



2814 Eufaula Court



1700 Warrior Road



2651 Pike Road



PORTFOLIO OF 3 PROPERTIES

1700 Warrior Road
Birmingham, AL 35208

OFFERING MEMORANDUM

PORTFOLIO OF 3 PROPERTIES

1700 WARRIOR ROAD
BIRMINGHAM, AL 35208

EXCLUSIVELY PRESENTED BY:



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Birmingham, AL 35202-1425

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WATTS
REALTY COMPANY

Built By: www.crebuilder.com





2418 Eufaula Court



1700 Warrior Road



2651 Pike Road

INVESTMENT SUMMARY

Watts Realty Co., Inc. is pleased to present this exclusive opportunity. This well-maintained, income-producing three-building portfolio offers a rare opportunity to acquire 28 units of classic, value-add multifamily across stable Birmingham submarkets. With strong historical occupancy, dependable tenant bases, and proven capital improvements already completed, the portfolio is primed for both immediate cash flow and long-term rent growth.

This portfolio offers a compelling opportunity for investors seeking scale, stability, and upside in one of Alabama's most resilient rental markets.

2418 Eufaula Court – 12 Units

Built in 1957, this solid brick structure offers spacious 2BR/1BA layouts with all-electric utilities, wall heat, and window A/C units. Tenants are separately metered for power and water, minimizing landlord expenses. Key



PROPERTY SUMMARY

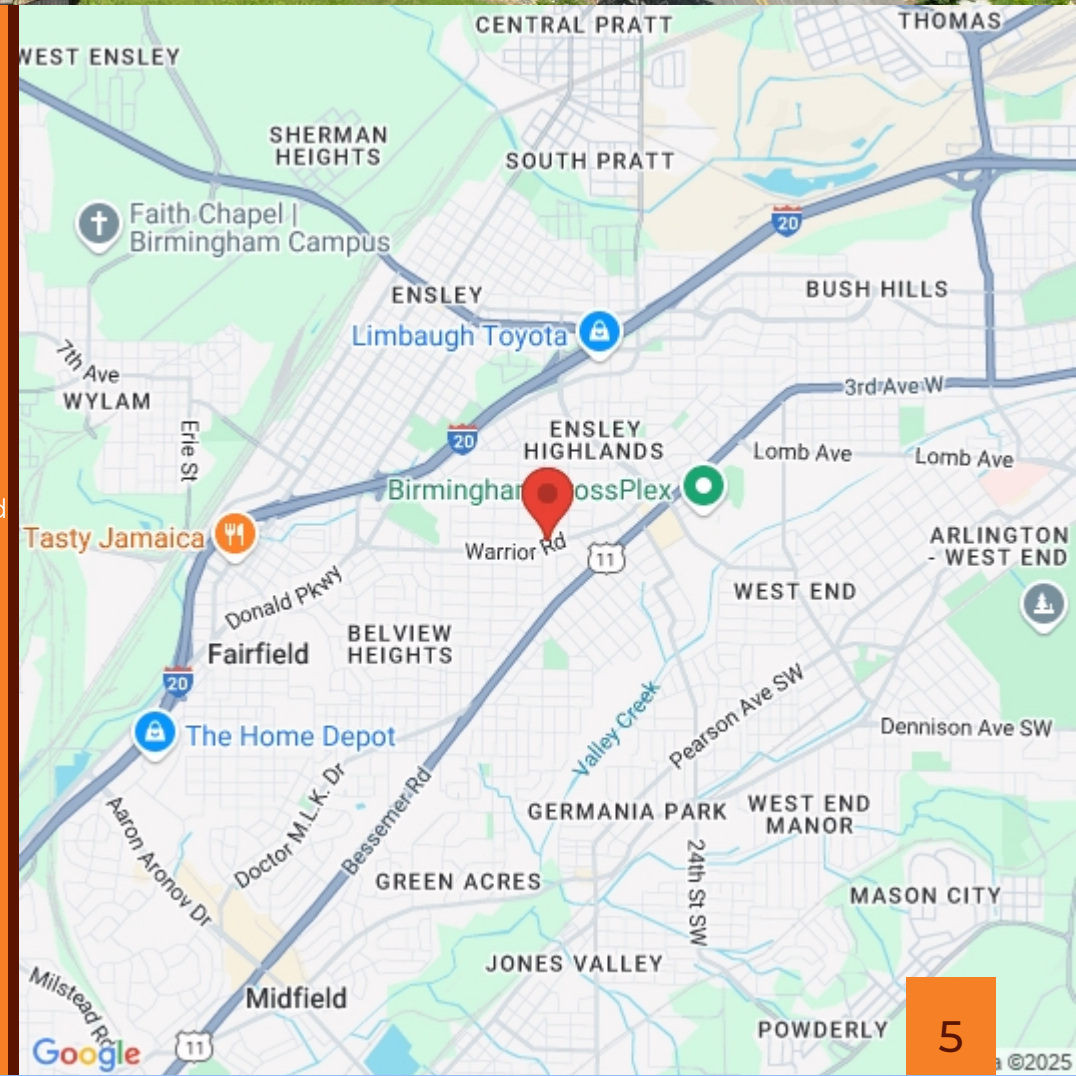
Offering Price	\$2,350,000.00
Building SqFt	19,212 SqFt
Lot Size (acres)	1.62
Levels	5
Units	28.00
Year Built	1976, 1979, 1957
County	Jefferson
Parcel ID / APN	29-00-06-4-028-001.001, 22-00-32-4-020-001.000, 29-00-05-1-011-020.000
Bedrooms	56.00
Full Bathrooms:	28.00





INVESTMENT HIGHLIGHTS

- Strong occupancy across all three assets (currently 96% overall)
- Long-term, reliable tenant base with below-market rents
- Significant recent capital improvements across the portfolio
- Individually metered utilities at two of three sites
- Future upside through rent growth and possible expansion at Pike Road





LOCATION HIGHLIGHTS

- **Strategic Birmingham Submarkets :** All three properties are located within the Birmingham metropolitan area, offering convenient access to major employment centers, schools, and regional transit corridors.
- **Strong Rent Demand & Tenant Retention:** These submarkets benefit from high demand for affordable 2-bedroom housing, reflected in the portfolio's long-term stable tenancy and low vacancy rates.
- **Transit Access & Infrastructure:** Each site offers immediate access to public transportation and arterial roads, reducing tenant turnover and broadening the rental base.
- **Stable Submarkets with Value-Add Potential:** These emerging submarkets show consistent rental performance with significant room for future appreciation, especially as nearby urban redevelopment continues.





NO PARKING
Tenants Only
Violators Will Be Cited
By County's Enforcement



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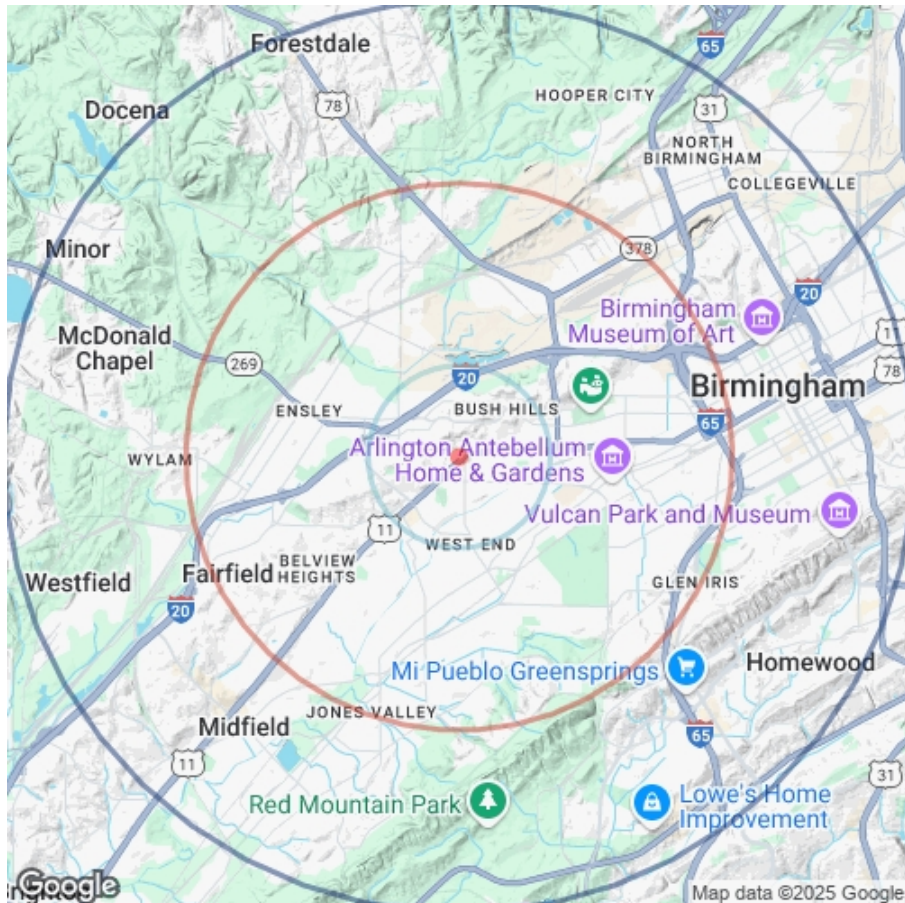


2651 Pike Road

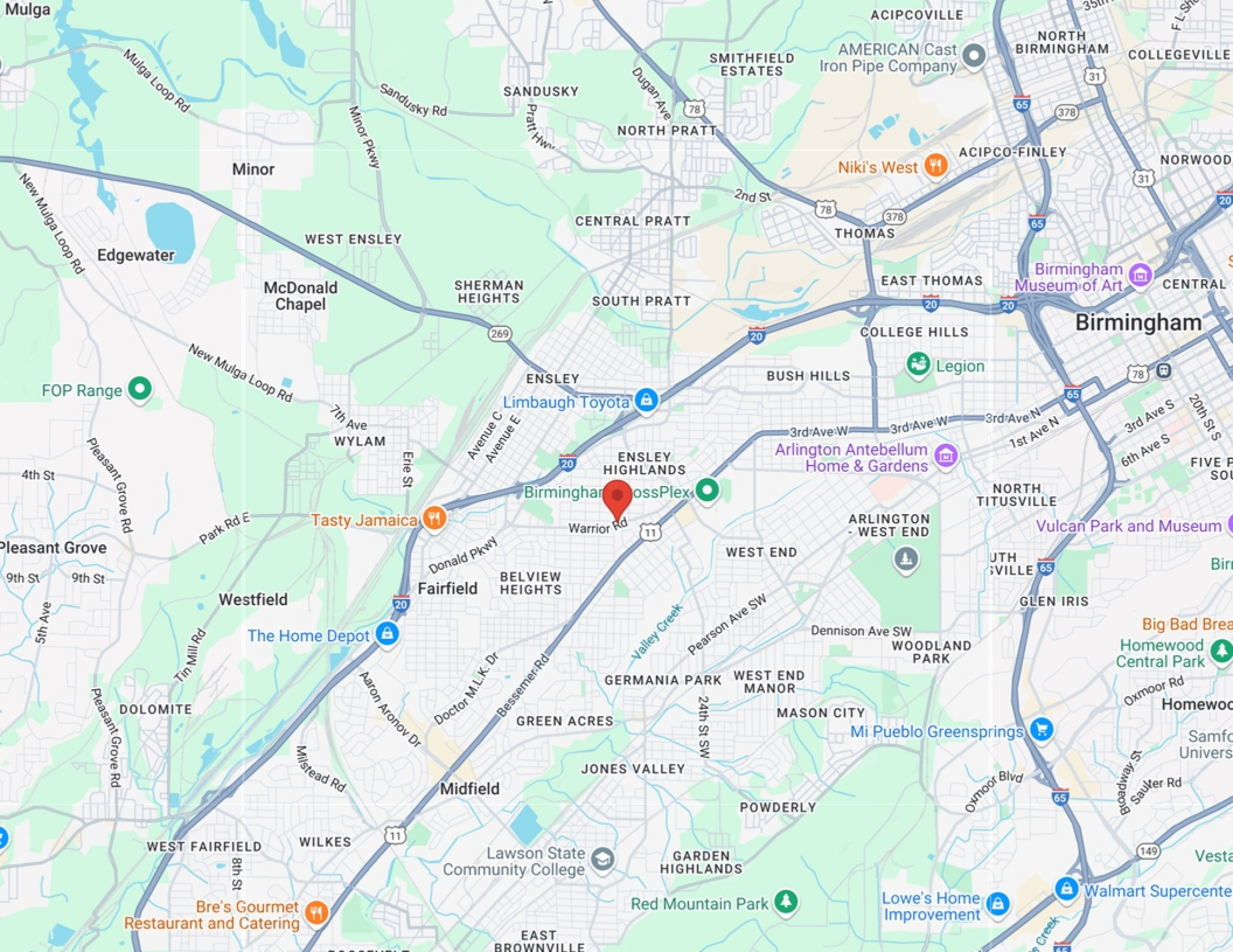
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,962	85,178	165,399
2010 Population	13,557	68,333	144,868
2025 Population	11,184	58,219	130,877
2030 Population	10,850	57,137	131,407
2025-2030 Growth Rate	-0.6 %	-0.37 %	0.08 %
2025 Daytime Population	9,019	51,200	169,434

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	770	4,576	9,063
\$15000-24999	759	3,425	6,837
\$25000-34999	782	3,460	6,766
\$35000-49999	730	3,469	7,582
\$50000-74999	871	3,804	9,674
\$75000-99999	416	2,244	5,842
\$100000-149999	398	2,085	5,884
\$150000-199999	199	791	2,952
\$200000 or greater	80	537	1,914
Median HH Income	\$ 40,406	\$ 38,281	\$ 45,992
Average HH Income	\$ 54,852	\$ 55,310	\$ 64,984



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,868	31,998	65,328
2010 Total Households	5,125	26,794	58,313
2025 Total Households	5,005	24,391	56,521
2030 Total Households	4,920	24,055	57,055
2025 Average Household Size	2.23	2.27	2.17
2025 Owner Occupied Housing	2,217	11,947	25,836
2030 Owner Occupied Housing	2,224	11,927	25,851
2025 Renter Occupied Housing	2,788	12,444	30,685
2030 Renter Occupied Housing	2,697	12,127	31,204
2025 Vacant Housing	1,095	6,052	11,789
2025 Total Housing	6,100	30,443	68,310



Birmingham CrossPlex

Birmingham

Birmingham Museum of Art

Niki's West

Arlington Antebellum Home & Gardens

Tasty Jamaica

The Home Depot

Bre's Gourmet Restaurant and Catering

Big Bad Brea

Homewood Central Park

Homewood

Samford University

Vesta

Lowe's Home Improvement

Walmart Supercenter

Mi Pueblo Greensprings

Red Mountain Park

Lawson State Community College

ARLINGTON - WEST END

GLEN IRIS

JTHVILLE

NORTH TITUSVILLE

WEST END

WEST END MANOR

MASON CITY

POWDERLY

JONES VALLEY

GREEN ACRES

GERMANIA PARK

BELVIEW HEIGHTS

Fairfield

Midfield

Westfield

SOUTH PRATT

CENTRAL PRATT

NORTH PRATT

SANDUSKY

SMITHFIELD ESTATES

AMERICAN Cast Iron Pipe Company

ACIPCOVILLE

NORTH BIRMINGHAM

COLLEGEVILLE

NORWOOD

ACIPCO-FINLEY

THOMAS

EAST THOMAS

COLLEGE HILLS

BUSH HILLS

ENSLEY

Limbaugh Toyota

ENSLEY HIGHLANDS

Warrior Rd

Avenue C Avenue E

7th Ave WYLAM

McDonald Chapel

WEST ENSLEY

Minor

Edgewater

FOP Range

4th St

9th St

5th Ave

Pleasant Grove Rd

8th St

DOLOMITE

WEST FAIRFIELD

WILKES

EAST BROWNVILLE

GARDEN HIGHLANDS

24th St SW

Pearson Ave SW

Dennison Ave SW WOODLAND PARK

Valley Creek

Doctor M.L.K. Dr

Donald Pkwy

Tin Mill Rd

Park Rd E

New Mulga Loop Rd

New Mulga Loop Rd

Sandusky Rd

Minor Pkwy

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Pratt Hwy

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CITY OF BIRMINGHAM

INCORPORATED 12/18/1871

AREA

CITY 149.5 SQ MI

LAND 147 SQ MI

WATER 2.5 SQ MI

POPULATION

POPULATION 200,733

ESTIMATE (2024) 196,357

RANK 131

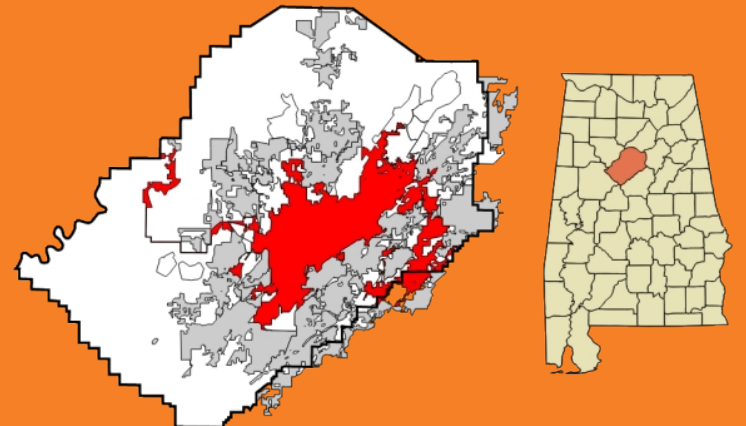
DENSITY 1,365.37 SQ MI

URBAN 774,956



ABOUT BIRMINGHAM

Birmingham (BUR-ming-ham) is a city in the north central region of Alabama, United States. It is the second-most populous city in the state with a population of 200,733 at the 2020 census and estimated at 196,357 in 2024, while the Birmingham metropolitan area with over 1.19 million residents is the largest metropolitan area in Alabama and 47th-most populous in the US. Birmingham serves as a major regional economic, medical, and educational hub of the Deep South, Piedmont, and Appalachian regions. It is the county seat of Jefferson County.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WATTS REALTY CO., INC. and it should not be made available to any other person or entity without the written consent of WATTS REALTY CO., INC..

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT WATTS REALTY CO., INC. FOR MORE DETAILS.**

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