



Investors
REAL ESTATE PARTNERS

**FOR
SALE**

1712 Grandin Rd SW | Roanoke, VA

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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OFFERING SUMMARY & DESCRIPTION

1712 GRANDIN RD SW | ROANOKE, VA - OFFERING

Price:	\$1,499,000
Price Per Unit:	\$124,917
Current CAP Rate:	5.81%
Market CAP Rate:	8.64%
Parcel Area:	0.5760 AC
Building SF:	10,656 SF
Zoning:	RMF



1712 GRANDIN RD SW | ROANOKE, VA - DESCRIPTION

12-Unit Multifamily | Grandin Village, Roanoke

Stabilized 12-unit multifamily offered at \$1,499,000 with a 5.81% cap rate on current income and a path to 8.64% at market rents. Current NOI of \$87,176 grows to \$129,520 with mark-to-market rent adjustments on a brick, income-producing asset in Roanoke's high-demand Grandin Village corridor.



1712 Grandin Rd SW | Roanoke, VA

- **12-unit multifamily** in Roanoke's Grandin Village neighborhood
- **Mix of 1BR and 2BR units** with 8 garage bays and shared laundry
- **5.81% cap rate on current income** with a clear path to 8.64% at market rents
- **Current NOI of \$87,176** growing to \$129,520 at market rents
- **Stabilized and income-producing** with meaningful rent upside remaining

Current Income vs. Market Income

	CURRENT RENT	MARKET RENT
Gross Rents (Monthly)	\$11,200.00	\$15,400.00
Gross Rents (Annual)	\$134,400.00	\$184,800.00
Laundry Income	\$1,000.00	\$1,000.00
Vacancy (3%)	(\$4,032)	(\$5,544)
Effective Gross Income	\$131,368.00	\$180,256.00
Total Expenses	(\$44,192)	(\$50,736)
NOI	\$87,176.00	\$129,520.00
Cap Rate	5.81%	8.64%

RENT ROLL			
Unit	Type	Current Rent	Market Rent
1	2BR	\$950	\$1,250
2	1BR	\$800	\$1,250
3	1BR	\$825	\$1,250
4	2BR	\$950	\$1,250
5	2BR	\$950	\$1,250
6	2BR	\$875	\$1,250
7	1BR	\$800	\$1,250
8	1BR	\$825	\$1,250
9	2BR	\$750	\$1,250
10	2BR	\$1,000	\$1,250
11	2BR	\$975	\$1,250
12	2BR	\$1,100	\$1,250
Subtotal	12 Units	\$10,800	\$15,000

GARAGE BAYS			
Unit	Type	Current Rent	Market Rent
G1	Garage	\$50	\$50
G2	Garage	\$50	\$50
G3	Garage	\$50	\$50
G4	Garage	\$75	\$75
G5	Garage	\$50	\$50
G6	Garage	\$50	\$50
G7	Garage	\$50	\$50
G8	Garage	\$35	\$50
Subtotal	8 Bays	\$410	\$425

COMBINED TOTALS			
Monthly Total		\$11,210	\$15,425
Annual Total		\$134,520	\$185,100



Jason Fountain, CCIM Principal Broker, at Investors Real Estate Partners, where he provides strategic direction across brokerage, investment, and advisory services. Over the past two decades, Jason has established himself as a market leader in the brokerage of multifamily, industrial, office, and retail properties, complemented by hands-on experience as both an owner and operator.



Steve Zegarski serves as President & Associate Broker at Investors Real Estate Partners. With over twenty-five years of real estate investing experience, Steve specializes in solving complex real estate challenges with practical, strategic and thoughtful solutions. As a national leader in sales management, Steve understands the marketing and sales process. He is an expert at creating value and uncovering the pathways to financial success for both buyers and sellers.