

Fully Leased Turnkey 4 Unit Single Family Portfolio

Ideal for Entry Level Investor | Value Add Opportunity

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

**709 KIRKHAM ST,
113 SOUTH OLD CHURCH ST,
252 ST. MATTHEWS ST,**

PETERSBURG, VA

 **\$640,000**

PROPERTY HIGHLIGHTS

- ✓ FULLY LEASED SINGLE FAMILY PORTFOLIO IN PETERSBURG
- ✓ IDEAL FOR ENTRY LEVEL INVESTOR
- ✓ VALUE ADD OPPORTUNITY WITH STABLE IN-PLACE RENTS
- ✓ RECENT CAPITAL IMPROVEMENT INVESTMENT ACROSS PORTFOLIO
- ✓ OPPORTUNITY TO RENOVATE & FLIP

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Position your portfolio to benefit from one of Central Virginia's fastest-emerging investment markets with this fully leased, four-unit residential portfolio located in the City of Petersburg.

The offering includes **709 Kirkham Street, a duplex**, along with **113 South Old Church Street** and **252 St. Matthews Street**, providing investors with four stabilized residential units producing immediate cash flow. Each property has been well maintained and features significant recent capital improvements, including new roofs throughout the portfolio, central heating and cooling systems, and significant interior renovations, resulting in a truly turnkey investment with limited near-term capital expenditure requirements.

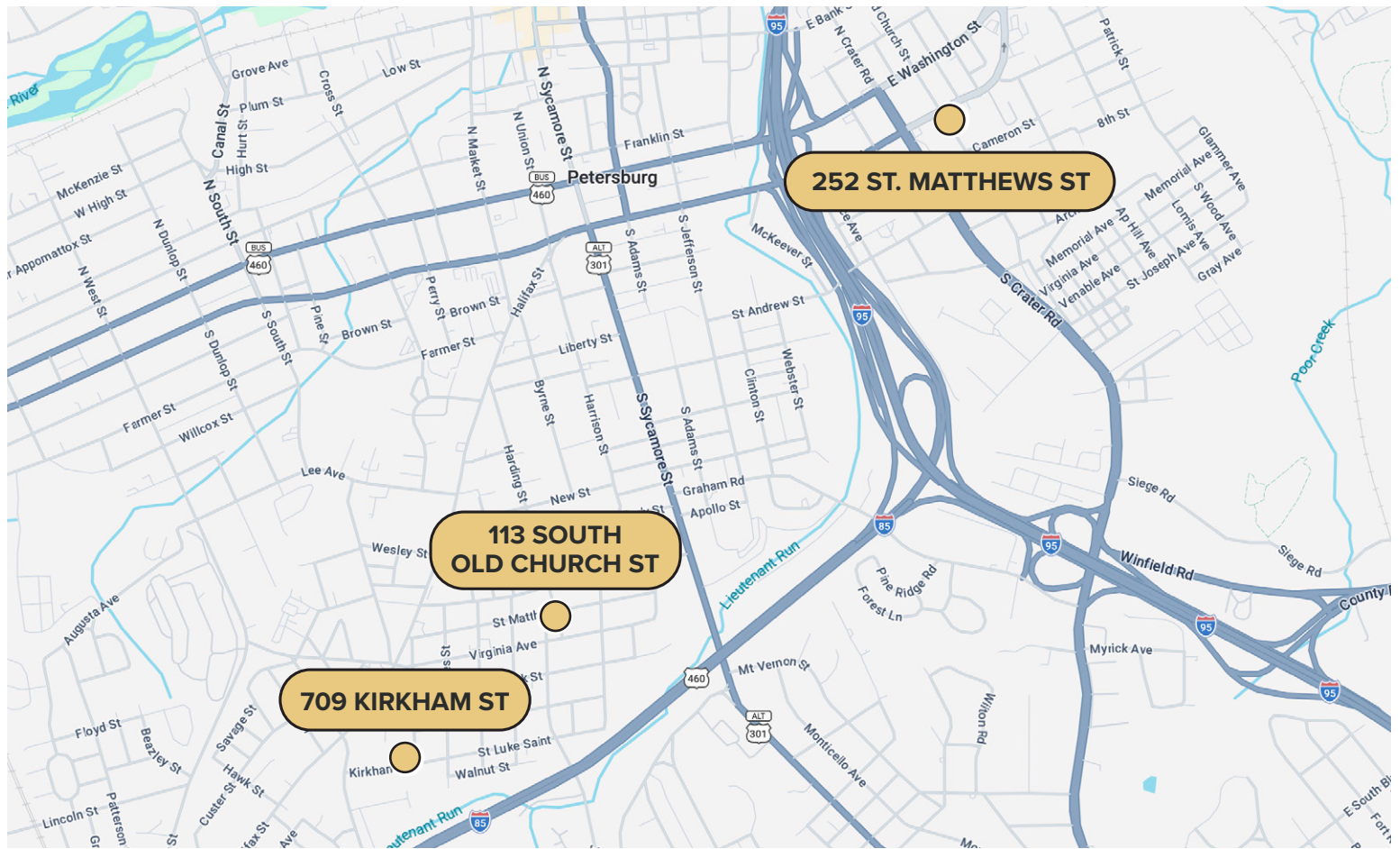
Beyond its current performance, this portfolio offers substantial upside through future rent growth in a market experiencing unprecedented public and private investment. Current in-place rents total \$6,264 per month, while projected market rents approach \$8,400 per month, providing investors with a clear path to increasing revenue over time. Petersburg continues to attract significant regional attention as transformative projects reshape the city's economic outlook, including the development of the Live! Casino & Hotel Virginia, which is expected to generate thousands of construction and permanent jobs while driving new demand for housing throughout the region. In addition, the broader Tri-Cities market is benefiting from substantial investment in advanced manufacturing, logistics, and data center development, further strengthening the area's employment base and long-term population growth. Combined with Petersburg's relative affordability, historic character, strategic location along the I-95 corridor, and close proximity to Fort Gregg-Adams, this portfolio is exceptionally well positioned to benefit from both continued rental growth and long-term appreciation.

Offered as a package for \$640,000, with individual allocations of \$225,000 for 709 Kirkham Street, \$225,000 for 113 South Old Church Street, and \$190,000 for 252 St. Matthews Street, this portfolio represents an outstanding opportunity to acquire a stabilized residential investment with immediate income, meaningful upside potential, and exposure to one of Virginia's most rapidly evolving growth markets. Whether you're expanding an existing single-family rental portfolio, seeking a turnkey investment with value-add potential, or completing a 1031 exchange, this offering delivers an attractive combination of current cash flow, future rental upside, and long-term equity growth.

QUICK FACTS	
ADDRESS	709 Kirkham St, Petersburg, VA 23803
PID	045170029
ZONING	R-3
GBA	1,400 SF
LOT SIZE	0.172 AC
YEAR BUILT	1987
BED/BATH	4BD/2 BA
ADDRESS	113 South Old Church St, Petersburg, VA 23803
PID	012340024
ZONING	R-3
GBA	1,624 SF
LOT SIZE	0.172 AC
YEAR BUILT	1918
BED/BATH	4BD/1.5 BA
ADDRESS	252 St. Matthews St, Petersburg, VA 23803
PID	031360001
ZONING	R-2
GBA	696 SF
LOT SIZE	0.077 AC
YEAR BUILT	1955
BED/BATH	2 BD/1 BA







PETERSBURG

Petersburg, Virginia, is a city rich in history, character, and opportunity. Its convenient location at the crossroads of I-95 and I-85 puts it within easy reach of Richmond and other major hubs, making it an ideal spot for growth and investment. The city's beautiful historic architecture, walkable neighborhoods, and revitalized downtown area create a unique and inviting atmosphere. Coupled with a strong sense of community and ongoing redevelopment efforts, Petersburg offers a solid foundation for those looking to be part of its bright and promising future.



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.



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