



MLS #: 21924423 MULTI-FAMILY ACTIVE
County: MADISON
Address: 1402 ASCENT TRAIL
City: HUNTSVILLE
Municipality:
Subdivision: SUMMIT PLACE
Neighborhood:
Lot Size: 93x126x71x121
Acreage:
Elementary: SONNIE HEREFORD
High: HUNTSVILLE
Tot Bldg Sqft: 3,248
Virtual Tour:
Additional Link

LP: \$365,000
Type: MF
Unit #:
Zip: 35816

CityLimits?: Y
Lot: 2
Block: 1
Middle: HUNTSVILLE
Other:
Prc/SqFt \$112.38

Dir: North Parkman Drive, Right onto Executive Drive, Left onto Ascent Trail, 2nd building on the right

Legal: LOT 2 BLK 1 RE S/D OF SUMMIT PLACE PB 10 PG 32

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	1		650		# of Bldgs:	1	HndicpInt:
Unit 2			2	1		700		# Parking:	8	
Unit 3			2	1				# of Cars:		
Unit 4			2	1		350		# of FP:		

Gross Income:	Vacancy:	Annual Taxes: 3729	Assessment:
Insurance:	Gas & Elec:	Water & Sewer:	Tax Rate: 4,265.00
Waste Removal:	Maintenance:	Management:	Parcel ID: 14-08-33-2-001-053.000
Other Exp:	Total Exp:	Net Op Income:	Foreclosure: N
Lease/Finance: Conventional loan or cash only. No seller financing			Parcel ID#: 14-08-33-2-001-053.000

Property Facts: Buyer to verify all facts, POF and pre-approval letter to accompany offers. Inspection after contract acceptance.

Pub Rmks Value-add property located near Research Park district, University of Alabama college campus, and Redstone Arsenal. Inspection of occupied units to be performed after accepted contract, POF and pre-approval letter to accompany offers. Seller can offer a package sale with up to 30 units at this time. Updates and improvements, new appliances, 2025 & 2026

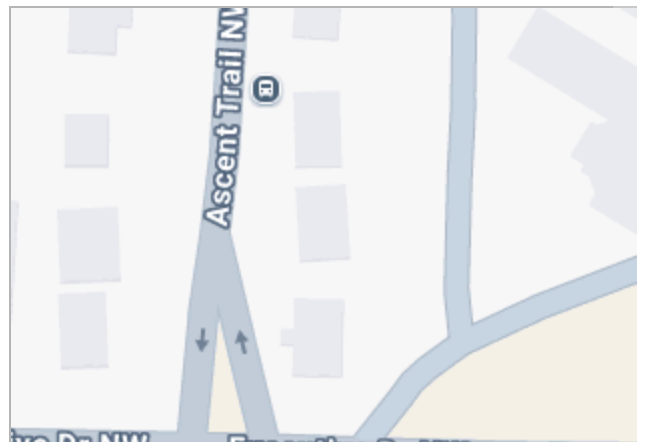
Apx Age 36-49 Years
COOLING Central Air
SEWER Public

PARKING Parking Lot
OWNER PAYS Trash Removal
SELLING TERMS Conv, Cash

HEATING Central
WATER Public
APPLIANCES W/D Hookup
TENANT PAYS Water, Sewer, Elec

Sold Terms
Contract Date
Closed Date

Sold Price



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KWS Management Corporation
Profit and Loss
July, 2025-June, 2026

1402 Ascent Trial

Income	
Application Fees	20.00
Collections	
Late Fee Income	
Rental Income	25,850.00
Total for Income	25,870.00
Cost of Goods Sold	
Cleaning	250.00
Eviction Fees	
Landscaping and Groundskeeping	1,275.00
Pest Control	
Property Management Fees	37.50
Repairs and Maintenance	11,762.47
Taxes	
Waste Removal	4,121.40
Total for Cost of Goods Sold	\$17,446.37
Gross Profit	8,423.63
CAPEX credit back	9,639.40
Actual Gross Profit	\$18,063.03

Accrual Basis Tuesday, August 04, 2026 06:07 PM GMT-05:00

1404 Ascent Trail, Huntsville, AL 35816

Maintenance work orders (2020-present) (Capital Expenses 7/2025-6/2026 = \$9,639.40)

Item class	Transaction date	Name	Description	Amount
1402 Ascent Trial	06/13/2020	Champion Air Systems, LLC	new hvac	3,000.00
1402 Ascent Trial	08/12/2021	Champion Air Systems, LLC	install new unit	4,200.00
1402 Ascent Trial	09/10/2021	Champion Air Systems, LLC	install new unit	4,200.00
1402 Ascent Trial	07/21/2022	Champion Air Systems, LLC	Invoice 2643 1402 Ascent Trl B transformer & board replaced HVAC	195.00
1402 Ascent Trial	07/21/2022	Champion Air Systems, LLC	Invoice 2659 1402 Ascent A - heater kit, control board replaced	173.00
1402 Ascent Trial	07/21/2022	Champion Air Systems, LLC	Invoice 2666 1402 Ascent D - compressor locked up - need to replace HVAC	85.00
1402 Ascent Trial	12/28/2022	Anthony Stovall	1402 Ascent Trl Unit B replace control board	230.00
1402 Ascent Trial	12/29/2023	Anthony Stovall	CHECK #1507 replace burn unit wires, flushmaster, snake clog	782.00
1402 Ascent Trial	05/24/2024	Mr Engineer Home Services HVAC	1402 Ascent - D - refrigerant, clean coils	380.00
1402 Ascent Trial	05/24/2024	Mr. Rooter	sewer line clean out	410.00
1402 Ascent Trial	06/06/2024	Mr Engineer Home Services HVAC	changed capacitor, added hard start, air filter, diagnosis - Unit B	280.00
1402 Ascent Trial	06/13/2024	Mr Engineer Home Services HVAC	Quote - replace unit at 1402 Ascent unit B	5,750.00
1402 Ascent Trial	06/18/2024	Mr Engineer Home Services HVAC	added freon R-410A clean coils - Unit A	245.00
1402 Ascent Trial	06/18/2024	Mr Engineer Home Services HVAC	added freon R-22, clean handler coils, installed air filter - Unit D	209.00
1402 Ascent Trial	09/30/2024	Mr. Rooter	toilet repair unit b	205.00
1402 Ascent Trial	09/23/2025	Comfort Masters	Unit A - thermostat	174.00
1402 Ascent Trial	10/29/2025	Cut Above Home Services	remove stove and install new one - Unit A	305.00
1402 Ascent Trial	10/29/2025	Lowes	replace stove - unit A	462.71
1402 Ascent Trial	02/04/2026	De La Cruz Home Services Inc	shower valves apt D	475.00
1402 Ascent Trial	03/26/2026	Financial Kat LLC	reimburse for flooring purchased for 1402 ascent unit B	557.59
1402 Ascent Trial	03/30/2026	De La Cruz Home Services Inc	interior reno - fire damage and other damage from tenant	7,745.00
1402 Ascent Trial	04/03/2026	Financial Kat LLC	April 20-24 1402 scent B	300.00
1402 Ascent Trial	04/13/2026	Lowes	dishwasher & fridge and stove UNIT B	1,257.69
1402 Ascent Trial	04/13/2026	Lowes	instal UNIT B	149.00
1402 Ascent Trial	04/13/2026	Lowes	removal Unit B	336.48

Rent Roll

Exported On: 07/20/2026 01:38 PM

Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
1402 Ascent Trail LLC - 1402 Ascent Trail Hunstville, AL 35816								
Unit A	2/1.00	Current	800	800.00	650.00	650.00	06/17/2024	06/30/2027
Unit B	2/1.00	Current	800	800.00	750.00	750.00	04/15/2026	04/30/2027
Unit C	2/1.00	Vacant	800	800.00				
Unit D	2/1.00	Current	800	800.00	350.00	0.00	08/01/2020	12/31/2020
4 Units			3,200	3,200.00	1,750.00	1,900.00		