



MLS #: 21924481 MULTI-FAMILY ACTIVE
County: MADISON
Address: 4418 BONNELL DRIVE
City: HUNTSVILLE
Municipality:
Subdivision: EXECUTIVE HILLS
Neighborhood:
Lot Size: 90 x 120
Acreage:
Elementary: HIGHLANDS
High: JEMISON
Tot Bldg Sqft: 4,116
Virtual Tour:
Additional Link

LP: \$375,000
Type: MF
Unit #:
Zip: 35816

CityLimits?: Y
Lot: 22
Block: 1
Middle: MCNAIR
Other:
Prc/SqFt \$91.11

Dir: North on Sparkman Dr., Right onto Bonnell Dr., building is on the left

Legal: LOT 22 BLK 1 EXECUTIVE HILL 5TH SECTOR A RE S/D OF TR 1 EXECUTIVE HILL S/D PB 14 PG 10

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	2		0		# of Bldgs:	1	HndicpInt:
Unit 2			2	2		795		# Parking:	8	
Unit 3			2	2		0		# of Cars:		
Unit 4			2	2		850		# of FP:		

Gross Income:	Vacancy:	Annual Taxes: 4449	Assessment:
Insurance:	Gas & Elec:	Water & Sewer:	Tax Rate:
Waste Removal:	Maintenance:	Management:	Parcel ID: 14-08-28-3-003-034.000
Other Exp:	Total Exp:	Net Op Income:	Foreclosure: N
Lease/Finance: Conventional financing or cash only. No seller financing			Parcel ID#: 14-08-28-3-003-034.000

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.

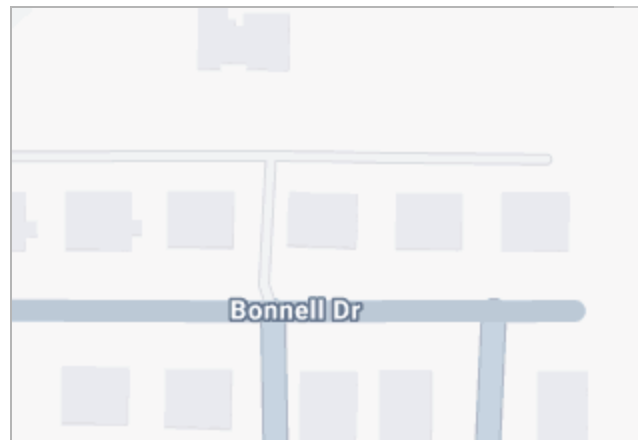
Apx Age 36-49 Years
COOLING Central Air
SEWER Public

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

4418 Bonnell Drive

Income

Application Fees

Collections

Late Fee Income 200.00

Rental Income 24,152.50

Total for Income 24,352.50

Cost of Goods Sold

Cleaning

Eviction Fees

Landscaping and Groundskeeping 1,125.00

Pest Control 2,609.00

Property Management Fees 193.75

Repairs and Maintenance 777.03

Taxes

Waste Removal

Total for Cost of Goods Sold \$4,704.78

Gross Profit 19,647.72

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

4418 Bonnell Drive, Huntsville, AL 35816

Maintenance work orders (2021-present) (Capital Expenses)

Item class	Transaction date	Name	Description	Amount
4418 Bonnell Drive	07/30/2021	Air Comfort Control		920.00
4418 Bonnell Drive	07/21/2022	Champion Air Systems, LLC	Invoice 2644 4418 Bonnell B compressor bad - to replace HVAC	45.00
4418 Bonnell Drive	10/18/2022	Anthony Stovall	Inv I221018117 - 4418 Bonnell Unit B HVAC	150.00
4418 Bonnell Drive	10/23/2022	Fidel Jimenez	4418 Bonnell C - repair stove	150.00
4418 Bonnell Drive	12/01/2022	Fidel Jimenez	4418 bonnell fix water line	50.00
4418 Bonnell Drive	03/20/2023	Anthony Stovall	4418 B hvac Inv 230313174	350.00
4418 Bonnell Drive	05/25/2023	Anthony Stovall	inv 230525282 4418 bonnell B toilet	150.00
4418 Bonnell Drive	04/29/2024	Fidel Jimenez	4418 Bonnell - A - repair leak	500.00
4418 Bonnell Drive	04/29/2024	Fidel Jimenez	4418 Bonnell - b - change locks	50.00
4418 Bonnell Drive	05/29/2024	Mr Engineer Home Services HVAC	4418 Bonnell - C - clean coils, replace fuses, diagnostic	313.00
4418 Bonnell Drive	06/25/2024	Mr Engineer Home Services HVAC	water heater replacement - Unit D	1,312.61
4418 Bonnell Drive	06/25/2024	Mr Engineer Home Services HVAC	HVAC Coil cleaning and maintenance & service call charge - Unit D	230.00
4418 Bonnell Drive	10/14/2024	Ashley Roll	clean bonnell and medland	125.00
4418 Bonnell Drive	11/20/2024	Cut Above Home Services	repair stairs at 4418 Bonnell D	635.00
4418 Bonnell Drive	12/02/2024	Mr. Rooter	cleared sink drain unit a	228.00
4418 Bonnell Drive	03/11/2025	Cut Above Home Services	repair 2 bathroom ceilings - apt A, trim bushes - bldg	1,090.00
4418 Bonnell Drive	04/11/2025	Cut Above Home Services	replace toilet valve and light switch - Unit B	402.50
4418 Bonnell Drive	06/02/2025	Bowers Plumbing	diverter tub spout - UNit ??	210.41
4418 Bonnell Drive	08/01/2025	Talent Heating and Air Conditioning	Unit A - 410A	272.00
4418 Bonnell Drive	09/26/2025	Amazon	no dumping sign, security camera	37.53
4418 Bonnell Drive	09/27/2025	Cut Above Home Services	UNIT C & A - remove carpet and appliances	475.00
4418 Bonnell Drive	09/27/2025	Cut Above Home Services	repair thermostat in Unit C	25.00
4418 Bonnell Drive	09/27/2025	Cut Above Home Services	change locks Unit C	250.00
4418 Bonnell Drive	10/08/2025		repaid for damages	-1,667.50
4418 Bonnell Drive	10/10/2025	Cut Above Home Services	clean up debris	750.00
4418 Bonnell Drive	10/10/2025	Cut Above Home Services	post for no dumping sign	165.00
4418 Bonnell Drive	10/10/2025	Cut Above Home Services	put up security camera	200.00
4418 Bonnell Drive	03/27/2026	De La Cruz Home Services Inc	repair two steps	175.00
4418 Bonnell Drive	03/27/2026	De La Cruz Home Services Inc	replace locks Unit B	195.00
4418 Bonnell Drive	04/08/2026		change lock fee - tenant request	-100.00

Rent Roll

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

Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
4418 Bonnell Dr LLC - 4418 Bonnell Drive Huntsville, AL 35816								
Unit A	2/2.00	Vacant	800	950.00		0.00		
Unit B	2/2.00	Occupied	800	950.00	795.00	795.00	02/28/2025	02/28/2026
Unit C	2/2.00	Vacant	800	950.00		0.00		
Unit D	2/2.00	Occupied	875	950.00	850.00	685.00	12/20/2018	12/31/2026
4 Units			3,275	3,800.00	1,645.00	1,480.00		