



Investors
REAL ESTATE PARTNERS

FOR SALE

433 Albemarle Ave SW | Roanoke VA

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OFFERING SUMMARY & DESCRIPTION

433 ALBEMARLE AVE SW | ROANOKE VA - OFFERING

Price:	\$469,000
Price Per SF:	\$71
CAP Rate:	7%
Parcel Area:	0.1509 AC
Building SF:	3,128 SF
Zoning:	RM-1



433 ALBEMARLE AVE SW | ROANOKE VA - DESCRIPTION

6-Unit Multifamily | Old Southwest Roanoke

Stabilized 6-unit multifamily offered at \$469,000 with a 7.00% cap rate on current income and projected 8.00% at market rents. Current NOI of \$33,421 grows to \$37,522 with modest rent adjustments on a tenant-occupied, income-producing asset in Roanoke's established Old Southwest neighborhood.

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433 Albemarle Ave SW | Roanoke VA

- **6-unit multifamily** in Roanoke's established Old Southwest neighborhood
- **Mix of 1BR and 2BR units** including garage apartments with strong tenant retention
- **7.00% cap rate on current income** with a clear path to 8.00% at market rents
- **Current NOI of \$33,421** growing to \$37,522 with modest rent adjustments
- Stabilized and tenant-occupied — **income producing from day one**

Current Income vs. Market Income

	CURRENT RENT	MARKET RENT
Average Monthly Rent	\$792.50	\$808.33
Total Monthly	\$4,755.00	\$4,850.00
Annualized	\$57,060.00	\$58,200.00
Vacancy 5%	\$(2,853.00)	\$(2,910.00)
Net Income	\$54,207.00	\$55,290.00
Tax	\$4,800.00	\$5,000.00
Insurance	\$3,500.00	\$2,500.00
Management	\$3,794.49	\$4,423.20
Maintenance	\$5,420.70	\$4,423.20
Utilities	\$3,270.00	\$1,421.00
TOTAL	\$20,785.19	\$17,767.40
NOI	\$33,421.81	\$37,522.60
Valuation	\$477,454.00	\$469,032.50
CAP Rate at Purchase	7.00%	8.00%



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.