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**PROPERTY LINES ARE BELIEVED TO BE ACCURATE AND HAVE BEEN DERIVED FROM THE ROANOKE CITY GIS.
BUYER AND/OR THEIR AGENT SHOULD VERIFY FOR ACCURACY**



1.03 ACRES
ZONED - RM2

GRANDIN RD SW

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4622 Grandin Road SW, Roanoke, VA 24018

- **12-unit brick Colonial** in Roanoke's sought-after Southwest corridor
- **Spacious 2BR apartments** with strong tenant appeal
- **Below-market rents** offer immediate upside potential
- **Peaceful, park-like setting** near Lewis Gale Medical Center & Tanglewood Mall
- **Well-maintained property** with consistent rental demand
- **Projected CAP rate up to 8.75%** at market rents

4622 GRANDIN RD SW	CURRENT RENT	MARKET RENT
Average Monthly Rent	\$ 1,041.25	\$ 1,350.00
Total Monthly	\$ 12,495.00	\$ 16,200.00
Annualized	\$ 149,940.00	\$ 194,400.00
Vacancy 4%	\$ (5,997)	\$ (7,776.00)
Net Income	\$ 143,943.00	\$ 186,624.00
Tax	\$ 14,988.00	\$ 14,988.00
Insurance	\$ 6,274.00	\$ 6,000.00
Total Maintenance	\$ 9,321.00	\$ 9,321.00
All Utilities	\$ 8,036.00	\$ 8,036.00
TOTAL	\$ 38,345.00	\$ 38,345.00
NOI	\$ 105,324.00	\$ 148,279.00
Valuation	\$ 1,695,000.00	\$ 1,953,028.57
CAP Rate at Purchase	6.20%	8.75%

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Investor opportunity in Southwest Roanoke! Nestled in Roanoke's desirable Southwest corridor, this 12-unit apartment building offers investors an attractive blend of stability and upside potential. The property has been well maintained and features all-brick Colonial architecture, manicured grounds and spacious two-bedroom apartments. Current rents are below market, creating immediate potential for income growth. Residents enjoy a peaceful, park-like setting in the Oak Grove area just minutes from Lewis Gale Medical Center, Tanglewood Mall, and Electric Rd. (U.S. 419) commercial corridor, making it a consistently sought-after rental location.

Priced at \$1,695,000 – **Call to Learn More!**

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