



ALABAMA MULTIFAMILY 12-UNIT PORTFOLIO

1816 Glenn Street, 1803 Graymont Lane SW, 1809 Windover Place, Decatur, AL 35603



LEN JOHNSON

Broker

256.509.2078

lenjohnsonre@gmail.com

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Decatur, Alabama—12 multifamily properties that are well maintained with recent renovations are available as a portfolio consisting of three 4-plex buildings boasts an impressive 91.66% occupancy rate, these multifamily gems offer a prime locations within the thriving Decatur area. Or the properties are available for individual purchase. Units are recently renovated offering modern comforts and conveniences, ensuring tenant satisfaction and maximizing investment potential. With its strong occupancy rate and strategic positioning, this portfolio presents a compelling opportunity for multifamily/low-rise/garden investors seeking an asset with immediate in-place rental income in the dynamic Decatur real estate market.

Portfolio includes:

1816 Glenn Street, Decatur, AL 35603, built 1985, 4 units, property tax \$1,997.73; insurance \$2,147.22
 1803 Graymont Lane, Decatur, AL 35603, built 1985, 4 units, property tax \$2,024.91; insurance \$2,176.35
 1809 Windover Place, Decatur, AL 35603, built 1985, 4 units, property tax \$2,018.58; insurance \$2,145.90

PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Sale Price:	\$1,275,000
Number of Units:	12
Building Size:	10,344 SF
NOI:	\$85,649.70
Cap Rate:	6.72%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	581	2,969
Total Population	302	1,269	6,857
Average HH Income	\$59,362	\$67,632	\$73,130



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Building Name	Alabama Multifamily 12-unit Portfolio
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Building Size	10,344 SF
Lot Size	3 parcels
Year Built	1985
Year Last Renovated	2025, 2026
Number of Floors	2

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- - 10,344 SF across four separate buildings
- - 12 unit portfolio offers value-add opportunity
- - Individual sale also available
- - Impressive 91.66% occupancy rate
- - Achieved proven market rents
- - Well-maintained with recent updates and upgrades
- - Short commute to major corporate manufacturing and distribution plants

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
1803-G Unit 1	2	1	862 SF	\$875	\$950	\$1.10
1803-G Unit 2	2	1	862 SF	\$905	\$950	\$1.10
1803-G Unit 3	2	1	862 SF	\$929	\$950	\$1.10
1803-G Unit 4	2	1	862 SF	\$830	\$950	\$1.10
1809-W Unit 1	2	1	862 SF	\$930	\$950	\$1.10
1809-W Unit 2	2	1	862 SF	\$905	\$950	\$1.10
1809-W Unit 3	2	1	862 SF	\$929	\$950	\$1.10
1809-W Unit 4	2	1	862 SF	-	\$950	\$1.10
1816-G Unit 1	2	1	862 SF	\$930	\$950	\$1.10
1816-G Unit 2	2	1	862 SF	\$929	\$950	\$1.10
1816-G Unit 3	2	1	862 SF	\$929	\$950	\$1.10
1816-G Unit 4	2	1	862 SF	\$829	\$950	\$1.10
TOTALS			10,344 SF	\$9,920	\$11,400	\$13.20
AVERAGES			862 SF	\$902	\$950	\$1.10

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PROFESSIONAL BACKGROUND

While being a Huntsville native, Len has enjoyed over 30 years actively working in the real estate field with the past 10 years specializing in investment real estate in north Alabama. Len specializes in the ever-increasingly "HOT" multifamily real estate market of Huntsville and the surrounding areas. With Huntsville's recognized assets of a diverse economy, excellent educational institutions, a vibrant community, and the reputation as a leading center for technological innovation and aerospace industries had U.S. News name Huntsville the No.1 place to live in America. These Huntsville assets are bringing investors from all over the nation to Huntsville's multifamily market as well as other real estate investment opportunities. Whether you are new to real estate investing or a seasoned investor, Len is the broker you will want to work with.

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