

# 2700 E GRANT AVE APARTMENTS

A STABILIZED, 100%-OCCUPIED TEN-UNIT MULTIFAMILY ASSET IN INFILL ORLANDO  
- INCOME TODAY, INTERIOR VALUE-ADD RUNWAY TOMORROW.

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OFFERED AT **\$2,100,000**

**10 UNITS**

MULTIFAMILY-CLASS C

**8,654 SF**

TOTAL RENTABLE

**100%**

OCCUPIED

**1959 BUILT**

MASONRY - 5 PARCELS

EXCLUSIVELY LISTED BY FOUNDRY COMMERCIAL

THE OPPORTUNITY

# TURNKEY INCOME TODAY, **\$150-\$250/UNIT** IN RENOVATION RUNWAY.

## 01 STABILIZED AT 100% OCCUPANCY

Fully leased at market with a mix of term and month-to-month tenants - real, in-place income from day one with no lease-up risk.

## 02 CLEAR VALUE-ADD RUNWAY

Unrenovated interiors support \$150-\$250/unit rent increases through cosmetic upgrades, materially expanding NOI over time.

## 03 RECENT COMPS TRADE AT 5.7-6.6% CAP

Submarket sales at Live Oak, Palmer, and 510 E Jackson give buyers clear visibility into in-place yield and exit economics.

## 04 INFILL ORLANDO LOCATION

Lake Davis/Delaney Park submarket - walkable to Downtown Orlando, ORMC, and Lake Davis Park with a contracting supply pipeline.



### PROPERTY AT A GLANCE

UNITS	10	TOTAL SF	8,654
YEAR BUILT	1959 - 1973	CLASS	C
PARCELS	5	ZONING	R-2
CONSTRUCTION	Masonry	PARKING	Surface

NEXT STEPS

**AVAILABLE EXCLUSIVELY THROUGH  
FOUNDRY COMMERCIAL.**

FULL OFFERING MEMORANDUM, T-12, RENT ROLL, AND PROPERTY TOUR AVAILABLE UPON EXECUTION OF A CONFIDENTIALITY AGREEMENT. OFFERS REQUESTED ON A ROLLING BASIS.

- LISTING AGENT

**CHRIS DEMARTINO**

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**STEP 01**

**SIGN CA**

Execute the confidentiality agreement to access the full data room.

**STEP 02**

**REVIEW OM & FINANCIALS**

Full offering memorandum, rent roll, and operating statements.

**STEP 03**

**TOUR & SUBMIT**

Property Tour by appointment, offers on a rolling basis.

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