



2015 Year-to-Date Transfers (Multi-Family Parcels)
 (sorted by nbhd/class/parcel id)

NBHD	Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
216	W0001008011	R01	355 R Assisted Living (Licensed) YrBuilt 1910 SFLA: 3024	2223 W Grace St BsmtArea: 378	4/6/2015 BsmtFin: 0	\$608,000 Rms/FB/HB 8 3 0		2223 W GRACE STREET LLC MACERA DAVID M AND SUSAN M
501	C0051067032	C01	315 R Apartment 12-24 Units YrBuilt 1974 SFLA: 9476	37 Labrook Dr BsmtArea:	4/21/2015 BsmtFin:	\$665,000 Rms/FB/HB 18 0		RGS/LABROOK LLC DHAKA REALTY LLC
501	S0000340013	C01	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 11200	1703 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000340013	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 11200	1703 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000341001	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	713 E 17th St BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000341001	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	713 E 17th St BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000342010	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	1801 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000342010	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	1801 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000343001	C01	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	1800 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0000343001	C02	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 15436	1800 Chicago Ave BsmtArea:	10/8/2015 BsmtFin:	\$1,700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	NEW CHICAGO AVENUE ASSOC LP DANDELION HOLDINGS LLC
501	S0080884001	R01	315 R Apartment 12-24 Units YrBuilt 1968 SFLA: 8376	3601 Jefferson Davis Hwy BsmtArea:	8/21/2015 BsmtFin:	\$395,000 Rms/FB/HB 50 16 0		TRILOK ENTERPRISES LLC MOPAR LLC
501	C0030119002	C01	321 R Apartment 25-99 Units YrBuilt 1998 SFLA: 76128	7608 Forest Hill Ave BsmtArea:	4/29/2015 BsmtFin:	\$5,200,000 Rms/FB/HB 0 0		FOREST HILL APARTMENTS LTD ATLANTIC MULTI FAMILY 9 ARBORS
501	C0030119002	C01	321 R Apartment 25-99 Units YrBuilt 1998 SFLA:	7608 Forest Hill Ave BsmtArea:	4/29/2015 BsmtFin:	\$5,200,000 Rms/FB/HB 0 0		FOREST HILL APARTMENTS LTD ATLANTIC MULTI FAMILY 9 ARBORS
501	C0080665046	C01	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 32886	3242 Broad Rock Blvd BsmtArea:	8/31/2015 BsmtFin:	\$1,100,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc.	BRANCH PARTNERS L P VIRGINIA HOUSING DEVELOPMENT
		C02	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 16322	3242 Broad Rock Blvd BsmtArea:	8/31/2015 BsmtFin:	\$1,100,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc.	BRANCH PARTNERS L P VIRGINIA HOUSING DEVELOPMENT
501	S0002468026	C01	321 R Apartment 25-99 Units YrBuilt 1973 SFLA: 29008	205 W Roanoke St BsmtArea:	3/24/2015 BsmtFin:	\$2,075,000 Rms/FB/HB 42 0	Sale Includes Multiple Parcels	KQ DUNSTON LLC CC DUNSTON LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)	
501	S0002468026	C01	321 R Apartment 25-99 Units YrBuilt 1900 SFLA:	205 W Roanoke St BsmtArea:	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 0	KQ DUNSTON LLC CC DUNSTON LLC
501	S0002919001	C01	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 50844	4000 Dunston Ave BsmtArea:	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 0 0	KQ DUNSTON LLC CC DUNSTON LLC
501	S0002919001	C01	321 R Apartment 25-99 Units YrBuilt 1960 SFLA: 12646	4000 Dunston Ave BsmtArea: 1736	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 8 0	KQ DUNSTON LLC CC DUNSTON LLC
		C02	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 9906	4000 Dunston Ave BsmtArea: 1344	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 12 0	KQ DUNSTON LLC CC DUNSTON LLC
		C03	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 7290	4000 Dunston Ave BsmtArea: 952	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 8 0	KQ DUNSTON LLC CC DUNSTON LLC
		C04	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 7290	4000 Dunston Ave BsmtArea: 952	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 8 0	KQ DUNSTON LLC CC DUNSTON LLC
		C05	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 7260	4000 Dunston Ave BsmtArea: 952	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 8 0	KQ DUNSTON LLC CC DUNSTON LLC
		C06	321 R Apartment 25-99 Units YrBuilt 1963 SFLA: 6368	4000 Dunston Ave BsmtArea: 868	3/24/2015	\$2,075,000	Sale Includes Multiple Parcels 4 0	KQ DUNSTON LLC CC DUNSTON LLC
501	S0080381018	R01	321 R Apartment 25-99 Units YrBuilt 1965 SFLA: 10752	2503 Lynhaven Ave BsmtArea:	5/1/2015	\$860,000		QUALITY APARTMENTS I LLC BIG APPLE VENTURES LLC
		R02	321 R Apartment 25-99 Units YrBuilt 1965 SFLA: 10792	2503 Lynhaven Ave BsmtArea:	5/1/2015	\$860,000	53 13 0	QUALITY APARTMENTS I LLC BIG APPLE VENTURES LLC
501	S0000582005	R01	310 R Apartment 5-11 Units YrBuilt 1969 SFLA: 3682	2410 Perry St BsmtArea:	8/25/2015	\$160,000	20 5 0	CAAL HOLDINGS LLC SCHENDRIK LLC
501	C0050371002	C01	325 R Apartments 100+ Units YrBuilt 1974 SFLA:	5800 Westower Dr BsmtArea:	6/15/2015	\$12,300,000	0 0	MATCHPOINT ASSOCIATES ATLAS WEST END MATCHPOINT LLC
501	C0050992002	C01	325 R Apartments 100+ Units YrBuilt 1987 SFLA: 85480	6721 W Carnation St BsmtArea:	12/18/2015	\$15,800,000	Undetermined 0 0	STRATFORD NEWPORT MANOR NEWPORT MANOR RICHMOND LLC
501	C0050992005	C01	325 R Apartments 100+ Units YrBuilt 1987 SFLA: 11564	6702 W Carnation St BsmtArea:	12/18/2015	\$15,800,000	Undetermined 0 0	STRATFORD NEWPORT MANOR NEWPORT MANOR RICHMOND LLC
502	W0000252026	C01	315 R Apartment 12-24 Units YrBuilt 1920 SFLA: 11261	223 S Cherry St BsmtArea: 2537	1/12/2015	\$1,900,000	Sale Includes Multiple Parcels 0 0	223 SOUTH CHERRY LLC ST ANDREWS APARTMENTS LLC
502	W0000648075	R01	315 R Apartment 12-24 Units YrBuilt 1963 SFLA: 7794	1724 Claiborne St BsmtArea:	3/11/2015	\$545,000	48 12 0	CLAIBORNE COURT APARTMENTS LLC CLAIBORNE COURT LLC
502	W0000890051	C01	315 R Apartment 12-24 Units YrBuilt 1966 SFLA: 18000	2001 Lakeview Ave BsmtArea:	3/23/2015	\$4,800,000	Sale Includes Multiple Parcels 0 0	KQ FAIRVIEW LLC CC FAIRVIEW LLC
502	W0000890051	C02	315 R Apartment 12-24 Units YrBuilt 1966 SFLA: 18000	2001 Lakeview Ave BsmtArea:	3/23/2015	\$4,800,000	Sale Includes Multiple Parcels 0 0	KQ FAIRVIEW LLC CC FAIRVIEW LLC
502	W0000892009	C01	315 R Apartment 12-24 Units YrBuilt 1924 SFLA: 7485	2011 Rosewood Ave BsmtArea: 636	9/28/2015	\$610,000	Asmnt/Sale Desc Doesn't Match 0 0	CROWN PAMELA G AND PINEAPPLE PARK LLC

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502	W0001130021	C01	315 R Apartment 12-24 Units YrBuilt 1923 SFLA: 5136	2516 W Grace St BsmtArea: 1712	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
	R01	315 R Apartment 12-24 Units YrBuilt 1923 SFLA: 5115	2516 W Grace St BsmtArea: 1705	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE	
502	W0001210001	R01	315 R Apartment 12-24 Units YrBuilt 1925 SFLA: 10230	705 N Boulevard BsmtArea: 1120	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE
502	W0001210002	R01	315 R Apartment 12-24 Units YrBuilt 1925 SFLA: 10215	711 N Boulevard BsmtArea:	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001214038	R01	315 R Apartment 12-24 Units YrBuilt 1925 SFLA: 9444	2714 W Grace St BsmtArea: 500	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001214044	C01	315 R Apartment 12-24 Units YrBuilt 1919 SFLA: 8526	2726 W Grace St BsmtArea: 975	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001214045	C01	315 R Apartment 12-24 Units YrBuilt 1919 SFLA: 7884	2730 W Grace St BsmtArea:	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001214046	C01	315 R Apartment 12-24 Units YrBuilt 1924 SFLA: 5862	2734 W Grace St BsmtArea: 1024	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE L C DIV SR RIVER CITY RENAISSANCE
502	W0001214047	C01	315 R Apartment 12-24 Units YrBuilt 1925 SFLA: 8766	803 N Boulevard BsmtArea: 2922	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE L C DIV SR RIVER CITY RENAISSANCE
502	W0001214048	C01	315 R Apartment 12-24 Units YrBuilt 1924 SFLA: 5890	805 N Boulevard BsmtArea: 1027	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001214049	C01	315 R Apartment 12-24 Units YrBuilt 1924 SFLA: 6570	811 N Boulevard BsmtArea: 547	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE L C DIV SR RIVER CITY RENAISSANCE
502	W0001245009	C01	315 R Apartment 12-24 Units YrBuilt 1916 SFLA: 18639	110 N Boulevard BsmtArea: 6213	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE
502	W0001292022	C01	315 R Apartment 12-24 Units YrBuilt 1922 SFLA: 8259	808 N Boulevard BsmtArea: 713	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001464034	C01	315 R Apartment 12-24 Units YrBuilt 1926 SFLA: 9216	3224 Stuart Ave BsmtArea:	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE
502	W0001464036	C01	315 R Apartment 12-24 Units YrBuilt 1926 SFLA: 9216	3228 Stuart Ave BsmtArea: 768	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE
502	W0001619020	C01	315 R Apartment 12-24 Units YrBuilt 1925 SFLA: 11181	3408 Park Ave BsmtArea: 931	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE

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502	N0000306023	C01	321 R Apartment 25-99 Units YrBuilt 2001 SFLA: 0	728 W Marshall St BsmtArea: 12260	12/29/2015	\$7,300,000	CARRIAGE HOUSE L L C 728 WEST MARSHALL STREET LLC
		C02	321 R Apartment 25-99 Units YrBuilt 2001 SFLA: 1378	728 W Marshall St BsmtArea:	12/29/2015	\$7,300,000	CARRIAGE HOUSE L L C 728 WEST MARSHALL STREET LLC
		C03	321 R Apartment 25-99 Units YrBuilt 2001 SFLA: 57366	728 W Marshall St BsmtArea:	12/29/2015	\$7,300,000	CARRIAGE HOUSE L L C 728 WEST MARSHALL STREET LLC
502	W0000792030	C01	321 R Apartment 25-99 Units YrBuilt 1962 SFLA: 42912	1711 Colorado Ave BsmtArea:	3/23/2015	\$4,800,000	Sale Includes Multiple Parcels KQ FAIRVIEW LLC CC FAIRVIEW LLC
502	W0000792030	C01	321 R Apartment 25-99 Units YrBuilt 1962 SFLA: 42912	1711 Colorado Ave BsmtArea:	3/23/2015	\$4,800,000	Sale Includes Multiple Parcels KQ FAIRVIEW LLC CC FAIRVIEW LLC
502	W0001415010	C01	321 R Apartment 25-99 Units YrBuilt 1900 SFLA: 21384	3115 Monument Ave BsmtArea:	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
		C01	321 R Apartment 25-99 Units YrBuilt 1900 SFLA: 21384	3115 Monument Ave BsmtArea:	10/23/2015	\$3,000,000	DIV SR RIVER CITY RENAISSANCE REMARKABLE LORD FAIRFAX LLC
502	W0001006011	C01	310 R Apartment 5-11 Units YrBuilt 1924 SFLA: 16521	2215 Monument Ave BsmtArea: 5507	9/15/2015	\$1,350,000	DIV SR RIVER CITY RENAISSANCE MUSEUM DISTRICT LLC
		C01	310 R Apartment 5-11 Units YrBuilt 1924 SFLA: 16521	2215 Monument Ave BsmtArea: 5507	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001069021	C01	310 R Apartment 5-11 Units YrBuilt 1917 SFLA: 8709	603 S Davis Ave BsmtArea:	12/30/2015	\$800,000	SOUTH DAVIS ASSOCIATES L L C PINEAPPLE PARK LLC
502	W0001202030	C01	310 R Apartment 5-11 Units YrBuilt 1917 SFLA: 11355	25 N Boulevard BsmtArea:	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001243015	R01	310 R Apartment 5-11 Units YrBuilt 1957 SFLA: 3610	18 S Boulevard BsmtArea: 504	3/2/2015	\$450,937	JOHNSON EDWARD R & JFW III & PINEAPPLE DEVELOPMENT LLC
502	W0001290007	R01	310 R Apartment 5-11 Units YrBuilt 1915 SFLA: 10473	2903 Monument Ave BsmtArea: 2015	5/1/2015	\$6,525,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE III LC DIV SR RIVER CITY RENAISSANCE
502	W0001291019	C01	310 R Apartment 5-11 Units YrBuilt 1919 SFLA: 9600	706 N Boulevard BsmtArea: 3200	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001291022	R01	310 R Apartment 5-11 Units YrBuilt 1918 SFLA: 9786	2810 Monument Ave BsmtArea: 815	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0001368008	C01	310 R Apartment 5-11 Units YrBuilt 1960 SFLA: 4920	3019 Monument Ave BsmtArea:	11/6/2015	\$575,000	AILOR LOUISE H TRUSTEE LEPINN PROPERTIES LLC
502	W0000252027	C01	306 R Apartment Parking Lot/Dec YrBuilt 1985 SFLA:	217 S Cherry St BsmtArea:	1/12/2015	\$1,900,000	Sale Includes Multiple Parcels 223 SOUTH CHERRY LLC ST ANDREWS APARTMENTS LLC
502	W0001130004	C01	325 R Apartments 100+ Units YrBuilt 1925 SFLA: 80672	2501 W Broad St BsmtArea: 6860	11/24/2015	\$4,550,000	Relation Between Buyer/Seller WILLIAM BYRD HOTEL ASSOCIATES LP WILLIAM BYRD SENIOR APARTMENTS

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502	W0001130004	C01	325 R Apartments 100+ Units YrBuilt 1925 SFLA: 80672	2501 W Broad St BsmtArea: 6860	11/24/2015	\$4,550,000	Relation Between Buyer/Seller WILLIAM BYRD HOTEL ASSOCIATES LP WILLIAM BYRD SENIOR APARTMENTS
502	W0001608001	C01	325 R Apartments 100+ Units YrBuilt 1960 SFLA: 13603	3501 Stuart Ave BsmtArea:	5/1/2015	\$30,825,000	Sale Includes Multiple Parcels RIVER CITY RENAISSANCE LC DIV SR RIVER CITY RENAISSANCE
502	W0000615006	C02	341 R Apt/Comm Mixed Use 50+ YrBuilt 1917 SFLA: 90720	1343 W Broad St BsmtArea:	6/12/2015	\$12,300,000	Sale Includes Multiple Parcels COLISEUM LOFTS LP COLISEUM LOFTS EQUITIES LLC
502	W0000615016	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt 1915 SFLA: 18000	1339 W Broad St BsmtArea:	6/12/2015	\$12,300,000	Sale Includes Multiple Parcels COLISEUM LOFTS L P COLISEUM LOFTS EQUITIES LLC
502	W0000468009	R01	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1920 SFLA: 7088	919 W Grace St BsmtArea: 2845	1/8/2015	\$3,974,000	Sale Includes Multiple Parcels BROWNSTONE 919 LLC BAYRIDGE INC
502	W0000664014	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1920 SFLA: 4146	1601 Hanover Ave BsmtArea: 866	12/22/2015	\$622,600	Undetermined JTB FAN LLC ABOUZAKI ANTAR
		C02	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1920 SFLA: 1767	1601 Hanover Ave BsmtArea:	12/22/2015	\$622,600	Undetermined JTB FAN LLC ABOUZAKI ANTAR
503	N0000210051	C01	315 R Apartment 12-24 Units YrBuilt 1930 SFLA: 8736	433 W Duval St BsmtArea:	1/8/2015	\$3,974,000	Sale Includes Multiple Parcels ECOFLOTS LLC BAYRIDGE INC
503	E0000185029	C01	321 R Apartment 25-99 Units YrBuilt 1910 SFLA: 39320	325 Oliver Hill Way BsmtArea:	12/21/2015	\$7,600,000	Undetermined 1710 EAST BROAD STREET LLC 1710 EAST BROAD EQUITIES LLC
503	E0000226012	C01	321 R Apartment 25-99 Units YrBuilt 1999 SFLA: 28208	16 N 22nd St BsmtArea:	11/13/2015	\$3,750,000	Sale Includes Multiple Parcels POYTHRESS GE LLC & BAIS PROPERTIES LLC
503	W0000214010	R01	321 R Apartment 25-99 Units YrBuilt 1911 SFLA: 38368	401 W Grace St BsmtArea: 10643	8/20/2015	\$6,400,000	Sale Includes Multiple Parcels GRACE HOSPITAL APARTMENTS LLC 401 WEST GRACE STREET LLC
503	E0000638001	R01	310 R Apartment 5-11 Units YrBuilt 1964 SFLA: 5040	3005 E Franklin St BsmtArea:	10/21/2015	\$206,000	GAYTON INVESTMENT CORP RVA SUGAR LLC
503	N0000210045	C01	310 R Apartment 5-11 Units YrBuilt 1938 SFLA: 5694	603 Brook Road BsmtArea:	1/8/2015	\$3,974,000	Sale Includes Multiple Parcels ECOFLOTS LLC BAYRIDGE INC
503	W0000259022	R01	306 R Apartment Parking Lot/Dec YrBuilt 2010 SFLA:	500 W Grace St BsmtArea:	8/20/2015	\$6,400,000	Sale Includes Multiple Parcels GRACE HOSPITAL APARTMENTS LLC 401 WEST GRACE STREET LLC
503	E0000251001	C01	325 R Apartments 100+ Units YrBuilt 1960 SFLA: 17180	1901 Cedar St BsmtArea:	8/26/2015	\$1,442,000	Relation Between Buyer/Seller GENESIS HOMES MANAGER SHOCKOE VALLEY VIEW GENESIS LLC
503	E0000080001	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt 1909 SFLA: 90584	1001 E Main St BsmtArea: 13936	12/21/2015	\$6,625,000	Undetermined AMERICAN HERITAGE PLACE LP 1001 EAST MAIN STREET EQUITIES
503	E0000185027	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1910 SFLA: 24672	1700 E Broad St BsmtArea: 5200	12/21/2015	\$7,600,000	1710 EAST BROAD STREET LLC 1710 EAST BROAD EQUITIES LLC
503	S0000085024	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1920 SFLA: 11058	1229 Hull St BsmtArea:	5/20/2015	\$235,000	1229 HULL STREET LLC SRQ HULL PARTNERS LLC

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503	W0000013034	C09	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1906 SFLA: 20383 BsmtArea: 6660	521 E Main St 7/9/2015	\$1,935,000		INVESTORS USA LLC 527 MAIN ST PROPERTY LLC
503	W0000214004	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt 1919 SFLA: 5415 BsmtArea:	417 W Grace St 2/27/2015	\$835,000		KOHLER MANAGEMENT LLC GRACE COMMERCIAL LLC
503	E0000133009		301 R Multi-Family Vacant(R43& YrBuilt SFLA:	1817 E Main St 12/22/2015	\$301,000	Undetermined	BACON HOUSING SCP LP CANAL WALK LOFTS V LLC
503	N0000039041	C02	303 R Multi-Family Vacant(R73) YrBuilt 1854 SFLA: 392 BsmtArea:	537 N 2nd St 5/27/2015	\$40,000	Relation Between Buyer/Seller	23 W MARSHALL STREET LP EGGLESTON PLAZA II LP
504	N0001156010	C01	315 R Apartment 12-24 Units YrBuilt 2005 SFLA:	3117 Meadow Bridge Road 10/2/2015	\$315,000	Relation Between Buyer/Seller	3117 MEADOWBRIDGE LLC MEADOWBRIDGE APPARTMENTS LLC
504	N0002103006	C01	315 R Apartment 12-24 Units YrBuilt 1973 SFLA: 11512 BsmtArea:	3910 Chamberlayne Ave 8/26/2015	\$7,500,000	Sale Includes Multiple Parcels	KINGS CREST LLC CEDAR GROVE PARTNERS LLC
		C02	315 R Apartment 12-24 Units YrBuilt 1973 SFLA: 11512 BsmtArea:	3910 Chamberlayne Ave 8/26/2015	\$7,500,000	Sale Includes Multiple Parcels	KINGS CREST LLC CEDAR GROVE PARTNERS LLC
		C03	315 R Apartment 12-24 Units YrBuilt 1974 SFLA: 10089 BsmtArea:	3910 Chamberlayne Ave 8/26/2015	\$7,500,000	Sale Includes Multiple Parcels	KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0002350009	C02	315 R Apartment 12-24 Units YrBuilt 1974 SFLA: 13504 BsmtArea:	4216 Chamberlayne Ave 8/26/2015	\$1,675,000	Sale Includes Multiple Parcels	VOYAGER PARTNERS LLC CEDAR GROVE PARTNERS II LLC
504	N0002458002	C01	315 R Apartment 12-24 Units YrBuilt 1960 SFLA: 14144 BsmtArea: 1768	4300 Chamberlayne Ave 8/26/2015	\$1,675,000	Sale Includes Multiple Parcels	VOYAGER PARTNERS LLC CEDAR GROVE PARTNERS II LLC
504	N0170191007	C01	315 R Apartment 12-24 Units YrBuilt 2005 SFLA:	4903 Chamberlayne Ave 12/28/2015	\$400,000	Undetermined	AZALEA PROPERTIES LLC AZALEA PLACE LLC
504	N0170191016	C01	315 R Apartment 12-24 Units YrBuilt 1974 SFLA: 5638 BsmtArea:	4912 Old Brook Road 10/5/2015	\$620,000		EVECON INVESTMENTS LLC 4912 OLD BROOK LLC
504	E0000910001	C01	321 R Apartment 25-99 Units YrBuilt 1965 SFLA: 22320 BsmtArea:	1903 Whitcomb St 7/1/2015	\$1,250,000	Sale Includes Multiple Parcels	MG 64 LLC MAGNOLIA PROPERTY LLC
504	E0000910014	C01	321 R Apartment 25-99 Units YrBuilt 1966 SFLA: 21344 BsmtArea:	1909 Whitcomb St 7/1/2015	\$1,250,000	Sale Includes Multiple Parcels	MG 64 LLC MAGNOLIA PROPERTY LLC
504	E0001078003	C02	321 R Apartment 25-99 Units YrBuilt 1965 SFLA: 46928 BsmtArea:	1828 N 21st St 3/23/2015	\$4,800,000	Foreclosure, Forced Sale etc.	KQ FAIRVIEW LLC CC FAIRVIEW LLC
504	E0001078003	C01	321 R Apartment 25-99 Units YrBuilt 1965 SFLA:	1828 N 21st St 3/23/2015	\$4,800,000	Sale Includes Multiple Parcels	KQ FAIRVIEW LLC CC FAIRVIEW LLC
504	N0002103001	C01	321 R Apartment 25-99 Units YrBuilt 1960 SFLA: 14960 BsmtArea:	3920 Chamberlayne Ave 8/26/2015	\$1,325,000	Sale Includes Multiple Parcels	MWTG LLC CEDAR GROVE PARTNERS II LLC
504	N0002103002	C01	321 R Apartment 25-99 Units YrBuilt 1962 SFLA: 14912 BsmtArea:	3918 Chamberlayne Ave 8/26/2015	\$1,325,000	Sale Includes Multiple Parcels	MWTG LLC CEDAR GROVE PARTNERS II LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
504	N0002350007	R01	310 R Apartment 5-11 Units YrBuilt 1965 SFLA: 7084	4218 Chamberlayne Ave BsmtArea:	8/26/2015	\$1,675,000 Rms/FB/HB 40 10 0	Sale Includes Multiple Parcels VOYAGER PARTNERS LLC CEDAR GROVE PARTNERS II LLC
504	N0170134018	R01	310 R Apartment 5-11 Units YrBuilt 1965 SFLA: 4884	4828 Chamberlayne Ave BsmtArea:	8/26/2015	\$7,500,000 Rms/FB/HB 26 6 2	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0001235022	C01	306 R Apartment Parking Lot/Dec YrBuilt 1986 SFLA:	3207 A Chamberlayne Ave BsmtArea:	8/26/2015	\$7,500,000 Rms/FB/HB 0	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	E0000953025	C01	309 R Apartment Shell YrBuilt 2005 SFLA:	3070 Nine Mile Road BsmtArea:	12/18/2015	\$52,250 Rms/FB/HB 0	Undetermined BELLAMY WILBERT J RICHMOND REDEVELOPMENT AND
504	N0001233005	C01	309 R Apartment Shell YrBuilt 1920 SFLA: 9354	3210 Chamberlayne Ave BsmtArea: 1645	11/12/2015	\$200,000 Rms/FB/HB 0 0	AMPAK PROPERTIES L L C COLLIER LLC
504	N0001028006	C01	325 R Apartments 100+ Units YrBuilt 1977 SFLA: 20796	3006 Chamberlayne Ave BsmtArea:	8/26/2015	\$7,500,000 Rms/FB/HB 47 0	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0001235013	R01	325 R Apartments 100+ Units YrBuilt 1958 SFLA: 3200	3207 Chamberlayne Ave BsmtArea: 754	8/26/2015	\$7,500,000 Rms/FB/HB 14 5 1	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0001235015	C01	325 R Apartments 100+ Units YrBuilt 1961 SFLA: 73641	3211 Chamberlayne Ave BsmtArea: 2462	8/26/2015	\$7,500,000 Rms/FB/HB 60 0	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0001899005	C01	325 R Apartments 100+ Units YrBuilt 1979 SFLA: 8904	3814 Chamberlayne Ave BsmtArea:	8/26/2015	\$7,500,000 Rms/FB/HB 20 0	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0002103004	C01	325 R Apartments 100+ Units YrBuilt 1978 SFLA: 8960	3914 Chamberlayne Ave BsmtArea:	8/26/2015	\$7,500,000 Rms/FB/HB 20 0	Sale Includes Multiple Parcels KINGS CREST LLC CEDAR GROVE PARTNERS LLC
504	N0002351011	C03	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4210 Old Brook Road BsmtArea: 1860	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C04	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4210 Old Brook Road BsmtArea: 1860	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C05	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4210 Old Brook Road BsmtArea: 1860	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C06	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5400	4210 Old Brook Road BsmtArea: 891	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C07	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4210 Old Brook Road BsmtArea: 1860	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C08	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5400	4210 Old Brook Road BsmtArea: 891	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
		C09	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5400	4210 Old Brook Road BsmtArea: 891	4/29/2015	\$1,750,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels 3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
504 N0002351027	C02	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4203 Chamberlayne Ave BsmtArea: 1860 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C03	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4203 Chamberlayne Ave BsmtArea: 1860 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C04	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4203 Chamberlayne Ave BsmtArea: 1860 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C05	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 11160	4203 Chamberlayne Ave BsmtArea: 1860 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C06	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5400	4203 Chamberlayne Ave BsmtArea: 891 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C07	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5400	4203 Chamberlayne Ave BsmtArea: 891 BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C08	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5550	4203 Chamberlayne Ave BsmtArea: BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C09	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 5550	4203 Chamberlayne Ave BsmtArea: BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	C10	325 R Apartments 100+ Units YrBuilt 1946 SFLA: 460	4203 Chamberlayne Ave BsmtArea: BsmtFin:	4/29/2015	\$1,750,000	Sale Includes Multiple Parcels 0 0	3935 CHAMBERLAYNE AVENUE CC BELLEVUE LLC
	504 N0000927004	C02	355 R Assisted Living (Licensed) YrBuilt 1974 SFLA: 26291	1617 Front St BsmtArea: BsmtFin:	11/10/2015	\$3,227,375	0 0
C03		355 R Assisted Living (Licensed) YrBuilt 1974 SFLA: 4524	1617 Front St BsmtArea: BsmtFin:	11/10/2015	\$3,227,375	0 0	RUBICON INC RICHMOND BEHAVIORAL HEALTH
C04		355 R Assisted Living (Licensed) YrBuilt 1900 SFLA: 4999	1617 Front St BsmtArea: BsmtFin:	11/10/2015	\$3,227,375	0 0	RUBICON INC RICHMOND BEHAVIORAL HEALTH
C05		355 R Assisted Living (Licensed) YrBuilt 1974 SFLA: 2640	1617 Front St BsmtArea: BsmtFin:	11/10/2015	\$3,227,375	0 0	RUBICON INC RICHMOND BEHAVIORAL HEALTH
C01		355 R Assisted Living (Licensed) YrBuilt 1999 SFLA: 43820	3116 Detroit Ave BsmtArea: BsmtFin:	11/10/2015	\$3,227,375	0 0	RUBICON INC RICHMOND BEHAVIORAL HEALTH
504 E0000778014	R01	360 R Rm Hse/Grp Home (Unlice) YrBuilt 1900 SFLA: 1943	1501 N 22nd St BsmtArea: BsmtFin:	7/17/2015	\$135,486	Foreclosure, Forced Sale etc. 7 2 0	BOOKER DARRELL M AND FEDERAL NATIONAL MORTGAGE ASSOC
	R01	360 R Rm Hse/Grp Home (Unlice) YrBuilt 1900 SFLA: 1943	1501 N 22nd St BsmtArea: BsmtFin:	10/1/2015	\$44,700	Foreclosure, Forced Sale etc. 7 2 0	FEDERAL NATIONAL MORTGAGE ASSOC MCCOY ALLISON