



MLS #:	21924485	MULTI-FAMILY ACTIVE	LP:	\$400,000
County:	MORGAN		Type:	MF
Address:	609 ADELLE STREET		Unit #:	
City:	HARTSELLE		Zip:	35640
Municipality:			CityLimits?:	Y
Subdivision:	ORR PLACE		Lot:	14-17
Neighborhood:			Block:	8
Lot Size:			Middle:	FALKVILLE
Acreage:	0.32		Other:	
Elementary:	FALKVILLE		Prc/SqFt	\$133.33
High:	FALKVILLE			
Tot Bldg Sqft:	3,000			
Virtual Tour:				
Additional Link				

Dir: West on Main Street, Left onto Corsbie St, Right onto Limestone St, Right onto Adelle St SW, property is on the left

Legal: SUB ORR & POLYINSKY LOT 14-17 BLK 8

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	1		700		# of Bldgs:	1	Hndicplnt:
Unit 2			2	1		800		# Parking:	8	
Unit 3			2	1		700		# of Cars:		
Unit 4			2	1		800		# of FP:		
Gross Income:		Vacancy:				Annual Taxes:	1310	Assessment:		
Insurance:		Gas & Elec:				Water & Sewer:		Tax Rate:		
Waste Removal:		Maintenance:				Management:		Parcel ID:	15 05 15 1 014 006.000	
Other Exp:		Total Exp:				Net Op Income:		Foreclosure:	N	
Lease/Finance:	Conventional financing or cash only. No seller financing							Parcel ID#:	15 05 15 1 014 006.000	

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

Pub Rmks Fully occupied, value-add property. Inspections to be performed after accepted contract, POF and pre-approval letter to accompany offers. 2025 recent updates and improvements includes new water heaters, appliances, new decor, flooring, interior paint, are among recent updates. Original renovation project in 2018/2019, included new roof, new windows, new flooring, new bathrooms, new sidewalks, new HVAC units, new kitchen in 3 units, full exterior painted, new doors to units 8/7/26, new landscaping, units A & B have tankless water heaters.

Apx Age 21-25 Years
COOLING Central Air
SEWER Public
ENERGY FEATURES Insulated Wdw,
Insulated Door, See Remarks
OUTSIDE Sidewalks, See Remarks

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

HEATING Central
WATER Public
APPLIANCES Stove, Refrigerator,
Dishwasher, W/D Hookup, See Remarks,
Electric Water Heater, Tankless Water
Heater
TENANT PAYS Elec

Sold Terms
Contract Date
Closed Date

Sold Price



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KWS Management Corporation

Profit and Loss

July, 2025-June, 2026

609 Adelle

Income	
Application Fees	210.00
Collections	
Late Fee Income	120.00
Rental Income	31,478.71
Total for Income	31,808.71
Cost of Goods Sold	
Cleaning	100.00
Eviction Fees	
Landscaping and Groundskeeping	1,500.00
Pest Control	1,004.00
Property Management Fees	601.67
Repairs and Maintenance	33,612.15
Taxes	
Waste Removal	1,489.39
Total for Cost of Goods Sold	\$38,307.21
Gross Profit	-6,498.50
CAPEX credit back	<u>36,922.66</u>
Actual Gross Profit	\$30,424.16

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

609 Adelle Street, Hartselle, AL 35640

Maintenance work orders (2018-present) (Capital Expenses = \$36,922.66)

Item class	Transaction date	Name	Description	Amount
609 Adelle	01/25/2018	Mr. Handy Repair	replace electrical outlets & bathroom sink	258.56
609 Adelle	06/13/2018	Champion Air Systems, LLC	609 Adelle St Unit C refrigerant	50.00
609 Adelle	06/13/2018	Champion Air Systems, LLC	609 Adelle St Unit C AC Unit	114.00
609 Adelle	07/18/2018	Champion Air Systems, LLC	Inv 1233, 1235, , 1257, 1256	497.00
609 Adelle	12/10/2018	Michael Baudre Plumbing	609 Adelle Unit A replaced kitchen drain assembly, basket strainer	195.00
609 Adelle	04/02/2020	And Co Excavating	install french drain	692.88
609 Adelle	07/20/2020	Champion Air Systems, LLC	Inv 2027 Unit A Not cooling - Added 2 lbs and took dirty filter out.	195.00
609 Adelle	09/03/2020	Champion Air Systems, LLC	Unit A	3,000.00
609 Adelle	10/19/2020	Heide Duron	Unit B	846.50
609 Adelle	10/29/2020	Champion Air Systems, LLC	new unit - unit A	3,000.00
609 Adelle	11/16/2020	North Alabama Plumbing Company	Unit B	125.00
609 Adelle	11/27/2020	North Alabama Plumbing Company		225.00
609 Adelle	05/03/2021	Jenkins Service	hvac repair	175.00
609 Adelle	12/12/2021	Fidel Jimenez	repairs and receipts	2,300.00
609 Adelle	06/21/2022	Home Depot	locks, cleaning supplies	64.92
609 Adelle	07/05/2022	Katherine Harris	paint & clean adelle	100.00
609 Adelle	07/05/2022	Lana Harris	paint & clean adelle	100.00
609 Adelle	07/21/2022	Champion Air Systems, LLC	Invoice 2645 609 Adelle B - pressure switch on unit bad	140.00
609 Adelle	08/20/2022	Fidel Jimenez	paint tub and fix outlet - 609 Adelle A	300.00
609 Adelle	08/20/2022	Fidel Jimenez	fix door - 609 Adelle - D	150.00
609 Adelle	08/20/2022	Fidel Jimenez	materials for repairs	104.26
609 Adelle	09/19/2022	Home Depot	paint	344.08
609 Adelle	10/13/2022	Home Depot	pest control, door locks	266.16
609 Adelle	10/23/2022	Fidel Jimenez	609 Adelle B - adjust door lock, outlet	100.00
609 Adelle	11/03/2022	Anthony Stovall	clean inside coils, outside unit, drain line	150.00
609 Adelle	11/03/2022	Anthony Stovall	replace valve core	65.00
609 Adelle	11/03/2022	Anthony Stovall	replace burn fan relay control	144.00
609 Adelle	11/03/2022	Anthony Stovall	4lbs refrigerant	360.00
609 Adelle	12/08/2022	Anthony Stovall	609 Adelle Unit C replaice hvac control board	313.00
609 Adelle	02/18/2023	Anthony Stovall	inv 230207156 609 adell C hvac & water heater replacement	7,627.00
609 Adelle	07/29/2023	Fidel Jimenez	609 adelle C paint and clean until	1,150.00
609 Adelle	07/29/2023	Fidel Jimenez	609 Adelle C change locks	25.00
609 Adelle	07/29/2023	Katherine Harris	609 adele A paint	450.00
609 Adelle	08/04/2023	Anthony Stovall	inv 230802380	950.00
609 Adelle	08/31/2023	Anthony Stovall	hvac warranty repair	95.00
609 Adelle	09/12/2023	Anthony Stovall	609 Adelle replace thermostat	150.00
609 Adelle	12/28/2023	Anthony Stovall	609 - B clean, paint, pest control, replace tub	1,123.13
609 Adelle	01/04/2024	Anthony Stovall	electrical,	1,800.00
609 Adelle	02/12/2024	Allstate Leak Detection	ALLSTATE LEAK D 1799 WWW.ALLSTATEAL 35179 1514	515.50

609 Adelle Street, Hartselle, AL 35640 (cont'd.)

Maintenance work orders (2018-present) (Capital Expenses = \$36,922.66)

609 Adelle	02/28/2024	LEAP	underground leak	945.00
609 Adelle	03/07/2024	Anthony Stovall	609 Adelle C - OB switch hvac	75.00
609 Adelle	03/07/2024	Anthony Stovall	609 adelle B - refrigerator plug	100.00
609 Adelle	03/28/2024	George Plumbing	repair floor at adelle from underground leak	865.00
609 Adelle	07/06/2024	Mr Engineer Home Services HVAC	609 adelle - B - freon, clean unit	686.00
609 Adelle	07/15/2024	Mr. Rooter	replace valve in toilet	210.00
609 Adelle	09/03/2024	Talent Heating and Air Conditioning	TALENT HEATING 1711	72.00
609 Adelle	12/19/2024	Talent Heating and Air Conditioning	new hvac adelle unit B	5,664.00
609 Adelle	03/21/2025	Talent Heating and Air Conditioning	new hvac unit APt D	5,664.00
609 Adelle	04/14/2025	Talent Heating and Air Conditioning	extra payment to be refunded invoice 7677915	975.00
609 Adelle	05/28/2025	George Plumbing	checking for water leak unit d	69.00
609 Adelle	05/29/2025	Cut Above Home Services	removed tiles in kitchen	300.00
609 Adelle	06/05/2025	American Leak Detection		599.00
609 Adelle	07/30/2025	Cut Above Home Services	repair rotten fasica, soffit and clean gutter, foundation repair	1,175.00
609 Adelle	08/18/2025	Home Depot	repairs from water heater leak - Unit B	75.00
609 Adelle	08/18/2025	Home Depot	repairs from water heater leak - Unit B - flooring, baseboard, toe kick, cabinet, water heater	2,998.52
609 Adelle	08/18/2025	Lowes	refrigerator and bathroom vanity for Unit B	767.14
609 Adelle	08/20/2025	Home Depot	water damage repairs from water heater leak - new cabinet - unit B	90.47
609 Adelle	08/21/2025		utility closet door - Unit B	342.89
609 Adelle	08/29/2025	Home Depot	Unit B cabinets, water heater (Tankless), flooring	260.51
609 Adelle	08/29/2025	Home Depot	Unit B cabinets, water heater, flooring	755.33
609 Adelle	09/01/2025	Cut Above Home Services	payment on repairs at Adelle - B	4,000.00
609 Adelle	09/17/2025	Cut Above Home Services	replace locks at 609 Adelle unit D - tenant changed locks	250.00
609 Adelle	09/17/2025	Cut Above Home Services	609 adelle unit B repairs from water heater leak - Final	9,575.50
609 Adelle	09/18/2025	Lowes	epoxy for tubs at adelle, cleaning supplies, paint - Unit D	186.17
609 Adelle	09/22/2025	Financial Kat LLC	9/20 5 hours pick up vanity and paint and deliver to 609 Adelle unit D & C	125.00
609 Adelle	09/22/2025	Home Depot	unit D and C paint	277.91
609 Adelle	09/22/2025	Lowes	unit C & D - faucet vanity, bluping supplies	286.23
609 Adelle	09/29/2025	Randall Smith	paint interior unit D	1,000.00
609 Adelle	09/29/2025	Randall Smith	refinish tub in unit d	250.00
609 Adelle	10/01/2025	Randall Smith	paint unit C	900.00
609 Adelle	10/01/2025	Home Depot	Unit D fire extinguisher and tile	38.49
609 Adelle	10/07/2025	Cut Above Home Services	replace tile floor - ins claim; replace doors tenant busted in, repair wall from leak, remove old	
609 Adelle	10/15/2025	Cut Above Home Services	water heater, replace lights - replace counter top - Unit D	5,435.00
609 Adelle	10/15/2025	Cut Above Home Services	replace mailbox	385.00
609 Adelle	11/05/2025	Cut Above Home Services	repair ceiling fan - unit C	80.00
609 Adelle	11/07/2025	Cut Above Home Services	window replaced Unit C and D	745.00
609 Adelle	01/08/2026	De La Cruz Home Services Inc	unit D - switch in kitchen, fix light	250.00
609 Adelle	04/06/2026	George Plumbing	replace water heater (Tankless) Unit A	1,706.30
609 Adelle	04/07/2026	George Plumbing	service call for hot water heater UNIT D	69.00
609 Adelle	05/13/2026	Comfort Masters	replace hot water heater unit D	1,668.00
609 Adelle			single pole repair Unit A	420.00

Rent Roll

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Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
609 Adelle Street LLC - 609 Adelle Street Hartselle, AL 35640								
Unit A	2/1.00	Current	800	850.00	700.00	700.00	09/16/2025	09/30/2026
Unit B	2/1.00	Current	850	850.00	800.00	800.00	10/01/2025	09/30/2026
Unit C	2/1.00	Current	800	850.00	700.00	700.00	10/01/2025	09/30/2026
Unit D	2/1.00	Current	800	850.00	800.00	800.00	10/11/2025	10/31/2026
4 Units			3,250	3,400.00	3,000.00	3,000.00		