

INVESTMENT FOR SALE

16,628 SF Indus. / 4.3 AC

3120 HAYNEVILLE RD

Montgomery, AL 36108

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351

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AL #000058515-0



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	3120 Hayneville Road Montgomery, AL 36108
PRICE / \$SF	\$1,200,000 / \$72 SF
PROJECTED NOI & CAP RATE	\$84,233 / 7%
BUILDING(S) SIZE	16,628 SF circa 1970
PARCEL SIZE	4.38 acres
ZONING	M-3 General Industrial
YEAR BUILT	1970

Please do not disturb the tenants.

For sale as an investment is a 16,628 SF+- vehicle service center and yard on 4.38 acres+- zoned general industrial in southwest Montgomery. The 4.38 acre+- site is fenced and gated. Recent improvements were exterior painted, roof coated and asphalt milling installed to allow outdoor storage. The M-3 zoning is Montgomery's most robust allowing all industrial uses (A,B,C,D&E). There are three sources of rental income: 1. AMWaste of Alabama leases 12,628 SF+- through June 2025 as office, truck fleet servicing shop and roll off dumpster yard; 2. A-Z Auto Repair leases 4,000 SF+- through April 2025 as office and shop space for vehicle servicing and 3. 12 dedicated parking spaces for tractor trailers rented on monthly basis.

Building 1

The sprinklered 12,628 SF metal building circa 1970 has 2,628 SF+- of office leading to a 10,000 SF+- metal halide lit shop with 14' to 18' ceilings equipped with a 5 ton running motorized crane spanning one service bay, plus a 2 ton freestanding jib crane. There are 4 roll up at grade doors on each end of the building measuring 1@ 16' x 16' 2@ 14' x 14' and 1@ 10' x 10' for drive through circulation.

Building 2

The 4,000 SF+- metal building has 14' to 16' ceiling heights, 2 at grade 8'x8' doors, fluorescent lighting and offices.

Site

The 4.38 acre+- site is fenced and gated with asphalt millings installed for outdoor storage. There is an inactive underground fuel tank on the property.

Location:

The location in southwest Montgomery is 3.6 miles west of I-65 exit 170 Fairview Ave and 3 miles south of Maxwell Air Force Base.



- Please do not disturb the tenants
- 16,628 SF on 4.36 acres zoned M-3 gated and fenced
- 3 sources of rental income
- Exterior painted, roof coated and asphalt milling added
- Building 1 circa 1970 has 12,628 SF+- with 2,628 SF office and 10,000 SF+- shop 14' to 18' ceilings
- 4 roll up at grade doors on each side of building
- 5 ton running motorized crane spanning one bay
- 2 ton freestanding jib crane
- Metal halide lighting and sprinklered
- Building 2 has 4,000 SF
- 2@ 8'x8' at grade doors
- 14' to 16' clear heights
- Fluorescent lighting

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ADDITIONAL PHOTOS



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RENT ROLL & CASHFLOW PROJECTIONS

Tenant	Sq Ft	Lease Start	Lease End	Projected Monthly Rent	Projected Annual Rent	Rent Per Sq Ft	Security Deposit
AMWatse of Alabama, LLC	12,628	7/1/2022	6/30/2025	\$4,000	\$48,000	\$3.80	None
A-Z Auto Repair, LLC	4,000	5/1/2022	4/30/2025	\$2,200	\$26,400	\$6.60	\$2,200
Monthly Truck & Trailer Parking	12 Spaces			\$1,800	\$21,600		
	16,628			\$8,000	\$96,000	\$5.77	

Tenant	Sq Ft	Notes	Termination Right	Landlord Repairs
AMWatse of Alabama, LLC	12,628	Fixed rent. 67% of utilities & 50% of water. 2-3 yr renewals w/ 6 months notice; rent at market.	None	Roof, ext. doors & structure.
A-Z Auto Repair, LLC	4,000	Fixed rent. 33% of utils & 50% of water. Auto renewal fixed rent 3 yrs unless 90 days notice prior to renewal.	90 days if property is sold	Same as above + elec. HVAC & plumbing.
Monthly Truck & Trailer Parking	12 Spaces			
	16,628			

	Projected			
INCOME				
Rent - Tenants	\$96,000	\$5.77	SF	
Reimbursement Expenses	\$0	\$0.00	SF	
Subtotal	\$96,000	\$5.77	SF	
EXPENSES				
Taxes	\$5,017	\$0.30	SF	2023 actual + 2%
Insurance	\$3,150	\$0.19	SF	2023 actual + 2%
Repairs	\$1,200	\$0.07	SF	estimate
Grounds	\$0	\$0.00	SF	paid by tenant
Utilities	\$0	\$0.00	SF	paid by tenant
Trash	\$0	\$0.00	SF	paid by tenant
Leasing Commission	\$0	\$1.00	SF	AMWaste lease
Management	\$0	\$0.00	SF	Owner self manages
Subtotal	\$9,367	\$0.56	SF	
NET INCOME	\$86,633	\$5.21	SF	
VALUE	\$1,200,000	\$72.17	SF	
CAP RATE	7.2%			

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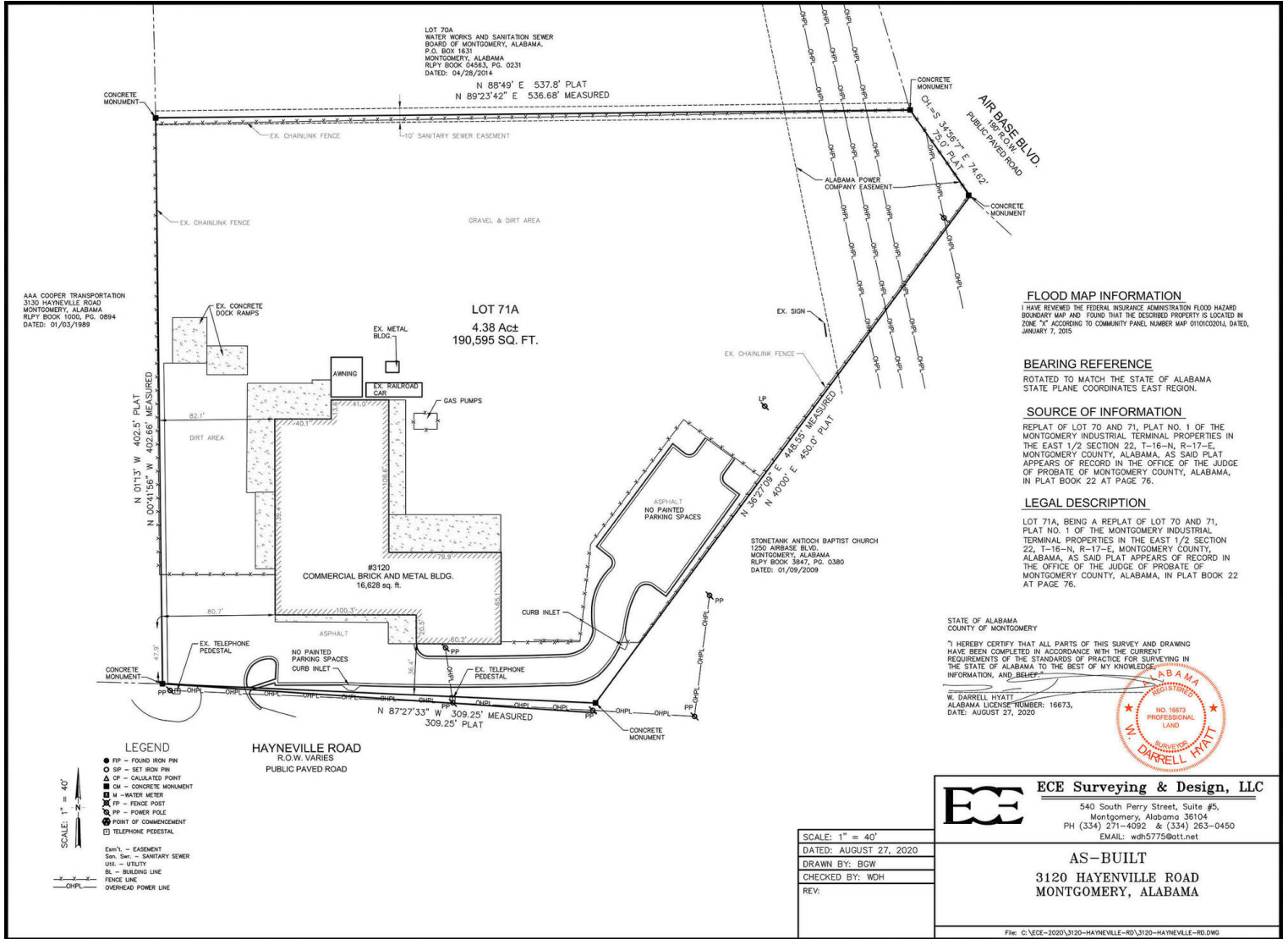
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SURVEY



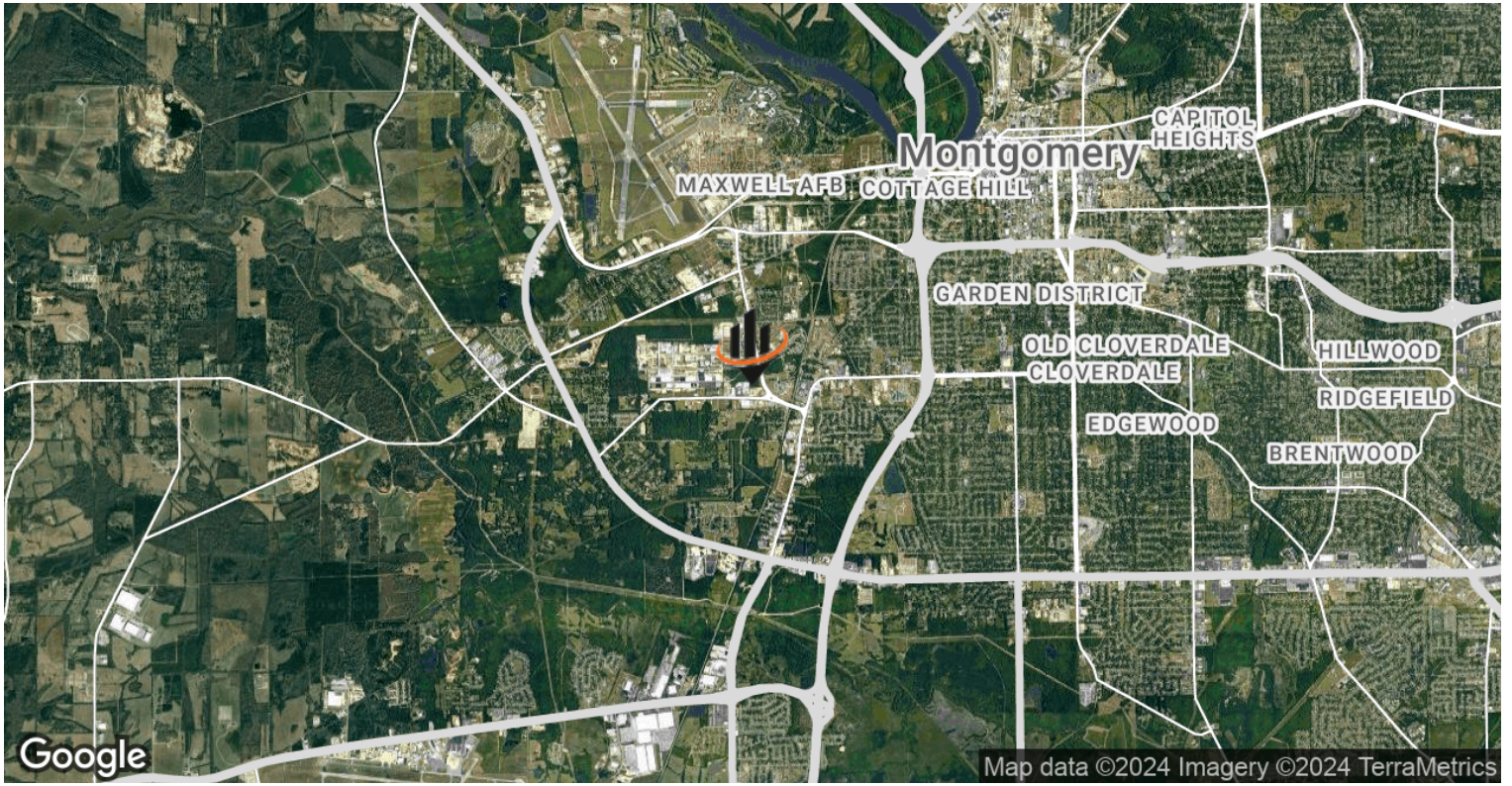
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LOCATION MAP



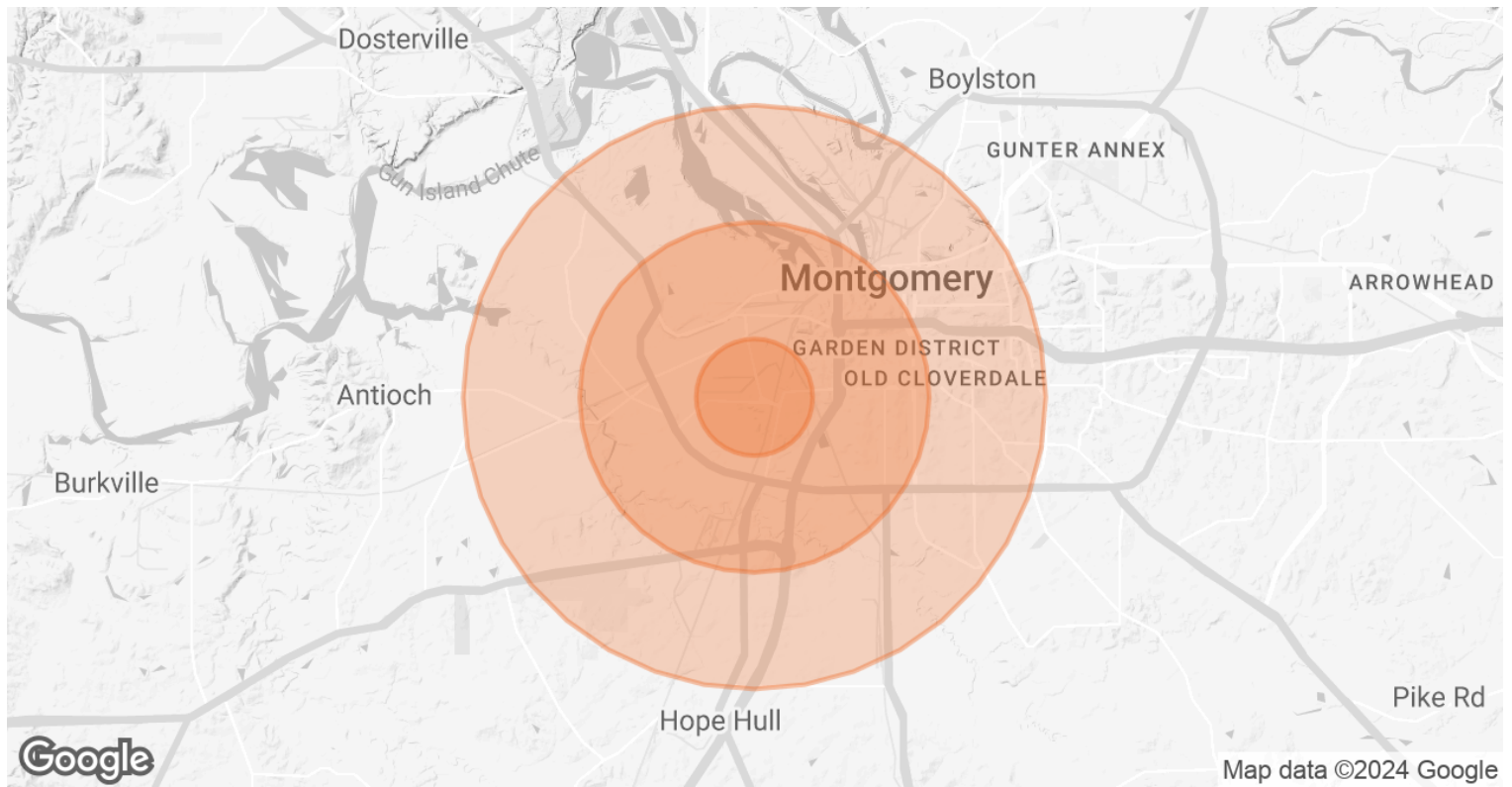
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,871	25,478	61,640
AVERAGE AGE	34.2	40.3	38.5
AVERAGE AGE (MALE)	27.0	35.0	34.5
AVERAGE AGE (FEMALE)	36.1	44.1	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,581	14,020	30,879
# OF PERSONS PER HH	1.8	1.8	2.0
AVERAGE HH INCOME	\$21,970	\$32,353	\$42,448
AVERAGE HOUSE VALUE	\$59,937	\$88,601	\$100,761

* Demographic data derived from 2020 ACS - US Census

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1	4425 Northern Blvd	SOLD
<p>Montgomery, AL 36110</p> <p>Sale Date Apr 25, 2023 Sale Price \$765,000 Price/SF \$76.50 Parcels 04-07-26-3-002-006.000 Comp ID 6507865 Comp Status Research Complete</p>		<p>Montgomery</p> <p>Type 2 Star Industrial Warehouse Year Built 1979 RBA 10,000 SF Land Acres 13.62 AC Land SF 593,287 SF Zoning M-3</p> 
2	4204 Selma Hwy	SOLD
<p>Montgomery, AL 36108</p> <p>Sale Date Feb 25, 2022 Sale Price \$450,000 Price/SF \$75.00 Parcels 14-03-05-2-006-015.001 Comp ID 5934119 Comp Status Research Complete</p>		<p>Montgomery</p> <p>Type 2 Star Industrial Year Built 2016 RBA 6,000 SF Land Acres 9.90 AC Land SF 431,244 SF Zoning M-1</p> 
3	950 Lagoon Business Loop	SOLD
<p>Montgomery, AL 36117</p> <p>Sale Date Jun 30, 2021 Sale Price \$1,140,000 Price/SF \$72.96 Parcels 04-07-36-3-000-002.022 Comp ID 5611280 Comp Status Research Complete</p>		<p>Montgomery</p> <p>Type 3 Star Industrial Warehouse Year Built 2008 RBA 15,625 SF Land Acres 1.38 AC Land SF 60,317 SF Zoning M-1</p> 
4	515 N Eastern Blvd	SOLD
<p>Montgomery, AL 36117</p> <p>Sale Date Apr 25, 2022 Sale Price \$1,350,000 Price/SF \$168.75 Parcels 10-01-01-1-003-004.000 Comp ID 6033207 Comp Status Research Complete</p>		<p>Montgomery</p> <p>Type 2 Star Industrial Warehouse Year Built 1974 RBA 8,000 SF Land Acres 1.42 AC Land SF 61,855 SF Zoning B-3</p> 

ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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