

auCTION LISTING



STUDENT HOUSING package

United Country Blue Ridge Land and Auction,
Auctioneer Matthew Gallimore, Realtor Dari Cupp,
and Realtor Stephanie Carfanga with Long &
Foster Blacksburg proudly presents a 5-unit
student housing portfolio located within walking
distance of Radford University.



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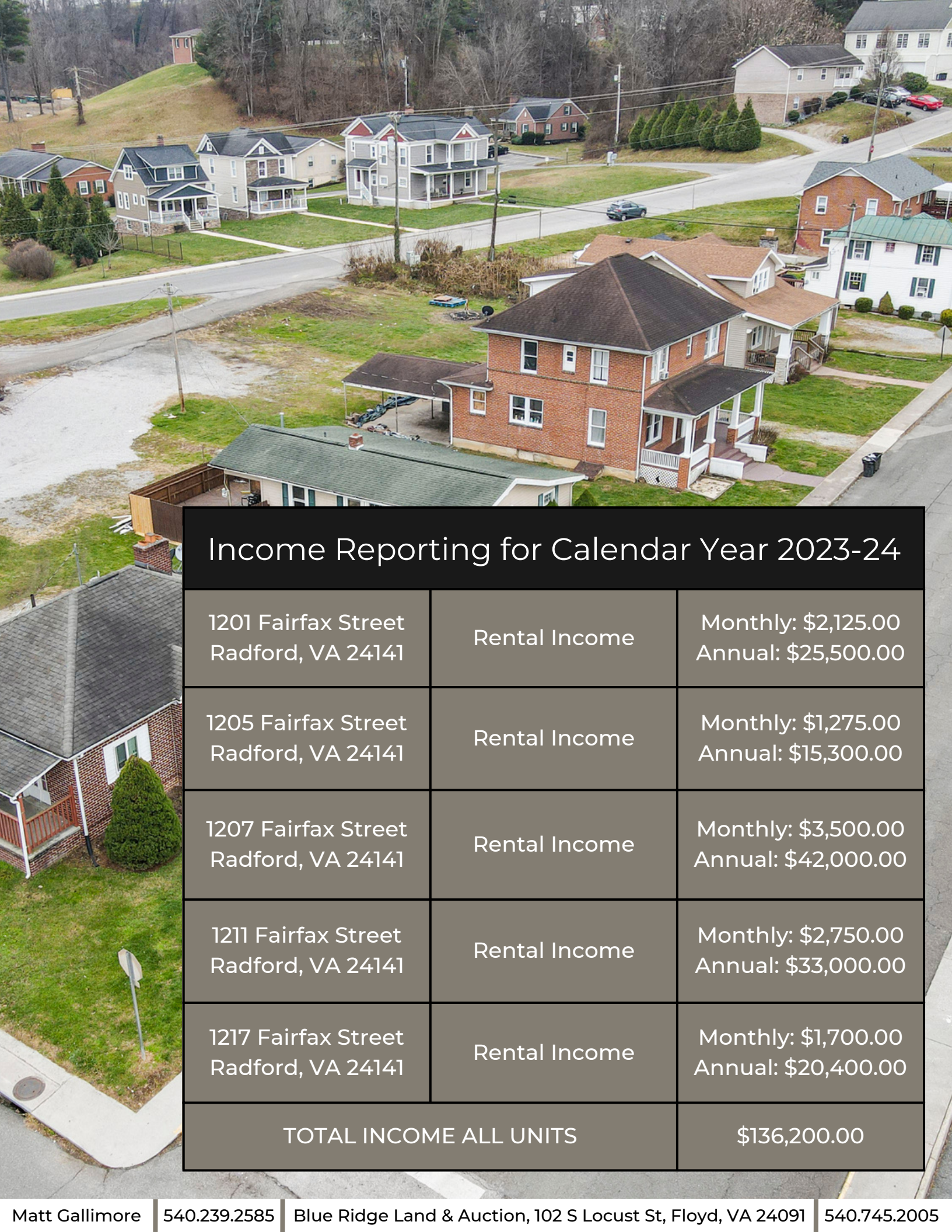
United Country Blue Ridge Land & Auction and Long & Foster are pleased to bring to auction 5-unit student housing portfolio located within walking distance of Radford University.

These single family homes with a long history as student rentals are located on Fairfax Street, just two blocks from Radford University. Rental rates for the homes are comparable with the current market in Radford, however do leave room for increase in rents following the current leases in place through 2025.

The property also affords another option to the investor: demolish the current structures and erect a parking structure or multifamily dwelling, both in short supply for Radford University.

The homes range in size to include 3-7 bedrooms and are currently rented on a per bedroom basis with rents beginning at \$425 per bedroom. Each unit has designated parking, spacious living areas, as well as outdoor living space.

Don't miss this opportunity if you are an investor looking to grow your rental portfolio or capitalize on a development opportunity!



Income Reporting for Calendar Year 2023-24

1201 Fairfax Street Radford, VA 24141	Rental Income	Monthly: \$2,125.00 Annual: \$25,500.00
1205 Fairfax Street Radford, VA 24141	Rental Income	Monthly: \$1,275.00 Annual: \$15,300.00
1207 Fairfax Street Radford, VA 24141	Rental Income	Monthly: \$3,500.00 Annual: \$42,000.00
1211 Fairfax Street Radford, VA 24141	Rental Income	Monthly: \$2,750.00 Annual: \$33,000.00
1217 Fairfax Street Radford, VA 24141	Rental Income	Monthly: \$1,700.00 Annual: \$20,400.00
TOTAL INCOME ALL UNITS		\$136,200.00



Expense Reporting for Calendar Year 2022-23

Cleaning Services (all units, turnover)	\$3,500.00
Repairs (labor fees to maint. supervisor)	\$20,000.00
Utilities (owner coverage during turnover, all units)	\$750.00
Supplies (appliance replacement)	\$500.00
Property Taxes	\$5,100.00
TOTAL EXPENSES FOR ALL UNITS	\$29,850.00

1201 Fairfax Street Radford, VA



Single Family
Bungalow
5 Bedrooms
1,834 sq ft

Parcel ID: 6-(8)-214B Zoning: R4
Public Utilities

2023-2024 Rent Roll

TENANT	MONTHLY AMOUNT	LEASE EXPIRATION
Bedroom 1	\$425.00	August 1, 2025
Bedroom 2	\$425.00	August 1, 2025
Bedroom 3	\$425.00	August 1, 2025
Bedroom 4	\$425.00	August 1, 2025
Bedroom 5	\$425.00	August 1, 2025



1205 Fairfax Street
Radford, VA



Single Family
Conventional
3 Bedrooms
1,129 sq ft

Parcel ID: 6-(8)-212B Zoning: R4
Public Utilities

2023-2024 Rent Roll

TENANT	MONTHLY AMOUNT	LEASE EXPIRATION
Bedroom 1	\$425.00	August 1, 2025
Bedroom 2	\$425.00	August 1, 2025
Bedroom 3	\$425.00	August 1, 2025

1207 Fairfax Street Radford, VA



2023-2024 Rent Roll

TENANT	MONTHLY AMOUNT	LEASE EXPIRATION
Bedroom 1	\$500.00	August 1, 2025
Bedroom 2	\$500.00	August 1, 2025
Bedroom 3	\$500.00	August 1, 2025
Bedroom 4	\$500.00	August 1, 2025
Bedroom 5	\$500.00	August 1, 2025
Bedroom 6	\$500.00	August 1, 2025
Bedroom 7	\$500.00	August 1, 2025

Single Family
Two-Story
7 Bedrooms
2,064 sq ft

Parcel ID: 6-(8)-210 Zoning: R4
Public Utilities



1211 Fairfax Street
Radford, VA



Single Family
Conventional
6 Bedrooms
1,862 sq ft

Parcel ID: 6-(8)-208 Zoning: R4
Public Utilities

ADDITIONAL INCOME
POTENTIAL!

2023-2024 Rent Roll		
TENANT	MONTHLY AMOUNT	LEASE EXPIRATION
Bedroom 1	\$425.00	August 1, 2025
Bedroom 2	\$425.00	August 1, 2025
Bedroom 3	\$425.00	August 1, 2025
Bedroom 4	\$425.00	August 1, 2025
Bedroom 5	\$425.00	August 1, 2025
Bedroom 6	\$425.00	August 1, 2025

1217 Fairfax Street Radford, VA



Single Family
Conventional
4 Bedrooms
1,374 sq ft

Parcel ID: 6-(8)-2A Zoning: R4
Public Utilities

2023-2024 Rent Roll

TENANT	MONTHLY AMOUNT	LEASE EXPIRATION
Bedroom 1	\$425.00	August 1, 2025
Bedroom 2	\$425.00	August 1, 2025
Bedroom 3	\$425.00	August 1, 2025
Bedroom 4	\$425.00	August 1, 2025