

MULTIFAMILY PORTFOLIO - \$1,710,000



HUNTSVILLE SOUTHEAST MULTIFAMILY PORTFOLIO

9002, 9008, & 9016 Mahogany Row SE, Huntsville, AL 35802



LEN JOHNSON

Broker

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1200 WINNER AVE, SUITE B | HUNTSVILLE, AL 35805 |

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PROPERTY DESCRIPTION

Presenting a compelling investment opportunity at 9002, 9008, & 9016 Mahogany Row SE in Huntsville, AL. This 13,615 SF of mid-rise property encompasses 3 addresses with 4 units each, delivering spacious townhouse style living spaces. Constructed in 1979-80 and renovated in 2022, the property boasts full 100% occupancy making it an enticing and stable investment. With R2A zoning, this asset is strategically situated in southeast Huntsville and offers an excellent value-add potential through market rent increases. Don't miss the chance to acquire this income-generating property with strong investment potential.

PROPERTY HIGHLIGHTS

- 13,615 SF of spacious townhouse style living
- Built in 1979-80, renovated in 2022
- Zoned R2A in the Huntsville area
- 91.7% occupancy with one vacant unit under renovation
- Prime value-add opportunity through market rent increases
- The properties are available for individual purchase

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OFFERING SUMMARY

Sale Price:	\$1,710,000
Number of Units:	12
Building Size:	13,615 SF
NOI:	\$93,600.00
Cap Rate:	5.47%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	787	2,982
Total Population	739	1,805	6,825
Average HH Income	\$109,011	\$114,989	\$119,762



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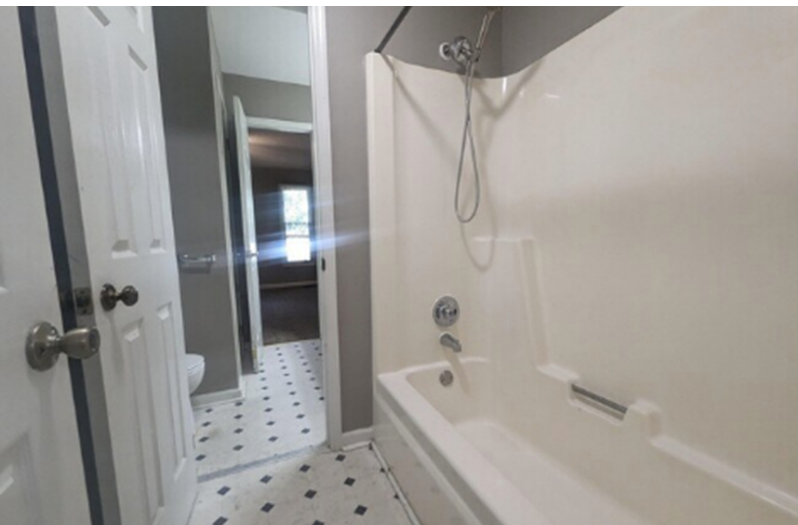
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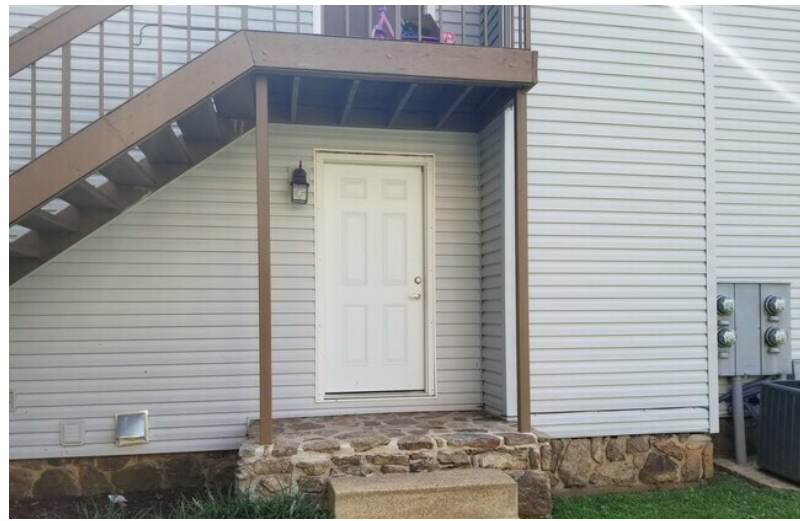
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
9002 Mahogany	2	2	1,100 SF	\$975	\$1,195	\$1.09
9002 Mahogany	3	3	1,350 SF	\$995	\$1,195	\$0.89
9002 Mahogany	2	2	1,100 SF	\$1,195	\$1,295	\$1.18
9002 Mahogany	3	3	1,350 SF	\$1,096	\$1,295	\$0.96
9008 Mahogany	2	3	1,100 SF	\$1,095	\$1,195	\$1.09
9008 Mahogany	3	3	1,350 SF	\$1,095	\$1,195	\$0.89
9008 Mahogany	2	3	1,100 SF	\$1,195	\$1,295	\$1.18
9008 Mahogany	3	3	1,350 SF	\$995	\$1,295	\$0.96
9016 Mahogany	2	2	1,100 SF	\$1,095	\$1,195	\$1.09
9016 Mahogany	2	2	1,100 SF	\$1,195	\$1,195	\$1.09
9016 Mahogany	3	3	1,366 SF	\$995	\$1,295	\$0.95
9016 Mahogany	3	3	1,366 SF	-	\$1,295	\$0.95
TOTALS			14,732 SF	\$11,926	\$14,940	\$12.32
AVERAGES			1,228 SF	\$1,084	\$1,245	\$1.03

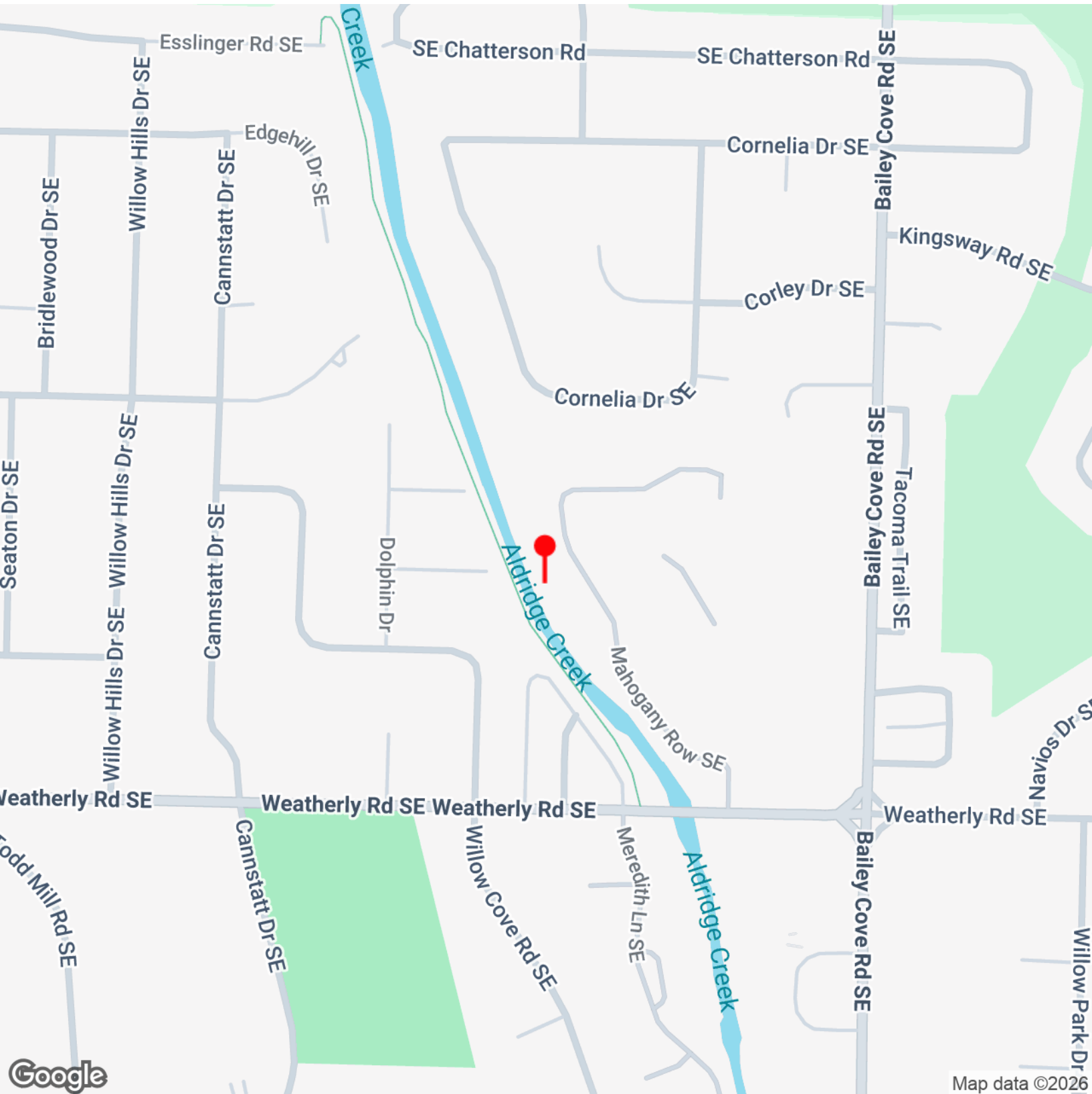
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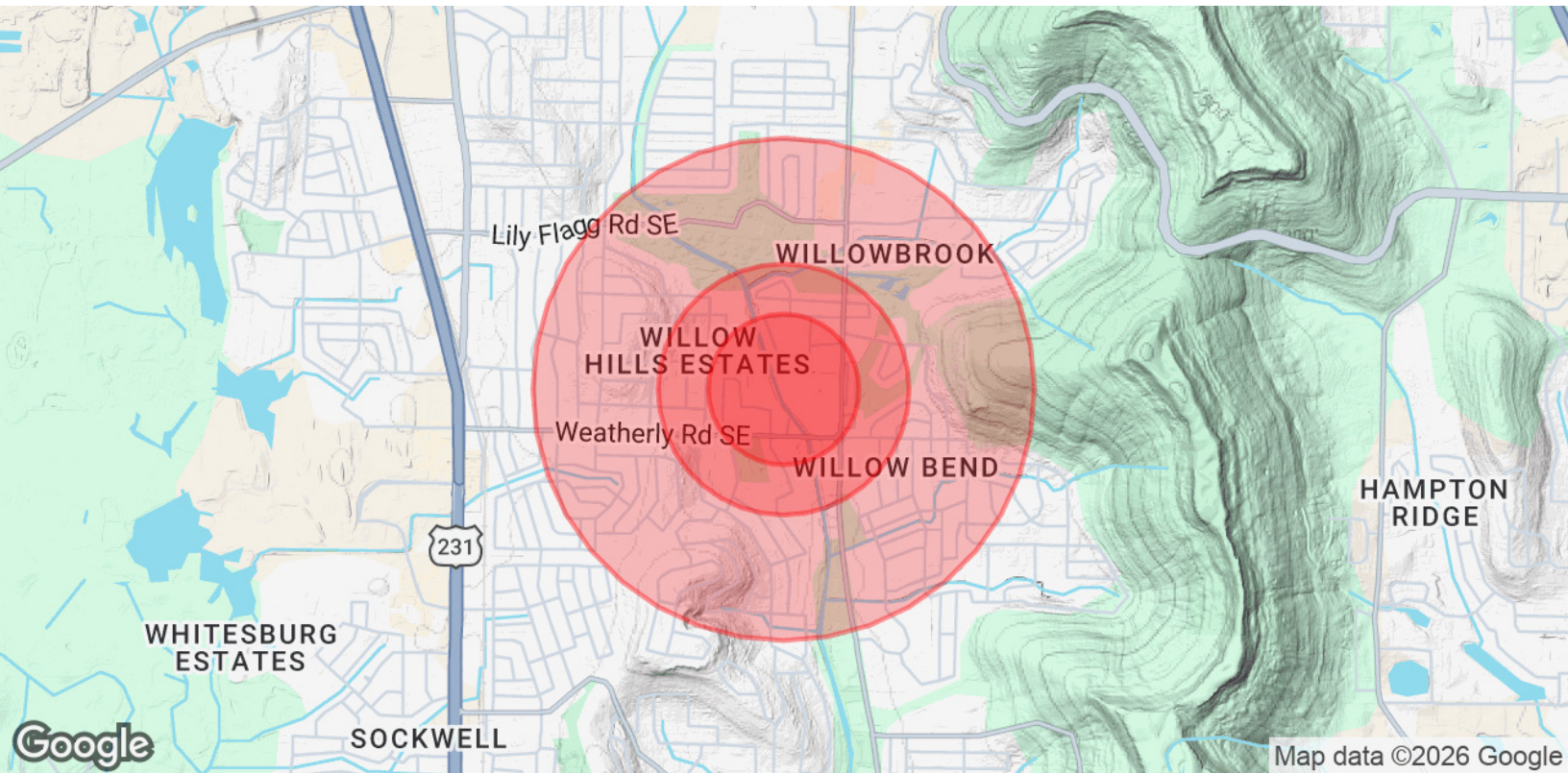
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	739	1,805	6,825
Average Age	48.0	47.2	46.7
Average Age (Male)	37.6	38.2	40.3
Average Age (Female)	52.8	51.8	50.9

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	787	2,982
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$109,011	\$114,989	\$119,762
Average House Value	\$313,746	\$308,368	\$296,726

2023 American Community Survey (ACS)

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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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