



## HUNTSVILLE SOUTHEAST MULTIFAMILY PORTFOLIO

9002, 9008, 9014, and 9016 Mahogany Row SE, Huntsville, AL 35802



### LEN JOHNSON

Broker

256.509.2078

lenjohnsonre@gmail.com

1200 WINNER AVE, SUITE B | HUNTSVILLE, AL 35805 | GATEWAYALABAMAREALTY.COM



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### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the sought-after Huntsville area. This portfolio of four addresses offers immaculately maintained 16-units, spanning 19,600 SF presents a prime opportunity for multifamily investors. 2022 renovations provide modern interiors and updated amenities, ensuring tenant satisfaction and a strong rental performance. This portfolio boasts 100% occupancy rate and interior photos shown were taken prior to lease up. With a value-add opportunity waiting in market rent increases, investors can expect immediate and sustained returns plus lucrative proforma performance. These properties combine durability with contemporary upgrades, making it a lucrative addition to any investment portfolio. With its prime location, generous square footage, and potential for value-add, this property is poised to deliver attractive returns for savvy investors. Seller will consider individual sales.

### PROPERTY HIGHLIGHTS

- 19,600 SF of spacious townhouse and garden style living
- Built in 1980 - renovated in 2022
- 100% occupancy

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### OFFERING SUMMARY

Sale Price:	\$2,400,000
Number of Units:	16
Building Size:	19,294 SF
NOI:	\$139,332.00
Cap Rate:	5.81%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	488	886	3,070
Total Population	1,082	2,002	7,198
Average HH Income	\$120,598	\$125,322	\$137,314





9002 MAHOGANY ROW

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
9002 Mahogany	2	2	1,100 SF	\$975	\$0.89	\$1,195	\$1.09
9002 Mahogany	3	2.5	1,350 SF	\$995	\$0.74	\$1,195	\$0.89
9002 Mahogany	2	2	1,100 SF	\$1,195	\$1.09	\$1,295	\$1.18
9002 Mahogany	3	2.5	1,350 SF	\$1,096	\$0.81	\$1,295	\$0.96
9008 Mahogany	2	2.5	1,100 SF	\$1,095	\$1.00	\$1,195	\$1.09
9008 Mahogany	3	2.5	1,350 SF	\$1,095	\$0.81	\$1,195	\$0.89
9008 Mahogany	2	2.5	1,100 SF	\$1,195	\$1.09	\$1,295	\$1.18
9008 Mahogany	3	2.5	1,350 SF	\$995	\$0.74	\$1,295	\$0.96
9014 Mahogany	2	2	1,100 SF	\$895	\$0.81	\$1,195	\$1.09
9014 Mahogany	3	2	1,350 SF	\$950	\$0.70	\$1,195	\$0.89
9014 Mahogany	2	2	1,100 SF	\$1,095	\$1.00	\$1,295	\$1.18
9014 Mahogany	3	2	1,350 SF	\$950	\$0.70	\$1,295	\$0.96
9016 Mahogany	2	2	1,100 SF	\$1,095	\$1.00	\$1,195	\$1.09
9016 Mahogany	3	2	1,350 SF	\$1,195	\$0.89	\$1,195	\$0.89
9016 Mahogany	2	2	1,100 SF	\$995	\$0.90	\$1,295	\$1.18
9016 Mahogany	3	2	1,350 SF	\$895	\$0.66	\$1,295	\$0.96
<b>TOTALS</b>			<b>19,600 SF</b>	<b>\$16,711</b>	<b>\$13.83</b>	<b>\$19,920</b>	<b>\$16.48</b>
<b>AVERAGES</b>			<b>1,225 SF</b>	<b>\$1,044</b>	<b>\$0.86</b>	<b>\$1,245</b>	<b>\$1.03</b>

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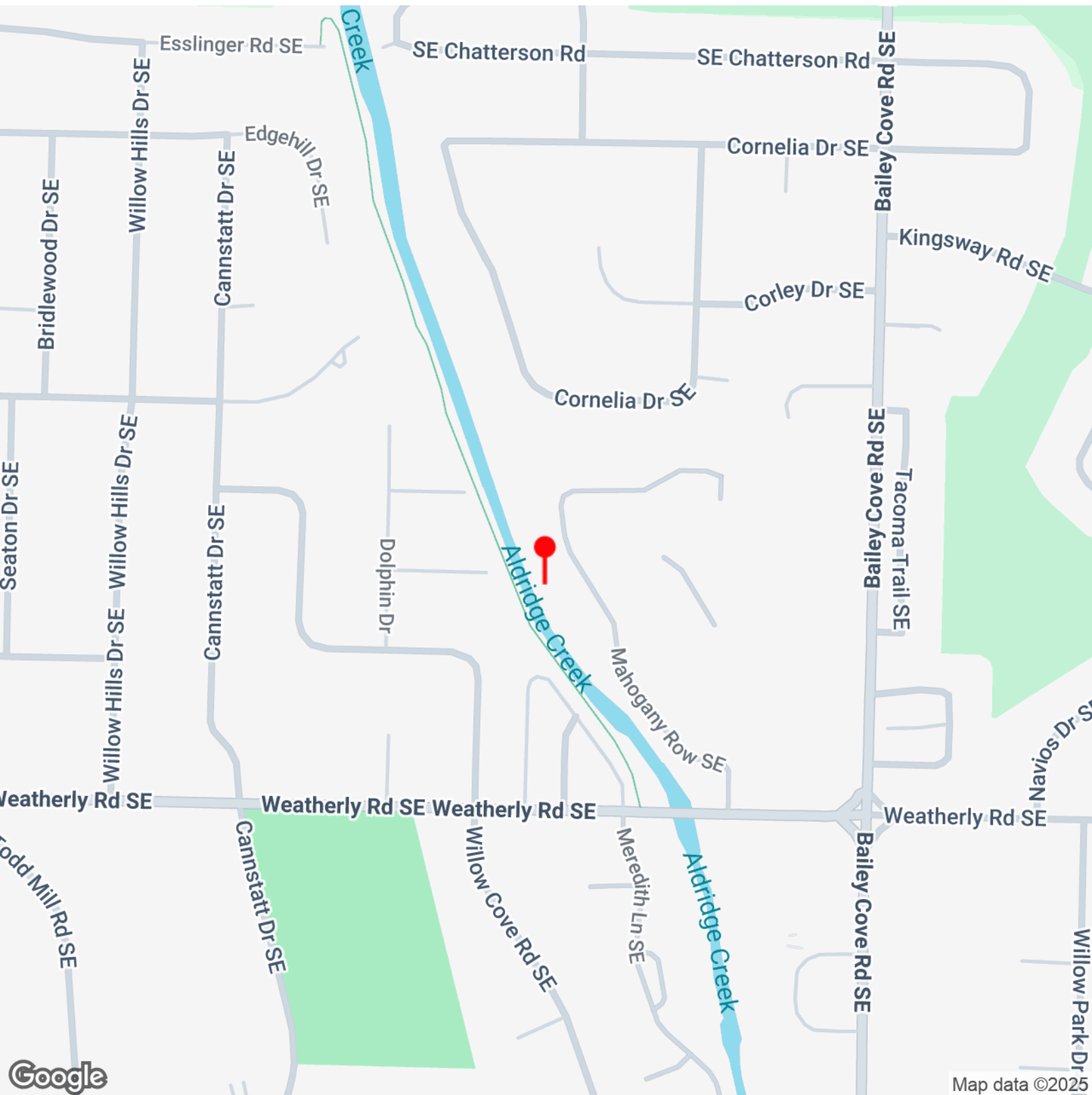
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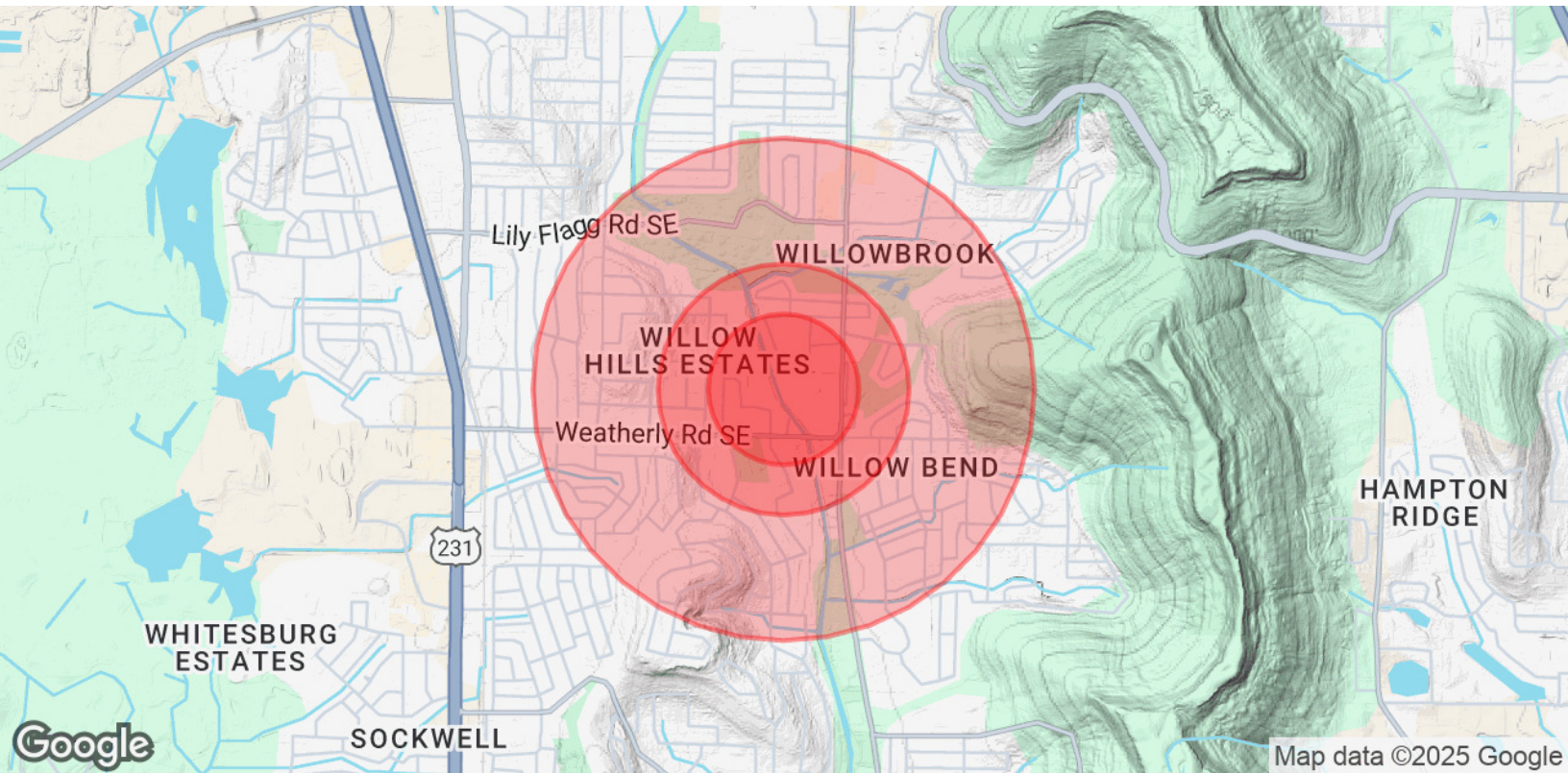
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,082	2,002	7,198
Average Age	44	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	46	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	488	886	3,070
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$120,598	\$125,322	\$137,314
Average House Value	\$348,183	\$348,236	\$340,206

Demographics data derived from AlphaMap

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### 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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