

\$2,950,000

OFFERING MEMORANDUM

MULTIFAMILY PORTFOLIO FOR SALE

818 SARALAND BLVD | SARALAND, AL 36571
16-26 GLASS STREET | SARALAND, AL 36571



JUSTIN TOOMEY
JUSTIN.TOOMEY@SVN.COM | 251.680.3663



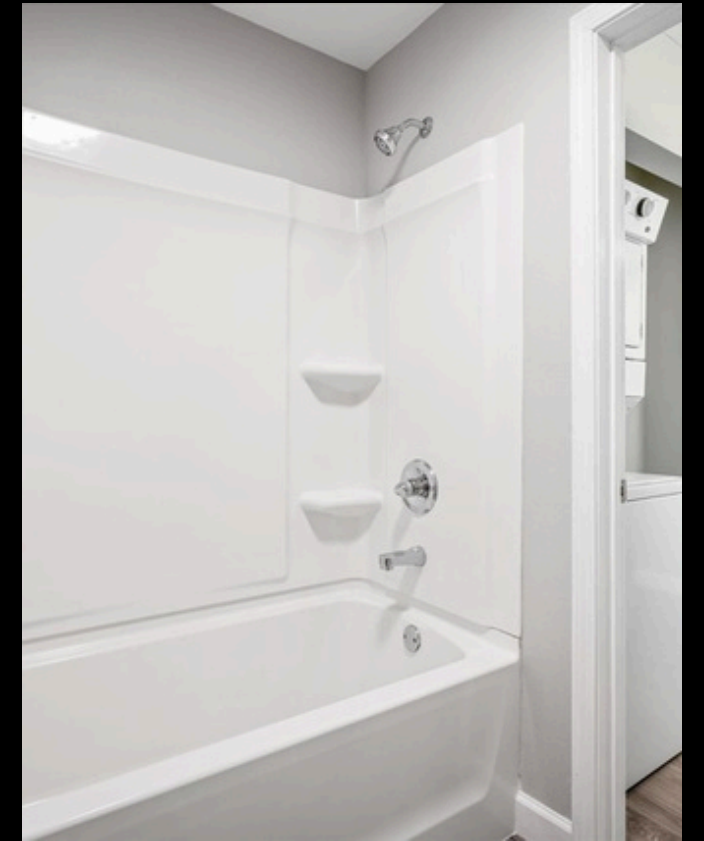
ALEX KYRIAZIS
ALEXK@LAHCOMMERCIAL.COM | 251.591.9390



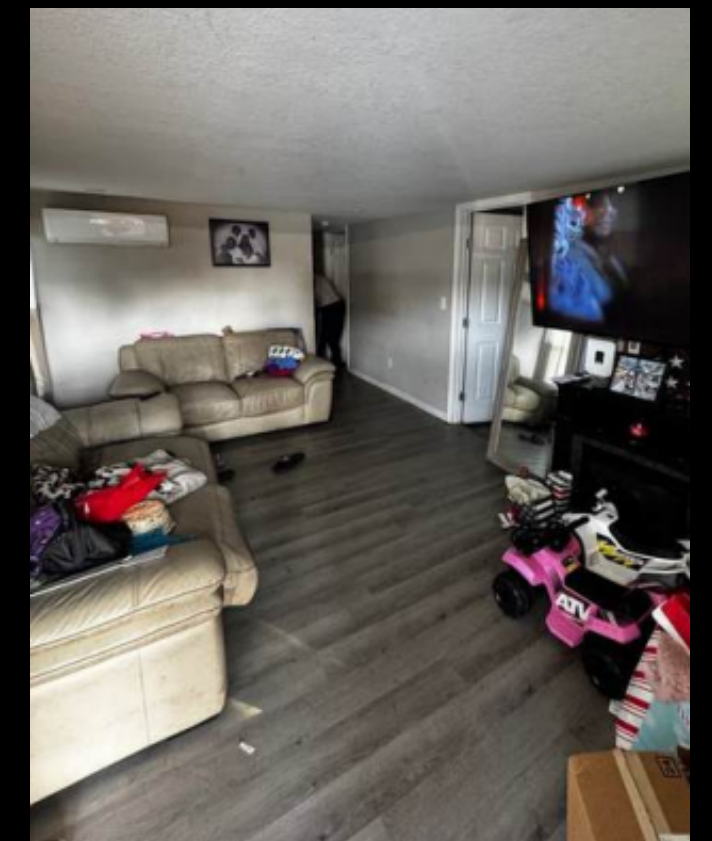
EXECUTIVE OVERVIEW

24-unit value-add multifamily portfolio located in Saraland, Alabama. The portfolio consists of a 16-unit apartment building, three duplexes (6 units), and two single-family homes. All units feature washer/dryer connections and updated finishes and are currently 100% occupied. Value-add opportunity through below-market rents. Immediate access to I-65, Highway 43, and AL-158. Strong rental demand supported by population growth and highly rated school systems.





818 SARALAND BLVD
16 UNITS



16 GLASS STREET
DUPLEX-UNIT A



16 GLASS STREET
DUPLEX-UNIT B



20 GLASS STREET
SINGLE FAMILY HOME

22 Glass St Duplex



22 GLASS STREET
DUPLEX - UNIT A

22 Glass St Duplex



**22 GLASS STREET
DUPLEX - UNIT B**

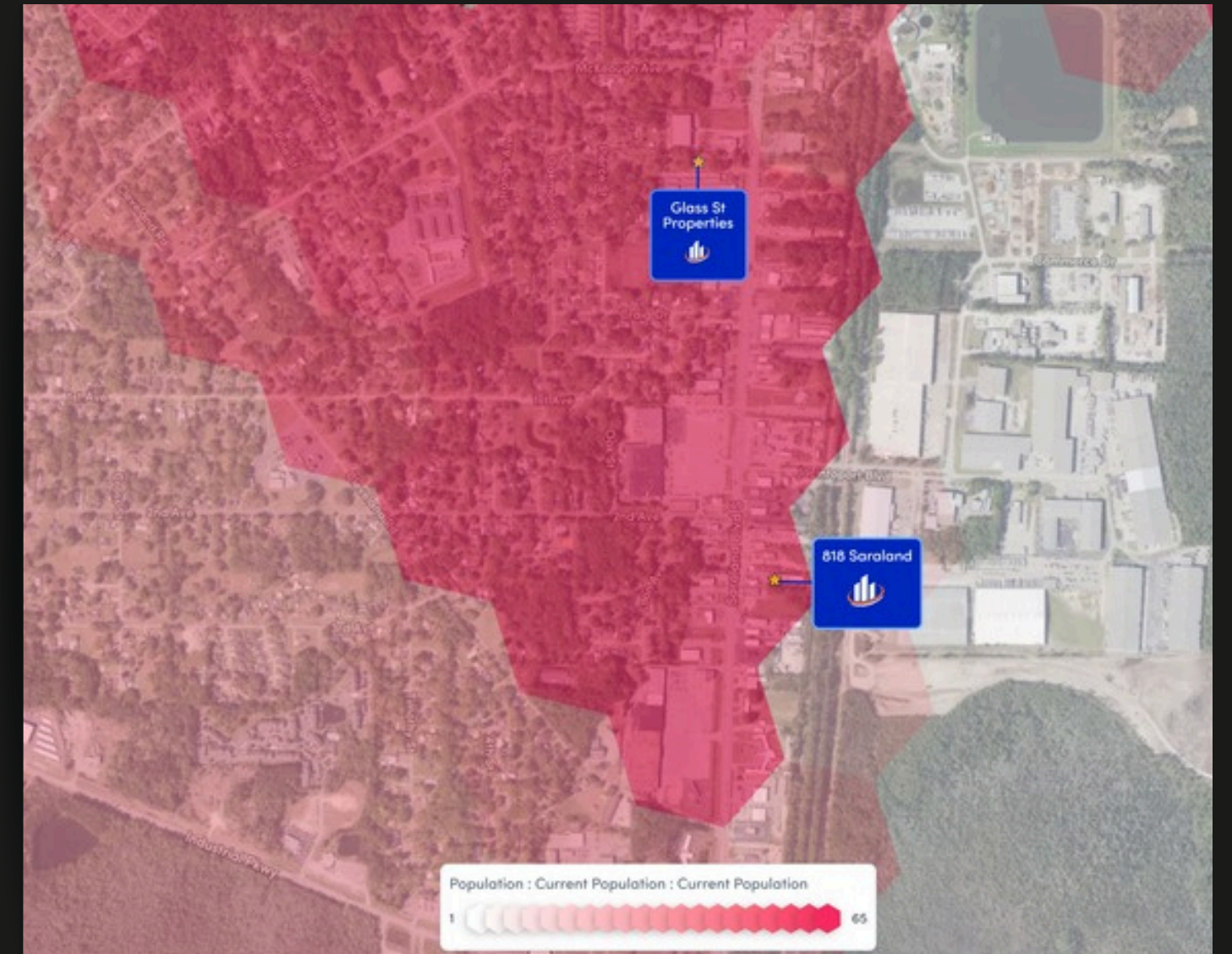
**24 GLASS STREET
DUPLEX**



**26 GLASS STREET
SINGLE-FAMILY HOME**



LOCATION OVERVIEW



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk



SVN[®] by the numbers

200+

Offices nationwide

2,000+

Advisors and Staff

\$21.1B

Total value of sales & lease transactions

8

Countries & expanding

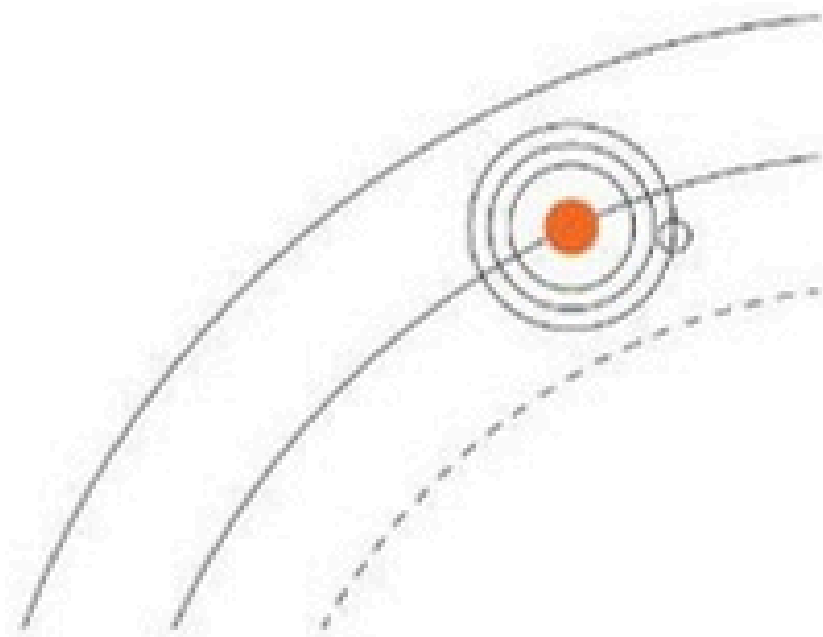
7+7

Core services & speciality practice areas

57M+

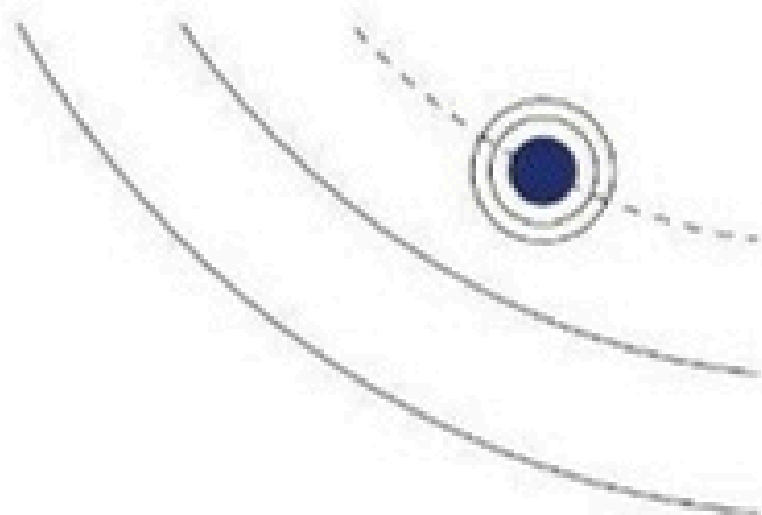
SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.



The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types— industrial, multifamily, office and retail.

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

It's common sense.

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Think about it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

Visit svn.com to find out more.





JUSTIN TOOMEY

JUSTIN.TOOMEY@SVN.COM | 251.680.3663



ALEX KYRIAZIS

ALEXK@LAHCOMMERCIAL.COM | 251.591.9390

SVNTPA.COM