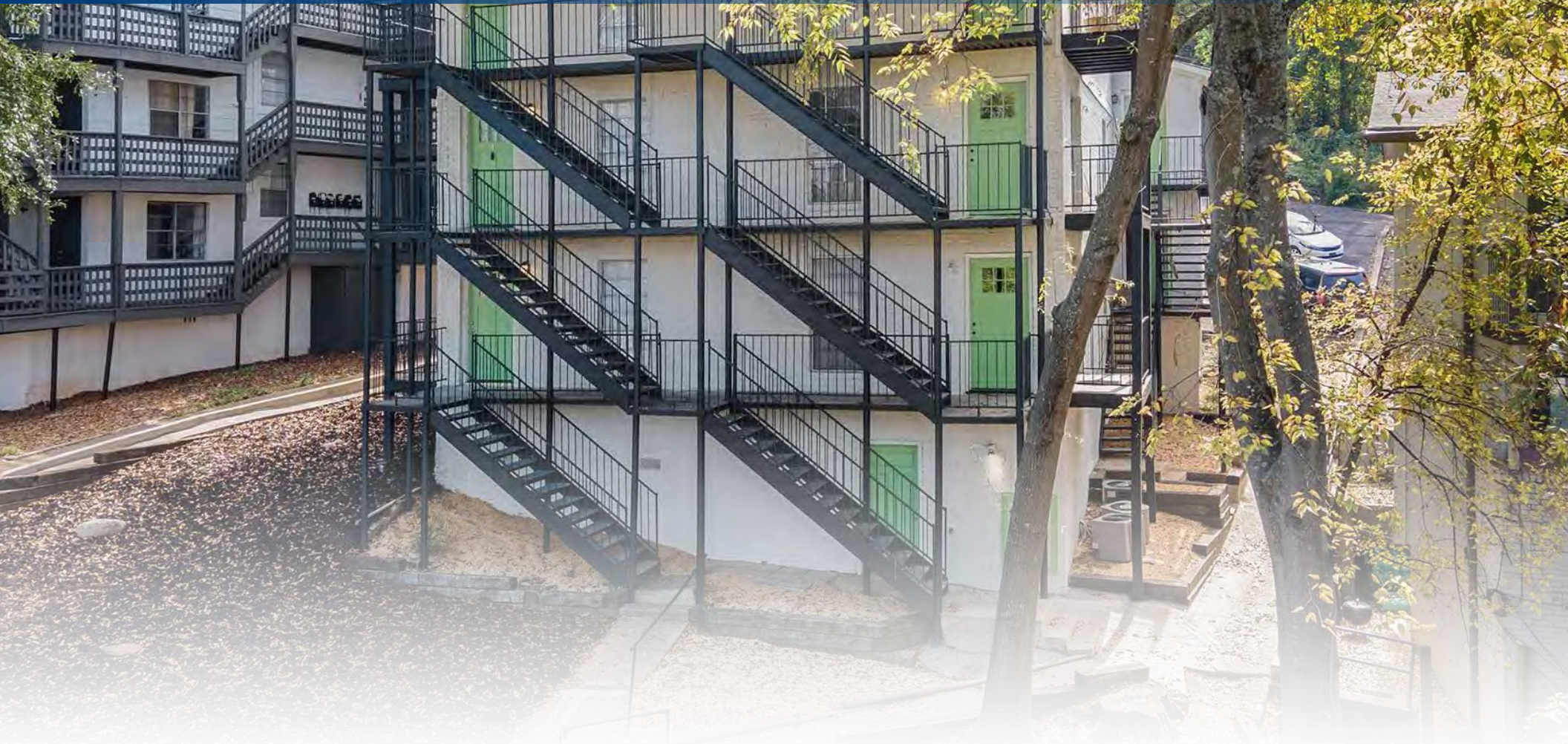




EIGHT ON 16TH

1509 16TH AVE S, BIRMINGHAM, AL 35205



8 UNITS



BIRMINGHAM, AL



BUILT 1977

INVESTMENT HIGHLIGHTS



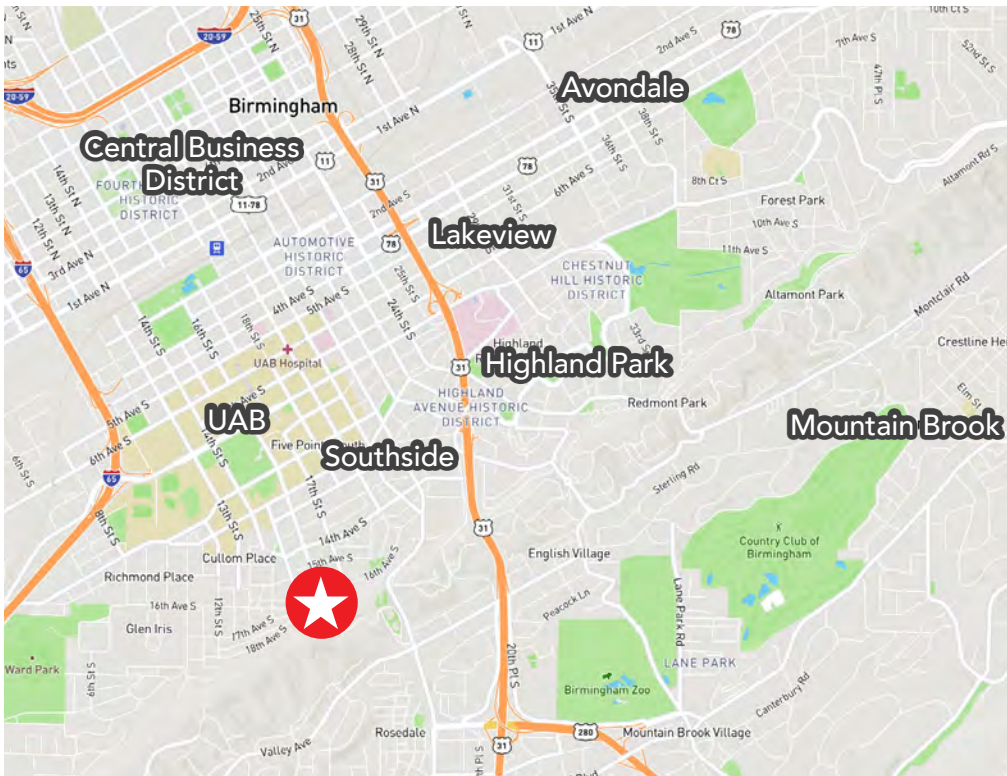
PREMIUM INTERIOR FINISHES

Fresh off an extensive renovation, Eight on 16th offers a true turnkey investment opportunity at full occupancy. Each unit features high-end upgrades, including granite countertops, stainless steel appliances, vinyl flooring, and in-unit washer/dryer hookups. Buyers can step into a fully modernized property with minimal capital expenditure requirements.



PRIME SOUTHSIDE LOCATION

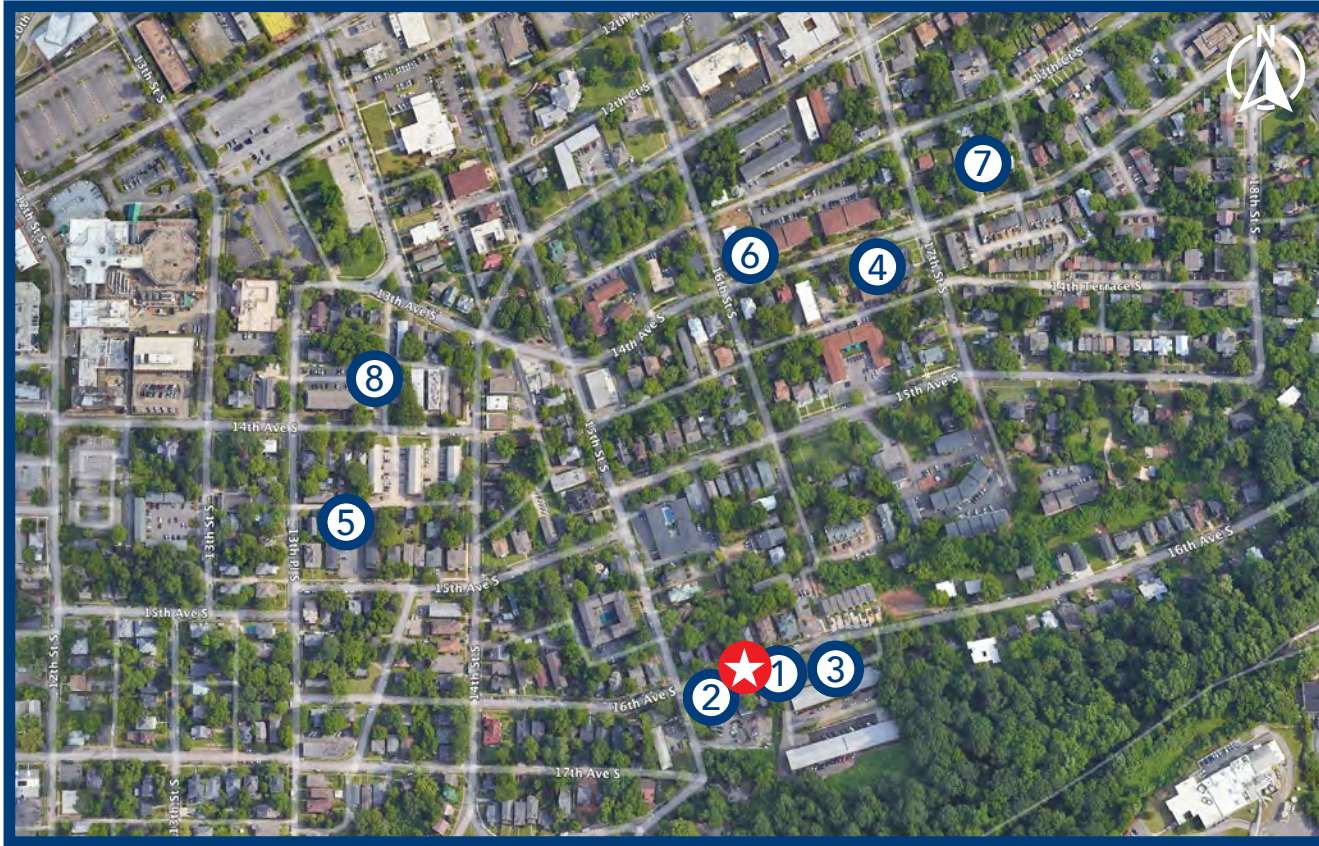
Eight on 16th is perfectly situated in the vibrant heart of Birmingham's rapidly growing Southside district. Just a short walk from key attractions like Five Points, UAB, and an array of dining, shopping, and entertainment options, this location offers unbeatable convenience.



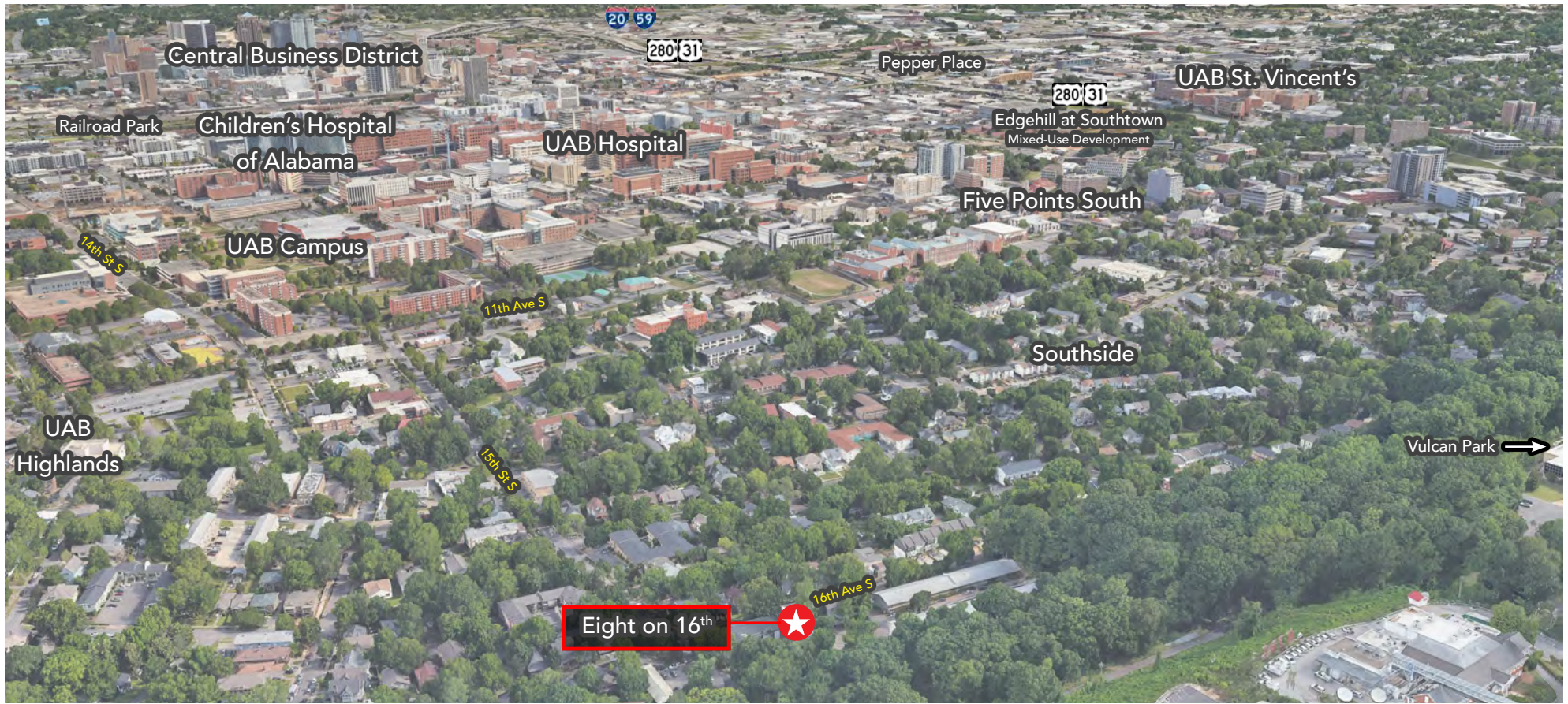




RENT COMPARABLES

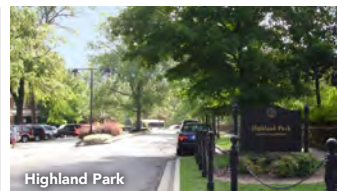


	Property	Year Built	# Units	Occupancy	Avg. SF	Mkt Rent	Mkt/SF
★	Eight on 16th	1977	8	100%	650	\$900	\$1.39
1	Patton Place	1986	6	100%	705	\$1,393	\$1.98
2	Towncrest	1970	14	95%	619	\$1,002	\$1.62
3	Town View	1965	40	95%	902	\$1,061	\$1.20
4	Merry Rowe	1920	12	95%	816	\$1,114	\$1.37
5	Flats on 15th	1976	22	96%	724	\$1,190	\$1.67
6	Southside Manor	1928	8	91%	900	\$1,126	\$1.25
7	Cambridge	1978	16	94%	547	\$1,008	\$1.84
8	South Hill	1968	10	90%	570	\$935	\$1.64



CONVENIENT DRIVE TIMES

- 4 Minutes to UAB Campus
- 7 minutes to UAB Hospital
- 7 minutes to Red mountain Expressway (US 280/31)
- 10 minutes to Central Business District



OUR HISTORY

- Founded in 2003, Harbert Multifamily Advisors (formerly Rock Apartment Advisors) is an independent multifamily advisory firm.
- HMA, based in Birmingham, Alabama, has billions in transaction volume across the Southeast.
- With a proven history of multifamily specialization, attention to detail and a collaborative team approach with our seasoned brokers, HMA has developed a reputation for providing competitive advisory services that maximize value and build relationships beyond the transaction.

CORE VALUES

OWNER MINDED

We promise transparency and will provide honest, competitive property valuations to drive maximum value for our clients. We approach every transaction – from valuation to closing – with an owner’s mentality, treating your assets like our own with explicit attention to detail.

RELATIONSHIP DRIVEN

Our hard-earned reputation was built on longstanding client relationships that extend beyond the transaction. Our seasoned brokers personally oversee each project from start to finish, upholding our commitment to quality over quantity.

TEAM FOCUS

We believe the best results come from a collaborative team strategy. Our brokers work collectively on each assignment to generate the best results for our clients.

SAMPLE TRANSACTIONS



PEARL AT SUN VALLEY

Birmingham, AL | Units: 48 | Closed 2025



ELEVATION HOOVER

Birmingham, AL | Units: 241 | Closed 2021



SPRING AIRE

Hoover, AL | Units: 70 | Closed 2024



ROSE GARDEN

Birmingham, AL | Units: 24 | Closed 2024

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