

APARTMENT PORTFOLIO

117 ALTAMONT CIRCLE | 759 BELMONT AVENUE | 701 MAPLE STREET
CHARLOTTESVILLE, VA



CUSHMAN &
WAKEFIELD

THALHIMER



01

Executive Summary

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Cushman & Wakefield | Thalhimer is pleased to present the exclusive opportunity to acquire a three-property multifamily portfolio located in Charlottesville, Virginia. The Portfolio is comprised of historic properties located at 701 Maple Street, 117 Altamont Circle, and 759 Belmont Avenue. Together, these assets comprise 15 total units in prime Charlottesville locations.

The Portfolio is located in close proximity to Downtown Charlottesville and has benefited from exceptional leasing history. All units are presently leased through August 15, 2027, providing a purchaser a runway in which to formalize future plans. The Portfolio offers opportunities for investors to drive Net Operating Income but also leaves open opportunities for a conversion to a single-family home for interested owners. The Portfolio properties are available paired; however, single-property offers may be considered.





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Portfolio Summary

117 Altamont Circle



0.21 AC
Acreage



R-A
Zoning



6
Number of units



PROPERTY NOTES

Contributing Historical Structure
suggests possible tax-credit
benefit for qualifying renovations



759 Belmont Avenue



0.321 AC
Acreage



R-A
Zoning



6
Number of units



PROPERTY NOTES

Contributing Historical Structure suggests possible tax-credit benefit for qualifying renovations



701 Maple Street



0.14 AC
Acreage



R-B
Zoning



3
Number of units



PROPERTY NOTES

Contributing Historical Structure
suggests possible tax-credit
benefit for qualifying renovations





INVESTMENT ADVISORS



JOHN PRITZLAFF
Executive Vice President
434 234 8416
john.pritzlaff@thalhimer.com



JENNY STONER
Senior Vice President
434 234 8417
jenny.stoner@thalhimer.com



JOSI WILLIAMS
Associate
434 333 6991
josi.williams@thalhimer.com

600 E Water Street, Suite C
Charlottesville, VA 22902
www.thalhimer.com



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