



MLS #: 21924474 MULTI-FAMILY ACTIVE
County: MADISON
Address: 3208 VILLAGE DRIVE
City: HUNTSVILLE
Municipality:
Subdivision: VILLAGE CROSSING
Neighborhood:
Lot Size: 74 x 230 x 73 x 239
Acreage:
Elementary: MCDONNELL
High: GRISSOM HIGH ...
Tot Bldg Sqft: 3,400

LP: \$385,000
Type: MF
Unit #:
Zip: 35805
CityLimits?: Y
Lot: 1
Block: 14
Middle: WHITESBURG
Other:
Prc/SqFt: \$113.24

Virtual Tour:
Additional Link

Dir: South on Triana Blvd, Right onto Village Dr., building is on the right

Legal: SEC 15 T4S R1W PART OF THE NE 1/4 OF SEC 15 DESC AS COM AT THE SE COR OF LOT 1 BLK 14 TRIANA VILLAGE S/D PB 4 PG 26 TH N 05 DEG E ALG THE E BDY OF SD TRIANA VILLAGE S/D 246.71 FT TH E 56.73 FT TO THE POB TH FR THE POB E 73 FT TH S 228.72 FT TO THE N MAP O

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	1		735		# of Bldgs:	1	HndicpInt:
Unit 2			2	1		675		# Parking:	8	
Unit 3			2	1		700		# of Cars:		
Unit 4			2	1		0		# of FP:		

Gross Income:	Vacancy:	Annual Taxes: 3131	Assessment:
Insurance:	Gas & Elec:	Water & Sewer:	Tax Rate:
Waste Removal:	Maintenance:	Management:	Parcel ID: 17-05-15-1-003-040.000
Other Exp:	Total Exp:	Net Op Income:	Foreclosure: N
Lease/Finance: Conventional financing or cash only. No seller financing			Parcel ID#: 17-05-15-1-003-040.000

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. 2022 renovations include new Roof, new Exterior paint, new Landscaping, new Windows, new kitchens, baths, floors, appliances, water heater, new HVAC units.

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



Information deemed reliable but not guaranteed--Copyright: 2025 by ValleyMLS.com. No representation is made that any of the particulars concerning the listed properties is accurate. No attempt has been made to verify any of such information and it is only contained for the convenience of the member REALTORS® to help them narrow searches of properties. The Association strongly recommends that any such information be independently verified by all prospective purchasers prior to the execution of any agreement concerning that property.

KWS Management Corporation

Profit and Loss

July, 2025-June, 2026

3208 Village Drive

Income	
Application Fees	
Collections	
Late Fee Income	
Rental Income	20,176.45
Total for Income	20,176.45
Cost of Goods Sold	
Cleaning	
Eviction Fees	
Landscaping and Groundskeeping	1,125.00
Pest Control	
Property Management Fees	
Repairs and Maintenance	4,678.00
Taxes	
Waste Removal	
Total for Cost of Goods Sold	\$5,803.00
Gross Profit	14,373.45
CAPEX credit back	4,435.00
Actual Gross Profit	\$18,808.45

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

3208 Village Drive, Huntsville, AL 35805

Maintenance work orders (2018-present) (Capital Expenses 7/2025-6/2026 = \$4,435.00)

Item class	Transaction date	Name	Description	Amount
3208 Village Drive	02/05/2018	Michael Baudre Plumbing	3208 Village Dr Unit D - Water Heater	795.00
3208 Village Drive	03/23/2018	Air Comfort Control	3208 Village Drive Unit B replace HVAC	3,630.00
3208 Village Drive	03/19/2020	Champion Air Systems, LLC		397.00
3208 Village Drive	03/27/2020	Champion Air Systems, LLC	Unit C	365.00
3208 Village Drive	03/27/2020	Champion Air Systems, LLC	Inv# 1914 Unit C Outdoor fan motor and capacitor	365.00
3208 Village Drive	07/09/2020	Duke Electric	Inv# 1012 Trace the electrical issue in question	150.00
3208 Village Drive	07/09/2020	Champion Air Systems, LLC	capacitor and filter dryer.	680.00
3208 Village Drive	07/12/2020	Champion Air Systems, LLC		3,000.00
3208 Village Drive	08/04/2020	Heide Duron	silicone	80.00
3208 Village Drive	04/15/2021	Champion Air Systems, LLC	inv 2043	255.00
3208 Village Drive	05/11/2021	Michael Baudre Plumbing		230.00
3208 Village Drive	06/10/2021	Champion Air Systems, LLC	50% install new unit	2,163.00
3208 Village Drive	07/12/2021	Champion Air Systems, LLC	inv 2288	2,037.00
3208 Village Drive	09/09/2021	Williams Construction	electrical	930.00
3208 Village Drive	08/08/2022	Home Depot	tub replacement village B	749.92
3208 Village Drive	08/20/2022	Fidel Jimenez	replace tub / paint bathroom 3208 Village - B	1,500.00
3208 Village Drive	12/01/2022	Fidel Jimenez	3208 village - fix shower pipe and behind tub, new tub	300.00
3208 Village Drive	10/19/2023	Fidel Jimenez	fix window 3208 village b	50.00
3208 Village Drive	01/27/2024	Anthony Stovall	replace valves on hot water heater	150.00
3208 Village Drive	02/06/2024	Anthony Stovall	clean AC coil, snake tub, dump stove & refrig, fix drywall, replace & paint doors	685.00
3208 Village Drive	02/26/2024	Anthony Stovall	3208 village D replace fuse	360.00
3208 Village Drive	04/16/2024	Anthony Stovall	hot water in shower	75.00
3208 Village Drive	04/16/2024	Anthony Stovall	replace relay switch hvac	165.00
3208 Village Drive	04/29/2024	Fidel Jimenez	3208 Village - fix railing and mailboxes and remove garbage, stove and lock	600.00
3208 Village Drive	04/29/2024	Anthony Stovall	added refrigerant 3208 village - C	225.00
3208 Village Drive	05/09/2024	Mr Engineer Home Services HVAC	freon, clean handler, replace filter, cleared door slants	355.00
3208 Village Drive	07/03/2024	Mr Engineer Home Services HVAC	3208 village -c - clean unit	250.00
3208 Village Drive	08/21/2024	C&M's Appliance Repair	3208 village c - dishwasher repair	279.41
3208 Village Drive	08/27/2024	C&M's Appliance Repair	3208 village c garbage disposal	269.21
3208 Village Drive	12/06/2024	Cut Above Home Services	replace bathroom hardware and kitchen faucet - 3208 Village A	803.00
3208 Village Drive	03/21/2025	Cut Above Home Services	install water heater	1,165.00
3208 Village Drive	06/18/2025	Mister Sparky	Apt D - rewire tandem breakers	487.00
3208 Village Drive	07/02/2025	Talent Heating and Air Conditioning	410A unit A	272.00
3208 Village Drive	03/12/2026	De La Cruz Home Services Inc	repair water heater electricl circuit - Unit A	150.00
3208 Village Drive	03/23/2026	Comfort Masters	Cut back burnt wires and install breaker properly UNIT A	154.00
3208 Village Drive	03/25/2026	Encore Electrical Services, LLC.	AC bad wire replaced unit D	309.00
3208 Village Drive	05/28/2026	Comfort Masters	service call unit a	49.00
3208 Village Drive	05/28/2026	Comfort Masters	service call unit B	49.00
3208 Village Drive	06/04/2026	Comfort Masters	refrigerant leak test - UNIT A	175.00
3208 Village Drive	06/12/2026	Encore Electrical Services, LLC.	troubleshoot hvac breaker UNIT B	250.00
3208 Village Drive	06/20/2026	Comfort Masters	replace compressor and refrigerant and filter - UNIT B	3,270.00

Rent Roll

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

Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
3208 Village Dr LLC - 3208 Village Dr LLC Huntsville, AL 35805								
A	2/1.00	Occupied	850	800.00	735.00	650.00	09/01/2019	08/31/2027
B	2/1.00	Occupied	850	800.00	675.00	0.00	09/01/2017	07/31/2027
D	2/1.00	Occupied	850	800.00	725.00	700.00	05/13/2025	05/12/2027
Unit C	2/1.00	Vacant	850	800.00		0.00		
4 Units			1,700	3,200.00	2,135.00	1,350.00		