

CAPITAL MARKETS

# Investment Offerings





## OFFICE

### Current Investment Offerings – Over \$330 Million in Market and Under Contract



#### 555 Independence Blvd

**Market:** Virginia Beach, VA

**Opportunity:** 61,528 SF, Class-A office building built in 2013 and renovated in 2020 near Virginia Beach Town Center

**Status:** Marketing

**Contact:** Clark Simpson



#### Monticello Medical Building

**Market:** Williamsburg, VA

**Opportunity:** 9,500 SF, 100% occupied within the city limits

**Status:** Sold for \$1,175,000

**Date | Contact:** Oct-23 | E. Conradi



#### Eagle Village

**Market:** Fredericksburg, VA

**Opportunity:** 66,000 SF asset across from UMW, part of mixed-use development w/ student housing, hotel, and grocery anchored retail

**Status:** Marketing

**Contact:** Eric Robison



#### Fall Hill Office Building

**Market:** Fredericksburg, VA

**Opportunity:** Landmark HQ location, Ideal Owner/Investor Opportunity

**Status:** Sold for \$5,625,000

**Date | Contact:** Jun-23 | C. Spangler



#### Westerre I & II

**Market:** Richmond, VA

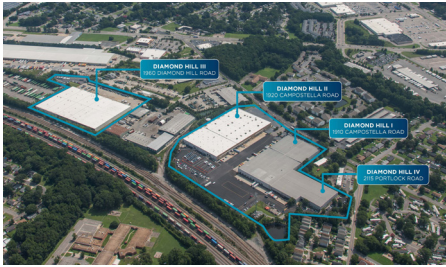
**Opportunity:** Two-building, 164,000 SF, Class-A office portfolio

**Status:** Sold for \$25,000,000

**Date | Contact:** Oct-23 | E. Robison

# INDUSTRIAL

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Diamond Hill Distribution Center

**Market:** Chesapeake, VA

**Opportunity:** Five building, 720,000 SF, multi-tenant distribution portfolio located in Bainbridge Industrial Park

**Status:** Under Contract

**Contact:** Eric Robison



### Port of Virginia Shallow Bay Portfolio

**Market:** Hampton Roads, VA

**Opportunity:** Four building, 665,000 SF, multi-tenant shallow bay industrial portfolio

**Status:** Under Contract

**Contact:** Eric Robison



### Atlas Roofing Corporation

**Market:** Martinsville, VA

**Opportunity:** 99,500, single-tenant industrial net leased investment

**Status:** Marketing

**Contact:** Clay Taylor, CCIM



### 4700 Bethlehem

**Market:** Richmond, VA

**Opportunity:** 171,000 SF, single credit tenant investment with large IOS component

**Status:** Sold for \$8,792,000

**Date | Contact:** Dec-23 | B. McKown



### Port of Virginia Distribution Portfolio

**Market:** Chesapeake, VA

**Opportunity:** Two-building, 334K SF distribution portfolio near Port of Virginia

**Status:** Sold for \$24,000,000

**Date | Contact:** Jun-23 | B. McKown



### Wistar Center

**Market:** Richmond, VA

**Opportunity:** Three building, flex/retail portfolio 100% leased to 20 tenants

**Status:** Sold for \$7,250,000

**Date | Contact:** May-23 | B. McKown



### Lansing Roanoke

**Market:** Roanoke, VA

**Opportunity:** 28,500 SF, single-tenant industrial NNN sale leaseback

**Status:** Sold for \$1,975,000

**Date | Contact:** May-23 | E. Robison



### Distribution Center at Meadowville

**Market:** Richmond, VA

**Opportunity:** Newly constructed, best in class, 353,044 SF, 100% leased distribution center

**Status:** Sold for \$37,500,000

**Date | Contact:** Mar-23 | E. Robison



### Lansing Building Products Portfolio

**Market:** National

**Opportunity:** Seven building, industrial portfolio with Lansing Building Products

**Status:** Sold for \$21,800,000

**Contact:** Feb-23 | E. Robison



# MULTIFAMILY

## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Rugby Station

**Market:** Charlottesville, VA

**Opportunity:** 26,650 SF mixed-use asset with 14 apartments and 15,810 SF of office space

**Status:** Marketing

**Contact:** Catharine Spangler



### Semmes by the James

**Market:** Richmond, VA

**Opportunity:** 7.3 acres, four city blocks in the heart of Manchester

**Status:** Marketing

**Contact:** Eric Robison



### Frontier Apartments

**Market:** Roanoke, VA

**Opportunity:** 194 unit garden apartment community

**Status:** Marketing

**Contact:** Clay Taylor, CCIM



### Ridgcrest Apartments

**Market:** Salem, VA

**Opportunity:** 106-Unit Independent Senior Living Community

**Status:** Pre-Marketing

**Contact:** Clay Taylor, CCIM



### Duplex Portfolio

**Market:** Roanoke, VA

**Opportunity:** 14, 2 bedroom, 1 bathroom townhouse-style units

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



### 1309 E. Cary

**Market:** Richmond, VA

**Opportunity:** Historic mixed-use property with 8 apartment units and 11,000 SF of creative office / retail space

**Status:** Marketing

**Contact:** Bo McKown



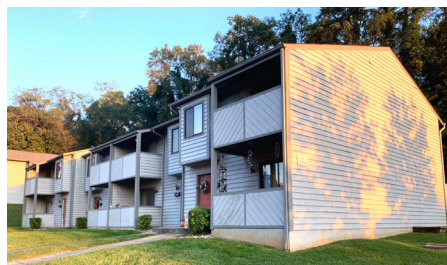
### Historic Shockoe Slip Portfolio

**Market:** Richmond, VA

**Opportunity:** Historic downtown portfolio with 30 apartments and 12,000 SF of creative office

**Status:** Sold for \$6,175,000

**Date | Contact:** Dec-23 | B. McKown



### Langdon Place / Briskwood Apartments

**Market:** Roanoke, VA

**Opportunity:** 41 unit, two-property value-add portfolio

**Status:** Sold for \$3,350,000

**Date | Contact:** Feb-23 | C. Taylor, CCIM



### Countryside Estates Apartments

**Market:** Roanoke, VA

**Opportunity:** 108 unit value-add apartment community in Roanoke, VA

**Status:** Sold for \$10,630,000

**Date | Contact:** Oct-22 | C. Taylor, CCIM



## RETAIL

### Current Investment Offerings – Over \$330 Million in Market and Under Contract



#### Cypress Point

**Market:** Hampton Roads, VA

**Opportunity:** Lender-owned, 42% leased retail center in Virginia Beach with redevelopment potential

**Status:** Marketing

**Contact:** Catharine Spangler



#### Parkside Marketplace

**Market:** Richmond, VA

**Opportunity:** 98% leased, 52,948 SF retail center with 26 tenants

**Status:** Under Contract

**Contact:** Catharine Spangler



#### Piney Forest Commons

**Market:** Danville, VA

**Opportunity:** 100% leased, 32,500 SF medical/retail center

**Status:** Under Contract

**Contact:** Clay Taylor, CCIM



#### The Corner Shops

**Market:** Richmond, VA

**Opportunity:** 100% leased retail strip at the corner of Midlothian Tpke and Huguenot Road

**Status:** Sold for \$4,800,000

**Date | Contact:** Nov-23 | C. Simpson



#### Broad Street Plaza

**Market:** Richmond, VA

**Opportunity:** 100% leased, retail center along W. Broad Street. Recently exercised Michael's renewal

**Status:** Sold for \$9,550,000

**Date | Contact:** Sept-23 | C. Spangler



#### Merchant's Walk

**Market:** Richmond, VA

**Opportunity:** 220,000 SF Food Lion anchored center along W. Broad Street

**Status:** Sold for \$18,400,000

**Date | Contact:** Sept-23 | C. Spangler



#### Tuckernuck Square

**Market:** Richmond, VA

**Opportunity:** Stabilized, 86,000 SF center in established corridor with outstanding demos

**Status:** Sold | Confidential

**Date | Contact:** Aug-23 | C. Spangler



#### Shops at Wellesley

**Market:** Richmond, VA

**Opportunity:** 42,300 SF unanchored neighborhood center in thriving NW Quadrant

**Status:** Sold for \$10,000,000

**Date | Contact:** Aug-23 | C. Spangler



#### Village Marketplace

**Market:** Richmond, VA

**Opportunity:** 130,000 SF, Food Lion anchored shopping center

**Status:** Sold for \$19,600,000

**Date | Contact:** Jul-23 | C. Spangler



## RETAIL

### Current Investment Offerings – Over \$330 Million in Market and Under Contract



#### Turnberry Crossing

**Market:** Newport News, VA  
**Opportunity:** 95% leased, Goodwill anchored center

**Status:** Sold for \$8,200,000  
**Date | Contact:** Jun-23 | C. Spangler



#### Deer Run Village

**Market:** Richmond, VA  
**Opportunity:** Proven Food Lion anchored center with strong store sales and diverse tenant mix

**Status:** Sold for \$4,925,000  
**Date | Contact:** May-23 | C. Spangler



#### Eagle Village

**Market:** Fredericksburg, VA  
**Opportunity:** Giant anchored retail with development potential

**Status:** Sold for \$13,900,000  
**Date | Contact:** Dec-22 | C. Spangler



#### Phillips Circle

**Market:** Lynchburg, VA  
**Opportunity:** Starbucks anchored strip center with additional parking

**Status:** Sold for \$4,565,000  
**Date | Contact:** Oct-22 | C. Spangler



## Current Investment Offerings – Over \$330 Million in Market and Under Contract



### Dermatology Associates

**Market:** Richmond, VA

**Opportunity:** BTS MOB with 11 years of firm term remaining

**Status:** Pre-Marketing

**Contact:** Catharine Spangler



### Wawa

**Market:** Newport News, VA

**Opportunity:** 17 years remaining on NNN lease with rental increases every five years

**Status:** Marketing

**Contact:** Clark Simpson



### Bon Secours Urgent Care

**Market:** Richmond, VA

**Opportunity:** Newly renovated 10-yr corporated NNN lease for Bon Secours Mercy Health

**Status:** Under Contract

**Contact:** Bo McKown



### Mattress Firm

**Market:** Hampton, VA

**Opportunity:** Brand new stone with a 10-year lease near Coliseum Central

**Status:** Sold for \$2,350,000

**Date | Contact:** Oct-23 | C. Simpson



### The Whaling Company

**Market:** Williamsburg, VA

**Opportunity:** In-place income on three acre site near Busch Gardnes

**Status:** Sold for \$1,200,000

**Date | Contact:** Aug-23 | C. Simpson



### Asthma and Allergy Center

**Market:** Roanoke, VA

**Opportunity:** 9,120 single-tenant medical sale-leaseback opportunity | 7.75% CAP

**Status:** Sold for \$2,825,000

**Date | Contact:** Apr-23 | C. Taylor, CCIM



### Goodwill

**Market:** Suffolk, VA

**Opportunity:** NNN leased Goodwill with over eight years of lease term remaining

**Status:** Sold for \$4,681,793

**Date | Contact:** Oct-22 | C. Simpson



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