

1201 - 1217 Fairfax Street Radford, VA; Five-Home Investment Portfolio

PORTFOLIO OVERVIEW

Five single-family rental properties positioned side-by-side on Fairfax Street in Radford, Virginia. The portfolio sits on approximately 0.75 acres in R-4 zoning, directly across from Quick Way Convenience Store and within walking distance to Radford University. The homes have a long history of full occupancy with strong student demand. Each property has separate utility meters, and tenants pay all utilities. Parking includes street parking, off-street parking, and a large rear parking area. The owner performs an annual August cleanout and scheduled maintenance. Seller is open to owner financing with a large down payment and a 3-5 year call. Portfolio is sold as one package.

PROPERTY DETAILS

1201 Fairfax St - Parcel ID: 6-8-214B 5 BR / 2 BA - 1,834 sq ft - Built 1940, Gas heat
Current Rent: \$2,250/mo (\$450 per room)
Market Potential: \$2,625/mo (\$525 per room)

1205 Fairfax St - Parcel ID: 6-(8)-212B 3 BR / 1 BA - 1,129 sq ft - Built 1939 Electric heat
Current Rent: \$1,350/mo (\$450 per room)
Market Potential: \$1,575/mo (\$525 per room)

1207 Fairfax St - Parcel ID: 6-(8)-210 7 BR / 2 BA - 2,064 sq ft - Built 1940 Gas heat
Current Rent: \$3,500/mo (\$500 per room)
Market Potential: \$4,200/mo (\$600 per room)

1211 Fairfax St - Parcel ID: 6-(8)-208 6 BR / 2 BA - 1,862 sq ft - Built 1940 Gas Heat
Current Rent: \$3,000/mo (5 rooms rented; owner targets \$3,000 whether 5x\$600 or 6x\$500)
Market Potential: \$3,600/mo (\$600 per room x 6)

1217 Fairfax St - Parcel ID: 6-(8)-2A 4 BR / 2 BA - 1,374 sq ft - Built 1940 Electric heat
Current Rent: \$1,800/mo (\$450 per room)
Market Potential: \$2,100/mo (\$525 per room)

FINANCIAL SUMMARY

Monthly Income: Current \$12,000 / Potential \$14,100
Annual Income: Current \$144,000 / Potential \$169,200
Total Bedrooms: 25 Total Bathrooms: 9 Combined Sq Ft: 8,263