

NAIG2CRE

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Offering Memorandum

Duplexes in Phenix City

The logo for NAIG2CRE, featuring the letters 'NA' in black with a red diagonal slash through the 'A', followed by 'IG2CRE' in black.

NAIG2CRE

The logo for MFA Multifamily Advisors, with 'MFA' in a large, bold, black font and 'MULTIFAMILY ADVISORS' in a smaller, black font below it.

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Executive Summary

NAI G2 Commercial Real Estate is pleased to present three duplexes in Phenix City, Alabama, offered at a list price of \$585,000.

The properties feature newer vintage construction, built in 2007 and 2008. Each unit is townhome-style with two stories. All units offer 2 bedrooms and 2 bathrooms, with one unit featuring 3 bedrooms and 2 bathrooms.

Current rental rates remain below market, providing new ownership with the opportunity to capture organic revenue growth through strategic rent increases. In addition, the interior units offer clear and cost-effective upgrade potential, creating a straightforward path to further enhance rental income and overall asset value.

The properties are conveniently located for residents commuting into Columbus and other surrounding metro areas, with easy access to major highways. They are also situated near dining and shopping, adding to their overall tenant appeal.

Property Highlights

- Spacious Townhome-Style Floor Plans – Two-story layouts offering generous living space, functional separation between living and bedroom areas, and an overall feel more comparable to single-family living than traditional apartment units.
- Newer Vintage Construction – Built in 2007 and 2008, these properties provide the advantages of modern construction with reduced deferred maintenance compared to older multifamily assets.
- Strong Rental Upside Potential – Current rents remain below market, presenting a clear opportunity for strategic rent increases and continued revenue growth through both market adjustments and light interior upgrades.
- Convenient Access to Employment & Amenities – Ideally located near major highways for easy commuting into Columbus and surrounding metro areas, while also being just minutes from shopping, dining, and everyday conveniences that enhance tenant demand.



Two Bedroom/Two Bathroom Units	Three Bedroom/Two Bathroom Units
5	1



Property Overview

Total Units	6
Occupancy	83%
Gross Potential Monthly Rent Income	\$5,925.00
Purchase Price	\$585,000

Rent Roll

As of 1/19/2026

2316 Summerville Road, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Current	1,165	\$995.00	\$995.00	12/1/2025	11/30/2026	12/1/2025
B	2 bd/2ba	Current	1,165	\$1,025.00	\$980.00	10/31/2019	12/31/2026	12/30/2019
Total			2,330	\$2,020.00	\$1,975.00			

810 20th Street, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Current	1,177	\$850.00	\$725.00	10/8/2019	10/31/2026	10/8/2019
B	2 bd/2ba	Current	1,400	\$995.00	\$1,075.00	12/1/2023	11/30/2026	12/1/2023
Total			2,577	\$1,845.00	\$1,800			

812 20th Street, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Vacant	1,177	\$965.00				
B	3 bd/2ba	Current	1,400	\$1,095.00	\$1,095.00	8/1/2024	7/31/2026	8/1/2024
Total			2,577	\$2,060.00	\$1,095.00			



Market Analysis

Phenix City, Alabama sits along the eastern border of the state on the Chattahoochee River, which separates Alabama from Georgia. Its immediate proximity to Columbus — less than a mile between the two cities — has attracted many residents who commute daily into Columbus. Phenix City plays an important supporting role in the Columbus market, allowing Columbus to expand beyond its city limits while providing convenient housing options for those employed there.

Columbus, Georgia is a thriving regional hub with more than 200,000 residents in the city and a metro population exceeding 324,000. The area supports steady housing demand and benefits from a diversified employment base. The local economy is anchored by major employers across multiple sectors, including Fort Moore, Piedmont Columbus Regional Healthcare, Columbus State University, and Fortune 500 companies such as Aflac (insurance headquarters), Synovus Financial, and TSYS/Global Payments (financial technology). Advanced manufacturing also plays a critical role, led by Pratt & Whitney and other regional manufacturers that provide a broad mix of stable, high-quality jobs. This diverse employment ecosystem offers resilience across business cycles and underpins consistent multifamily housing demand.

Phenix City is a core component of the Columbus market, with more than 38,000 residents. While it is located just across the bridge from Columbus, Phenix City maintains its own identity with local shopping, dining, and community amenities, including its own Riverwalk. This independence, combined with its proximity to Columbus, has contributed to consistently strong occupancy over the past decade. Currently, occupancy in Phenix City stands at 93% according to CoStar, with an average market rent of \$1,111 — well below the national average. With projected rent growth and continued job expansion throughout the Columbus metro area, Phenix City has proven to be a solid and attractive market for multifamily investment.

Location Map



Demographics

	1 mile	2 miles	5 miles	10 miles
Avg. Household Inome	\$48,910	\$48,005	\$61,615	\$69,841
Median Household Income	\$28,124	\$30,850	\$41,864	\$51,429
Median Home Value	\$85,999	\$115,838	\$158,410	\$163,697
Median Year Built	1962	1969	1972	1981
2020 Population	3,514	28,527	123,809	281,207
2024 Population	3,691	29,148	123,215	275,670



Rental Comps

Two Bedroom/One Bathroom					
Property Address	Year Built	Distance	Square Feet	Asking Rent	Rent/sqft
2104 2 nd Avenue	1993	0.55	792	\$950	\$1.20
103 23 rd Court	1977	2.67	1,015	\$950	\$0.94

Three Bedroom/Two Bathroom					
Property Address	Year Built	Distance	Square Feet	Asking Rent	Rent/sqft
2105 11 th Avenue	2006	0.23	1,342	\$1,500	\$1.12
1515 Summerplace Drive	2001	0.56	1,376	\$1,275	\$0.94



Sale Comps



2116 Summerville Road
Phenix City, AL

Year Built	2025
Units	2
Distance	0.18
Avg Square Feet	1,064
Sale Date	Apr-25
Sale Price	\$265,000
Price/Unit	\$132,500



1704 12th Place
Phenix City, AL

Year Built	1979
Units	2
Distance	1.17
Avg Square Feet	840
Sale Date	Nov-24
Sale Price	\$188,550
Price/Unit	\$94,275

Additional Photos





Multifamily Advisors



We are the market leader for full-service commercial real estate brokerage and asset management in West Georgia/ East Alabama. NAI G2 Commercial's market knowledge, expertise, and access to the world through the NAI Global network provides top-tier service to commercial real estate buyers, sellers, owners, tenants, and developers.

Proven track records, deep local knowledge, and exceptional customer service make us the area's "go-to" for commercial real estate.

NAI G2 Commercial Real Estate's diverse ownership includes women, minorities, veterans, and disabled veteran spouses.



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Disclosure

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