



MLS #: 21908383 MULTI-FAMILY ACTIVE
 County: MORGAN
 Address: 217 8TH STREET SW
 City: DECATUR
 Municipality:
 Subdivision: METES AND BOUNDS
 Neighborhood:
 Lot Size:
 Acreage: 0.45
 Elementary: BANKS-CADDELL
 High: AUSTIN
 Tot Bldg Sqft: 14,976
 Virtual Tour:
 Additional Link

LP: \$1,925,000
 Type: MF
 Unit #:
 Zip: 35601
 CityLimits?: Y
 Lot:
 Block:
 Middle: AUSTIN MID...
 Other:
 Prc/SqFt: \$128.54



Dir: South on Central Parkway, right on 8th Street, property on the left. No signage.

Legal: COM AT INT SO R/W OF 8TH STREET AND E R/W OF 2ND AVE S W; TH E ON SO R/W OF 8TH ST 280' TO P OBTH CONT E 320'S; TH SW 20'S; THE 60'S; TH SW 410'S; TH N 1 90'S 171.07'D TO POB IN SEC 30, T5S, R4W.

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	24	HndicpExt:
Unit 1		5	1					# of Bldgs:	4	HndicpInt:
Unit 2		5	1	1	0			# Parking:	36	
Unit 3		6	2	1	0			# of Cars:		
Unit 4		5	1	1	0			# of FP:		

Gross Income:	210,720	Vacancy:		Annual Taxes:	7,389	Assessment:	
Insurance:	12,263	Gas & Elec:		Water & Sewer:		Tax Rate:	
Waste Removal:	3,039	Maintenance:		Management:	13,337	Parcel ID:	03 09 30 1 002 017.000
Other Exp:		Total Exp:		Net Op Income:	126,647	Foreclosure:	N
Lease/Finance:						Parcel ID#:	03 09 30 1 002 017.000

Property Facts: Buyer and buyer's agent to verify all facts.

Pub Rmks Apartments priced at \$80,208/door, four six-unit apartment buildings for a total of 24 units offers a mix of 1 and 2 bedroom units, with a value-add upside, quality renovations have upgrades and updates, some include new cabinets and granite countertops, new bathroom vanities, metal roofs, most HVACs and water heaters have been replaced, each building has four 1-bedroom units and two 2-bedroom units. Value-add opportunity with market rent increases, 100% occupancy. Pre-approval lender letter and POF with offers. Showings during inspection after contract and EMD.

Apx Age 36-49 Years
 COOLING Central Air
 SEWER Public
 MISCELLANEOUS Smoke Alarm
 OUTSIDE Deck, Porch

PARKING Lot, Private, Off Street, Parking Lot
 OWNER PAYS Trash Removal
 SELLING TERMS Conv, Cash
 LEVELS 2 Story
 DOCUMENTS AVAILABLE P & L, Rent Roll

HEATING Central, Individual, Electric
 WATER Public
 APPLIANCES Stove, Refrigerator, Dishwasher, W/D Hookup, Electric Water Heater
 TENANT PAYS Water, Sewer, Elec
 ZONING Multi Family

Sold Terms
 Contract Date
 Closed Date

Sold Price



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