market: Richmond, VA

Opportunity: 100% leased Class A Flex Industrial asset located off I-95

Status: Sold for \$10,200,000

Date | Contact: Oct-25
E.Robison & B.McKown



Eastport Industrial Park

Market: Richmond, VA

Opportunity: Eight-building, 92% leased, 1M SF shallow bay portfolio near airport

Status: Sold for \$142,000,000

Date | Contact: Oct - 25
B.McKown & E.Robison



1100 Intervale

Market: Roanoke, VA

Opportunity: 170,000 SF single tenant distribution center with seven years of term, located off I-81

Status: Sold for \$11,550,000

Date | Contact: Oct-25 | B.McKown

OFFICE

Current Investment Offerings – Over \$415 Million in Market and Under Contract



Crossroads

Market: Roanoke, VA

Opportunity: Former Advance Auto HQ | 18 acre redevelopment opportunity

Status: Under Contract

Contact: Catharine Spangler



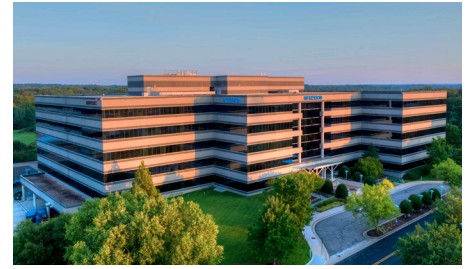
440 Monticello Avenue

Market: Hampton Roads, VA

Opportunity: \$45 million matured loan secured by a 259K SF, 59% leased trophy office tower

Status: Sold

Date | Contact: Nov-25 | E.Robison



Deep Run 3

Market: Richmond, VA

Opportunity: 355,253 SF, Class A office building, 83% leased, Fortune 500 tenant anchored

Status: Sold for \$31,000,000

Date | Contact: Sept-25 | E.Robison



1000 Boulders Parkway

Market: Richmond, VA

Opportunity: 100% leased medical office investment with 8.0 years of WALT

Status: Sold for \$9,000,000

Date | Contact: Jun-25 | B.McKown

MULTIFAMILY

Current Investment Offerings – Over \$415 Million in Market and Under Contract



Union Street Townhomes

Market: Salem, VA

Opportunity: 12 renovated apartments in desirable Salem, VA submarket

Status: Pre-Marketing

Contact: Clay Taylor, CCIM



The Flats at Rutgers

Market: Roanoke, VA

Opportunity: 102-unit workforce apartment community, significant renovations, assumable agency financing

Status: Marketing

Contact: Clay Taylor, CCIM



McCausland Ridge Apartments

Market: Lynchburg, VA

Opportunity: 114-unit value-add apartment community

Status: Under LOI

Contact: Clay Taylor, CCIM



Green Meadow Lane Apartments

Market: Rocky Mount, VA

Opportunity: 18-unit workforce housing community

Status: Sold for \$1,010,000

Date | Contact: Jun-26 | C.Taylor, CCIM



Roanoke Portfolio

Market: Roanoke, VA

Opportunity: Three property, multifamily portfolio in Roanoke County totaling 35 units

Status: Sold for \$3,051,500

Date | Contact: Mar-26 | C.Taylor, CCIM



Terrace North & South Apartments

Market: Roanoke, VA

Opportunity: Extended use LIHTC investment for 187-unit apartment community fully renovated in 2009 using historic tax credits

Status: Sold for \$7,000,000

Date | Contact: Dec-25 | C.Taylor, CCIM



Walnut Knoll Apartments

Market: Roanoke, VA

Opportunity: 18-unit renovated apartment community near Carillion

Status: Sold for \$1,710,000

Date | Contact: Oct-25 | C.Taylor, CCIM



Kerner Avenue Portfolio

Market: Salem, VA

Opportunity: Three building, 12-unit multifamily assemblage in Salem, VA

Status: Sold for \$1,324,575

Date | Contact: Oct-25 | C.Taylor, CCIM



Stonegate & Hounds Chase Apartments

Market: Roanoke, VA

Opportunity: 66-unit, two-property value-add apartment portfolio

Status: Sold for \$6,269,000

Date | Contact: Jul-25 | C.Taylor, CCIM

MULTIFAMILY

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The View at 777

Market: Salem, VA

Opportunity: Renovated 72-unit apartment community with attractive assumable financing

Status: Sold for \$8,910,000

Date | Contact: Jun-25 | C.Taylor, CCIM



Summercrest Apartments

Market: Waynesboro, VA

Opportunity: 92-unit value-add apartment community

Status: Sold for \$6,400,000

Date | Contact: May-25 | C.Taylor, CCIM



602 Day Ave SW

Market: Roanoke, VA

Opportunity: 17-unit apartment building in Roanoke's historic old SW neighborhood

Status: Sold for \$1,589,500

Date | Contact: Mar-25 | C.Taylor, CCIM

RETAIL

Current Investment Offerings – Over \$415 Million in Market and Under Contract



4914 W. Broad Street

Market: Richmond, VA
Opportunity: Near term, below market rents, directly across from Willow Lawn
Status: Marketing
Contact: Catharine Spangler



Kings Fairground Plaza

Market: Danville, VA
Opportunity: 69% leased Tractor Supply & Ollie's anchored center with upside
Status: Marketing
Contact: Catharine Spangler



Villages at Kiln Creek

Market: Yorktown, VA
Opportunity: 100% leased, service oriented neighborhood center, shadowed by high performing Kroger
Status: Under Contract
Contact: Catharine Spangler



Royal Plaza

Market: Front Royal, VA
Opportunity: 232,447 SF grocery anchored opportunity with significant upside
Status: Sold for \$22,500,000
Date | Contact: Mar-26 | C.Spangler



Shoppes at Forest Hill

Market: Richmond, VA
Opportunity: 100% leased unanchored strip center with staggered lease expirations
Status: Sold for \$2,650,000
Date | Contact: Jan-26 | C.Spangler



Shoppes at River Forest

Market: Richmond, VA
Opportunity: 95% leased Walmart Shadow Anchored strip center along primary commercial corridor
Status: Sold for \$8,875,000
Date | Contact: Nov-25 | C.Spangler



Emporia Marketplace

Market: Emporia, VA
Opportunity: High performing Food Lion anchored center with subdivided outparcel opportunity
Status: Sold for \$7,600,000
Date | Contact: Oct-25 | C.Spangler



Virginia Center Station

Market: Richmond, VA
Opportunity: 100% leased, Chipotle anchored strip center
Status: Sold for \$6,400,000
Date | Contact: Jun-25 | C. Spangler



Staples Mill Plaza

Market: Richmond, VA
Opportunity: 94% leased Food Lion anchored center with 10 years of anchor term
Status: Sold
Date | Contact: May-25 | C. Spangler

Current Investment Offerings – Over \$415 Million in Market and Under Contract



Airport Auto

Market: Charlottesville, VA
Opportunity: Long term sale leaseback opportunity with 40 year operator
Status: Marketing
Contact: Catharine Spangler



Tri-County Feeds

Market: Middleburg, VA
Opportunity: 15 year, absolute net sale leaseback
Status: Marketing
Contact: Catharine Spangler



CenterWell Senior Primary Care

Market: Newport News, VA
Opportunity: Newly constructed 10-yr CenterWell Senior Primary Care Clinic with corporate guaranty
Status: Marketing
Contact: Catharine Spangler



Family Dollar Portfolio

Market: Southwest, VA
Opportunity: Two newly constructed, net lease opportunities with fresh 10 year terms.
Status: Marketing
Contact: Catharine Spangler



Sandston Wawa

Market: Richmond, VA
Opportunity: Brand new, 20-year Wawa ground lease
Status: Under Contract
Contact: Catharine Spangler



5th Street Wawa

Market: Charlottesville, VA
Opportunity: Brand new, 20-year Wawa ground lease with escalations
Status: Sold for \$9,100,000
Date | Contact: May-26 | C.Spangler



Forest Hill Wawa

Market: Richmond, VA
Opportunity: Proven ground leased Wawa with 16.5 years of term remaining. 7% escalation in 2027
Status: Sold for \$5,000,000
Date | Contact: Apr-26 | C.Spangler



Wytheville First Bank and Trust

Market: Roanoke, VA
Opportunity: Absolute NNN leased bank branch with 12.5 years of term remaining
Status: Sold for \$2,650,000
Date | Contact: Mar-26 | C.Spangler



Dollar General & Chase Bank

Market: Raleigh, NC
Opportunity: Investment grade STNL Portfolio along dominant retail corridor
Status: Sold for \$5,900,000
Date | Contact: Apr-25 | C.Spangler

For more information, contact:

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