



MLS #: 21924482 MULTI-FAMILY ACTIVE
 County: MADISON
 Address: 3822 COBB DRIVE
 City: HUNTSVILLE
 Municipality:
 Subdivision: GLENN
 Neighborhood:
 Lot Size:
 Acreage: 0.22
 Elementary: MCDONNELL
 High: GRISSOM HIGH ...
 Tot Bldg Sqft: 3,336
 Virtual Tour:
 Additional Link

LP: \$400,000
 Type: MF
 Unit #:
 Zip: 35805
 CityLimits?: Y
 Lot: 0
 Block: 0
 Middle: WHITESBURG
 Other:
 Prc/SqFt: \$119.90



Dir: West on Drake Ave., Left onto Cobb, Second Building on the right

Legal: SEC 14 T4S R1W PART OF LOT 1 BLK 2 GLEN'LL FARMS PB 1 PG 207 DESC AS COM AT THE SW COR OF SD LOT 1 TH E 750 FT TO THE POB TH FR THE POB N 67.78 FT TH E 54.18 FT TH S 1.28 FT TH E 38.30 FT TH N 2.13 FT TH E 60.23 FT TH S 67.78 FT TH W 154.58 FT TO THE POB

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	1		675		# of Bldgs:	1	Hndicplnt:
Unit 2			2	1		750		# Parking:	8	
Unit 3			2	1		775		# of Cars:		
Unit 4			2	1		750		# of FP:		

Gross Income:	Vacancy:	Annual Taxes: 3041	Assessment:
Insurance:	Gas & Elec:	Water & Sewer:	Tax Rate:
Waste Removal:	Maintenance:	Management:	Parcel ID: 17-06-14-2-001-002.000
Other Exp:	Total Exp:	Net Op Income:	Foreclosure: N
Lease/Finance: Conventional financing or cash only. No seller financing			Parcel ID#: 17-06-14-2-001-002.000

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 located near Research Park district, University of Alabama college campus, and Redstone Arsenal. Inspections to be performed after accepted contract, POF and pre-approval letter to accompany offers. Photos taken prior to lease. 2019 renovations included All new windows, New roof, New gutters, New stairs and deck in front, All new kitchens, All new appliances, All new flooring, New bathrooms, New privacy fence around the back lot, New parking lot, new Landscaping, New front and sliding doors, new electrical panel/wiring, exterior painted, 4 HVAC units replaced

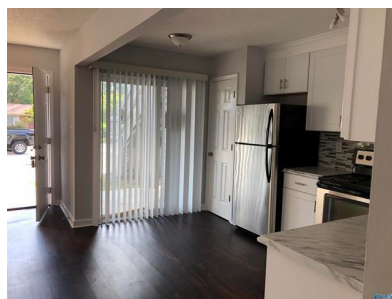
Apx Age 36-49 Years
 COOLING Central Air
 SEWER Public
 ENERGY FEATURES Insulated Wdw,
 Insulated Door, See Remarks
 OUTSIDE Privacy Fence, Sidewalks

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

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

3822 Cobb Rd

Income	
Application Fees	20.00
Collections	
Late Fee Income	160.00
Rental Income	33,727.50
Total for Income	33,907.50
Cost of Goods Sold	
Cleaning	
Eviction Fees	
Landscaping and Groundskeeping	1,125.00
Pest Control	590.00
Property Management Fees	112.50
Repairs and Maintenance	6,915.76
Taxes	210.04
Waste Removal	1,040.25
Total for Cost of Goods Sold	\$9,993.55
Gross Profit	23,913.95
CAPEX credit back	<u>6,237.50</u>
Actual Gross Profit	\$30,151.45

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

3822 Cobb Rd, Huntsville, AL 35805

Maintenance work orders (2020-present) (Capital Expenses 7/2025-6/2026 = \$6,237.50)

Item class	Transaction date	Name	Description	Amount
3822 Cobb Rd	10/20/2020	Michael Baudre Plumbing		175.00
3822 Cobb Rd	10/29/2020	Michael Baudre Plumbing		49.00
3822 Cobb Rd	11/01/2020	Michael Baudre Plumbing	cobb	49.00
3822 Cobb Rd	03/02/2021	Justin Martin	breaker repair	85.00
3822 Cobb Rd	04/14/2021	Champion Air Systems, LLC	inv 2059	392.00
3822 Cobb Rd	05/11/2021	Michael Baudre Plumbing		135.00
3822 Cobb Rd	05/25/2021	Champion Air Systems, LLC	inv 2226	75.00
3822 Cobb Rd	10/12/2021	Champion Air Systems, LLC	capacitor anf refrigerant	273.00
3822 Cobb Rd	06/06/2022	Home Depot	cobb A paint and cleaning	177.35
3822 Cobb Rd	10/01/2022	Fidel Jimenez	3822 Cobb - repair toiler	50.00
3822 Cobb Rd	10/01/2022	Fidel Jimenez	3822 Cobb - fix bathroom ceiling, bathroom vent, clean, fix refrigerator, spray for bugs	500.00
3822 Cobb Rd	10/11/2022	appliancePartsPros	computer board for stove at cobb	421.91
3822 Cobb Rd	10/23/2022	Fidel Jimenez	3822 Cobb A - install stove computer	100.00
3822 Cobb Rd	11/21/2022	Home Depot	misc repairs cobb	290.25
3822 Cobb Rd	12/01/2022	Fidel Jimenez	3822 cobb siding repair	400.00
3822 Cobb Rd	12/01/2022	Fidel Jimenez	3822 cobb tub Nov 12th	50.00
3822 Cobb Rd	07/29/2023	Fidel Jimenez	3822 fence siding garbage	1,200.00
3822 Cobb Rd	08/31/2023	Anthony Stovall	vacuum water from HW heater & fix rocking toilet	110.00
3822 Cobb Rd	10/15/2023	Anthony Stovall	inv 231006445	150.00
3822 Cobb Rd	12/12/2023	Anthony Stovall	3822CobbA replace GFI and broken wire connection	135.00
3822 Cobb Rd	12/28/2023	Anthony Stovall	3822B clean up leak and fix kitchen faucet	150.00
3822 Cobb Rd	01/08/2024	American Dream Piping LLC	replace outlet at Cobb A	90.00
3822 Cobb Rd	03/14/2024	Cut Above Home Services	repair window and fix leak on balcony	173.00
3822 Cobb Rd	04/29/2024	Cut Above Home Services	repair vinyl soffit from leak damage at cobb	1,200.00
3822 Cobb Rd	06/20/2024	Mr Engineer Home Services HVAC	changed capacitor - check system - Unit C	180.00
3822 Cobb Rd	06/29/2024	Cut Above Home Services	replace handrails and steps - rotten wood	5,400.00
3822 Cobb Rd	06/29/2024	Cut Above Home Services	replace rotten wood on exterior deck - Uni D	545.00
3822 Cobb Rd	07/01/2024	Cut Above Home Services	3822 Cobb D - replace microwave	550.00
3822 Cobb Rd	07/08/2024	Mr Engineer Home Services HVAC	3822 cob - c- thermostat, clean unit, freon	404.00
3822 Cobb Rd	07/30/2024	Cut Above Home Services	install new door hardware and rework debolt bore - Unit D	205.00
3822 Cobb Rd	08/06/2024	C&M's Appliance Repair	3822 Cobb Rd D - refrigerator	99.00
3822 Cobb Rd	08/07/2024	Lowes	replace refrigerator LOWE S #3645 5200 HUNTSVILLE AL 1514	571.71
3822 Cobb Rd	10/07/2024	C&M's Appliance Repair	stove - Unit B	437.13
3822 Cobb Rd	11/19/2024	Mr. Rooter	repaired pipe under sidewalk unit a	750.00
3822 Cobb Rd	11/22/2024	Allstate Leak Detection		450.00
3822 Cobb Rd	11/29/2024	Cut Above Home Services	two toilet repairs 3822 CObb A&C	220.00
3822 Cobb Rd	12/24/2024	Mr. Rooter	water heater leak unit d	135.00
3822 Cobb Rd	01/21/2025	Mr. Rooter	faucet leak unit c	315.00
3822 Cobb Rd	02/14/2025	Cut Above Home Services	replace sc een on sink and check meter for leak	115.50
3822 Cobb Rd	03/28/2025	Cut Above Home Services	faucet	472.50
3822 Cobb Rd	05/26/2025	Cut Above Home Services	remove and install 2 exterior doors 0- Unit A	2,050.00
3822 Cobb Rd	05/27/2025	Cut Above Home Services	install door seals unit c	175.00
3822 Cobb Rd	06/25/2025	Cut Above Home Services	remove old doors and rotten wood including sub floor and frame - UNIT C	1,540.00
3822 Cobb Rd	07/11/2025	Bowers Plumbing	Unit B - replace water heater	2,205.74
3822 Cobb Rd	07/29/2025	Cut Above Home Services	repair bedroom ceiling - Apt A	225.00
3822 Cobb Rd	08/14/2025	Cut Above Home Services	install smoke detector - Unit D	110.00
3822 Cobb Rd	09/10/2025	Financial Kat LLC	clean mold from ceiling and walls in closet - unit A 1.5hr	97.50
3822 Cobb Rd	09/22/2025	Bowers Plumbing	Unit A - leak from upstairs	262.50
3822 Cobb Rd	11/30/2025	Matthew Henderson	refrig not working - comp for lost food	150.00
3822 Cobb Rd	11/30/2025	Financial Kat LLC	11.30 replace fridge at cobb	262.50
3822 Cobb Rd	12/01/2025	Lowes	replace refrigerator unit C	911.24
3822 Cobb Rd	12/13/2025	Cut Above Home Services	garbage truck damage at cobb	80.00
3822 Cobb Rd	02/23/2026	Bowers Plumbing	PSi issue on all water meters	200.00
3822 Cobb Rd	02/25/2026	Bowers Plumbing	replaced 4 PRV's at cobb (pressure relief value)	1,547.52
3822 Cobb Rd	03/02/2026	Encore Electrical Services, LLC.	Unit D - breaker issue - tenant caused bill back	257.50
3822 Cobb Rd	03/20/2026	De La Cruz Home Services Inc	dryer vent cover installation	150.00
3822 Cobb Rd	03/30/2026	De La Cruz Home Services Inc	kitchen and bathroom faucet leak Unit C	456.26

Rent Roll

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Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
3822 Cobb Drive LLC - 3822 Cobb Drive Huntsville, AL 35805								
Unit A	2/1.00	Occupied	900	900.00	675.00	650.00	09/21/2022	08/31/2026
Unit B	2/1.00	Occupied	900	900.00	750.00	0.00	02/09/2024	01/31/2027
Unit C	2/1.00	Occupied	900	900.00	775.00	775.00	11/28/2025	11/27/2026
Unit D	2/1.00	Occupied	900	900.00	750.00	725.00	01/28/2020	01/31/2027
4 Units			3,600	3,600.00	2,950.00	2,150.00		