

217, 219, 223, & 225 8TH STREET SW, DECATUR, AL

217 8th St SW, Decatur, AL 35601

**LOCATION IS IMPORTANT**

Discover the charm of Decatur, AL, where the property is situated. Nestled in a bustling neighborhood, residents can explore a variety of local attractions and conveniences within close proximity. From the adjoining historic districts to the serene Riverwalk Marina, the area offers an inviting mix of cultural and leisure experiences. Nearby eateries, boutique shops, and recreational facilities provide a comfortable and convenient lifestyle for residents. With easy access to major transportation routes and scenic natural surroundings, this location offers the perfect blend of urban accessibility and small-town appeal for multifamily living.

OFFERING SUMMARY

Sale Price:	\$1,925,000
Number of Units:	24
Lot Size:	19,607 SF
Building Size:	14,976 SF
NOI: Proforma: \$162,960	\$126,647.00
Cap Rate: Proforma: 8.46%	6.58%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	294	712	2,982
Total Population	826	1,971	8,143
Average HH Income	\$57,753	\$55,944	\$59,316

LEN JOHNSON

Broker
256.509.2078
lenjohnsonre@gmail.com



217, 219, 223, & 225 8TH STREET SW, DECATUR, AL - - 24 UNIT PORTFOLIO

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Building Name	217, 219, 223, & 225 8th St. SW, Decatur, AL 24 unit Portfolio
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	0309301002017000; 0309301002017002
Building Size	14,976 SF
Lot Size	19,607 SF
Year Built	1980 & 1984
Year Last Renovated	2025
Number of Floors	2
Number of Buildings	4

Introducing a prime investment opportunity in the heart of Decatur, AL. This multifamily property at offers 4 buildings with a total of 24 units priced at \$80,208/unit. Each building consists of 2 two-bedroom one-bath units and 4 one-bedroom one-bath units. With a total area of 14,976 SF, these recently renovated buildings underwent significant updates and upgrades in 2025, and now boasts full occupancy. Some of the recent upgrades and updates include granite countertops, new kitchen cabinets, new appliances, new bathroom vanities, new flooring and modern decor. Value-add ready as market rents offers room to increase rents now with newly renovated units. The property features brick and vinyl exteriors plus some metal roofing that can lower maintenance costs and durability. Whether you're a seasoned investor or entering the multifamily real estate market, this property presents a compelling opportunity for steady returns and long-term growth potential.



- **4 six-unit buildings for a total of 24 units priced at \$80,208/unit,**
- **8 two-bedroom one-bath units and**
- **16 one-bedroom one-bath units**
- **Modern kitchen and bath upgrades and updates in 2025**
- **Some kitchen upgrades will include new cabinets and granite countertops**
- **Brick and vinyl exteriors and metal roofing provide durability**
- **Flooring upgrades and updates include in 2025 that include some LVP**
- **Multiple appliances including water heaters replaced in 2025**
- **Multiple HVAC replaced in 2025**
- **All units have Washer/Dryer hookups**

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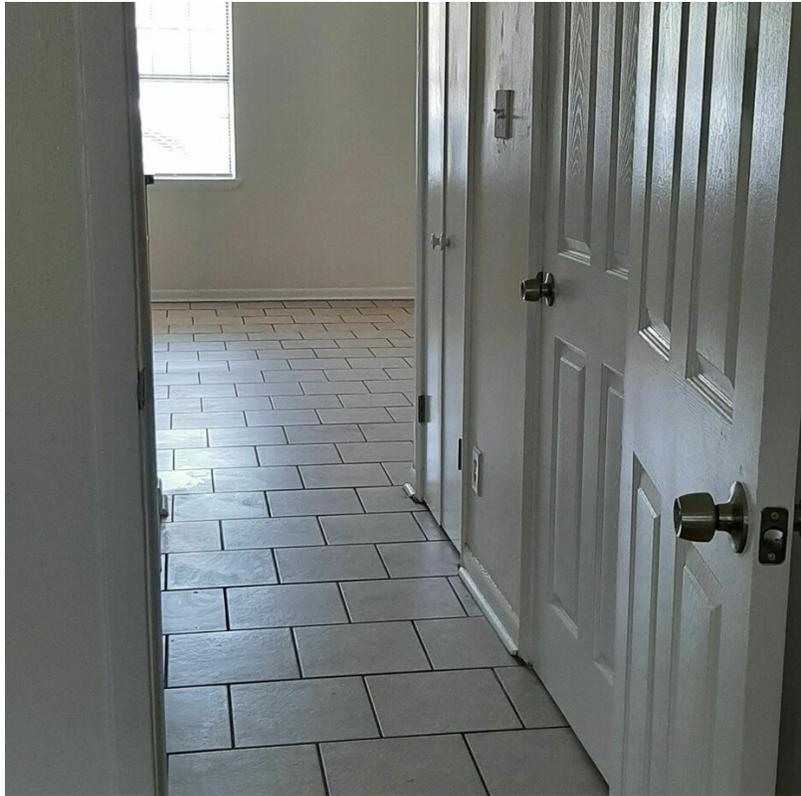


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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
217-1	1	1	\$850	\$775	-
217-2	2	1	\$850	\$875	-
217-3	1	1	\$735	\$775	-
217-4	1	1	\$600	\$775	-
217-5	2	1	\$750	\$875	-
217-6	1	1	\$750	\$775	-
219-1	1	1	\$650	\$775	-
219-2	2	1	\$700	\$875	-
219-3	1	1	\$750	\$775	-
219-4	1	1	\$715	\$775	-
219-5	2	1	\$800	\$875	-
219-6	1	1	\$735	\$775	-
223-1	1	1	\$675	\$775	-
223-2	2	1	\$725	\$875	-
223-3	1	1	\$750	\$775	-
223-4	1	1	\$700	\$775	-
223-5	2	1	\$800	\$875	-
223-6	1	1	\$750	\$775	-
225-7	1	1	\$700	\$775	-
225-8	2	1	\$775	\$875	-
225-9	1	1	\$735	\$775	-
225-10	1	1	\$515	\$775	-
225-11	2	1	\$850	\$875	-
225-12	1	1	\$700	\$775	-
TOTALS			\$17,560	\$19,400	\$0.00
AVERAGES			\$732	\$808	

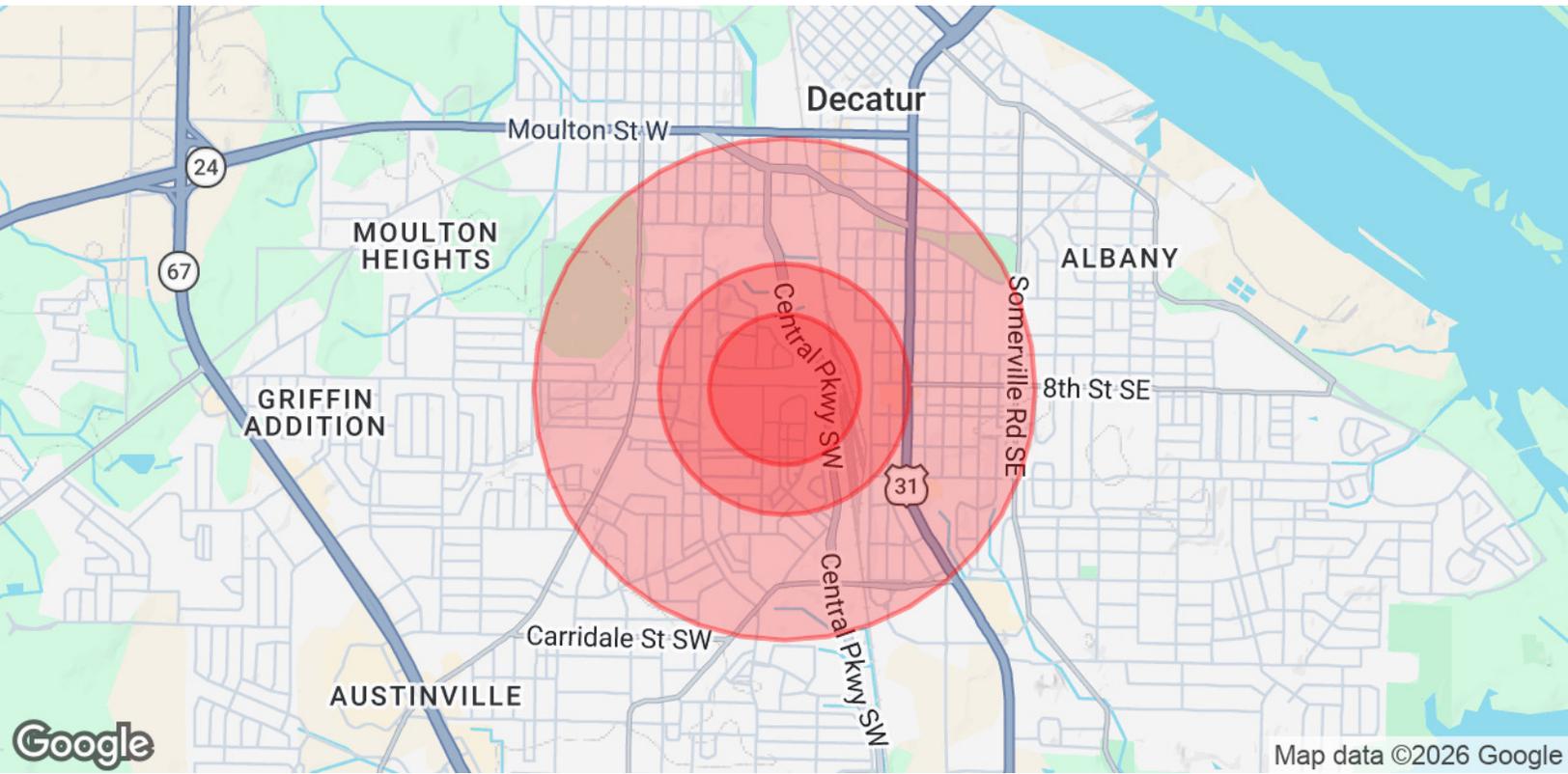
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	826	1,971	8,143
Average Age	35	36	38
Average Age (Male)	34	34	36
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	294	712	2,982
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$57,753	\$55,944	\$59,316
Average House Value	\$128,760	\$129,522	\$149,737

Demographics data derived from AlphaMap

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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.

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