



18
W FRANKLIN

*Charming 5 Unit Furnished
Airbnb Rental Brownstone*

**AVAILABLE
NOW**

18 W. Franklin ST, Richmond, VA 23220

VIRTUAL TOUR

DEAL FLOW

CBRE



PROPERTY OVERVIEW

Encounter this
LEGENDARY
Brownstone



18 W. Franklin St. opened in May 2020 as a high-end furnished Airbnb rental property. The lure of the historic neighborhood and elegant features of the building provide the perfect platform for this classic rental that has housed politicians, television directors, and military offices since opening.

Newly renovated hardwood floors, historic windows, and granite countertops bring a renewed energy to this elegant space and balance with the historic crown moldings, detailed wood craftsmanship from the early 19th century and history of the neighborhood.



Property Features



**7,075 SF Historic Building
Constructed in 1895**



**Newly Renovated and
Fresh Appliances**



**Charming Brownstone
With High-End Finishes**



**Centralized Location Near
Many Walkable Amenities,
Museums, Eateries,
and Breweries**



**Furnished and Currently
Being Used for
Airbnb Rentals**



Opened May 2020



**Units 1, 3, 4 And 5 Have a
Fireplace In-Unit**

*All Chimneys & Flues are
Non Operational and Shall
Convey in as is Condition*



**Units Have Original
Crown Molding**



**Located in Front of 5-Star
Jefferson Hotel**



Recent Renovations



New Plumbing With Permit - PVC and Pex Supply Lines



New Light Fixtures



New Windows Coming Soon

Installation starting April 11, 2022



New Electrical With Permit - New Panel Boxes With Main Disconnects, New Outlets, etc.



Refinished Hardwood Floors Throughout



Units Have New Granite Countertops, Stainless Steel Appliances and More



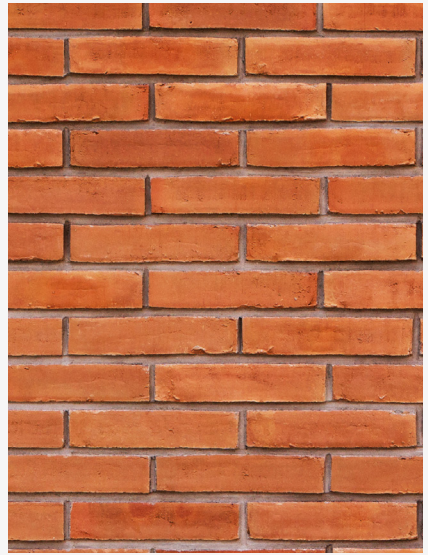
All Furniture Shall Convey With The Sale of the Property



New Hvac Units in Each Unit, 3-Year Warranty Remaining on Compressors



Unit 1 Has a Washer/Dryer in Unit, Unit 2 Has Access to Washer/Dryer in Basement





OCCUPANCY OVERVIEW

Top Rated AIRBNB Rental Property

Overall Airbnb rating of 4.86! With 86.9% of 5-star ratings, guests already show 18 W Franklin to be a popular rental unit in Richmond's richest historic neighborhood.



Occupancy Per Apartment:

- Unit 1.** 81% - 320 Nights
- Unit 2.** 83% (adjusted to include out-of-app bookings) - 314 Nights
- Unit 3.** 87.8% -326 nights
- Unit 4.** 77% (adjusted) – 295 Nights
- Unit 5.** 75.5% -272 Nights

Earnings Over The Past Year

- March 24, 2021 - March 23, 2022
- Gross income for all units in 2021 totaled **\$156,617**
 - Rental earnings per night average \$103 based on last 12 months occupancy.

Please Note: Occupancies can be higher, ownership leased certain units for longer periods as short term furnished rentals directly to some users.





AREA OVERVIEW

In the
NEIGHBORHOOD

18 W. Franklin St's charm and detailed craftsmanship is suited the historic charm of the neighborhood and surrounding Richmond.

Neighboring the prestigious 5-star Jefferson Hotel and VCU to the West, and a short drive from the convention center and government buildings to the East, 18 W Franklin St has already been host to film and television directors, lobbyists, and more exciting guests visiting Richmond.





FOR MORE INFORMATION:

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