

**4622
Grandin Rd. SW**



VRC PROPERTIES | VRCPROPERTIES.COM | 3800 ELECTRIC ROAD, SUITE 405, ROANOKE, VA 24018



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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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OAK GROVE PLAZA

FOOD LION



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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 7%** at market rents

4622 GRANDIN RD SW	CURRENT RENT	MARKET RENT
Average Monthly Rent	\$ 993.75	\$ 1,350.00
Total Monthly	\$ 11,925.00	\$ 16,200.00
Annualized	\$ 143,700.00	\$ 194,400.00
Vacancy 2%	\$ (2,862.00)	\$ (10,764.00)
Net Income	\$ 140,238.00	\$ 184,680.00
Tax	\$ 15,460.00	\$ 15,460.00
Insurance	\$ 6,000.00	\$ 6,000.00
Total Maintenance	\$ 8,414.28	\$ 14,774.00 (8%)
Managment	4%	\$ 5,609.52
All Utilities	\$ 8,576.00	\$ 8,576.00
TOTAL	\$ 44,059.00	\$ 55,891.20
NOI	\$ 96,178.00	\$ 128,789.00
Valuation	\$ 1,797,723	\$ 1,839,840
CAP Rate at Purchase	5.35%	7%



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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 \$1,795,000 – Call to Learn More!

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