



2018 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)
214	W0001414017	R01	365 R Bed and Breakfast YrBuilt: 1930 SFLA: 5368	3101 W Franklin St BsmtArea: 1168	11/16/2018 BsmtFin: 100	\$1,300,000 Rms/FB/HB 10 4 1		WELLS T JEFFREY AND MOORE JONATHAN AND
501	C0010285041		305 B Multi-Family Common Area YrBuilt: SFLA:	9700 Cherokee Road BsmtArea:	11/1/2018 BsmtFin:	\$62,000,000 Rms/FB/HB 0	Sale Includes Multiple Parcels	ALTA STONY POINT LLC NOB HILL STONY POINT LLC
501	C0050934002	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1967 SFLA:	261 Erich Road BsmtArea:	9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	S0000224006	C01	306 R Apartment Parking Lot/Dec YrBuilt: 2013 SFLA:	814 Maury St BsmtArea:	8/28/2018 BsmtFin:	\$14,270,000 Rms/FB/HB 0	Sale Includes Multiple Parcels	HOPPER PAPER LOFTS LLC 700 EVERETT FEE LLC
501	C0010757071	C01	325 R Apartments 100+ Units YrBuilt: 2017 SFLA:	9201 Stony Point Pkwy BsmtArea:	11/1/2018 BsmtFin:	\$62,000,000 Rms/FB/HB 0	Sale Includes Multiple Parcels	ALTA STONY POINT LLC NOB HILL STONY POINT LLC
501	C0050681024	C01 C02	325 R Apartments 100+ Units YrBuilt: 1968 SFLA: 92028 325 R Apartments 100+ Units YrBuilt: 1962 SFLA: 1904	6005 Glenway Ct BsmtArea: 6005 Glenway Ct BsmtArea:	9/21/2018 BsmtFin: 9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0 \$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050861004	C01 C02	325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 26544 325 R Apartments 100+ Units YrBuilt: 1967 SFLA:	5511 Melmark Road BsmtArea: 5511 Melmark Road BsmtArea:	9/21/2018 BsmtFin: 9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0 \$46,550,000 Rms/FB/HB 0	Sale Includes Multiple Parcels Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050861009	C02	325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 6720	312 Erich Road BsmtArea:	9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050861010	C01 C02	325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 60240 325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 880	5512 Melmark Road BsmtArea: 5512 Melmark Road BsmtArea:	9/21/2018 BsmtFin: 9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0 \$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050895066	C01	325 R Apartments 100+ Units YrBuilt: 1968 SFLA: 14235	449 German School Cres BsmtArea:	9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050934006	C01	325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 21616	201 Erich Road BsmtArea:	9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0050934010	C01	325 R Apartments 100+ Units YrBuilt: 1967 SFLA: 50400	5400 Nutmeg Ct BsmtArea:	9/21/2018 BsmtFin:	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels	DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0091026040	C01	325 R Apartments 100+ Units YrBuilt: 1975 SFLA: 13257	3441 Walmsley Blvd BsmtArea:	3/28/2018 BsmtFin:	\$11,400,000 Rms/FB/HB 0 0		WALMSLEY TERRACE LIMITED WOODLAND FA OWNER LLC

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501	C0091026040	C02	325 R Apartments 100+ Units YrBuilt: 1975 SFLA:	3441 Walmsley Blvd BsmtArea:	3/28/2018	\$11,400,000 Rms/FB/HB 0 0	WALMSLEY TERRACE LIMITED WOODLAND FA OWNER LLC
501	S0043294001	C01	325 R Apartments 100+ Units YrBuilt: 1971 SFLA: 21322	4022 Midlothian Tpke BsmtArea:	1/30/2018	\$17,500,000 Rms/FB/HB 0 0	MIDLOTHIAN SWAP LP ETAL MIDLOTHIAN COMMUNITY PARTNERS
		C02	325 R Apartments 100+ Units YrBuilt: 1971 SFLA: 2470	4022 Midlothian Tpke BsmtArea:	1/30/2018	\$17,500,000 Rms/FB/HB 0 0	MIDLOTHIAN SWAP LP ETAL MIDLOTHIAN COMMUNITY PARTNERS
501	S0043294001	C02	325 R Apartments 100+ Units YrBuilt: 1971 SFLA: 21322	4022 Midlothian Tnpk BsmtArea:	1/30/2018	\$17,500,000 Rms/FB/HB 0 0	MIDLOTHIAN SWAP LP ETAL MIDLOTHIAN COMMUNITY PARTNERS
		C03	325 R Apartments 100+ Units YrBuilt: 1971 SFLA: 2470	4022 Midlothian Tnpk BsmtArea:	1/30/2018	\$17,500,000 Rms/FB/HB 0 0	MIDLOTHIAN SWAP LP ETAL MIDLOTHIAN COMMUNITY PARTNERS
501	C0050681027	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt: 1968 SFLA: 48972	6004 Glenway Ct BsmtArea:	9/21/2018	\$46,550,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels DOMINION ASSOCIATES ADEN PARK RICHMOND ASSOCIATES
501	C0030170030	C01	355 R Assisted Living (Licensed) YrBuilt: 1965 SFLA: 16229	7804 Forest Hill Ave BsmtArea:	1/10/2019	\$1,550,000 Rms/FB/HB 0 0	Undetermined KENMORE FOREST LLC SP TEN PROPERTIES LLC
501	S0071126009	C01	360 R Rm Hse/Grp Home (Unlice YrBuilt: 1941 SFLA: 2763	1317 Jefferson Davis Hwy BsmtArea:	10/10/2018	\$300,000 Rms/FB/HB 0 0	FORMAN ROBERT H III AND BETSY P COMMONWEALTH CATHOLIC CHARITIES
502	W0000666037	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1980 SFLA: 67806	410 Stuart Cir BsmtArea:	2/9/2018	\$700,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels LAUREL HILL ASSOCIATES LLC WATER TOWER ASSOCIATES III LLC
502	W0000911007	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1980 SFLA:	2039 W Broad St BsmtArea:	1/5/2018	\$1,850,000 Rms/FB/HB 0	BROAD & ALLISON STREETS LLC RVA BROAD PROPERTIES LLC
502	N0001711002	C02	309 R Apartment Shell YrBuilt: 1963 SFLA: 13606	3200 W Broad St BsmtArea: 21263	12/4/2018	\$7,500,000 Rms/FB/HB 0 0	PINEAPPLE ACQUISITIONS LLC 3200 LLC AND 3200 TOWER LLC AND
502	W0001608001	C01	325 R Apartments 100+ Units YrBuilt: 1960 SFLA: 13603	308 N Nansemond St BsmtArea:	6/5/2018	\$25,100,000 Rms/FB/HB 0 0	DIV SR RIVER CITY RENAISSANCE PC GALLERY LLC
502	W0001291016	R01	360 R Rm Hse/Grp Home (Unlice YrBuilt: 1915 SFLA: 3730	714 N Boulevard BsmtArea: 400	10/15/2018	\$524,000 Rms/FB/HB 12 8 0	Undetermined GOODWIN FREDERICK D III AND RVA714NBLVD LLC
503	N0000065025	R01	306 R Apartment Parking Lot/Dec YrBuilt: 1997 SFLA:	110 E Jackson St BsmtArea:	8/22/2018	\$1,400,000 Rms/FB/HB 0	Sale Includes Multiple Parcels 700 JACKSON STREET LLC 700 N 2ND STREET LLC
503	S0000152017	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1900 SFLA:	1401 Decatur St BsmtArea:	11/27/2018	\$3,529,937 Rms/FB/HB 0	Undetermined IMANI NEIGHBORHOOD REVITALIZATION VENUS AT MANCHESTER LLC
503	S0000152017	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1900 SFLA:	1401 Decatur St BsmtArea:	11/27/2018	\$3,529,937 Rms/FB/HB 0	Undetermined IMANI NEIGHBORHOOD REVITALIZATION VENUS AT MANCHESTER LLC
503	S0000182001	C01	306 R Apartment Parking Lot/Dec YrBuilt: 2013 SFLA:	804 Everett St BsmtArea:	8/28/2018	\$14,270,000 Rms/FB/HB 0	Sale Includes Multiple Parcels HOPPER PAPER LOFTS LLC 700 EVERETT FEE LLC
503	S0000083004	C01	309 R Apartment Shell YrBuilt: 1940 SFLA: 975	1114 Hull St BsmtArea:	7/11/2018	\$875,000 Rms/FB/HB 0 0	CORNISH PARKS LP HULL LAND VML LLC

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503	S0000181003	C01	325 R Apartments 100+ Units YrBuilt: 1939 SFLA: 90907	701 Maury St BsmtArea: 32526 BsmtFin:	8/28/2018	\$14,270,000 Rms/FB/HB 0 0	HOPPER PAPER LOFTS LLC 700 EVERETT FEE LLC
503	S0000153002	C01	355 R Assisted Living (Licensed) YrBuilt: 1916 SFLA: 6339	1426 Bainbridge St BsmtArea: 783 BsmtFin:	4/30/2018	\$308,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc. MILES JAMES D CMF PROPERTY AND LEASING LLC
503	N0000065030		302 R Multi-Family Vacant(R53) YrBuilt: SFLA:	105 E Duval St BsmtArea: BsmtFin:	6/25/2018	\$1,300,000 Rms/FB/HB 0	Special Financing/Terms, etc. RICHMOND REDEVELOPMENT AND JACKSON WARD MULTIFAMILY LLC
503	N0000065033		302 R Multi-Family Vacant(R53) YrBuilt: SFLA:	701 N 1st St BsmtArea: BsmtFin:	6/25/2018	\$1,300,000 Rms/FB/HB 0	Special Financing/Terms, etc. RICHMOND REDEVELOPMENT AND JACKSON WARD MULTIFAMILY LLC
503	S0000083027		303 R Multi-Family Vacant(R73) YrBuilt: SFLA:	12 Rear E 12th St BsmtArea: BsmtFin:	7/11/2018	\$875,000 Rms/FB/HB 0	CORNISH PARKS LP HULL LAND VML LLC
504	N0001235022	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1986 SFLA:	3207 A Chamberlayne Ave BsmtArea: BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	E0000665033	R01	309 R Apartment Shell YrBuilt: 1964 SFLA: 23706	2110 Redd St BsmtArea: BsmtFin:	4/30/2018	\$451,000 Rms/FB/HB 14 36 0	Foreclosure, Forced Sale etc. A MASS INC TDZ PROPERTIES LLC
504	N0000803002	C01	309 R Apartment Shell YrBuilt: 1983 SFLA: 11516	1031 Fourqorean Lane BsmtArea: 5558 BsmtFin:	1/18/2018	\$296,000 Rms/FB/HB 0 0	CHESTNUT COMMONS LLC CATHOLIC DIOCESE OF RICHMOND
504	N0001028006	C01	325 R Apartments 100+ Units YrBuilt: 1977 SFLA: 20796	3006 Chamberlayne Ave BsmtArea: BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 47 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	N0001235013	R01	325 R Apartments 100+ Units YrBuilt: 1958 SFLA: 3200	3207 Chamberlayne Ave BsmtArea: 754 BsmtFin: 0	10/4/2018	\$16,750,000 Rms/FB/HB 14 5 1	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	N0001235015	C01	325 R Apartments 100+ Units YrBuilt: 1961 SFLA: 73641	3211 Chamberlayne Ave BsmtArea: 2462 BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 60 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	N0001343020	C01	325 R Apartments 100+ Units YrBuilt: 1963 SFLA: 11918	3505 Chamberlayne Ave BsmtArea: BsmtFin:	11/30/2018	\$3,846,520 Rms/FB/HB 12 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS V LLC DWELL RICHMOND LLC
		C02	325 R Apartments 100+ Units YrBuilt: 2000 SFLA:	3505 Chamberlayne Ave BsmtArea: BsmtFin:	11/30/2018	\$3,846,520 Rms/FB/HB 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS V LLC DWELL RICHMOND LLC
504	N0001899005	C01	325 R Apartments 100+ Units YrBuilt: 1979 SFLA: 8904	3814 Chamberlayne Ave BsmtArea: BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 20 0	Sale Includes Multiple Parcels CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	N0002103004	C01	325 R Apartments 100+ Units YrBuilt: 1978 SFLA: 8960	3914 Chamberlayne Ave BsmtArea: BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 20 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
504	N0170189001	C01	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 51946	4320 Old Brook Road BsmtArea: 3078 BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS IV LLC DWELL RICHMOND LLC
504	N0170189002	C02	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 51946	4313 Chamberlayne Ave BsmtArea: 3078 BsmtFin:	10/4/2018	\$16,750,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS IV LLC DWELL RICHMOND LLC

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504	N0170190001	C01	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 43056	4800 Old Brook Road	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS IV LLC DWELL RICHMOND LLC
		C02	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 43264	4800 Old Brook Road	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. CEDAR GROVE PARTNERS IV LLC DWELL RICHMOND LLC
505	S0080884001	C02	315 R Apartment 12-24 Units YrBuilt: 1968 SFLA: 8260	3601 Jefferson Davis Hwy	3/28/2018	\$620,000	MOPAR LLC JEFFERSON DAVIS LLC
505	S0001874005	C01	321 R Apartment 25-99 Units YrBuilt: 1964 SFLA: 12150	3204 Midlothian Tpke	11/16/2018	\$3,150,000	MIDLOTHIAN SQUARE LLC FLOYD AVE PARTNERS LLC
505	S0002155023	R01	321 R Apartment 25-99 Units YrBuilt: 1973 SFLA:	3906 Forest Hill Ave	11/30/2018	\$5,127,922	Undetermined CEDAR GROVE PARTNERS VI LLC TRP FOREST HILL LLC
505	S0053301013	C01	321 R Apartment 25-99 Units YrBuilt: 1967 SFLA: 55568	602 Westover Hills Blvd	11/30/2018	\$2,322,078	Undetermined CEDAR GROVE PARTNERS VI LLC TRP WESTOVER HILLS LLC
506	W0000806001	R01	315 R Apartment 12-24 Units YrBuilt: 1963 SFLA: 9234	301 S Granby St	6/26/2018	\$965,000	GRAYLAND APARTMENTS LCC CAVA CAPITAL LLC
506	W0001130021	C01	315 R Apartment 12-24 Units YrBuilt: 1923 SFLA: 5139	2516 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
		C03	315 R Apartment 12-24 Units YrBuilt: 1923 SFLA: 5136	2516 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001164020	C01	315 R Apartment 12-24 Units YrBuilt: 1962 SFLA: 10752	2602 Grove Ave	5/14/2018	\$2,425,000	THREE GROVES LLC DIII PROPERTIES LLC
506	W0001210001	C02	315 R Apartment 12-24 Units YrBuilt: 1925 SFLA: 10146	705 N Boulevard	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001210002	R01	315 R Apartment 12-24 Units YrBuilt: 1925 SFLA: 10215	711 N Boulevard	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214038	C01	315 R Apartment 12-24 Units YrBuilt: 1925 SFLA: 9369	2714 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214044	C01	315 R Apartment 12-24 Units YrBuilt: 1919 SFLA: 8526	2726 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214045	C01	315 R Apartment 12-24 Units YrBuilt: 1919 SFLA: 7884	2730 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214046	C01	315 R Apartment 12-24 Units YrBuilt: 1924 SFLA: 8793	2734 W Grace St	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214047	C01	315 R Apartment 12-24 Units YrBuilt: 1925 SFLA: 8766	803 N Boulevard	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC
506	W0001214048	C01	315 R Apartment 12-24 Units YrBuilt: 1924 SFLA: 8835	805 N Boulevard	7/12/2018	\$31,000,000	DIV SR RIVER CITY RENAISSANCE CCSHP THE COLLECTION LLC

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506	W0001214049	C01	315 R Apartment 12-24 Units YrBuilt: 1924 SFLA: 6570	811 N Boulevard BsmtArea: 547	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001245009	C01	315 R Apartment 12-24 Units YrBuilt: 1916 SFLA: 18639	110 N Boulevard BsmtArea: 6213	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001292022	C01	315 R Apartment 12-24 Units YrBuilt: 1922 SFLA: 8259	808 N Boulevard BsmtArea: 713	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001464034	C01	315 R Apartment 12-24 Units YrBuilt: 1926 SFLA: 9216	3224 Stuart Ave BsmtArea:	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001464036	C01	315 R Apartment 12-24 Units YrBuilt: 1926 SFLA: 9216	3228 Stuart Ave BsmtArea: 768	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001523001	C01	315 R Apartment 12-24 Units YrBuilt: 1958 SFLA: 10851	3331 Cutshaw Ave BsmtArea: 904	5/1/2018	\$1,200,000		3331 CUTSHAW LLC	3331 CUTSHAW VENTURE LL
506	W0001619020	C01	315 R Apartment 12-24 Units YrBuilt: 1925 SFLA: 11181	3408 Park Ave BsmtArea: 931	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0000512064	C02	310 R Apartment 5-11 Units YrBuilt: 1968 SFLA: 6566	1422 Winder St BsmtArea:	6/1/2018	\$525,000	Special Financing/Terms, etc.	HOWLETTE PARTNERS V LLC	WINDER COURT LLC
506	W0000610017	R01	310 R Apartment 5-11 Units YrBuilt: 1910 SFLA: 4208	1500 Grove Ave BsmtArea: 436	3/29/2018	\$625,000		MERCHANT MARY E & PORTH JOYCE M	LWSW LLC
506	W0001048058	C01	310 R Apartment 5-11 Units YrBuilt: 1913 SFLA: 7062	801 N Davis Ave BsmtArea: 2354	1/22/2018	\$950,000		801 NORTH DAVIS LLC	HAMNETT WILLIAM L III AND
506	W0001164022	R01	310 R Apartment 5-11 Units YrBuilt: 1910 SFLA: 4152	2606 Grove Ave BsmtArea: 831	5/14/2018	\$2,425,000		THREE GROVES LLC	DIII PROPERTIES LLC
506	W0001169015	R01	310 R Apartment 5-11 Units YrBuilt: 1922 SFLA: 18707	2602 Monument Ave BsmtArea: 1861	1/18/2018	\$2,500,000		FIRST CAPITOL FUNDING INC	DOSWELL VENTURES LLC
506	W0001202030	C01	310 R Apartment 5-11 Units YrBuilt: 1917 SFLA: 11355	25 N Boulevard BsmtArea: 931	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001290007	R01	310 R Apartment 5-11 Units YrBuilt: 1915 SFLA: 10473	2903 Monument Ave BsmtArea: 2015	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001291019	C01	310 R Apartment 5-11 Units YrBuilt: 1919 SFLA: 9600	706 N Boulevard BsmtArea: 794	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001291022	R01	310 R Apartment 5-11 Units YrBuilt: 1918 SFLA: 9786	2810 Monument Ave BsmtArea: 815	7/12/2018	\$31,000,000		DIV SR RIVER CITY RENAISSANCE	CCSHP THE COLLECTION LLC
506	W0001464023	R01	310 R Apartment 5-11 Units YrBuilt: 1923 SFLA: 5091	3200 Stuart Ave BsmtArea: 400	5/29/2018	\$840,000		AVGEROS BROTHERS LLC	STORMY ENTERPRISES LLC
506	W0000468009	R01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1920 SFLA: 7088	919 W Grace St BsmtArea: 2845	1/24/2018	\$1,891,150		BAYRIDGE INC	919 WEST GRACE LLC

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506	W0000615001	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1922 SFLA: 11874 BsmtArea: 1500	613 N Lombardy St 3/9/2018	\$2,950,000		613 NORTH LOMBARDY LLC LOMBARDY ASSET 1 LLC
506	W0000911003	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1913 SFLA: 15128 BsmtArea: 4800	2049 W Broad St 1/5/2018	\$1,850,000		BROAD & ALLISON STREETS LLC RVA BROAD PROPERTIES LLC
507	E0001288005	C01	315 R Apartment 12-24 Units YrBuilt: 2015 SFLA: 19450 BsmtArea:	3611 E Marshall St 6/18/2018	\$6,600,000		DGM PROPERTIES LLC ALEXANDRIA HECKMAN PROPERTIES
507	E0001288012	C01	315 R Apartment 12-24 Units YrBuilt: 2015 SFLA: 23796 BsmtArea:	3626 E Broad St 6/18/2018	\$6,600,000		DGM PROPERTIES LLC ALEXANDRIA HECKMAN PROPERTIES
507	S0000122007	C01	315 R Apartment 12-24 Units YrBuilt: 2016 SFLA: 10640 BsmtArea:	1300 McDonough St 7/10/2018	\$5,500,000	Sale Includes Multiple Parcels	MANCHESTER PARTNERS 4 LLC DV MANCHESTER PARK LLC
507	N0000065012		321 R Apartment 25-99 Units YrBuilt: SFLA: BsmtArea:	714 N 2nd St 6/25/2018	\$1,300,000	Special Financing/Terms, etc.	RICHMOND REDEVELOPMENT AND JACKSON WARD MULTIFAMILY LLC
507	S0000154014	C01	321 R Apartment 25-99 Units YrBuilt: 1922 SFLA: 33036 BsmtArea: 3011	1411 Bainbridge St 11/27/2018	\$920,000	Undetermined	MAURY SENIOR RETIREMENT MANCHESTER GRAND LLC
507	S0000154014	C02	321 R Apartment 25-99 Units YrBuilt: 1922 SFLA: 33036 BsmtArea: 3011	1411 Bainbridge St 11/27/2018	\$920,000	Undetermined	MAURY SENIOR RETIREMENT MANCHESTER GRAND LLC
507	N0000065023	R01	310 R Apartment 5-11 Units YrBuilt: 1920 SFLA: 6958 BsmtArea: 2302	700 N 2nd St 8/22/2018	\$1,400,000	Sale Includes Multiple Parcels	700 JACKSON STREET LLC 700 N 2ND STREET LLC
		R04	310 R Apartment 5-11 Units YrBuilt: 1920 SFLA: 1549 BsmtArea:	700 N 2nd St 8/22/2018	\$1,400,000	Sale Includes Multiple Parcels	700 JACKSON STREET LLC 700 N 2ND STREET LLC
507	N0000077056	R01	310 R Apartment 5-11 Units YrBuilt: 1900 SFLA: 5292 BsmtArea:	22 W Marshall St 1/16/2018	\$2,375,000		MARSHALL ADAMS LLC UP ADAMS LLC
		R03	310 R Apartment 5-11 Units YrBuilt: 1900 SFLA: 4660 BsmtArea: 1454	22 W Marshall St 1/16/2018	\$2,375,000		MARSHALL ADAMS LLC UP ADAMS LLC
		R04	310 R Apartment 5-11 Units YrBuilt: 1900 SFLA: 2848 BsmtArea: 712	22 W Marshall St 1/16/2018	\$2,375,000		MARSHALL ADAMS LLC UP ADAMS LLC
507	N0000080001	C01	310 R Apartment 5-11 Units YrBuilt: 1920 SFLA: 10080 BsmtArea:	7 E Jackson St 10/1/2018	\$1,080,000		7 JAX BLUE JAYS LLC 20TH ST LOFTS LLC
507	S0000152001	C01	310 R Apartment 5-11 Units YrBuilt: 1911 SFLA: 16500 BsmtArea: 1250	1420 Hull St 11/27/2018	\$3,529,937	Undetermined	IMANI NEIGHBORHOOD VENUS AT MANCHESTER LLC
507	S0000152010	C01	310 R Apartment 5-11 Units YrBuilt: 1924 SFLA: 8506 BsmtArea:	1412 Hull St 11/27/2018	\$3,529,937	Undetermined	IMANI NEIGHBORHOOD REVITALIZATION VENUS AT MANCHESTER LLC
507	S0000152010	C15	310 R Apartment 5-11 Units YrBuilt: 1924 SFLA: 8506 BsmtArea:	1412 Hull St 11/27/2018	\$3,529,937	Undetermined	IMANI NEIGHBORHOOD REVITALIZATION VENUS AT MANCHESTER LLC
507	S0000152001	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt: 1920 SFLA: 69450 BsmtArea:	1420 Hull St 11/27/2018	\$3,529,937	Undetermined	IMANI NEIGHBORHOOD VENUS AT MANCHESTER LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
507	W0000010008	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt: 1911 SFLA: 15217 BsmtArea: 18446	823 E Main St 6/26/2018	\$39,250,000		RUSHMARK FNB L L C FNB PROPERTY OWNER LLC
507	E0000070030	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1910 SFLA: 13530 BsmtArea: 4510	1409 E Cary St 12/28/2018	\$2,955,000	Undetermined	1407 E CARY STREET LLC 1401 TO 1413 E CARY STREET LLC
507	E0000070031	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1910 SFLA: 7204 BsmtArea: 2250	1413 E Cary St 12/28/2018	\$2,955,000	Undetermined	1411 E CARY STREET LLC 1401 TO 1413 E CARY STREET LLC
507	E0000215023	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1900 SFLA: 12000 BsmtArea:	415 Oliver Hill Way 1/16/2018	\$1,900,000		415 OHW LLC KVM INVESTMENTS LLC DBA
507	N0000026020	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1940 SFLA: 42980 BsmtArea: 10745	316 E Broad St 7/27/2018	\$4,800,000		BROADWAY INVESTORS LLC 316 EAST BROAD STREET LLC
507	N0000038017	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1900 SFLA: 15150 BsmtArea: 5050	220 E Marshall St 3/16/2018	\$1,425,000	Sale Includes Multiple Parcels	220 MARSHALL STREET LLC E MARSHALL PROPERTIES LLC
507	N0000076054	C02	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1917 SFLA: 12532 BsmtArea: 5534	14 W Broad St 5/22/2018	\$2,025,000		TEN WEST BROAD LLC 10 W BROAD HOLDING LLC
507	N0000206019	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1920 SFLA: 8466 BsmtArea: 2525	406 W Broad St 10/16/2018	\$1,550,000	Undetermined	ROXY PROPERTIES LLC M W FOWLER PROPERTIES LLC
507	W0000010009	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1940 SFLA: 32689 BsmtArea: 10366	838 E Cary St 6/26/2018	\$39,250,000		RUSHMARK FNB L L C FNB PROPERTY OWNER LLC
		C02	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1970 SFLA: 78000 BsmtArea: 13000	838 E Cary St 6/26/2018	\$39,250,000		RUSHMARK FNB L L C FNB PROPERTY OWNER LLC
507	W0000046004	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1910 SFLA: 12816 BsmtArea: 4734	211 E Main St 3/23/2018	\$1,859,250		207 211 EAST MAIN ST LLC MONROE WARD PROPERTIES SERIES 1
507	W0000049006	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1910 SFLA: 10425 BsmtArea: 3475	213 E Broad St 1/31/2018	\$2,200,000	Sale Includes Multiple Parcels	214 E GRACE STREET ASSOCIATES 213 EAST BROAD STREET LLC
507	W0000049015	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1925 SFLA: 12780 BsmtArea: 4320	214 E Grace St 1/31/2018	\$2,200,000	Sale Includes Multiple Parcels	214 E GRACE STREET ASSOCIATES 213 EAST BROAD STREET LLC
507	W0000175002	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1915 SFLA: 8574 BsmtArea: 2858	323 W Broad St 11/19/2018	\$1,346,940	Undetermined	FORE DUFFERS LLC UP BROAD LLC
510	N0001900013	C02	315 R Apartment 12-24 Units YrBuilt: 1963 SFLA: 19971 BsmtArea:	3807 Chamberlayne Ave 11/30/2018	\$1,351,480	Foreclosure, Forced Sale etc.	CEDAR GROVE PARTNERS III LLC DWELL RICHMOND LLC
510	N0001900014	C02	315 R Apartment 12-24 Units YrBuilt: 1971 SFLA: 11184 BsmtArea:	3809 Chamberlayne Ave 11/30/2018	\$1,351,480	Foreclosure, Forced Sale etc.	CEDAR GROVE PARTNERS III LLC DWELL RICHMOND LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)	
510	N0002103006	C01	315 R Apartment 12-24 Units YrBuilt: 1973 SFLA: 11512	3910 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 18 0	CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
		C02	315 R Apartment 12-24 Units YrBuilt: 1973 SFLA: 11512	3910 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 18 0	CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
		C03	315 R Apartment 12-24 Units YrBuilt: 1974 SFLA: 10089	3910 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 18 0	CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
510	N0002350009	C02	315 R Apartment 12-24 Units YrBuilt: 1974 SFLA: 13504	4216 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 0 0	CEDAR GROVE PARTNERS II LLC DWELL RICHMOND LLC
510	N0002458002	C01	315 R Apartment 12-24 Units YrBuilt: 1960 SFLA: 14144	4300 Chamberlayne Ave BsmtArea: 1768	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 16 0	CEDAR GROVE PARTNERS II LLC DWELL RICHMOND LLC
510	N0002103001	C01	321 R Apartment 25-99 Units YrBuilt: 1960 SFLA: 14960	3920 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 30 0	CEDAR GROVE PARTNERS II LLC DWELL RICHMOND LLC
510	N0002103002	C01	321 R Apartment 25-99 Units YrBuilt: 1962 SFLA: 14912	3918 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 30 0	CEDAR GROVE PARTNERS II LLC DWELL RICHMOND LLC
510	E0000332021	R01	310 R Apartment 5-11 Units YrBuilt: 1900 SFLA: 7534	2308 M St BsmtArea:	6/8/2018	\$870,000		ORTHEON ENTERPRISES LLC RICHMOND UNION LLC
510	N0000946035	R01	310 R Apartment 5-11 Units YrBuilt: 1969 SFLA: 5840	1816 Bath St BsmtArea:	12/17/2018	\$1,731,000	Undetermined 32 8 0	PANTHER WAY LLC & CAO MULTIPLEX LLC
510	N0001899009	R01	310 R Apartment 5-11 Units YrBuilt: 1925 SFLA: 3881	3806 Chamberlayne Ave BsmtArea: 300	9/25/2018	\$185,000		3806 CHAMBERLAYNE LLC RVACHAMBERLAYNE LLC
510	N0002350007	R01	310 R Apartment 5-11 Units YrBuilt: 1965 SFLA: 7084	4218 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 40 10 0	CEDAR GROVE PARTNERS II LLC DWELL RICHMOND LLC
510	N0170134018	R01	310 R Apartment 5-11 Units YrBuilt: 1965 SFLA: 4884	4828 Chamberlayne Ave BsmtArea:	10/4/2018	\$16,750,000	Foreclosure, Forced Sale etc. 26 6 2	CEDAR GROVE PARTNERS LLC DWELL RICHMOND LLC
510	N0000719019	C01	309 R Apartment Shell YrBuilt: 1953 SFLA: 14576	2705 5th Ave BsmtArea: 1898	1/26/2018	\$137,500	Foreclosure, Forced Sale etc. 0 0	CRAWLEY FRANK EST & MARY E EST THE BECCA GROUP LLC
602	W0000613002	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1913 SFLA: 13336	421 Stuart Cir BsmtArea:	2/9/2018	\$11,350,000	Sale Includes Multiple Parcels 0 0	ONE MONUMENT AVENUE LLC RICDL1 LLC