

# GULF COAST MULTIFAMILY



*2100 N Woodlawn Dr Mobile AL 36605*  
MARKETING // 32 UNITS

Presented by:  
Steven Rowe  
Gulf Coast Multifamily

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## *EXECUTIVE SUMMARY*

We are pleased to present this exclusive offering memorandum for a premier residential property, strategically located in the heart of downtown. This asset represents a unique investment opportunity, offering thoughtfully designed living spaces that cater to modern urban lifestyles. With strong demand for downtown residences, the property is positioned to attract a diverse tenant base and generate stable, long-term income.



Unlock  
Premier  
Potential:  
Invest in  
the Future  
of Urban  
Excellence





## *PROPERTY OVERVIEW*

- 32 total units
- 28 four-bedroom, two-bath units; 4 five-bedroom, two-bath units
- 1,500 square feet per unit
- Average rent: \$1,458; highest rent: \$1,600



# *LOCATION*

## **Stabilized Asset with Strong Upside**

Set within a stable, established neighborhood in Mobile, offering a blend of convenience and community appeal. The area provides easy access to essential services, everyday amenities, and recreational opportunities, making it well-suited for both residents and long-term investment.





## *INVESTMENT HIGHLIGHTS*



- Extensive Renovations: \$50,000 per unit in CapEx (2022–2023) with new roofs, windows, siding, plumbing, and electrical.
- Stabilized Asset: Recently improved systems reduce future maintenance risk and expenses.
- Strong Rental Profile: Large unit sizes (1,500 SF) with family-friendly layouts drive tenant demand.
- Attractive Rents: Current rents averaging \$1,458 with demonstrated potential up to \$1,600.
- Long-Term Durability: Capital improvements position the property for consistent performance and investor confidence.
- The property sits on 15 acres, offering potential future development opportunities.
- There may be an option to add additional housing units on-site; however, no guarantee is made at this time.
- Pending city/state input, there could be future opportunities for funding assistance.



MARKETING

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# *EXTERIOR PHOTOS*

## **GULF COAST MULTIFAMILY**





MARKETING

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# *INTERIOR PHOTOS*

## **GULF COAST MULTIFAMILY**





# PROFORMA

|                      |             |                 |              |
|----------------------|-------------|-----------------|--------------|
| Units                | 32          |                 |              |
| Average Total Income | \$1,451.00  |                 |              |
|                      | Monthly     | Per Unit Annual | Annual       |
| Rent Total           | \$46,432.00 | \$17,412.00     | \$557,184.00 |
| Vacancy (12%)        | \$5,571.84  | \$2,089.44      | \$66,862.08  |
| Net Total Rent       | \$40,860.16 | \$15,322.56     | \$490,321.92 |
| Taxes                | \$2,254.67  | \$845.50        | \$27,056.00  |
| Insurance            | \$4,514.58  | \$1,692.97      | \$54,175.00  |
| R&M \$650.00 PD      | \$1,733.33  | \$650.00        | \$20,800.00  |
| Landscaping          | \$2,083.33  | \$781.25        | \$25,000.00  |
| Management           | \$2,451.61  | \$919.35        | \$29,419.32  |
| Leasing              | \$266.67    | \$100.00        | \$3,200.00   |
| Legal Fees           | \$239.58    | \$89.84         | \$2,875.00   |
|                      |             |                 |              |
| Total Expenses       | \$13,543.78 | \$5,078.92      | \$162,525.32 |
| NOI                  | \$27,316.38 | \$10,243.64     | \$327,796.60 |

PRICE: \$4,200,000

NOI: \$327,796.60

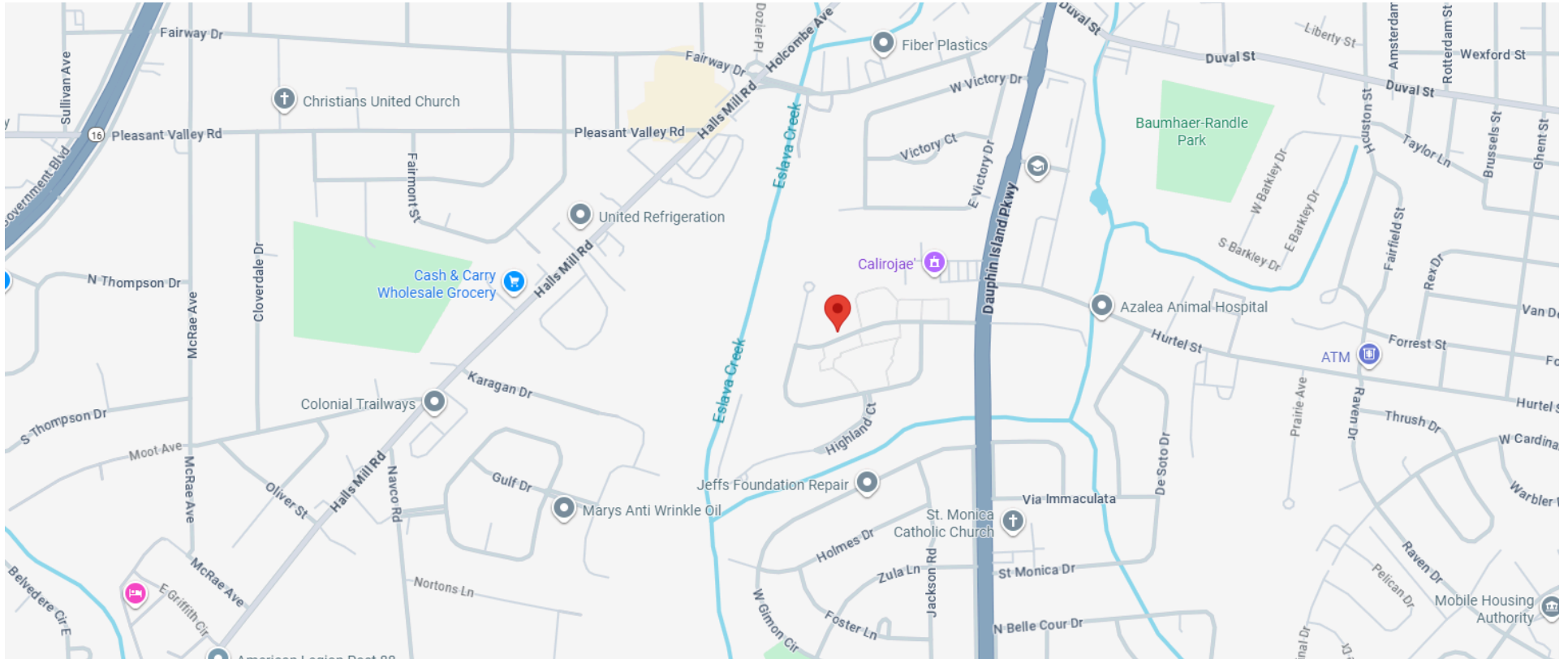
RENT TOTAL: \$490,321.92

TOTAL LAND 15+- ACRES

POTENTIAL TO BUILD UP TO 20 MORE UNITS



# GULF COAST MULTIFAMILY



## AREA OVERVIEW

Positioned in a well-established Mobile neighborhood that offers everyday convenience, access to quality services, and a strong community feel. The area provides a balanced lifestyle with nearby schools, shopping, healthcare, and recreation supporting both residents and long-term growth.

### Schools / Education

Maryvale Elementary School  
Lillie B Williamson High School  
Little Flower Catholic School

### Grocery / Shopping

B&H Food Store  
Cash & Carry

### Hospitals / Healthcare

Mobile Infirmary Medical Center  
USA Health Children's & Women's Hospital  
USA Health University Hospital

## GULF COAST MULTIFAMILY



## *MEET STEVEN*



Steven is the founder and owner of Gulf Coast Multifamily, where he specializes in multifamily acquisitions, dispositions, and investment sales across the Southeast. With more than 15 years of experience in construction and development, Steven brings a unique perspective to his clients—understanding not just the numbers behind a deal, but the physical assets themselves.

Before launching Gulf Coast Multifamily, Steven spent over a decade as Vice President at Rowe Construction, overseeing a wide range of commercial and residential projects from ground-up builds to complex remodels. This hands-on background gave him deep knowledge of the development process, asset management, and long-term property performance.

As both an investor and operator of his own investment portfolio, Steven knows firsthand the challenges and opportunities property owners face. He leverages this experience to help clients maximize returns, navigate the market with confidence, and achieve their investment goals. His approach is rooted in hard work, transparency, and a long-term commitment to client success.





# GULF COAST MULTIFAMILY

Steven Rowe  
251-706-9022  
[steven@gulfcoastmf.com](mailto:steven@gulfcoastmf.com)

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