

MULTIFAMILY PORTFOLIO - \$1,600,000



# HUNTSVILLE SOUTHEAST MULTIFAMILY PORTFOLIO

9002 & 9008 Mahogany Row SE, Huntsville, AL 35802



**LEN JOHNSON**

Broker

256.509.2078

lenjohnsonre@gmail.com

1200 WINNER AVE, SUITE B | HUNTSVILLE, AL 35805 |

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### PROPERTY DESCRIPTION

Presenting a compelling investment opportunity at 9002 & 9008 Mahogany Row SE in Huntsville, AL. This 8,900 SF of mid-rise property encompasses 2 addresses with 4 units each, delivering spacious townhouse style living spaces. Constructed in 1979-80 and renovated in 2022, the property boasts full 100% occupancy making it an enticing and stable investment. With R2A zoning, this asset is strategically situated in southeast Huntsville and offers an excellent value-add potential through market rent increases. Don't miss the chance to acquire this income-generating property with strong investment potential.

### PROPERTY HIGHLIGHTS

- 8,900 SF of spacious townhouse style living
- Built in 1979-80, renovated in 2022
- Zoned R2A in the Huntsville area
- 100% occupancy
- Prime value-add opportunity through market rent increases
- The properties are available for individual purchase

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### OFFERING SUMMARY

Sale Price:	<b>\$1,170,000</b>
Number of Units:	8
Building Size:	8,900 SF
NOI:	\$73,122.00
Cap Rate:	6.25%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	751	2,933
Total Population	698	1,720	6,716
Average HH Income	\$108,872	\$114,820	\$121,523



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<b>SUITE</b>	<b>BEDROOMS</b>	<b>BATHROOMS</b>	<b>SIZE SF</b>	<b>RENT</b>	<b>MARKET RENT</b>	<b>MARKET RENT / SF</b>
9002 Mahogany	2	2	1,100 SF	\$975	\$1,195	\$1.09
9002 Mahogany	3	3	1,350 SF	\$995	\$1,195	\$0.89
9002 Mahogany	2	2	1,100 SF	\$1,195	\$1,295	\$1.18
9002 Mahogany	3	3	1,350 SF	\$1,096	\$1,295	\$0.96
9008 Mahogany	2	3	1,100 SF	\$1,095	\$1,195	\$1.09
9008 Mahogany	3	3	1,350 SF	\$1,095	\$1,195	\$0.89
9008 Mahogany	2	3	1,100 SF	\$1,195	\$1,295	\$1.18
9008 Mahogany	3	3	1,350 SF	\$995	\$1,295	\$0.96
<b>TOTALS</b>			<b>9,800 SF</b>	<b>\$8,641</b>	<b>\$9,960</b>	<b>\$8.24</b>
<b>AVERAGES</b>			<b>1,225 SF</b>	<b>\$1,080</b>	<b>\$1,245</b>	<b>\$1.03</b>

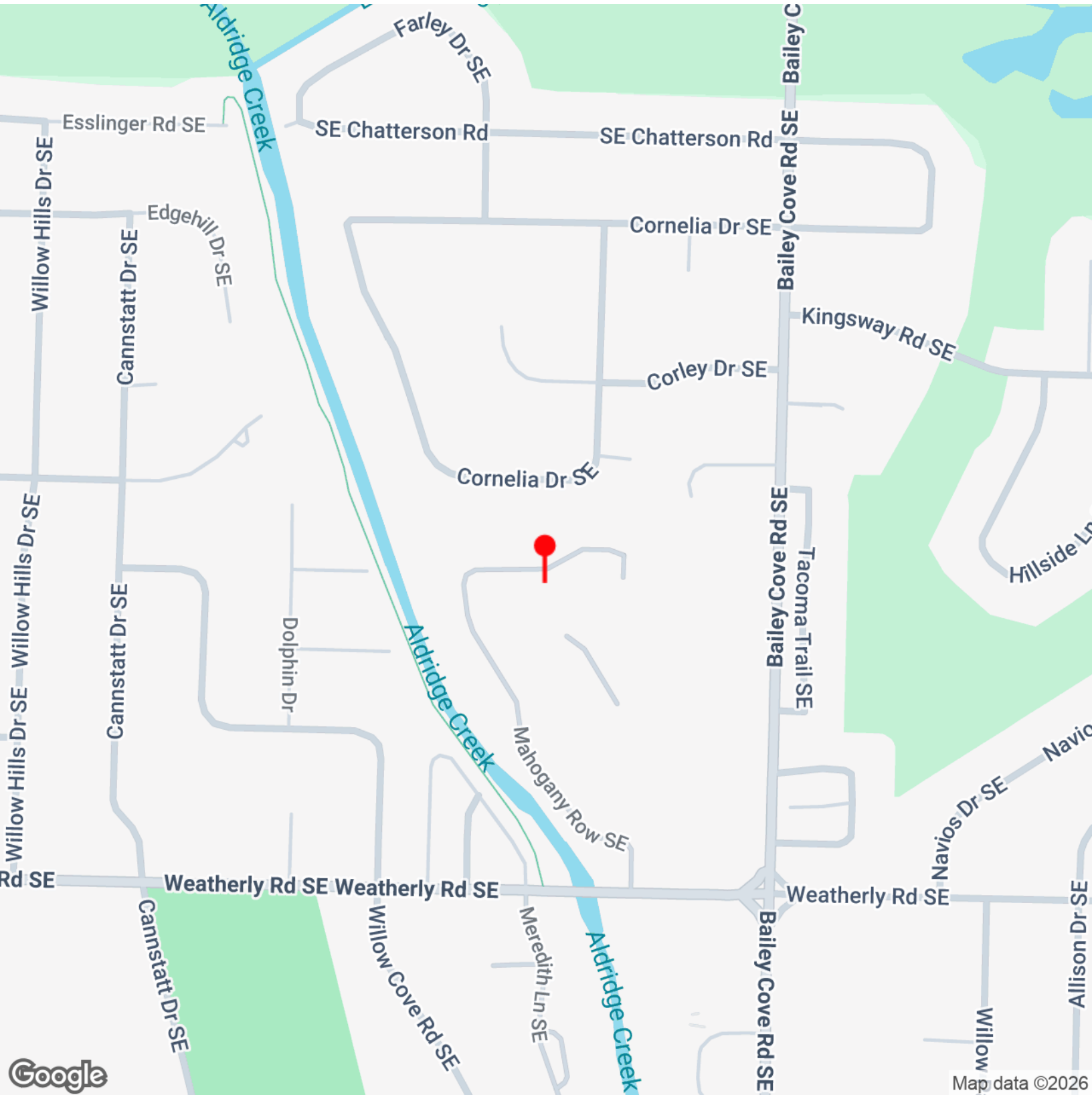
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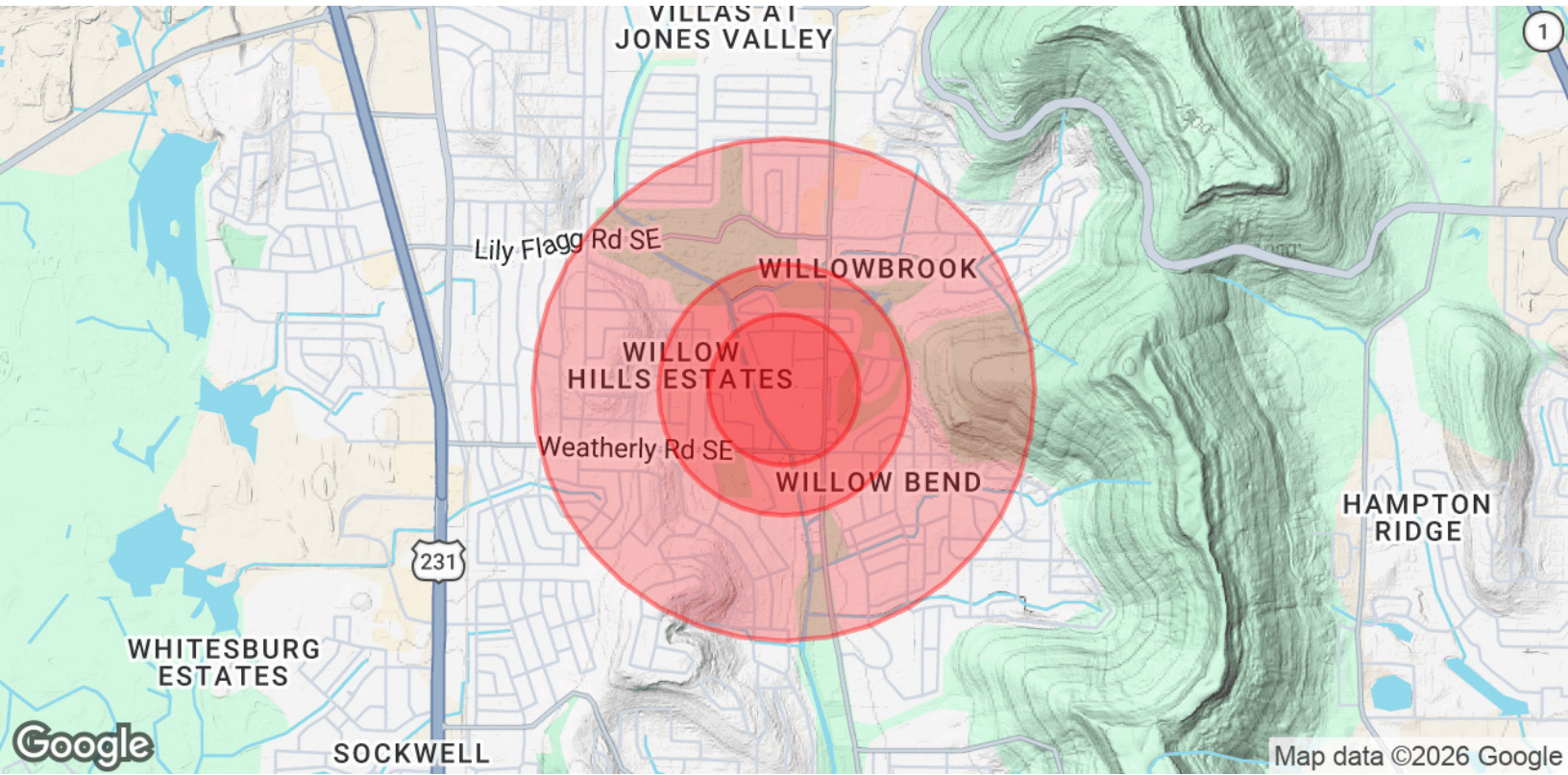
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	698	1,720	6,716
Average Age	48.3	47.4	47.2
Average Age (Male)	37.3	38.0	40.8
Average Age (Female)	53.1	52.0	51.3

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	308	751	2,933
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$108,872	\$114,820	\$121,523
Average House Value	\$315,792	\$311,778	\$301,093

2023 American Community Survey (ACS)

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Direct: 256.509.2078 | Cell: 256.509.2078

AL #40398

### PROFESSIONAL BACKGROUND

While being a Huntsville native, Len has enjoyed over 30 years actively working in the real estate field with the past 10 years specializing in investment real estate in north Alabama. Len specializes in the ever-increasing "HOT" multifamily real estate market of Huntsville and the surrounding areas. With Huntsville's recognized assets of a diverse economy, excellent educational institutions, a vibrant community, and the reputation as a leading center for technological innovation and aerospace industries has U.S. News naming Huntsville the No.1 place to live in America. These Huntsville assets are bringing investors from all over the nation to Huntsville's multifamily market as well as other real estate investment opportunities. Whether you are new to real estate investing or a seasoned investor, Len is the Huntsville broker you will want to work with.

Gateway Alabama Realty Group, LLC  
1200 Winner Ave Suite B  
Huntsville, AL 35805  
256.379.3834

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