

NAIG2CRE

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Offering Memorandum

Duplexes in Phenix City

The logo for NAI G2CRE, featuring the letters 'NAI' in black with a red diagonal line through the 'A', followed by 'G2CRE' in black.

NAI G2CRE

The logo for MFA Multifamily Advisors, with 'MFA' in large, bold, black letters and 'MULTIFAMILY ADVISORS' in smaller, black, all-caps letters below it.

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Executive Summary

NAI G2 Commercial Real Estate is pleased to present three duplexes in Phenix City, Alabama, offered at a list price of \$499,000.

The properties feature newer vintage construction, built in 2007 and 2008. Each unit is townhome-style with two stories. All units offer 2 bedrooms and 2 bathrooms, with one unit featuring 3 bedrooms and 2 bathrooms.

Current rental rates remain below market, providing new ownership with the opportunity to capture organic revenue growth through strategic rent increases. In addition, the interior units offer clear and cost-effective upgrade potential, creating a straightforward path to further enhance rental income and overall asset value.

The properties are conveniently located for residents commuting into Columbus and other surrounding metro areas, with easy access to major highways. They are also situated near dining and shopping, adding to their overall tenant appeal.

Property Highlights

- Spacious Townhome-Style Floor Plans – Two-story layouts offering generous living space, functional separation between living and bedroom areas, and an overall feel more comparable to single-family living than traditional apartment units.
- Newer Vintage Construction – Built in 2007 and 2008, these properties provide the advantages of modern construction with reduced deferred maintenance compared to older multifamily assets.
- Strong Rental Upside Potential – Current rents remain below market, presenting a clear opportunity for strategic rent increases and continued revenue growth through both market adjustments and light interior upgrades.
- Convenient Access to Employment & Amenities – Ideally located near major highways for easy commuting into Columbus and surrounding metro areas, while also being just minutes from shopping, dining, and everyday conveniences that enhance tenant demand.



Two Bedroom/Two Bathroom Units	Three Bedroom/Two Bathroom Units
5	1



Property Overview

Total Units	6
Occupancy	83%
Gross Potential Monthly Rent Income	\$5,925.00
Purchase Price	\$499,000

Rent Roll

As of 1/19/2026

2316 Summerville Road, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Current	1,165	\$995.00	\$995.00	12/1/2025	11/30/2026	12/1/2025
B	2 bd/2ba	Current	1,165	\$1,025.00	\$980.00	10/31/2019	12/31/2026	12/30/2019
Total			2,330	\$2,020.00	\$1,975.00			

810 20th Street, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Current	1,177	\$850.00	\$725.00	10/8/2019	10/31/2026	10/8/2019
B	2 bd/2ba	Current	1,400	\$995.00	\$1,075.00	12/1/2023	11/30/2026	12/1/2023
Total			2,577	\$1,845.00	\$1,800			

812 20th Street, Units A&B

Unit	BD/BA	Status	SQFT	Market Rent	Rent	Lease From	Lease To	Move-In
A	2 bd/2ba	Vacant	1,177	\$965.00				
B	3 bd/2ba	Current	1,400	\$1,095.00	\$1,095.00	8/1/2024	7/31/2026	8/1/2024
Total			2,577	\$2,060.00	\$1,095.00			



Market Analysis

Phenix City, Alabama sits along the eastern border of the state on the Chattahoochee River, which separates Alabama from Georgia. Its immediate proximity to Columbus — less than a mile between the two cities — has attracted many residents who commute daily into Columbus. Phenix City plays an important supporting role in the Columbus market, allowing Columbus to expand beyond its city limits while providing convenient housing options for those employed there.

Columbus, Georgia is a thriving regional hub with more than 200,000 residents in the city and a metro population exceeding 324,000. The area supports steady housing demand and benefits from a diversified employment base. The local economy is anchored by major employers across multiple sectors, including Fort Moore, Piedmont Columbus Regional Healthcare, Columbus State University, and Fortune 500 companies such as Aflac (insurance headquarters), Synovus Financial, and TSYS/Global Payments (financial technology). Advanced manufacturing also plays a critical role, led by Pratt & Whitney and other regional manufacturers that provide a broad mix of stable, high-quality jobs. This diverse employment ecosystem offers resilience across business cycles and underpins consistent multifamily housing demand.

Phenix City is a core component of the Columbus market, with more than 38,000 residents. While it is located just across the bridge from Columbus, Phenix City maintains its own identity with local shopping, dining, and community amenities, including its own Riverwalk. This independence, combined with its proximity to Columbus, has contributed to consistently strong occupancy over the past decade. Currently, occupancy in Phenix City stands at 93% according to CoStar, with an average market rent of \$1,111 — well below the national average. With projected rent growth and continued job expansion throughout the Columbus metro area, Phenix City has proven to be a solid and attractive market for multifamily investment.

Location Map



Demographics

	1 mile	2 miles	5 miles	10 miles
Avg. Household Income	\$48,910	\$48,005	\$61,615	\$69,841
Median Household Income	\$28,124	\$30,850	\$41,864	\$51,429
Median Home Value	\$85,999	\$115,838	\$158,410	\$163,697
Median Year Built	1962	1969	1972	1981
2020 Population	3,514	28,527	123,809	281,207
2024 Population	3,691	29,148	123,215	275,670



Rental Comps

Two Bedroom/One Bathroom					
Property Address	Year Built	Distance	Square Feet	Asking Rent	Rent/sqft
2104 2 nd Avenue	1993	0.55	792	\$950	\$1.20
103 23 rd Court	1977	2.67	1,015	\$950	\$0.94

Three Bedroom/Two Bathroom					
Property Address	Year Built	Distance	Square Feet	Asking Rent	Rent/sqft
2105 11 th Avenue	2006	0.23	1,342	\$1,500	\$1.12
1515 Summerplace Drive	2001	0.56	1,376	\$1,275	\$0.94



Sale Comps



2116 Summerville Road
Phenix City, AL

Year Built	2025
Units	2
Distance	0.18
Avg Square Feet	1,064
Sale Date	Apr-25
Sale Price	\$265,000
Price/Unit	\$132,500



1704 12th Place
Phenix City, AL

Year Built	1979
Units	2
Distance	1.17
Avg Square Feet	840
Sale Date	Nov-24
Sale Price	\$188,550
Price/Unit	\$94,275

Additional Photos





Multifamily Advisors



We are the market leader for full-service commercial real estate brokerage and asset management in West Georgia/ East Alabama. NAI G2 Commercial's market knowledge, expertise, and access to the world through the NAI Global network provides top-tier service to commercial real estate buyers, sellers, owners, tenants, and developers.

Proven track records, deep local knowledge, and exceptional customer service make us the area's "go-to" for commercial real estate.

NAI G2 Commercial Real Estate's diverse ownership includes women, minorities, veterans, and disabled veteran spouses.



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Disclosure

All materials and information received or derived from NAI G2 Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither NAI G2 Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI G2 Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI G2 Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI G2 Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI G2 Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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