

5122 Crestwood Dr.



- Well-Kept SW Roanoke Duplex
- Spacious 2BR/1.5BA Units
- \$1,650 Estimated Market Rents Per Unit

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



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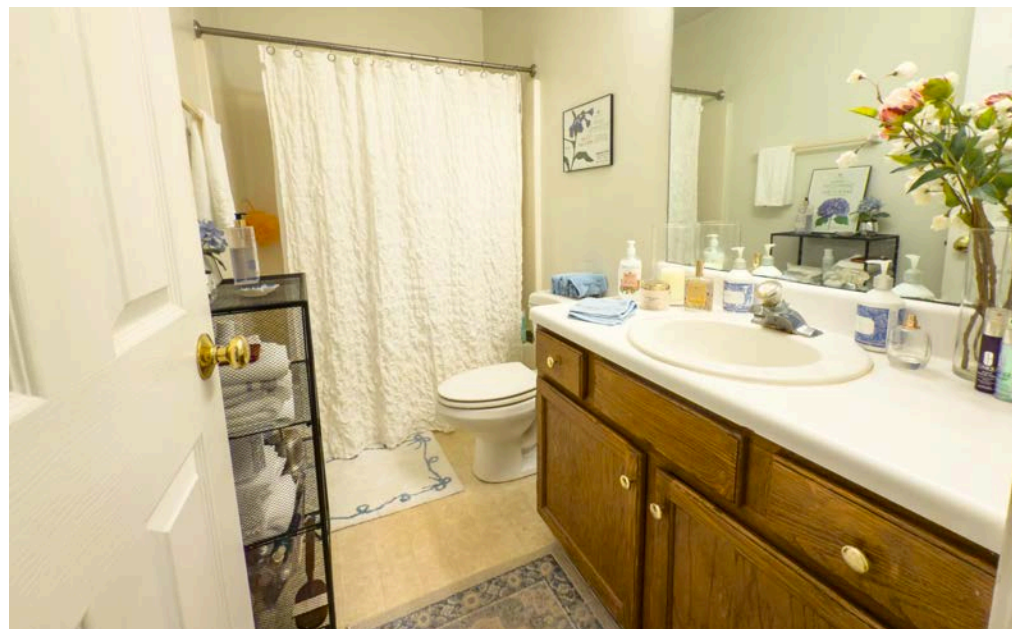
**PROPERTY LINES ARE BELIEVED TO BE ACCURATE AND HAVE BEEN DERIVED FROM THE ROANOKE CITY GIS.
BUYER AND/OR THEIR AGENT SHOULD VERIFY FOR ACCURACY**

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5122-5524 CRESTWOOD DR	CURRENT RENT	MARKET RENT
5522	\$ 950.00	\$ 1,700.00
5524	\$ 1,050.00	\$ 1,600.00
Total	\$ 2,000.00	\$ 3,300.00

Annualized	\$ 24,000.00	\$ 39,600.00
Vacancy Rate	4%	4%
Vacancy Loss	\$ (960.00)	\$ (1,584)
Adjusted Gross Income	\$ 23,040.00	\$ 38,016.00

OPERATING EXPENSES	CURRENT RENT	MARKET RENT
2025 RE Taxes (Per GIS)	\$ (2,485.00)	\$ 1,700.00
Insurance (Estimated)	\$ (1,025.00)	\$ 1,600.00
Operating Maintenance / Repairs	\$ (1,843.20)	\$ (3,801.60)
Landscaping/Misc (Estimated)	\$ (975.00)	\$ (975.00)
Total Operating Expenses	\$ (6,328.20)	\$ (8,057.60)
NOI	\$ 16,711.80	\$ 29,958.40



Investor opportunity in Southwest Roanoke! This well-kept duplex offers two spacious 2BR/1.5BA units, each featuring in-unit laundry, private driveway parking, and back patios. Both units are tenant-occupied, providing immediate rental income with strong occupancy history.

The property sits on a 0.26-acre lot in a quiet cul-de-sac. Located near Starkey Rd, Electric Rd, and Tanglewood Mall for shopping, dining, and major commuter routes. Located in the desirable Cave Spring school district, this property combines steady cash flow with long-term growth potential.

Priced Reduced to \$395,000 – Call to Learn More!

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