

NOW AVAILABLE - - VERSATILE PURCHASING OPTIONS



HUNTSVILLE AL - - 35-UNIT PORTFOLIO WITH VERSATILE PURCHASING OPTIONS

Southwest Huntsville, AL 35805



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

HUNTSVILLE ALABAMA 35-UNIT PORTFOLIO

Huntsville southwest portfolio, Huntsville, AL 35805



PROPERTY DESCRIPTION

Introducing the Huntsville 35-unit Portfolio, an exceptional investment opportunity for multifamily investors. This impressive property boasts a 23,348 SF building with 35 modern one-bedroom and two-bedroom units, recently renovated in 2025 to offer updated interiors and striking exteriors. With a solid 91.4% occupancy rate soon to be 100% 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 now an opportunity to purchase the 18-unit property at 4009 & 4011 Eunice Street individually for \$1,600,000. The remaining 17-units will continue to be offered only as a portfolio priced at \$1,600,000.

PROPERTY HIGHLIGHTS

- 23,348 SF building on four parcels with 35 total units
- Opportunity is available for a separate purchase of 18-units
- Renovations include some new roofs in 2023
- Fresh updated exteriors and upgraded interiors in 2025

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OFFERING SUMMARY

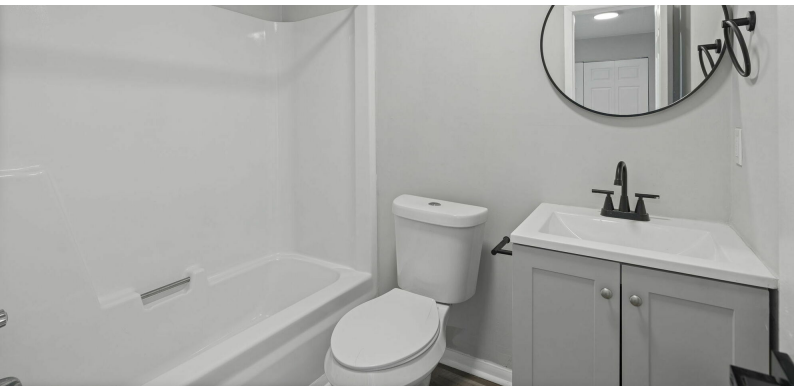
Sale Price:	\$2,950,000
Number of Units:	35
Building Size:	23,348 SF
NOI:	\$213,628.80
Cap Rate:	7.24%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	549	1,414	4,970
Total Population	1,345	3,478	11,794
Average HH Income	\$50,309	\$48,794	\$48,223



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PROPERTY DESCRIPTION

This impressive property boasts a 23,348 SF building with 35 modern one-bedroom and two-bedroom units, recently renovated in 2025 to offer updated interiors and striking exteriors. With a solid 91.4% occupancy rate soon to be 100% 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.

A new opportunity is now available. The 18-unit property can now be purchased separately from the 35-unit portfolio. An exceptional investment opportunity for multifamily investors at \$1,600,000.

LOCATION DESCRIPTION

Discover the increasing potential of this transitioning market in southwest Huntsville, an ideal location for multifamily investors that are hoping to locate a value-add opportunity. Huntsville offers a rich tapestry of attractions, including the renowned U.S. Space & Rocket Center, Redstone Arsenal, and the vibrant downtown entertainment district. With a robust economy driven by aerospace, defense, technology sectors, and now Space Command, investors can capitalize on the city's burgeoning job market and growing population. Embrace the promise of steady rental demand and sustainable growth in this dynamic locale. Huntsville is poised to deliver exceptional investment returns for savvy multifamily investors.

Huntsville Southwest, 35-unit portfolio
4009-4011 Eunice Street SW, Huntsville, AL 35805,
3706 Squaw Valley Drive, Huntsville, AL 35805,
4105 Broyles Avenue SW, Huntsville, AL 35805,
2818 Hood Road SW, Huntsville, AL 35805.

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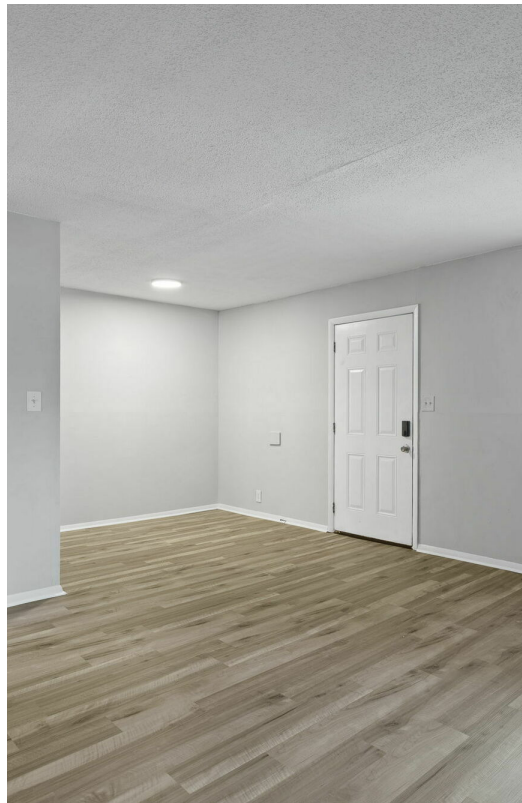
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4009 & 4011 EUNICE - 18 UNITS

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4105 BROYLES AVENUE - 9 UNITS

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3706 SQUAW VALLEY DRIVE - 4 UNITS

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PROPERTY EXTRAS

4009-4011 Eunice Huntsville:

17 one-bedroom units and 1 two-bedroom unit

Built 1978

11,160 sf

Property Tax \$6,788

Insurance \$9,846

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
4009 Eunice 1	1	1	\$685	\$895	-
4009 Eunice 2	1	1	\$685	\$895	-
4009 Eunice 3	1	1	\$845	\$895	-
4009 Eunice 4	1	1	\$845	\$895	-
4009 Eunice 5	1	1	\$845	\$895	-
4009 Eunice 6	1	1	\$600	\$895	-
4009 Eunice 7	1	1	\$650	\$895	-
4009 Eunice 8	1	1	\$675	\$895	-
4009 Eunice 9	1	1	-	\$895	-
4009 Eunice 10	1	1	\$845	\$895	-
4011 Eunice 1	1	1	\$675	\$895	-
4011 Eunice 2	1	1	\$685	\$895	-
4011 Eunice 3	1	1	\$565	\$895	-
4011 Eunice 4	2	1	\$775	\$995	-
4011 Eunice 5	1	1	-	\$895	-
4011 Eunice 6	1	1	\$685	\$895	-
4011 Eunice 7	1	1	\$845	\$895	-
4011 Eunice 8	1	1	-	\$895	-
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	\$800	\$895	-
3706 Squaw Valley	1	1	\$845	\$895	-
3706 Squaw Valley	1	1	\$745	\$895	-

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
3706 Squaw Valley	1	1	\$675	\$895	-
TOTALS			\$23,645	\$31,925	\$0.00
AVERAGES			\$739	\$912	

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INVESTMENT OVERVIEW**HUNTSVILLE SOUTHWEST 35-UNIT PORTFOLIO**

Price	\$2,950,000
Price per SF	\$126
Price per Unit	\$84,286
GRM	9.39
CAP Rate	7.24%
Cash-on-Cash Return (yr 1)	28.97%
Total Return (yr 1)	\$213,629

OPERATING DATA**HUNTSVILLE SOUTHWEST 35-UNIT PORTFOLIO**

Gross Scheduled Income	\$314,160
Total Scheduled Income	\$314,160
Vacancy Cost	\$6,283
Gross Income	\$307,877
Operating Expenses	\$94,248
Net Operating Income	\$213,629
Pre-Tax Cash Flow	\$213,629

FINANCING DATA**HUNTSVILLE SOUTHWEST 35-UNIT PORTFOLIO**

Down Payment	\$737,500
Loan Amount	\$2,212,500

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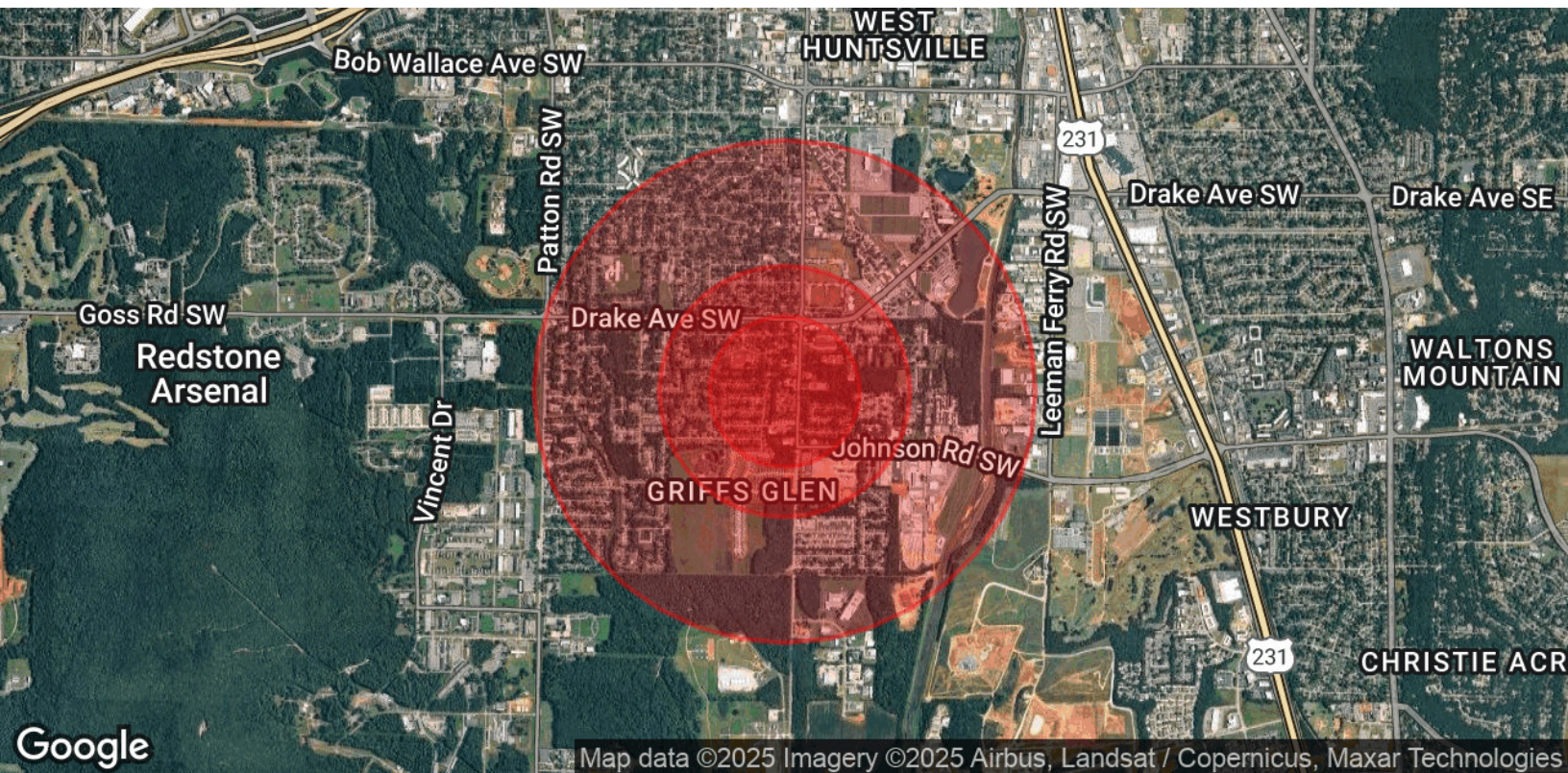
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,345	3,478	11,794
Average Age	36	35	35
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	549	1,414	4,970
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$50,309	\$48,794	\$48,223
Average House Value	\$134,401	\$144,900	\$189,931

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 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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