

OFFERING SUMMARY - JULY 2026

FOUNDRY
COMMERCIAL

2700 E GRANT AVE APARTMENTS

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

OFFERED AT **\$1,850,000**

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 up-grades, 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

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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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