



ALABAMA 14-UNIT MULTIFAMILY ESTATE PORTFOLIO

1816 Glenn Street, 1803 Graymont Lane SW, 1809 Windover Place, 202 Somerville Rd SE, Decatur, AL 35603, 35601



LEN JOHNSON

Broker

256.509.2078

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Decatur, Alabama—14 multifamily properties that are well maintained with recent renovations. The portfolio consists of three 4-plex buildings and one duplex that boasts an impressive 100% occupancy rate, these multifamily gems offer a prime locations within the thriving Decatur area. Units are recently renovated offering modern comforts and conveniences, ensuring tenant satisfaction and maximizing investment potential. With its strong occupancy rate and strategic positioning, this portfolio presents a compelling opportunity for multifamily/low-rise/garden investors seeking an asset with immediate in-place rental income in the dynamic Decatur real estate market.

Portfolio includes:

- 1816 Glenn Street, Decatur, AL 35603, built 1985, 4 units, property tax \$1,997.73; insurance \$2,147.22
- 1803 Graymont Lane, Decatur, AL 35603, built 1985, 4 units, property tax \$2,024.91; insurance \$2,176.35
- 1809 Windover Place, Decatur, AL 35603, built 1985, 4 units, property tax \$2,018.58; insurance \$2,145.90
- 202 Somerville Road, Decatur, AL 35601, built 1956, 2 units, property tax \$1,638.06; insurance \$1,298.89

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OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,450,000 |
| Number of Units: | 14 |
| Building Size: | 13,968 SF |
| NOI: | \$89,588.00 |
| Cap Rate: | 6.18% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 249 | 913 | 3,535 |
| Total Population | 666 | 2,281 | 8,755 |
| Average HH Income | \$73,755 | \$68,139 | \$69,443 |



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| | |
|---------------------|--|
| Building Name | Alabama 14-Unit Multifamily Estate Portfolio |
| Property Type | Multifamily |
| Property Subtype | Low-Rise/Garden |
| Building Size | 13,968 SF |
| Lot Size | 4 parcels |
| Year Built | 1985, 1956 |
| Year Last Renovated | 2023, 2024 |
| Number of Floors | 2 |

Introducing an exceptional investment opportunity in Decatur, Alabama—14 multifamily properties that have been well maintained and recently renovated consisting of three 4-plex buildings and one duplex. Boasting an impressive 100% occupancy rate, these multifamily gems offer a prime locations within the thriving Decatur area. Units has been recently renovated to offer modern comforts and conveniences, ensuring tenant satisfaction and maximizing investment potential. With its strong occupancy rate and strategic positioning, this property presents a compelling opportunity for multifamily/low-rise/garden investors seeking an asset with in-place immediate rental income in the dynamic Decatur real estate market.

Portfolio includes 4 properties:

1. 1816 Glenn Street, Decatur, AL 35603, built 1985, 4 units, property tax \$1,997.73; insurance \$2,147.22
2. 1803 Graymont Lane, Decatur, AL 35603, built 1985, 4 units, property tax \$2,024.91; insurance \$2,176.35
3. 1809 Windover Place, Decatur, AL 35603, built 1985, 4 units, property tax \$2,018.58; insurance \$2,145.90
4. 202 Somerville Road, Decatur, AL 35601, built 1956, 2 units, property tax \$1,638.06; insurance \$1,298.89



- 13,968 SF across four separate buildings
- 14 units offering value-add opportunity
- Impressive 100% occupancy rate
- Achieved proven market rents
- Well-maintained with recent updates and upgrades
- Short commute to major corporate manufacturing and distribution plants

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| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | MARKET RENT | MARKET RENT / SF |
|-----------------|-----------------|------------------|------------------|-----------------|--------------------|-------------------------|
| 202-S Unit 1 | 4 | 2 | 1,812 SF | \$1,250 | \$1,250 | \$0.69 |
| 202-S Unit 2 | 4 | 2 | 1,812 SF | \$1,100 | \$1,250 | \$0.69 |
| 1803-G Unit 1 | 2 | 1 | 862 SF | \$875 | \$950 | \$1.10 |
| 1803-G Unit 2 | 2 | 1 | 862 SF | \$905 | \$950 | \$1.10 |
| 1803-G Unit 3 | 2 | 1 | 862 SF | \$929 | \$950 | \$1.10 |
| 1803-G Unit 4 | 2 | 1 | 862 SF | \$830 | \$950 | \$1.10 |
| 1809-W Unit 1 | 2 | 1 | 862 SF | \$930 | \$950 | \$1.10 |
| 1809-W Unit 2 | 2 | 1 | 862 SF | \$900 | \$950 | \$1.10 |
| 1809-W Unit 3 | 2 | 1 | 862 SF | \$929 | \$950 | \$1.10 |
| 1809-W Unit 4 | 2 | 1 | 862 SF | \$905 | \$950 | \$1.10 |
| 1816-G Unit 1 | 2 | 1 | 862 SF | \$930 | \$950 | \$1.10 |
| 1816-G Unit 2 | 2 | 1 | 862 SF | \$929 | \$950 | \$1.10 |
| 1816-G Unit 3 | 2 | 1 | 862 SF | \$929 | \$950 | \$1.10 |
| 1816-G Unit 4 | 2 | 1 | 862 SF | \$829 | \$950 | \$1.10 |
| TOTALS | | | 13,968 SF | \$13,170 | \$13,900 | \$14.58 |
| AVERAGES | | | 998 SF | \$941 | \$993 | \$1.04 |

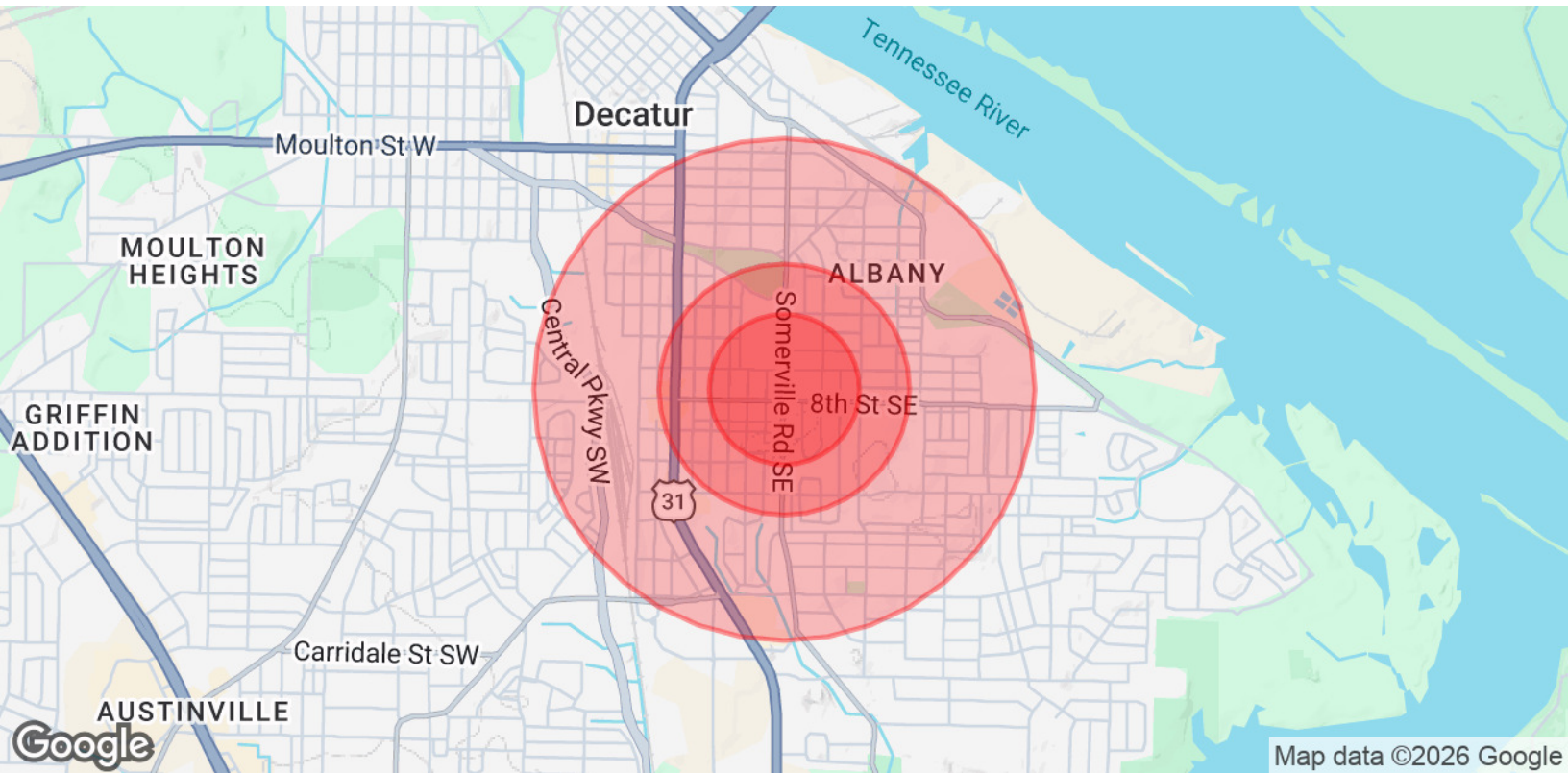
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 666 | 2,281 | 8,755 |
| Average Age | 42 | 41 | 40 |
| Average Age (Male) | 39 | 39 | 38 |
| Average Age (Female) | 45 | 44 | 41 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 249 | 913 | 3,535 |
| # of Persons per HH | 2.7 | 2.5 | 2.5 |
| Average HH Income | \$73,755 | \$68,139 | \$69,443 |
| Average House Value | \$156,767 | \$172,534 | \$201,013 |

Demographics data derived from AlphaMap

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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-increasingly "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 broker you will want to work with.

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