



MLS #: 21924463 MULTI-FAMILY ACTIVE
County: MADISON
Address: 2712 CLAYTON DRIVE
City: HUNTSVILLE
Municipality:
Subdivision: BRENTWOOD
Neighborhood
Lot Size: 74x116
Acreage:
Elementary: MONTVIEW
High: LEE HIGH SCHO...
Tot Bldg Sqft: 2,256
Virtual Tour:
Additional Link

LP: \$285,000
Type: MF
Unit #:
Zip: 35810

CityLimits?: Y
Lot: 10
Block: 1
Middle: CHAPMAN
Other
Prc/SqFt \$126.33

Dir: North on Pulaski Pike NW, right onto Clayton Dr NW, property is on the left

Legal: LOT 10 BLK 1 BRENTWOOD PARK S/D 3RD ADD PB 4 PG 97

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	2	HndicpExt:
Unit 1			2	1		1,000		# of Bldgs:	1	HndicpInt:
Unit 2			2	1		875		# Parking:	4	
Unit 3								# of Cars:		
Unit 4								# of FP:		

Gross Income:	Vacancy:	Annual Taxes: 2,315	Assessment:
Insurance:	Gas & Elec:	Water & Sewer:	Tax Rate:
Waste Removal:	Maintenance:	Management:	Parcel ID: 14-08-27-1-001-034.000
Other Exp:	Total Exp:	Net Op Income:	Foreclosure: N
Lease/Finance: Conventional financing or cash only. No seller financing			Parcel ID#: 14-08-27-1-001-034.000

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. Seller can offer a package sale with up to 30 units at this time. Contact LA for more details about a package deal.

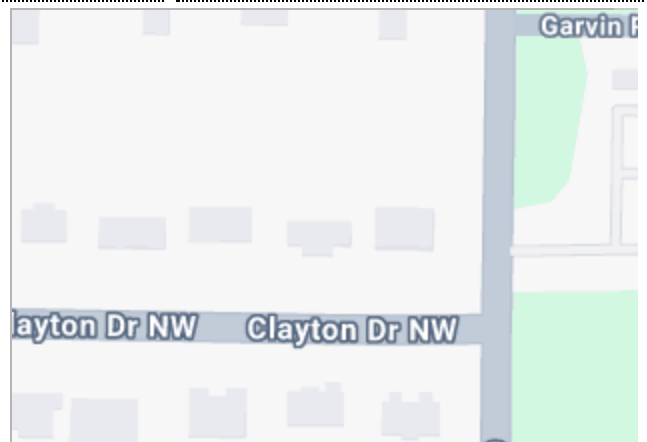
Apx Age 36-49 Years
COOLING Central Air
SEWER Public

PARKING Parking Lot
SELLING TERMS Conv, Cash

HEATING Central
WATER Public
APPLIANCES W/D Hookup
TENANT PAYS Water, Sewer, Elec, Trash
Removal

Sold Terms
Contract Date
Closed Date

Sold Price



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KWS Management Corporation

Profit and Loss

July, 2025-June, 2026

2712 Clayton Rd

Income

Application Fees

Collections

Late Fee Income 160.00

Rental Income 21,915.00

Total for Income 22,075.00

Cost of Goods Sold

Cleaning

Eviction Fees

Landscaping and Groundskeeping 1,125.00

Pest Control 360.00

Property Management Fees

Repairs and Maintenance 912.13

Taxes

Waste Removal

Total for Cost of Goods Sold \$2,397.13

Gross Profit 19,677.87

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

2712 Clayton Drive, Huntsville, AL 35810

Maintenance work orders (2020-present)

Item class	Transaction date	Name	Description	Amount
2712 Clayton Rd	07/10/2020	Home Depot	Unit B H0804-150246 Front exterior door	335.81
2712 Clayton Rd	04/15/2021	Jenkins Service	freon	116.68
2712 Clayton Rd	05/03/2021	Jenkins Service	hvac repair	175.00
2712 Clayton Rd	07/15/2022	Dylan Harris	paint & clean unit A	200.00
2712 Clayton Rd	08/02/2022	Fidel Jimenez	Replace dishwasher 2712 Clayton B	150.00
2712 Clayton Rd	08/02/2022	Fidel Jimenez	Repair broken glass window 2712 Clayton A	50.00
2712 Clayton Rd	10/23/2022	Fidel Jimenez	2712 Clayton A - air filter, locks, tub trim, back door, tub faucet	300.00
2712 Clayton Rd	10/23/2022	Fidel Jimenez	2712 clayton - move dishwasher	50.00
2712 Clayton Rd	11/18/2022	Anthony Stovall	2712 clayton A - rewire thermostat, replace transformer	381.00
2712 Clayton Rd	11/18/2022	Anthony Stovall	2712 clayton A - rewire thermostat, replace transformer	2,800.00
2712 Clayton Rd	12/01/2022	Fidel Jimenez	2712 Clayton - locks, holes, shower, handrail, back door, blinds	200.00
2712 Clayton Rd	01/04/2023	Fidel Jimenez	2712 Clayton A - fix pipe and clean water	200.00
2712 Clayton Rd	01/04/2023	Fidel Jimenez	2712 Clayton A - cut tree and fix fence	400.00
2712 Clayton Rd	06/20/2023	Anthony Stovall	inv 230620324 2712 clayton A ac condensor repair and hot water heater	510.00
2712 Clayton Rd	07/29/2023	Fidel Jimenez	2712 Clayton A clean out unit fix backdoor	500.00
2712 Clayton Rd	08/31/2023	Anthony Stovall	HVAC repair, repipe under kitchen sink, fix ceiling fan, add refrigerant to hvac	285.00
2712 Clayton Rd	09/12/2023	Anthony Stovall	2712 Clayton clen dryer vent, install dishwasher, add dryer cover, replace schrader valve on ac unit	380.00
2712 Clayton Rd	03/18/2024	C&M's Appliance Repair	clayton dishwasher	179.72
2712 Clayton Rd	06/25/2024	Mr Engineer Home Services HVAC	deep clean handler coils, install thermostat, clean drain line, replaced components on drain line, remove pine needles and weeds from condenser - Unit B	381.00
2712 Clayton Rd	07/15/2024	Mr. Rooter	kitchen sink gasket	185.00
2712 Clayton Rd	01/21/2025	Mr. Rooter	kitchen sink leak unit b	325.00
2712 Clayton Rd	02/13/2025	Cut Above Home Services	replace two doors, repair & support walls	1,900.00
2712 Clayton Rd	05/22/2025	Cut Above Home Services	clean gutters	225.00
2712 Clayton Rd	09/10/2025	Financial Kat LLC	paint around two doors in unit A - 2.83 hrs	184.17
2712 Clayton Rd	10/02/2025	Lowes	unit a - replace stove	727.96

Rent Roll

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

Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
2712 Clayton Rd LLC - 2712 Clayton Rd Huntsville, AL 35810								
Unit A	2/1.00	Occupied	900	1,100.00	1,000.00	1,250.00	09/01/2023	08/31/2027
Unit B	2/1.00	Occupied	900	1,100.00	900.00	875.00	08/01/2020	04/30/2027
2 Units			1,800	2,200.00	1,900.00	2,125.00		