



HUNTSVILLE AL - -17-UNIT PORTFOLIO IN SOUTHWEST HUNTSVILLE

Southwest Huntsville, AL 35805



LEN JOHNSON

Broker

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

HUNTSVILLE ALABAMA 17-UNIT PORTFOLIO

Huntsville southwest portfolio, Huntsville, AL 35805

PROPERTY DESCRIPTION

Introducing the Huntsville 17-unit Portfolio, an exceptional investment opportunity for multifamily investors. This impressive property boasts a 12,188 SF modern one-bedroom and two-bedroom units, recently renovated in 2025 to offer updated interiors and striking exteriors. With a solid 94.1% occupancy rate and strong rental potential, this stable investment opportunity exudes attractive curb appeal and is strategically located in the sought-after Huntsville area. Don't miss the chance to own a thriving multifamily asset with promising returns. There is an opportunity to also purchase another 18-unit property at 4009 & 4011 Eunice Street.

PROPERTY HIGHLIGHTS

- 12,188 SF building on three parcels with 17 total units
- Opportunity is available for an additional 18-units
- Renovations include some new roofs in 2023
- Fresh updated exteriors and upgraded interiors in 2025
- 94.1% occupancy with strong rental potential soon to be 100%
- Attractive curb appeal and eye-catching exteriors
- Strategic location in desirable Huntsville area
- Stable investment opportunity for multifamily investors

OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	17
Building Size:	12,188 SF
NOI:	\$104,331.60
Cap Rate:	7.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	551	1,414	4,970
Total Population	1,363	3,478	11,794
Average HH Income	\$50,142	\$48,794	\$48,223

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4105 BROYLES AVENUE - 9 UNITS

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3706 SQUAW VALLEY DRIVE - 4 UNITS

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2818 HOOD ROAD - 4 UNITS

HUNTSVILLE ALABAMA 35-UNIT PORTFOLIO

Huntsville 35-unit Portfolio, Huntsville, AL 35805



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HUNTSVILLE ALABAMA 17-UNIT PORTFOLIO

Huntsville Southwest 35-unit portfolio, Huntsville, AL 35805

PROPERTY EXTRA DETAILS

4105 Broyles Huntsville:

4 one-bedroom units and 5 two-bedroom units

Built 1965

7,290 sf

Property Tax \$4,818

Insurance \$10,519

2818 Hood Huntsville:

4 one-bedroom units

Built 1960

2,158 sf

Property Tax \$1,816

Insurance \$1,353

3706 Squaw Valley Huntsville:

4 one-bedroom units

Built 1980

2,304 sf

Property Tax \$1,865

Insurance \$1,317

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
4105 Broyles A	1	1	\$575	\$895	-
4105 Broyles B	1	1	\$675	\$895	-
4105 Broyles C	1	1	\$735	\$895	-
4105 Broyles D	1	1	\$945	\$895	-
4105 Broyles E	2	1	\$700	\$995	-
4105 Broyles F	2	1	\$850	\$995	-
4105 Broyles G	2	1	\$945	\$995	-
4105 Broyles H	2	1	\$575	\$995	-
4105 Broyles I	2	1	\$845	\$995	-
2818 Hood	1	1	\$625	\$895	-
2818 Hood	1	1	\$845	\$895	-
2818 Hood	1	1	\$685	\$895	-
2818 Hood	1	1	\$675	\$895	-
3706 Squaw Valley	1	1	\$845	\$895	-
3706 Squaw Valley	1	1	\$845	\$895	-
3706 Squaw Valley	1	1	\$745	\$895	-
3706 Squaw Valley	1	1	\$675	\$895	-
TOTALS			\$12,785	\$15,715	\$0.00
AVERAGES			\$752	\$924	

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INVESTMENT OVERVIEW**HUNTSVILLE SOUTHWEST 17-UNIT PORTFOLIO**

Price	\$1,600,000
Price per SF	\$131
Price per Unit	\$45,714
GRM	10.43
CAP Rate	7%
Cash-on-Cash Return (yr 1)	-17.03%
Total Return (yr 1)	\$104,332

OPERATING DATA**HUNTSVILLE SOUTHWEST 17-UNIT PORTFOLIO**

Gross Scheduled Income	\$153,420
Total Scheduled Income	\$153,420
Vacancy Cost	\$3,068
Gross Income	\$150,352
Operating Expenses	\$46,020
Net Operating Income	\$104,332
Pre-Tax Cash Flow	\$104,332

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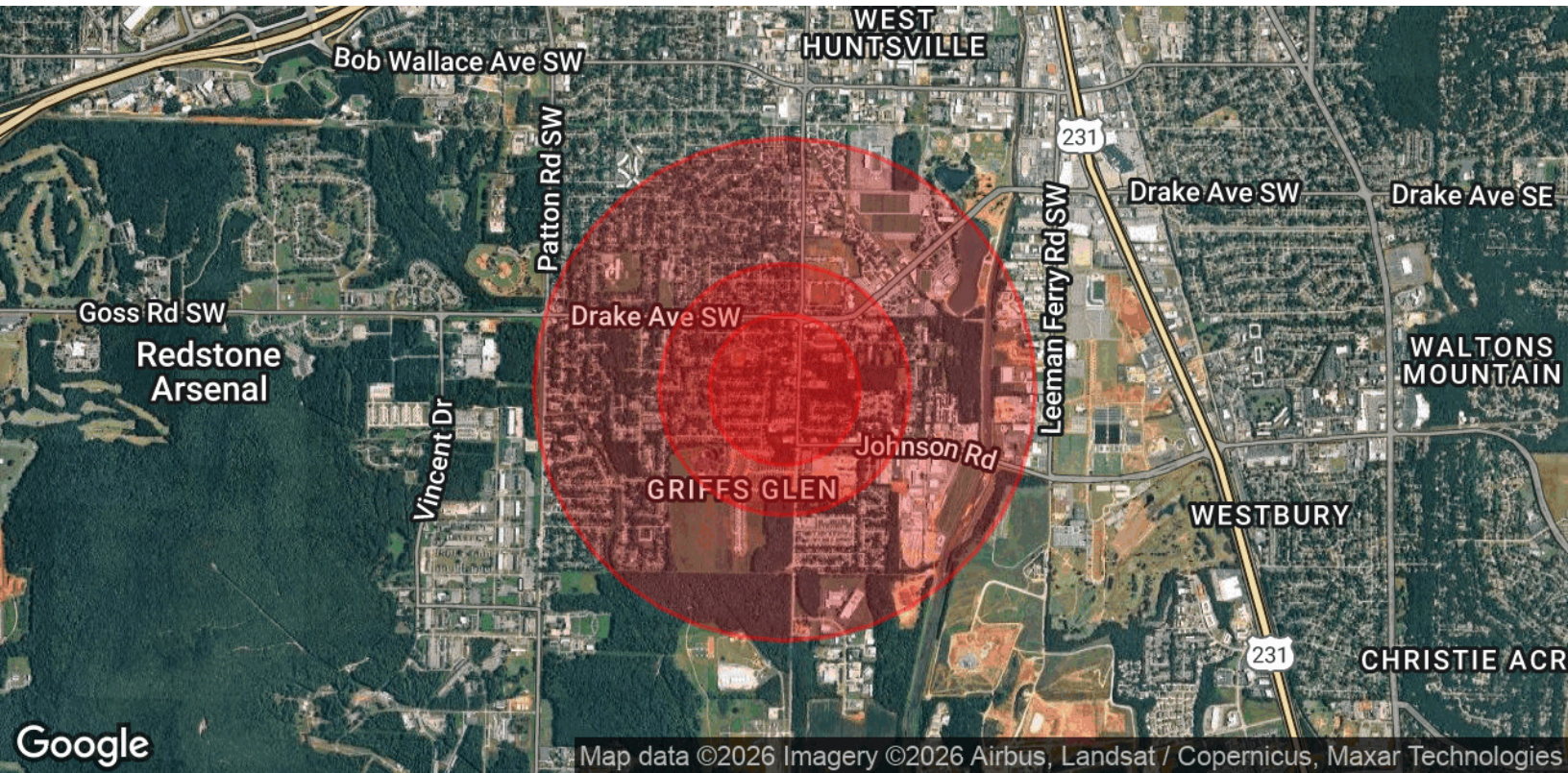
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,363	3,478	11,794
Average Age	36	35	35
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	551	1,414	4,970
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$50,142	\$48,794	\$48,223
Average House Value	\$138,076	\$144,900	\$189,931

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 had U.S. News name 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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